

# ESTATE LAND AUCTION

**+/- 78.82 Acres of Choice High Percentage Tillable Susquehanna Township, Hutchinson County SD Land Located Southwest of Parkston, SD – This Land is Located in an Excellent Agricultural Area and Features Land with Superb Soils and a High Percentage Tillable**

We will offer this choice parcel of land at public auction "On Site at the FARM - Located from Parkston, SD (Jct. of Highways #44 & 37) – 4 miles west on Hwy. #44, 2 miles south on 406th Ave. and ¼ mile west on 278th St.

**WEDNESDAY MARCH 11, 2026 SALE TIME: 11:00 AM**

**AUCTIONEERS NOTE:** This auction awards the opportunity to purchase a choice farm which has a high percentage tillable and excellent soils that is situated in a prominent agricultural area in Hutchinson County, SD. It is especially noteworthy that this land has all been held in the Janisch Family for over 50 years, thus this auction truly represents a "Once in a Lifetime Opportunity" to purchase this choice parcel of land. Based on a recent survey of this land by Thomas Week, a registered land surveyor, this parcel surveyed to consist of a total of 78.819 acres, which for sale purposes and for calculation of the final sale price will be rounded and will be sold as 78.82 acres times the price bid per acre. This land will be sold with the buyer to receive full possession of this land for the 2026 crop year. Additionally, this land will be sold with the added benefit to the buyer of commercial fertilizer that was applied to this land for an anticipated planting of soybeans in 2026 with a blend of 0-60-50-0 at a cost of approx. \$79.50 per acre or total cost of approx. \$6,400.00 for the fertilizer cost and application, which will be paid for by the seller and will pass at "No Additional Cost to the Buyer". If you are in the market for a parcel of high caliber land to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.

This farm consists of a very high caliber parcel of land with an extremely high percentage tillable and is inclusive of choice high caliber cropland with some exceptionally high quality soils with a level to nearly level topography. According to information obtained from Surety Agri-Data Inc. the land included in this farm has a Soil Productivity Index of an 83.6; similarly, Hutchinson County Assessor's information indicates the soil rating on this farm is a .836. According to FSA information this farm has approx. 78.56 acres of Farmland and 78.56 acres of cropland with a 44.02 acre corn base with a 99 bu. PLC yield, a 29.39 acre soybean base with a 33 bu. PLC yield. The total 2025 RE taxes payable in 2026 on this property are \$1,484.74.

**LEGAL DESC.:** The W½ NE¼ in Sec. 32, T. 99N., R. 61W., Susquehanna Twp., Hutchinson County, SD.

**TERMS:** Cash - A 10% nonrefundable down payment on the day of the sale on each farm with the balance on or before April 29, 2026, with full possession for the 2026 crop year. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (The Title Company in Mitchell, 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 sellers. The total acres being sold will be sold in accordance with the acres as stated on a survey as completed by Registered Land Surveyor - Thomas Week, with the acres understood to be "more or less". The sellers do 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 acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. 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 Hutchinson County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owner.

This choice parcel of land has the potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/or their investment portfolio. To view aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com) or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.

**FORMERLY OWNED BY THE PATRICK J. JANISCH ESTATE**

- Kelsey Miiller, Owner

Patrick W. Kiner – Attorney for the Owner – Stiles, Papendick & Kiner Law Firm - Mitchell, SD – ph. 605-996-7551

**CHUCK SUTTON – Auctioneer & Land Broker –**

**Sioux Falls, SD – ph. 605-336-6315 or Flandreau, SD – ph. 605-997-3777**

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

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

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