

TRACT 1



TRACT 2



TRACT 3



TRACT 4



**AMERICAN
LEGACY
LAND CO**

ABSOLUTE AUCTION

Thursday, November 6, 2025
10:00 AM CST

ACREAGE/FARM LAND

Yankton County, SD

**425 +/- Total Acres
Offered in 4 Tracts**

ABOUT THIS PROPERTY:

Heading to auction on November 6th is the very well-known property of the Wilmer Frohreich, built up over his lifetime stretching from Hwy 81 running east to the beautiful Jim River. It's now time for the land to change hands. From a very secluded home place with established tree groves around the west and north sides of the acreage, to CRP, row crop, pastureland and recreational ground along the river. You will not want to miss an opportunity at some beautiful real estate with easy access with Jim River views.

Buyer will have all farming rights to the land starting January 1st, 2026.



More About this Property:

The Home: Built in 1983 and added onto over the years, the 1,712 sq ft above grade living area offers:

- 2 Bedrooms
- 2.5 Bathrooms
- Hardwood floors
- A cozy propane fireplace
- All appliances included
- Walkout basement off the back addition
- 40 x 30 shop
- 1 stall garage double deep
- Another 1712 sq ft of open living space in the basement
- Canning/kitchen area in basement

2024 taxes \$8,812.66

Farm Location: Tracts 1-4: From Yankton, head north on Highway 81 for about 8 miles, turn right (east) on 301st street. The properties are on the north side of the road, stretching from Highway 81 east to the Jim River.

Tract 1: 179 +/- acres of CRP lying from HWY 81 east to the home place. 151.41 acres at \$231 / acre in contract until September of 2027. 19.60 acres at \$150 / acre until September of 2030. Soil rating at a level of 82.5% on the productivity index.

Tract 2: Homeplace, metal 40 x 30 shop, a 80 x 52 quonset, 60 x 40 pole shed on the north end of property, along with 29.337 acres. A place to call your own, totally set up to create your own dream acreage. Front and back acreage grass acres at a 81.4 soil index, great soil for any small livestock grazing or gardening. Large established tree groves.

Tract 3: Tremendous 107.208 +/- acres of row crop production. Great yearly farm practices with corn and bean rotation. An easily accessible square piece of dirt with a great soil productivity of 83.2%.

Tract 4: Consists of 109.55 +/- acres of pasture and recreational type ground. The recreational ground being on the Jim River bottom and up top between the pasture and row crop. Soil rating on the pasture from 33% PI up to 63% PI throughout the bottom ground. The pasture also features a great stock dam during the wet seasons.

Tract 5: Will consist of tracts 1, 3, and 4 sold as a combination without tract 2. HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD.



Auction Terms and Conditions:

ABSOLUTE FARM AUCTION Thursday, November 6th at 10am, at the River Rock Event Center, 2901 Broadway Ave D, Yankton, SD 57078. HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS October 30th ON AUCTIONTIME.COM.***

****NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID PRIOR TO BIDDING ONLINE!****

*****ALL SALES ARE FINAL!!** HAVE FINANCES LINED UP IN ADVANCE ***ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY ***PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.*****

***** PROPERTY SHALL BE OFFERED IN 4 TRACTS, Tracts 1, 3 and 4 will be offered separately AND IN COMBINATION** HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD IN FINAL on Tracts 1, 3 & 4. Tract 2 that includes the home place and outbuildings will be sold on its own*****

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Yankton Title Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately December 5th, 2025. Full possession will be given at closing. All 2024 and 2025 real estate taxes paid by Seller. Farm Tenants have full right to use of land and possession of crops for all of 2025 growing season through harvest of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co. Geoff Kleinschmit, Jim Shaeffer, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The tracts will be sold as 4 separate tracts. Tracts 1,3 & 4 will be sold separately and/or in combination all together, whichever of the two brings a higher total dollar value. Tract 2 , which includes the house and out buildings will sell on its own.

Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information.

