



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

**REAL ESTATE AUCTION -Clark, SD**  
Edward Schwab Memorial Foundation, Owner  
Codington & Clark County Acres

Monday, June 1, 2026  
At 10:30 AM-Clark, SD  
Ullyot Building Community Rm.

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Codington County Land –NW 1/4: 20-116-55**

Located 1/2 mile west of intersection

\* Prime Hunting & Farm Land \*



**Clark County Land –SE 1/4: 5-114-56**

Located west of intersection

\* Sportsman's Paradise \*



We appreciate your interest in the Schwab Foundation land.

**\* HUNTERS \* FARMERS \* INVESTORS \***  
**NORTHEASTERN SOUTH DAKOTA**  
**LAND AUCTION**

★ **144.09+/- Acres Henry Twshp. Codington Co., SD** ★

**NW 1/4 less W 500' N 288' & less E 891' W 1391' N 616'**  
**(15.91 acres) of 20–116N–55W, Henry Township**  
1/2 m. west of the intersection of 438 Avenue & 175 St., south side of the road  
or 2 m. south of Henry.

*Excellent opportunity to purchase highly productive farmland & CRP in Codington Co.*

★ **160+/- Acres Pleasant Twshp. Clark Co., SD** ★

**SE 1/4 of 5–114N–56W, Pleasant Township**  
1 m. west of the intersection of Hwy 25 & 185 St. or 3 m. west of Vienna -look for signs  
*This is recreational and haying/pasture land in Clark County.*

**Land will be sold by taxable acres announced day of auction**

New owners get full possession on 12/31/2026. Announcements sale day take precedence. Down payment non-refundable 10% day of auction--balance at closing. Closing will be July 27, 2026 or earlier by mutual agreement between buyer and seller. All 2025 taxes due in 2026 will be paid by seller, first 1/2 of 2026 taxes due in 2027 will be paid by seller with second 1/2 of 2026 taxes due in 2027 paid by new owner. Taxes after are responsibility of buyer. Seller reserves right of confirmation--acceptance or rejection of any and all bids. Auctioneers represent the seller only. Signs mark all units. Call for full brochure or with questions.

**Monday, June 1, 2026 At 10:30 AM**

Auction Held at the Ullyot Building Community Room, Clark, SD.  
*Live auction with telephone bidding by prior approval by May 28, 2026.*

**Edward Schwab Memorial Foundation—Owner**  
Auction information at [www.sdauctions.com](http://www.sdauctions.com)

**Auctioneers:**

	<b>Terry Schlagel</b> RE#16427 605-881-4054	<b>Marlin Fjelland</b> RE#105 605-228-8822	
<b>Clark, South Dakota</b>			
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 the seller only.*



## Unit 1—Parcels 1 & 2

**144.09 +/- Acres**  
**NW 1/4 of 20—116N—55W -**  
**15.91 acres, Henry Township**  
**1/2 m. west of the intersection of 438 Ave.**  
**& 175 St., south side of the road**  
**or 2 m. south of Henry.**

**FJELLAND LAW**  
 Boundary Center: 44° 50' 37.97", -97° 27' 59.95"  
 20-116N-55W  
 Codington County  
 South Dakota  
 © 2026 AgriData, Inc.  
 4/9/2026

### Terms & Conditions:

Edward Schwab Memorial Foundation—Owner

144.09 +/- Acres—Codington County, Henry Township, South Dakota

160 +/- Acres—Clark County, Pleasant 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, June 1, 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, July 27, 2026 or earlier closing date by mutual buyers/seller agreement.

At closing, merchantable titles will be furnished by the owner. Title insurance will be utilized with cost 50% seller/50% buyer. Closing costs will be divided 50% - seller/50% buyer. 2025 taxes due in 2026 will be paid by seller. First half of 2026 taxes due in 2027 will be paid by seller with the second half of 2026 taxes dues in 2027 will be paid by new owner.

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. If new owners do not want to continue CRP contracts, they will be responsible for cancellation costs. All South Dakota, Codington County, Henry Township and Clark County, Pleasant 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, Codington County, Henry Township and Clark County, Pleasant 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. Dakota Title (Unit 1) and Clark Abstract and Title Company (Unit 2) have prepared preliminary commitments for title insurance. Auctioneers and all representing the Edward Schwab Memorial Foundation are agents of the seller. The Owner reserves the right of confirmation of acceptance or rejection of any or all bids. **Auctioneers represent the seller only and announcements sale day take precedence over any prior statements or advertising.**

