

LAND AUCTION

Attention Row Crop Operators, Livestock Producers, Hunters,
Wildlife Enthusiasts & Investors!

+/-622.59 Surveyed Acres of Miner County & Sanborn County, SD Land – Consisting of FARM #1 +/-148.59 Acres of Well Located Clinton Township, Miner Co., SD Land Lying Adjacent to Hwy. #34 Between Fedora & Artesian, SD; and 2 Parcels Containing a Total of +/-474 Acres Lying Diagonal Across the Road from Each Other as FARM #2 +/-320 Acres in Benedict Township in Eastern Sanborn Co., SD and FARM #3 +/-154 Acres in Miner Township in Western Miner County SD

We Will Offer ALL of the following parcels of land at auction, with the auction to be held at the Artesian Honey Producers Lot which is located on Highway #34 and Directly North of Farm #1 which is located approx. 2½ miles west of Fedora, SD; or from Artesian, SD – 4 miles east on Hwy. #34; or approx. 15 miles west of Howard, SD on Hwy. #34.

SALE DATE: FRIDAY MARCH 6, 2026 SALE TIME: 10:30 AM

This Auction Presents the Opportunity to a Tremendous Offering of +/-622.59 Acres of Miner & Sanborn County SD Land and will be Offered as FARM #1 +/-148.59 Acres in Clinton Twp., Miner Co., SD - That will be offered Individually with No Combinations; as FARMS #2 & #3 – A Total of +/- 474 Acres – FARM #2 Consisting of +/-320 Acres in Sec. 12 of Benedict Twp. in Sanborn Co., SD – To be Offered Individually as Parcel #2A – The NE¼ of Sec. 12 - +/-160 Acres; Parcel #2B – The SE¼ Sec. 12 - +/-160 Acres; or as FARM #2 (Parcels #2A & #2B Combined) - +/-320 Acres; and FARM #3 +/- 154 Acres in Miner Twp., Miner Co., SD – To be Offered Individually as a +/-154 Acre Parcel; or in Combination with Parcel #2B & Farm #3 +/-314 Acres; or as Parcels #2A, #2B & Farm #3 – which Altogether would be a +/-474 Acre Combined Unit.

FARM #1 +/-148.59 Acres in Clinton Twp., Miner Co., SD – PROPERTY LOCATION – Located from Fedora, SD – 2 miles west on Hwy. #34 with the NE Corner of the Land at the Jct. of Hwy. #34 & 419th Ave.; from Artesian, SD - 4 miles east on Hwy. #34; or approx. 15 miles west of Howard, SD on Hwy. #34

LEGAL DESC.: The NE ¼, Exc. Lot H-1 & Exc. Lot H-2 & Exc. Lot H-1 in R4, in Sec. 7, T. 106N., R. 58W., (Clinton Twp.), Miner County, SD – Containing 148.59 Acres M/L – Based on County Assessor's Information

Farm #1 is a well located productive parcel of land with a high percentage tillable that is bordered on the north by SD Hwy. #34. This property has the benefit of having electrical on site and has a well servicing a tire water tank that has been utilized during periods of seasonal grazing of corn stalks and crop residue, with electricity on site provided through Central Rural Electric. This parcel of land has a high percentage tillable and very good eye appeal. According to FSA information this farm has approx. 149.68 acres farmland with 149.68 acres considered as cropland, although this farm has NO established FSA crop bases or yields, as this farm was utilized as pasture for a number of years, although this farm has been under cultivation by the present owner in recent years. According to Miner County Assessor's information this farm has an overall soil rating of .677; similarly, info. obtained from Surety Agri-Data, Inc., indicates this land has a soil productivity index of 67.6. The general topography of this land is predominately level to gently rolling. The 2025 RE taxes payable in 2026 on this property are \$2,518.90.

FARM #2 +/-320 Acres in Benedict Twp., Sanborn Co., SD – Property Location – From Fedora, SD – 3 miles west on Hwy. #34 to the Miner/Sanborn County Line (418th Ave.), then 5 miles north on 418th Ave. with the Junction of 418th Ave. & 228th Street being at the SE Corner of Farm #2 and the NW Corner of Farm #3.

LEGAL DESC.: Parcel #2A – The NE¼; Parcel #2B – the SE¼ - All in the E½ of Sec. 12, T. 107N., R. 59W., (Benedict Twp.), Sanborn County, SD.