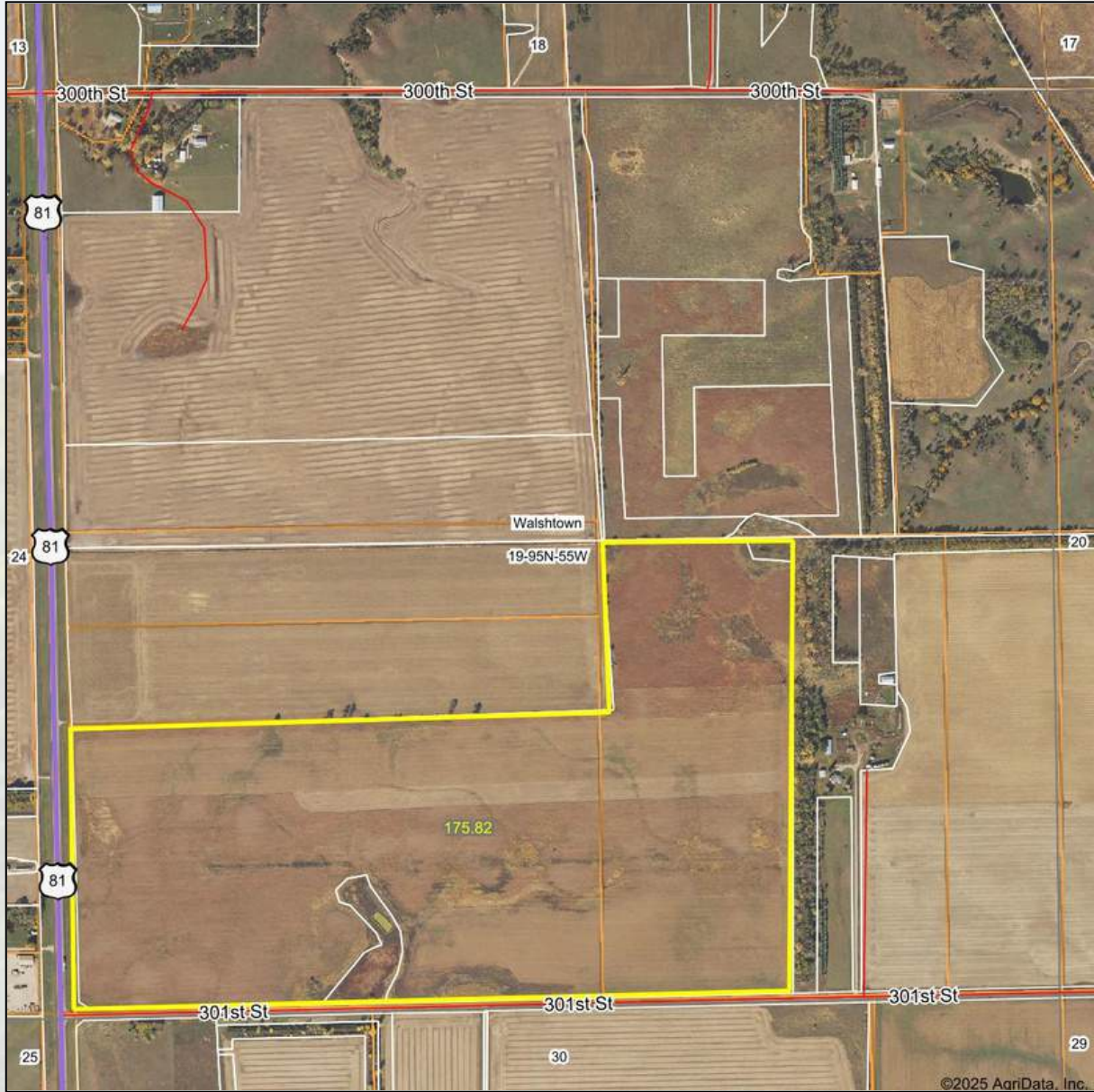
All announcements on auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments for determining age, condition, accuracy, and value of items prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



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AND SELL LAND**



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Boundary Center: 43° 1' 42.51, -97° 23' 26.44

0ft 890ft 1780ft



Maps Provided By:
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19-95N-55W
Yankton County
South Dakota



7/30/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

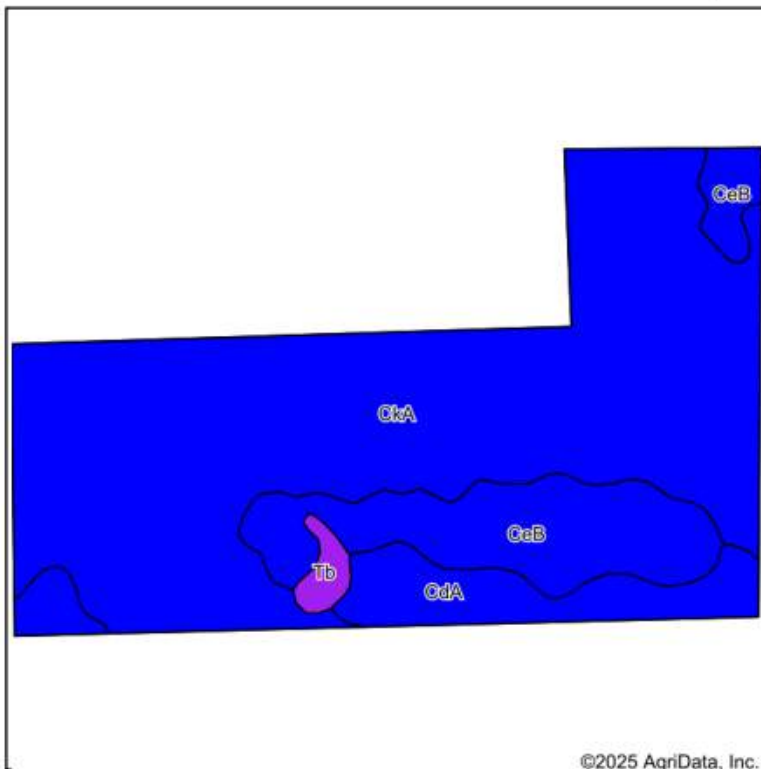
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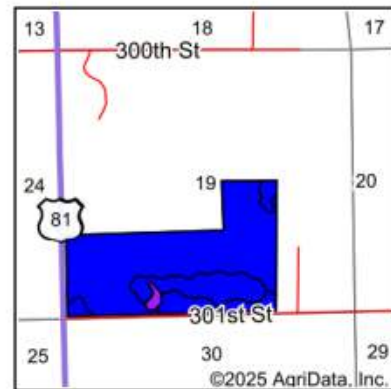
Tract One