**Owner—Edward Schwab Memorial Foundation**

### Real Estate Auctioneers

Terry Schlager

Marlin Fjelland

RE#16427 605-881-4054

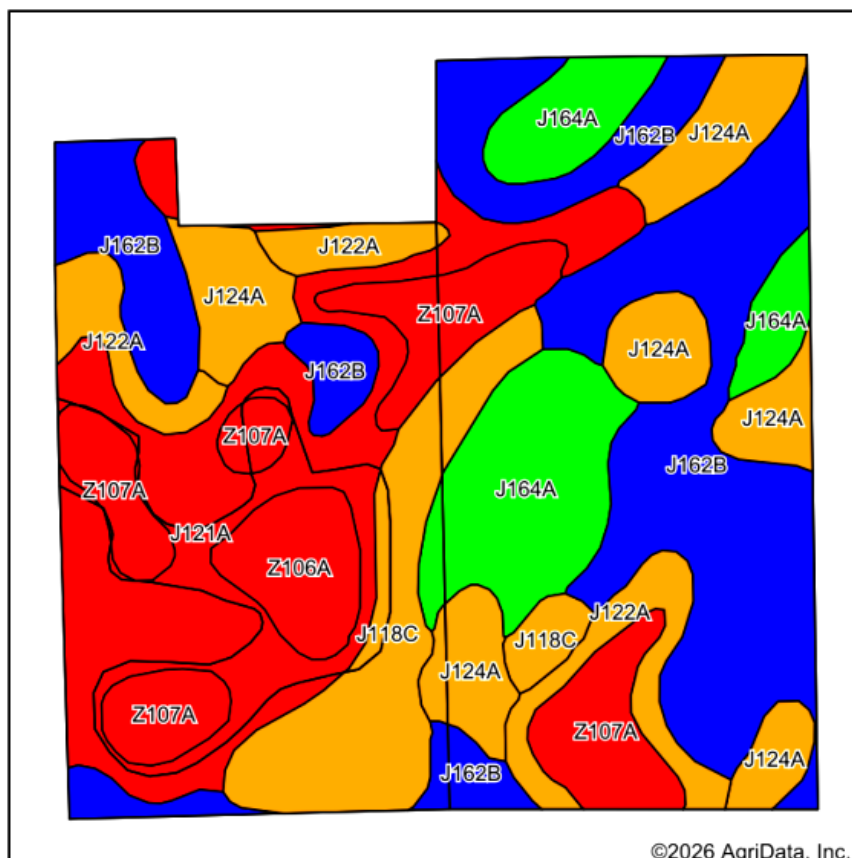
RE#105 605-228-8822

Clark, South Dakota

Website: [sdauctions.com](http://sdauctions.com)



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



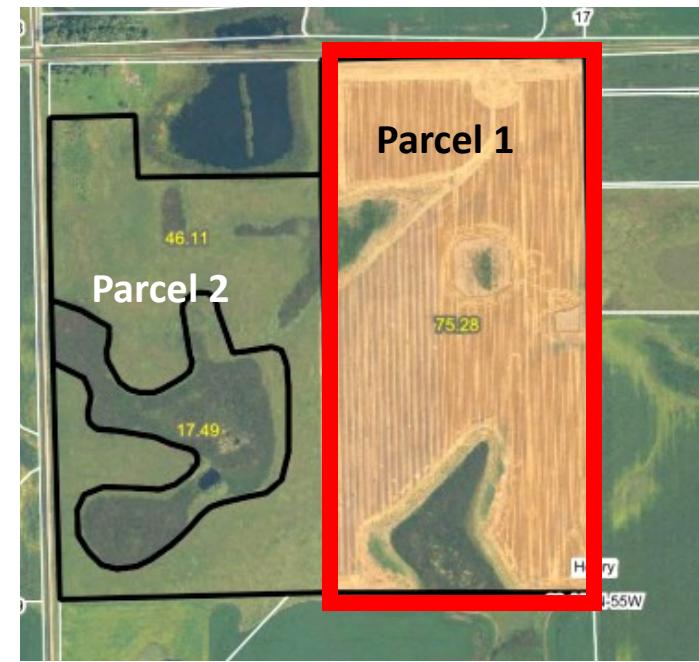
©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J162B	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	38.94	28.1%	[Blue]	Ile	81
J121A	Colvin silty clay loam, till substratum, 0 to 1 percent slopes	24.24	17.5%	[Red]	IVw	46
J124A	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	16.78	12.1%	[Orange]	IIs	71
J164A	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	16.17	11.6%	[Green]	Is	93
Z107A	Parnell silty clay loam, coteau, 0 to 1 percent slopes	15.71	11.3%	[Red]	Vw	32
J118C	Buse-Poinsett complex, 6 to 9 percent slopes	13.23	9.5%	[Orange]	IVe	71
J122A	Cubden silty clay loam, 0 to 2 percent slopes	9.09	6.5%	[Orange]	IIs	77
Z106A	Southam silty clay loam, 0 to 1 percent slopes	4.72	3.4%	[Red]	VIIIw	10
<b>Weighted Average</b>					<b>2.97</b>	<b>65.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Unit 1—Parcel 1



