



Terry Schlagel
604 S. Smith St.
Clark, SD 57225

REAL ESTATE AUCTION -Clark, SD

Violetta Severson Sibling Trust, Owner

160 +/- Clark County Farmland Acres

Wednesday, Dec. 2, 2026
At 10:30 AM-Ullyot Center,
Clark, SD.

TO: _____

Note: Preliminary title opinion by Clark Abstract and Title Company available for inspection. Contact auctioneers for full brochure with complete legal information, terms and conditions.

*Land is 12 miles south & 6 miles west of Clark or 4 1/2 north & 3 east of Carpenter.
Land is located at this intersection—look for signs!*



We appreciate your interest in this land.

* FARMERS * INVESTORS * CATTLEMEN *

SOUTHWESTERN CLARK COUNTY

FARMLAND AUCTION

151.25 Farmland Acres –155.36 Taxable Acres
Hague Township—Clark County—South Dakota

SW 1/4 of 6—114—58 Hague Township

From Clark, located 12 miles south and 6 miles west.

From Carpenter, located 4 1/2 miles north and 3 miles east.

*An excellent opportunity to purchase highly productive Clark County farmland. New owner will take possession at closing and have farming rights for the 2027 crop year.
Farmland was planted to corn in 2026.*

Land will be sold by taxable acres

New owners get full operating possession for 2027 at closing. Announcements sale day take precedence. Down payment non-refundable 10% day of auction--balance at closing. Closing will be January 20, 2027 or earlier by mutual agreement between buyer and seller. All 2026 taxes due in 2027 will be paid by sellers. Taxes after are responsibility of buyer. 2026 taxes were \$2713.02. Sellers reserve right of confirmation--acceptance or rejection of any and all bids. Auctioneers represent sellers only. Signs mark all units. [Call for full brochure or with questions.](#)

Wednesday, December 2, 2026 At 10:30 AM

Auction Held at the Ullyot Center, Clark, SD.

Live auction with telephone bidding by prior approval by Nov. 25, 2026.

Violetta Severson Sibling Trust—Owner
Bret McGillivray, Trustee

Auction information at www.sdauctions.com

Auctioneers:



Terry Schlagel
RE#16427
605-881-4054

Marlin Fjelland
RE#105
605-228-8822



Clark, South Dakota

Closing & Escrow Attorney—Chad G. Fjelland, Clark, SD
605-532-5858

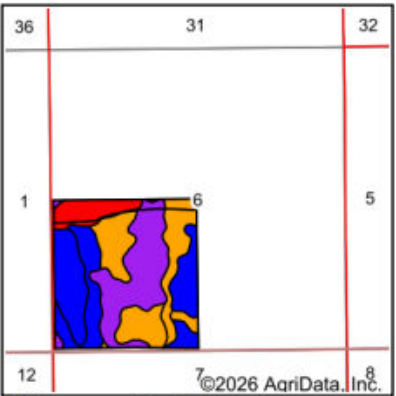
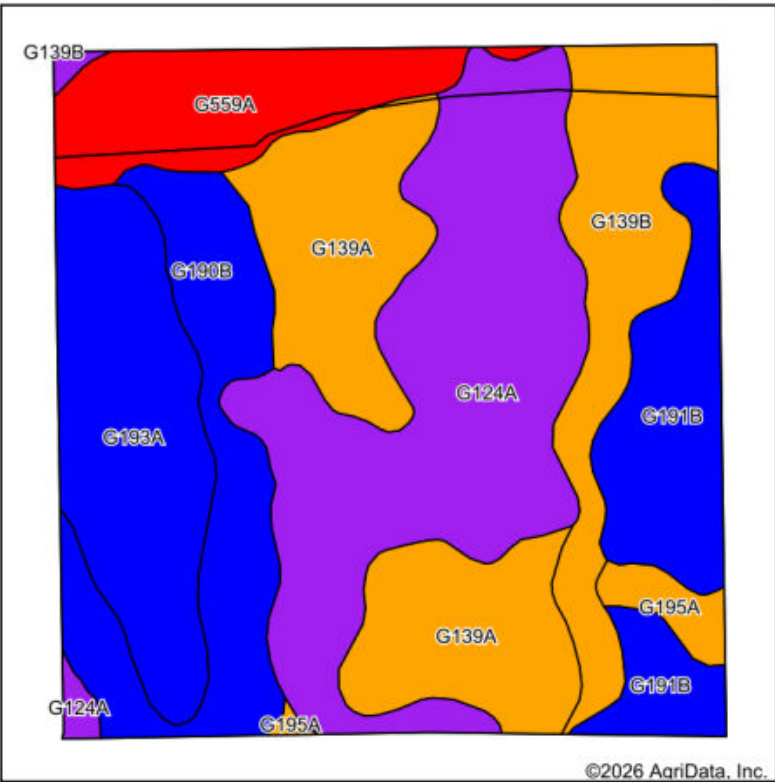
Full brochure with complete terms, conditions and legal information available. Please contact the auctioneers. Announcements sale day take precedence. Real estate auctioneers represent seller only.