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Yankton**
 Location: **19-95N-55W**
 Township: **Walshtown**
 Acres: **175.82**
 Date: **7/30/2025**

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Area Symbol: SD135, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	126.21	71.8%		IIc	82
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	32.21	18.3%		IIe	84
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.14	8.6%		IIc	88
Tb	Tetonka silt loam, 0 to 1 percent slopes	2.26	1.3%		IVw	56
Weighted Average					2.03	82.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 1' 42.68, -97° 22' 54.5

19-95N-55W
Yankton County
South Dakota

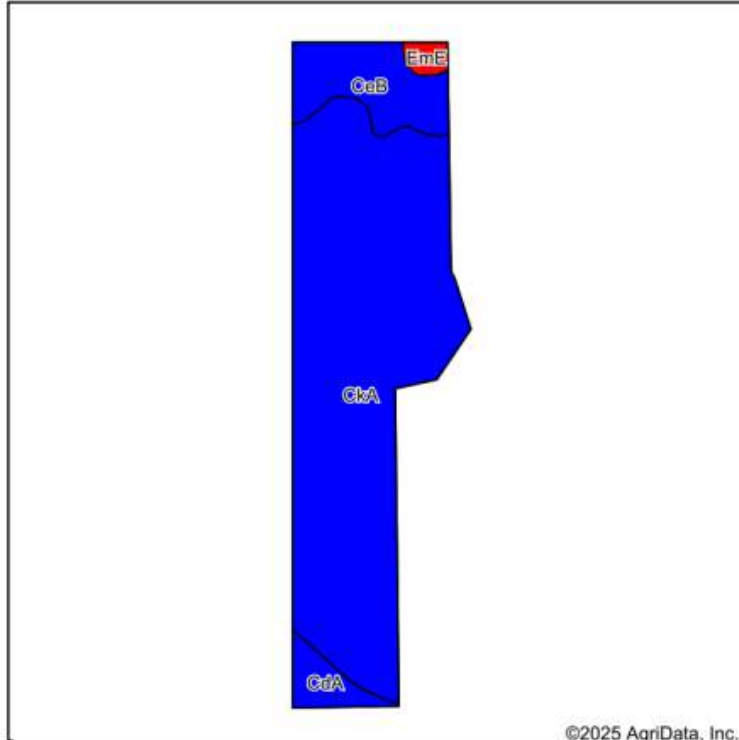
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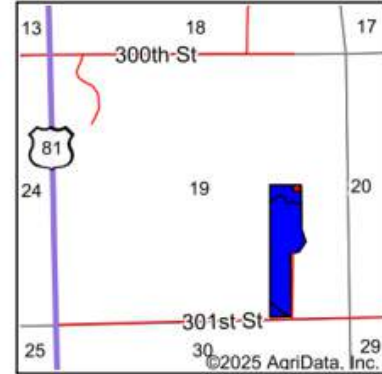
9/29/2025

Tract Two

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Yankton**
 Location: **19-95N-55W**
 Township: **Walshtown**
 Acres: **30.43**
 Date: **9/29/2025**

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Area Symbol: SD135, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	25.01	82.2%		IIC	82
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	3.70	12.2%		IIE	84
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	1.26	4.1%		IIC	88
EmE	Betts-Ethan loams, 15 to 40 percent slopes	0.46	1.5%		VIIe	18
Weighted Average					2.08	81.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