### Unit 1—Parcel 1

**East 78.46 +/- acres of  
NW 1/4 of 20—116N—55W,  
Henry Township,  
Codington County, SD  
-includes 0.95 acres Right of Way**

Record of Survey: NW 1/4 of Section 20, T116N, R55W of the 5th pm of Codington Co., SD less the west 1336' & less the north 616' of the east 55' of the west 1391' -containing 78.46 acres, more or less, of which 0.95 acres is section line right of way.

### Unit 1—Parcel 2



This parcel consists of highly productive farmland currently under cultivation. Soils map shows mainly Poinsett—Buse—Waubay; Poinsett—Waubay and Cubden—Tonka soils with indexes of 81-93-71. Land survey was completed by Huppler Land Surveying.

2025 taxes payable in 2026 paid by seller. First half of 2026 payable in 2027 paid by sellers, second half taxes of 2026 payable in 2027 to be paid by new owners. Total taxes in 2025 for Unit 1 was \$2752 or \$1376 per half.

Parcel 1 in Unit 1, new owners will receive second half of rent in the amount of \$7084.00 as a credit at closing and be responsible for second half taxes.

Possession will be 12-31-2026 or after crop removal by current renters.

### Unit 2



\* North of property is a SDGFP Walk-In Hunting Area.



Tract Land Data				
DCP Cropland	WBP	EWP	WRP	GRP
139.66	0.00	0.00	0.00	0.00
Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag Rel Activity
94.92	0.00	44.74	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.70	0.00	161
Soybeans	58.10	0.00	41
<b>TOTAL</b>	<b>92.80</b>	<b>0.00</b>	



## Unit 1—Parcel 2

**West 65.63 +/- acres of  
NW 1/4 less W 500' N 288' &  
less E 891' W 1391' N 616'  
of 20—116N—55W,  
Henry Township,  
Codington County, SD  
-includes 1.78 acres Right of Way**

Record of Survey: The west 1336' of NW 1/4 of Section 20, T116N, R55W of the 5th pm of Codington Co., SD. less the north 288' of the west 500' & less the north 616' of the east 836' of the west 1336'. 65.63 acres, more or

This parcel provides excellent habitat for pheasant, deer and waterfowl and is located near Lake Henry.

2025 taxes payable in 2026 paid by seller. First half of 2026 payable in 2027 paid by sellers, second half taxes of 2026 payable in 2027 to be paid by new owners. Total taxes in 2025 for Unit 1 was \$2752 or \$1376 per half.

This parcel has 44.24 acres of CRP with an annual payment of \$8604 or \$194.49 per acre on Contract 11818 expiring 9-30-2034 . There are also .5 acres of trees in a CRP Contract 11816 expiring 9/30/2039 with an annual payment of \$117 or \$233.20 per acre. Remaining acres on this parcel are trees, wetland (slough) & a stock dam.

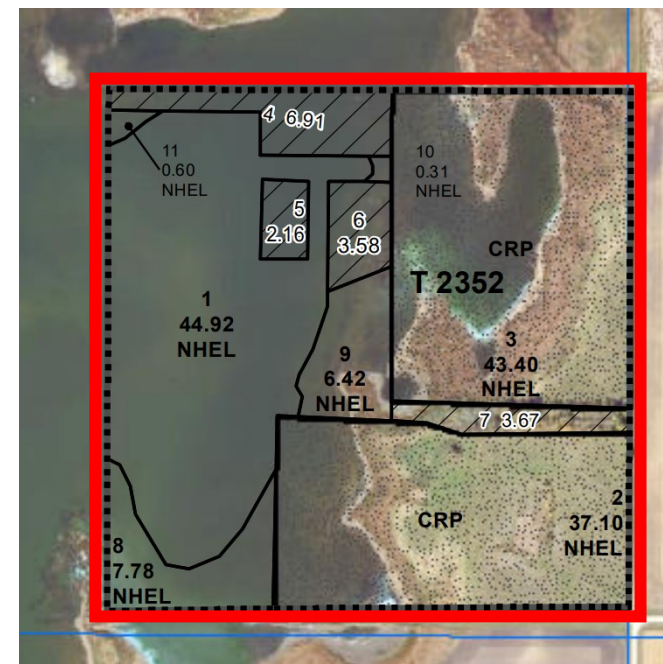
Parcel 2 of Unit 1 new owner will receive prorated CRP payment from closing, July 27, 2026, when deed is filed, through September 30, 2026, end of contract year. Approximate payment will be \$1577 dispersed by County FSA Office in October 2026. Total CRP payment for 2027 will be \$8721. Possession will be at closing. New owner will be responsible for second 1/2 taxes and will have hunting rights for fall of 2026. **If new owner does not want to continue CRP contract, they will be responsible for cancellation costs.**

