

# HANSON COUNTY, SD LAND AUCTION

**+/-305.39 Acres of Edgerton Township Hanson County, SD Land with a Mixture of Highly Productive Cropland & Hayland/ Pasture Situated in a Highly Regarded Agricultural Area of Hanson County, SD! This Offering of Land Will Be of Interest to Row Crop Operators, Crop-Livestock Operators & Investors!**

We will offer the following Land "On Site" at the land – Located from the N. Edge of Spencer, SD – 1 Mile N. on 431<sup>st</sup> Ave., 2 ½ Miles W. on 251<sup>st</sup> St. to the SW Corner of the land; or from Emery-Farmer Exit #350 on I-90 – 5 ½ Miles N. on Hwy. #25, then 1 ½ Miles E. on 251<sup>st</sup> St. to the Sale Site; from Epiphany, SD – 7 Miles S. on SD Hwy #25, then 1 ½ Miles E. on 251<sup>st</sup> St.

## **TUESDAY JANUARY 13, 2026**

**SALE TIME: 10:00 AM**

**ATTENTION – Row Crop Operators, Crop-Livestock Operators as well as Investors & Others in the market for Hanson Co., SD Land! This Land is Located in a Prominent Agricultural Area, where land does not come available on the open market with great frequency. As the current owners intend to purchase other property and intend to utilize this property in connection with an exchange, they have made the decision to offer this land at Public Auction! This Land will be offered in Individual Tracts or in combinations of Tracts. This land will be available to farm or lease for the 2026 crop year! Additionally, a positive note is that this land is not subject to any US fish & Wildlife Easements.**

**This land consists of a total of +/-305.39 Taxable Acres: To be Offered as Tr. 1A – The South +/-139.01 Acres, or Tr. 1B – The North +/-166.38 Acres, or Tr. 1A & 1B Combined - +/-305.39 Acres.**

**LEGAL DESC.: Tr. #1A - +/-139.01 Acres:** SE¼ (Less Steichen Tract 1) of Sec. 2, T. 103N., R. 57W., Edgerton Twp., Hanson County, SD, Tr. #1B - +/-166.38 Acres – NE¼ Incl. Govt. Lots 1 & 2 of Sec. 2, T. 103N., R. 57W., (Edgerton Twp.), Hanson County, SD

**TERMS: Cash – 10% nonrefundable earnest money payment on the day of the sale with the balance on or before March 4, 2026, full possession for the 2026 crop year. Warranty Deed will be conveyed, and Owner's Title Ins. Policy will be provided, cost of the owner's policy and closing agents fee divided 50-50 between the buyer & seller. This land is sold based on the acres as stated on the county tax records, with the acres offered understood to be "more or less". All of the 2025 RE Taxes payable in 2026 will be paid by the sellers. Sellers do not warrant or guarantee existing fences lie on the true & correct boundary, new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. Property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to any Co. Zoning Ordinances. RE licensees in this transaction stipulate that they are acting as agents for the sellers. Seller may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate with facilitation of the exchange, with all costs related to the exchange to be paid by the sellers. Sold subject to confirmation of the Owners.**

**To view Auction Brochure & additional information, or to register for  
"Online Bidding" - visit: [www.suttonauction.com](http://www.suttonauction.com)**

**NORFELD HUTTERIAN BRETHEREN INC., Owner**

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**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315**

**JARED SUTTON CAI – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-864-8527**

**TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626**

**GAGE GULLICKSON – RE Broker Assoc. w/Sutton Auctioneers & Land Brokers, LLC – Ph. 605-651-3867**