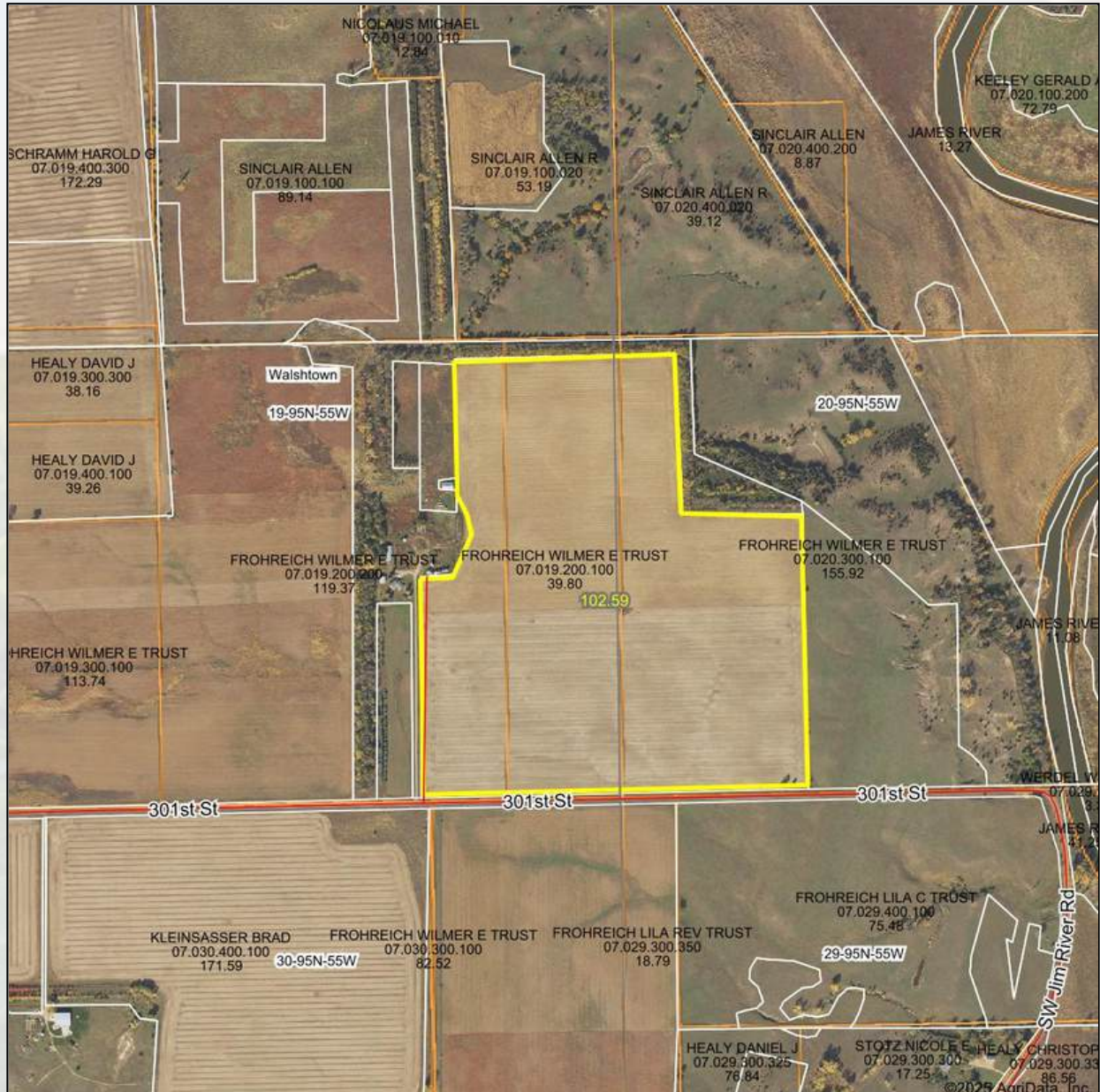


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Boundary Center: 43° 1' 42.21, -97° 22' 38.85

0ft 890ft 1780ft



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Field borders provided by Farm Service Agency as of 5/21/2008.