Tract Land Data						
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP
151.25	143.05	143.05	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag Rel Activity
0.00	0.00	143.05	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.76	0.00	49
Corn	27.54	0.00	116
Soybeans	16.77	0.00	34
TOTAL	67.07	0.00	

Soils Map



State: South Dakota
County: Clark
Location: 6-114N-58W
Township: Hague
Acres: 151.25
Date: 10/7/2026



Soils data provided by USDA and NRCS.

Area Symbol: SD025, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	40.16	26.6%		IIIc	57	44
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	25.61	16.9%		IIc	77	52
G193A	Aastad-Forman loams, 0 to 3 percent slopes	20.25	13.4%		IIc	90	59
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	17.30	11.4%		Ile	82	56
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	16.63	11.0%		Ile	78	53
G191B	Forman-Aastad loams, 0 to 6 percent slopes	15.67	10.4%		Ile	86	56
G559A	Fluvaquents, channeled-La Prairie-Fairdale complex, 0 to 2 percent slopes, frequently flooded	12.75	8.4%		VIw	32	24
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	2.51	1.7%		IIc	78	52
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	0.37	0.2%		IVe	57	51
Weighted Average					2.61	71.2	*n 49.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Terms & Conditions:

Violetta Severson Sibling Trust—Owner

155.36 Acres—Clark County Farmland, Hague Township, South Dakota

This is a cash sale. The new buyers will be required to sign Purchase Agreements and deposit ten percent (10%) of the purchase price at the conclusion of the auction, December 2, 2026. This is a binding, non-refundable down payment and must be with good check or other acceptable negotiable funds the day of the auction. Payment will be made to Fjelland Law Escrow Account, Chad G. Fjelland, closing agent. The balance of the purchase price will be due on or before the date of closing, January 20, 2027, or earlier closing date by mutual buyers/seller agreement. Possession occurs at closing and will provide the new owner possession and the right to farm for the 2027 crop year.

At closing, merchantable titles will be furnished by the owners. Title insurance will be utilized with cost 50% seller/50% buyer. Closing costs will be divided 50% seller/50% buyer. 2026 taxes due in 2027 will be paid by sellers. All subsequent taxes are the responsibility of the new owners.

Every attempt has been made by the owner, auctioneers, and all principals to represent land information as accurately as possible. These parties do not guarantee or warranty this information. Likewise, all Farm Service Agency and NRCS information including acreages, soil descriptions, soil maps, and acre information is presented as best possible, with no guarantees and subject to these agencies' guidelines, revisions, and interpretations. All South Dakota, Clark County, and Hague Township ordinances and zoning requirements apply. This land sells subject to all easements, reservations, restrictions, and highways of record. Boundary lines and rights-of-way are based on South Dakota, Clark County and Hague Township statutes.

All buyers are encouraged to utilize due diligence regarding personal inspection, documentation, map inspection, FSA and NRCS information with no guarantees provided by any principals associated with this auction. Clark Abstract and Title Company has prepared a preliminary commitment for title insurance. Auctioneers and all representing Violetta Severson Sibling Trust are agents of the seller only. Announcements sale day take precedence over any advertising or statements. The Owner reserves the right of confirmation of acceptance or rejection of any or all bids. Auctioneers represent seller only.

Owner—Violetta Severson Sibling Trust

Bret McGillivray, Trustee

Real Estate Auctioneers



Terry Schlager

RE#16427 605-881-4054

Marlin Fjelland

RE#105 605-228-8822



Clark, South Dakota

Website: sdauctions.com

Escrow and Closing Attorney: Fjelland Law Office—Chad G. Fjelland, Clark, SD