

LAND AUCTION

+/-80 Acres of Productive Baker Twp., Davison County, SD Land with an Extremely High Percentage Tillable & Superb Soils!

We will offer the following land onsite at the Farm located from Mike's Corner at Ethan, SD (Jct. of Hwy. #37 & Hwy. #42) – 11 miles west on Hwy. #42 (265th St.) & ½ mile north on 399th Ave. to the SE Corner of the Land; From the Betts Road Exit #325 on I-90 – 10 ¾ miles south on Betts Rd./403rd Ave., 4 miles west on Hwy. #42/265th St. & ½ mile north on 399th Ave.; From the Mt. Vernon Exit #319 on I-90 – 8 ¾ miles south on 397th Ave, 2 miles east on 263rd St., & 1 ½ miles south on 399th Ave. to the NE Corner of the Land.

TUESDAY APRIL 7, 2026 SALE TIME: 10:30 AM

AUCTIONEERS NOTE: This auction awards the opportunity to purchase a choice farm which has a very high percentage tillable and excellent soils that is situated in a prominent & tightly held agricultural area in Davison County, SD. 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! 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 inside +/-80 acre parcel of land with an extremely high percentage tillable and is inclusive of 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 88.1 with 100% class II soils with primarily Clarno-Bonilla Loams & a small percentage of Prosper Silt Loam. Comparatively, Davison County Assessor's information indicates the soil rating on this farm is a 778. Visually this farm appears to be virtually 100% tillable, as according to the aerial map obtained from Surety Agri-Data, Inc, it appears this farm has approx. 78.58 acres of cropland. FSA information this farm has been requested and is anticipated to be forthcoming and will be made available. The 2025 RE taxes payable in 2026 on this land are \$1,445.24 with all of the 2026 RE taxes payable in 2027 to be paid by the purchaser(s).

LEGAL DESC.: The S ½ of the NE ¼ of Sec. 14, T. 101N., R. 62 W., Baker Twp., Davison County, SD.

TERMS: Cash – A 10% down payment on sale day with the balance on or before June 3, 2026 with full possession immediately following the court confirmation of sale 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 (605 Title Company in Mitchell, SD) to be divided 50-50 between the buyer and seller. All of the previous RE taxes including the 2025 RE taxes payable in 2026 will be paid by the sellers, with the buyer to pay all of the 2026 RE taxes payable in 2027. The total acres being sold will be sold in accordance with the acres as stated on the county tax records, 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 may be subject to 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 Davison County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of George Newman - G. Newman Consulting, LLC, the Court Appointed Receiver – and subject to confirmation by the First Judicial Circuit Court in Davison County, SD upon notice and hearing. 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 make arrangements for absentee bidding – either by Phone or participate on the Sutton Auction online bidding platform, contact Sutton Auctioneers & Land Brokers, LLC – ph. 605-336-6315.

RYAN I. HERRMANN, Owner

By G. Newman Consulting, LLC – Court Appointed Receiver

CHUCK SUTTON – Auctioneer & Land Broker – Office Ph. 605-336-6315
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – ph. 605-864-8527
DEAN GULBRANSON – RE Auctioneer – Madison, SD – ph. 605-695-0133
TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626