19-95N-55W
Yankton County
South Dakota

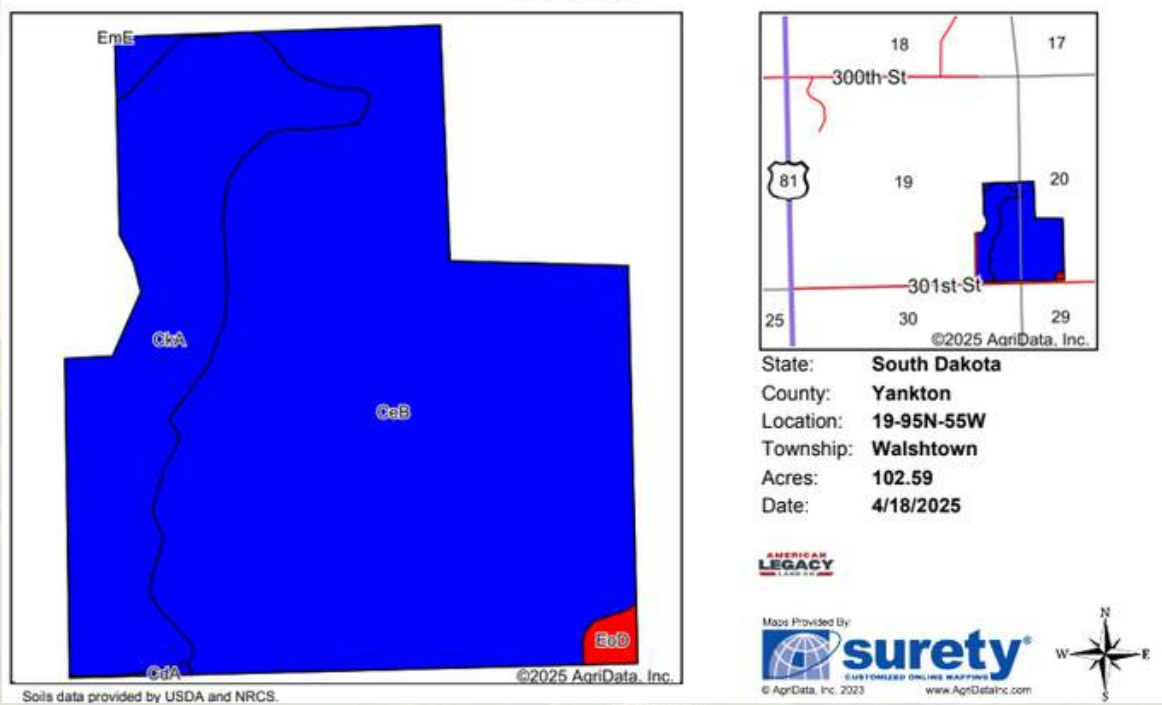


4/18/2025



Tract Three

Soils Map



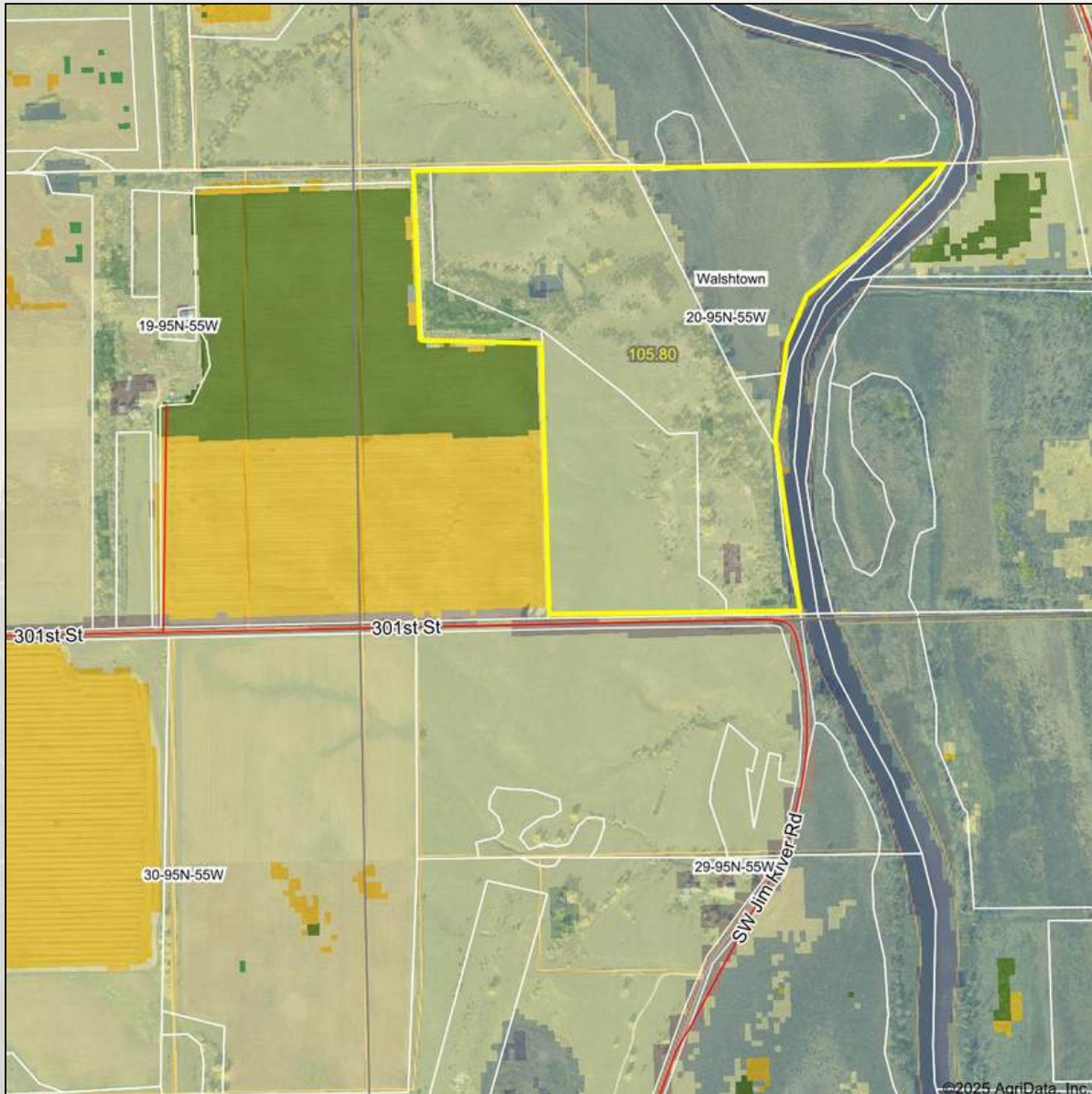
Area Symbol: SD135, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
CeB	Clarno-Bonilla loams, 1 to 6 percent slopes	76.43	74.5%		Ile	84	65	48	56	64
CkA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	25.12	24.5%		Ilc	82	56	43	50	55
EoD	Ethan-Davis loams, 9 to 15 percent slopes	0.87	0.8%		Vle	42	52	33	51	48
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.17	0.2%		Ilc	88	65	48	56	64
Weighted Average					2.03	83.2	*n 62.7	*n 46.6	*n 54.5	*n 61.7