## Edward L. Schwab Memorial Foundation

Est: 1996

Edward Schwab, an architect from Illinois, established the Edward Schwab Memorial Foundation. Mr. Schwab was never married, nor did he have any children. He was however an avid hunter who became attracted to eastern South Dakota. Each year he traveled to the area to enjoy the sport. He eventually became a landowner in Clark, Codington and Hamlin counties accumulating approximately 2300 acres of farmland. Mr. Schwab rented these acres to farmers within the area and became well acquainted with those tenants and their families. Always impressed by the work ethic of his tenants' children, he observed that many of them could not afford to continue their formal education beyond high school. Schwab wanted to change that, so he conveyed his farmland into a private foundation upon his death. The foundation was instructed to manage his farmland with profits going toward grants and scholarships for area young people.

The trust department of Dacotah Bank was enlisted by the foundation's board of directors to administer the account and manage the assets. Since the establishment of the foundation in 1996, the scholarship amount awarded has increased from \$20,000 to over \$300,000 per year.



## Unit 2

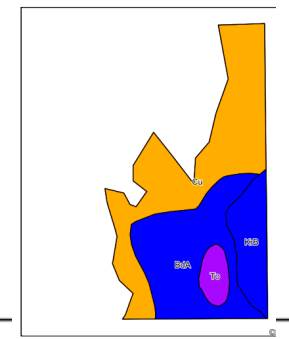
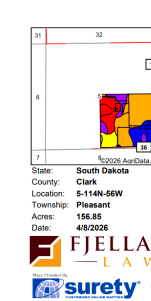
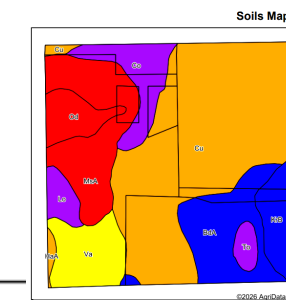
**160 +/- acres  
SE 1/4 of 5—114N—56W,  
Pleasant Township,  
Clark County, SD**

**\*A Department of Interior US Fish & Wildlife Service (USFWS) perpetual Wetland easement and perpetual Grassland easement exists on the SE 1/4 Section 5-114 -56 covering all 160 acres of FSA Tract 2352.**

This unit currently has 80.5 acres enrolled in CRP contract until 9-30-2027 with remaining acres engulfed by Dry Lake #2, one of SD's leading fishing lakes, mainly walleye & perch plus other game fish. This unit also provides some of South Dakota's prime pheasant and waterfowl hunting and abundant wildlife. There is a NRCS Waterbank Program contract (57.6 acres) expiring on 12-31-26 and is potentially renewable. Please contact the NRCS office in Webster SD with any questions.

Seller will pay 2025 taxes payable in 2026. 2026 taxes due in 2027, first half will be paid by seller and second half by new owner. New owner will receive prorated CRP payment from closing, July 27, 2026, when deed is filed, through September 30, 2026, end of contract year. Approximate payment will be \$2340 dispersed by County FSA Office in October 2026. Total CRP payment for 2027 will be \$12941. **If new owner does not want to continue CRP contract, they will be responsible for cancellation costs.**

Possession will be at closing with hunting rights for fall of 2026.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Cu	Cubden silty clay loam, 0 to 2 percent slopes	70.95	45.3%		IIs	77
MsA	Mauvais clay loam, 0 to 2 percent slopes	22.44	14.3%		IVw	39
BdA	Barnes-Svea loams, 0 to 2 percent slopes	18.38	11.7%		Ie	87
Va	Vallers-Hamerly loams	12.47	8.0%		IVw	62
Co	Colvin silty clay loam	10.71	6.8%		IVw	53
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	7.54	4.8%		Ile	86
Od	Oldham silty clay loam	7.01	4.5%		Vw	31
Lo	Lowe loam	3.94	2.5%		IVw	57
To	Tonka silty clay loam, 0 to 1 percent slopes	2.57	1.6%		IVw	58
HaA	Hamerly loam, 0 to 2 percent slopes	0.84	0.5%		IIIs	76
<b>Weighted Average</b>					<b>2.68</b>	<b>67.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method