

LAND AUCTION

+/-73.79 Acres of Very Well Located, Productive Emery Twp., McCook County, SD Land! This Land will be sold Subject to a 2026 Farm Lease with the Purchaser to Receive a Seller Enhanced Rent Credit at Closing for the 2026 Crop Year

We will offer the following land at Public Auction on the land directly east of the Property on US Hwy. #81/261st Street. The land is located from Canistota – 5 Miles West on 261st St/Co. Hwy. #16 to US Hwy. #81, then ¼ Mile South. From Salem-Yankton Exit #384 on I-90, 5 Miles South on US Hwy. #81. From SE Corner of Bridgewater – 5 ¼ Miles East on SD Hwy. #42/265th St., then 3 ½ Miles North on US Hwy. #81.

THURSDAY APRIL 16, 2026 SALE TIME: 10:00 AM

The land being offered consists of a productive parcel of land with very good location, being bordered on the east by US Hwy. #81. According to FSA information this farm consists of +/-70.34 Acres of Cropland which may be slightly overstated. FSA information indicates that this property carries a 31.89 acre corn base with a 162 Bu. PLC yield and a 32.01 acre soybean base with a 35 Bu. PLC yield. Additionally, this property has had a USDA-NRCS certified wetland determination completed on the property. This is a productive farm in a highly regarded agricultural area of McCook County, SD which could be improved with the installation of drain tile & other possible improvements. If you are in the market for a very well-located parcel of land in the tightly held area of Emery Twp., McCook Co., SD, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: The S. ½ of the NE ¼ Exc. .52 Ac. & Ex. H2 (.33 Ac.) & Ex. Tr. 1 Damons Add. In Sec. 35, T. 102N., R. 55W., Emery Twp., McCook Co., SD

TERMS: Cash – A 10% nonrefundable down payment on the day of the sale on each farm with the balance on or before May 29, 2026, with landlord's possession for the 2026 crop year. This property will be subject to a 2026 farm lease with the purchaser(s) to receive a seller enhanced cash rental credit at closing in the amount of \$18,725.00, (calculated at \$265/acre x 70.35 Tillable Acres). Title Ins. & closing fee to be split 50-50. 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 McCook County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners. For full ad, online bidding, aerial & soil maps or other information, visit: www.suttonauction.com

CHRISTOPHER ERNSTER & DAVID ERNSTER, Owners

**CHUCK SUTTON – Auctioneer & Land Broker – Office Ph. 605-336-6315,
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – ph. 605-864-8527
TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626 &
GAGE GULLICKSON – RE Broker Assoc. & Auctioneer w/Sutton Auctioneers
& Land Brokers, LLC – 605-651-3867**