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



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Boundary Center: 43° 1' 42.59, -97° 22' 13.34

0ft 890ft 1780ft



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20-95N-55W
Yankton County
South Dakota



9/19/2025

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

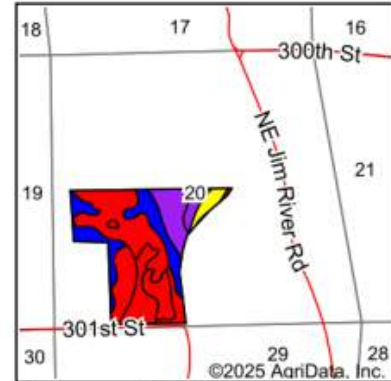
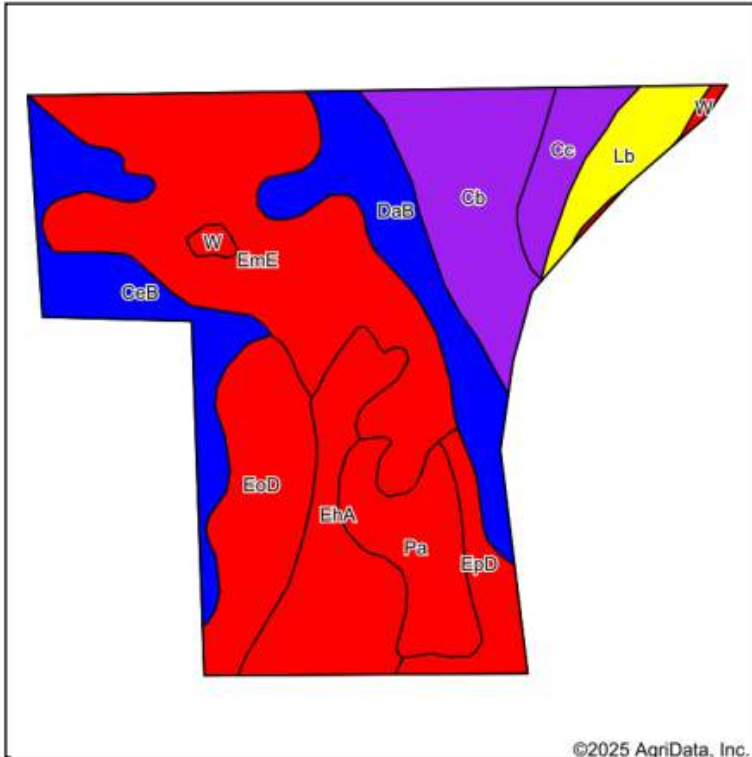


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Tract Four

Soils Map



State: **South Dakota**
 County: **Yankton**
 Location: **20-95N-55W**
 Township: **Walshtown**
 Acres: **105.95**
 Date: **9/29/2025**

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Area Symbol: SD135, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EmE	Betts-Ethan loams, 15 to 40 percent slopes	28.99	27.4%		VIIe	18
Cb	Clamo silty clay loam	12.55	11.8%		IVw	58
EhA	Delmont-Enef loams, 0 to 2 percent slopes	11.13	10.5%		IVs	50
EoD	Ethan-Davis loams, 9 to 15 percent slopes	11.03	10.4%		VIe	42
DaB	Davis silt loam, 2 to 9 percent slopes	10.97	10.4%		Ile	84
CeB	Clamo-Bonilla loams, 1 to 6 percent slopes	10.39	9.8%		Ile	84
Pa	Orthents, gravelly	7.68	7.2%		VIIIs	0
Lb	Lamo silty clay loam	4.23	4.0%		IIw	65
EpD	Ethan-Talmo loams, 6 to 15 percent slopes	4.17	3.9%		VIe	25
Cc	Clamo variant silty clay loam	3.90	3.7%		IVw	54
W	Water	0.91	0.9%		VIII	0
Weighted Average					4.95	43.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



