

Hanson County Real Estate 93.52 +/- Acres "Live Only Auction"

Date: Sat. April 18, 2026 @ 11:00 AM

Owners: *Iverson Chrysler Center & Austen LLC.*

Auction Location: Property will be sold on site.



Legal Description: S 495' W 660' SW4SE4 29-103-59 and SE4 (Less S495' W660' SW4SE4; Lot A Snells SubDiv; Hafner Tract 1; Lot BC-1; Lot H1, Menning Tract 1) 29-103-59, Hanson Township, Hanson County, South Dakota

2025 Taxes due in 2026: \$2,166.54 / year

Physical Address: 1/2 mile South of I-90 and Riverside Exit on Riverside Drive, then 1/2 mile east on 255th St. - Mitchell, SD

Property Description: This property is located directly south of I-90, providing excellent access and visibility while offering a

diverse range of agricultural and investment opportunities. The tract features a construction ready building site with a prime scenic overlook nestled among mature trees on the southern portion of the property. The remaining acreage is predominantly grassland with strong farming potential. With a Soil Productivity Index (SPI) of 62.3, this property offers solid agricultural capability relative to the region. According to the FSA Form 156EZ there are 81.41 DCP Cropland acres. 28.36 CRP acres and 53.05 Effective DCP Cropland acres. This property presents an excellent opportunity for producers, investors, hunting or conservation-minded buyers seeking a sizable agricultural holding with established FSA base acres. There is a potential \$70,000.00 contract for clay mining from the DOT in 2027. Current CRP contract of \$224.00 per acre on 28.36 expires in 2032. Current contract will transfer to new buyer. If a buyer elects to terminate the CRP contract, the seller is willing to assist with arrangements as needed. See Terms on www.deanedwardsauction.com

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REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

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