Farm #2 is Located in Eastern Sanborn County with the east side of the property lying adjacent to the Sanborn-Miner County Line and just Northwest of Farm #3. Both Farms #2 & #3 are located in prominent hunting and agricultural area, thus these are farms that have potential to provide a combination of both - Income Producing Cropland Acres and Hunting and Recreational Amenities.

Farm #2 is a +/-320 acre parcel of land which has a high percentage tillable and good eye appeal; and also has some areas with waterway, 2 dugouts and other pockets that provide some areas that could be developed to accentuate the potential hunting and recreational opportunities, especially since this land is located in one of the more highly regarded hunting areas for pheasants, deer and other wildlife in Eastern, SD. According to FSA information this farm has approx. 316.23 acres of Farmland with 310.02 acres of Cropland with a 76.12 acre corn base with a 104 bu. PLC yield and a 64.29 acre soybean base with a 40 bu. PLC yield, an 8.27 acre wheat base with a 52 bu. PLC yield and an incidental oats base. According to information obtained from the Sanborn County Assessor and Surety Agri-Data this farm has an overall soil rating on Parcel 2A (the NE¼) from the County of .645 and on Surety has a 50.7; Parcel 2B (the SE¼) from the County of a .693 and on Surety has a 52.5; comparatively, info. obtained from Surety Agri-Data indicates this land has a productivity soils index on FARM #2 (Parcels 2A & 2B Combined of a 51.7). The general topography of this land is predominately level to gently rolling. The 2025 RE taxes payable in 2026 on this property on Farm #2 on #2A in the NE¼ are \$1,821.38 and on #2B in the SE¼ are \$1,718.44.

FARM #3 +/-154 Acres in Miner Twp., Miner Co., SD – Property Location – Located Just Southeast of Farm #2, with the NW Corner of the Farm #3 being at the Jct. of 228th St. & 418th Ave.; or from Fedora, SD -3 miles west on Hwy. #34 and 5 miles north on 418th Ave to the NW Corner of Farm #3 at the Jct. of 418th Ave. & 228th St. LEGAL DESC.: (Essentially the NW¼), Legally Described as Lots #1 & #2 & the E½ NW¼ of Sec. 18, T. 107N., R58W., (Miner Twp.), Miner County, SD. Farm #3 is Located in Western Miner County with the west side of the property lying adjacent to the Sanborn-Miner County Line and just Southeast of Farm #2 and will be offered Individually or in Combination with Farm #2 as a whole or in Combination with Parcel 2B.

Farm #3 is a parcel of land that has a very high percentage tillable and good eye appeal. Like Farm #2, this farm is located in one of the more highly regarded hunting areas in Eastern, SD. According to FSA information this farm is currently identified as Tract #254 of Farm #6345 and is indicated to have approx. 151.57 Farmland acres with approximately 151.57 acres of cropland with a 40.17 acre corn base with a 104 bu. PLC yield and a 34.03 acre soybean base with a 40 bu. PLC yield and 4.37 acre wheat base with a 52 bu. PLC yield and an incidental oats base. According to information obtained from the Miner County Assessor this farm has an overall soil rating of a .675 and comparatively info. obtained from Surety Agri-Data indicates this farm has an overall soil rating of a 70.1. The 2025 RE taxes payable in 2026 on this property on Farm #3 are \$2,213.58.

TERMS: Cash - A 10% nonrefundable down payment sale day and the balance on or before April 24, 2026, with full possession on sale day for the 2026 crop year. Marketable title will be conveyed with an owner's title insurance policy provided with the cost of the Owner's Policy and Closing Agent's Fee (Fidelity Abstract & Title in Howard, SD) to be divided 50-50 between the buyer and seller. All of the 2025 RE taxes payable in 2026 will be paid by the seller. The total acres being sold will be adjusted to be in accordance with a recent survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". The seller does not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland and other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Miner and Sanborn County Zoning Ordinances. The 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 any costs affiliated with the exchange to be paid by the seller. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. For additional information, visit: www.suttonauction.com. To view property details, surveys and other additional information, see www.suttonauction.com. Contact Sutton Auctioneers & Land Brokers with questions, or if you are unable to attend, to make arrangements for absentee bidding at ph. 605-336-6315.

DAVE BORNITZ, Owner - Ph. 605-770-5102

Auction Arranged & Conducted by Sutton Auctioneers & Land Brokers, LLC

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