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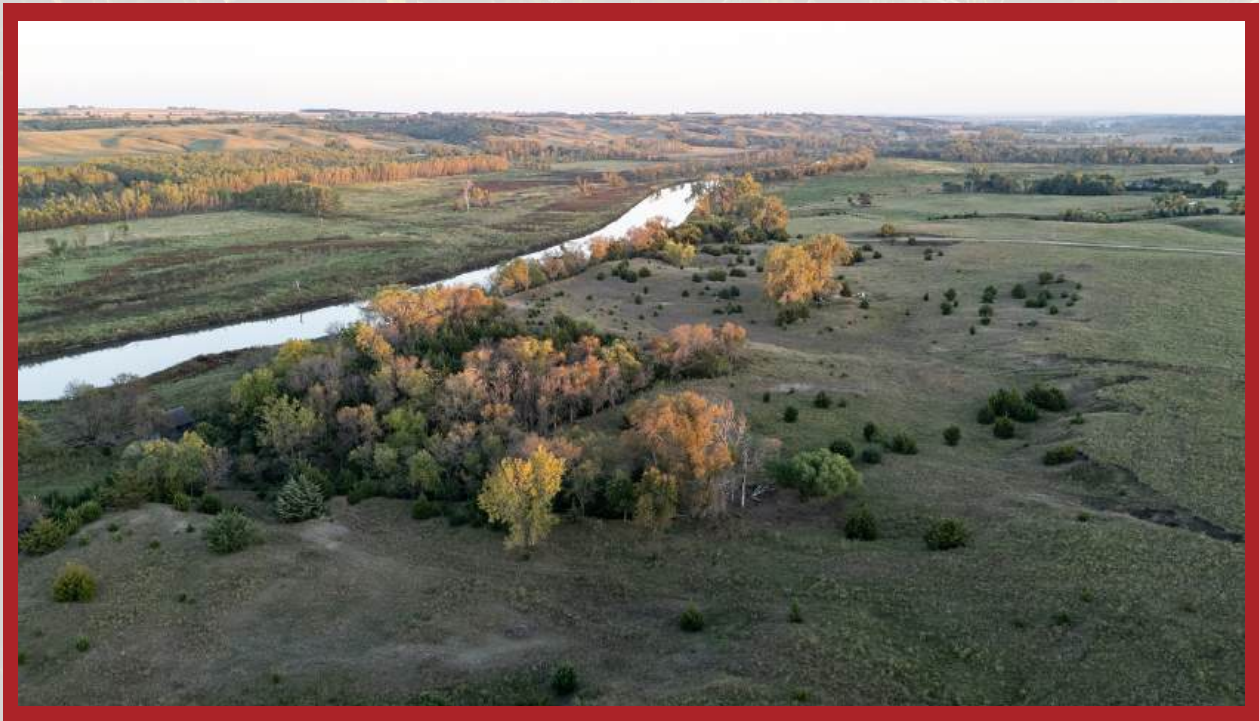
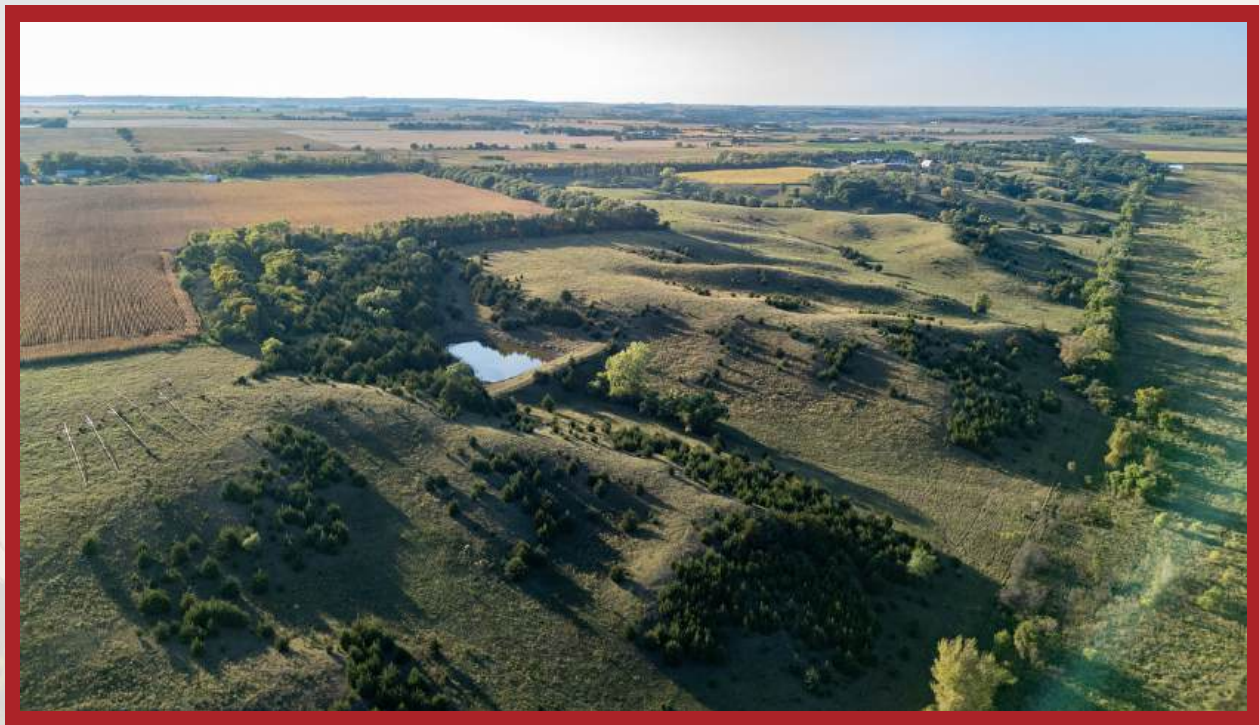
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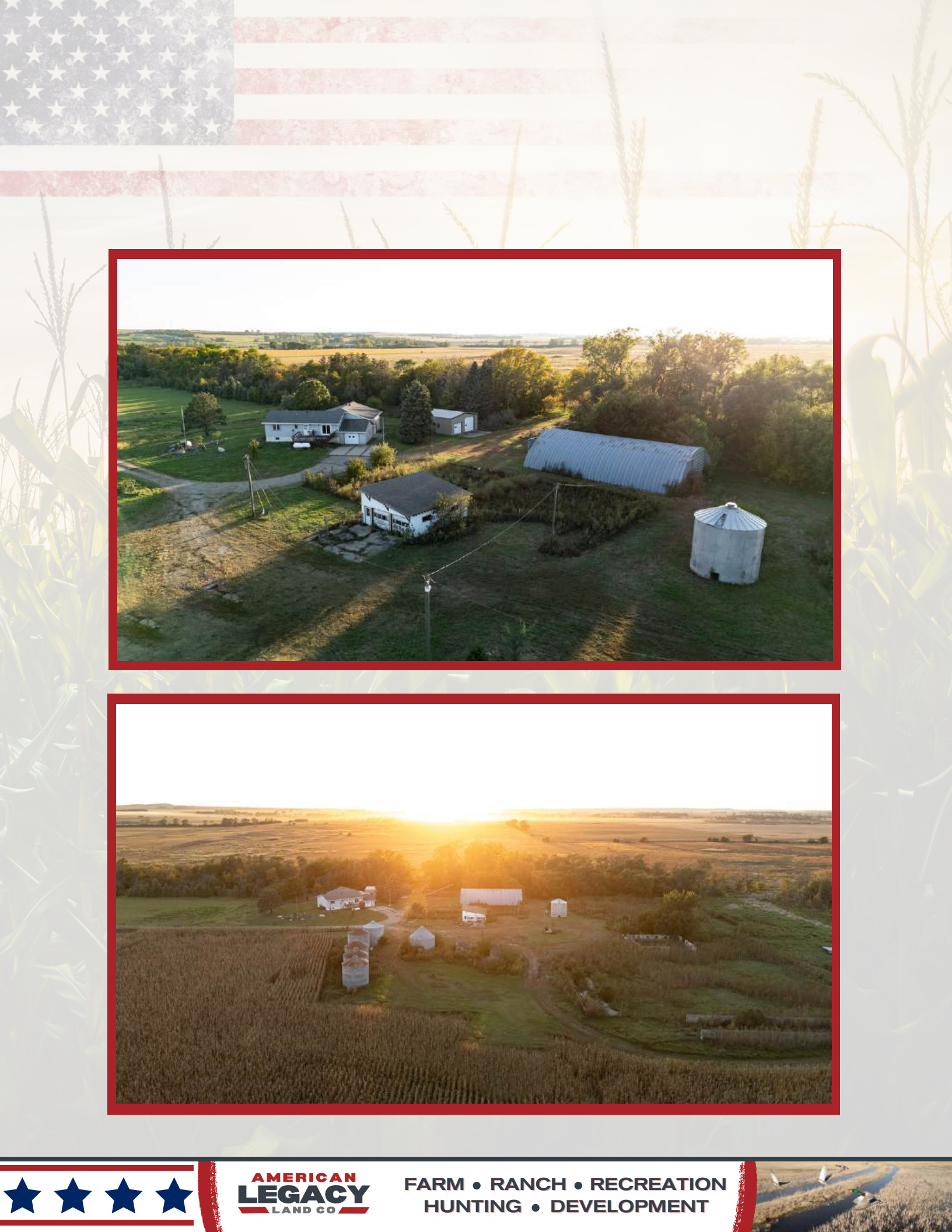
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About the Agent:

Geoff Kleinschmit was born in Yankton, South Dakota, and grew up in Northeast Nebraska. After attending high school in Crofton, Nebraska, he earned a Business Administration degree from Concordia University. He was then employed as a market specialist and location manager for Dakota Plains Ag Center, a progressive grain shuttle loader that provides grain-related business solutions to producers in the farming community.

When he is not working, Geoff can be found at the lake with his large family and close friends. His greatest passion is spot and stalk bow hunting, but Geoff loves the preparation before the hunt as much as the hunt itself. He enjoys shed hunting, running trail cameras, and taking inventory of what is on the ground, identifying ideal stand locations, and planting spring and fall food plots on the areas that he hunts.

Geoff is a supporter of Pheasant's Forever, Rocky Mountain Elk Foundation, and the Mule Deer Foundation. He lives in Yankton with his wife Lexi, boys Maverick and Miles, and their two dogs, Yeti and Wes.



If you are looking to buy or sell, Geoff is here to help. He strives to build long-lasting relationships with his clients as he guides them through the entire process, from listing to closing - and beyond.

GEOFF KLEINSCHMIT, LAND AGENT



605-760-3449



Geoff@AmericanLegacyLandCo.com