LAND AUCTION

+/-160.62 Acres of Surveyed Vermillion Twp., Miner County, SD Land with a Mixture of Productive Cropland & Pasture!

We will offer the following land onsite at Public Auction located from Jake's Corner at the Jct. of SD Hwy. #34 & Hwy #81 – 8 Miles S. on Hwy. #81 & 2 ½ Miles W. on 241st St. From Canova, SD – 2 ½ Miles E. on 242nd St., 1 Mile N. on 438th Ave, & ¼ Mile E. on 241st St.

SALE DATE: WEDNESDAY DECEMBER 2, 2026

Sale Time: 10:00 AM

Online Bidding via Proxibid to begin on Major Items at approx. 12:00 pm

AUCTIONEERS NOTE: This auction awards the opportunity to purchase a parcel of land with a mixture of productive cropland & pasture to add to an area row crop farming operation, crop-livestock operation, or investment! This land has been in the same family tenure of ownership for several decades since originally purchased by the Loudenberg Family, making this a once in a lifetime opportunity to purchase this land! Make plans to inspect this property & be in attendance at this auction!

The land being offered will be sold as a unit consisting of +/-160.62 surveyed acres. According to FSA information this land has +/- 110.29 acres of cropland The non-tillable acres are comprised of a +/-33.7 acre pasture located in the central portion of the farm, +/-1 acre of trees in the SW corner, & +/-12.65 acres of non-tillable land in the NE corner of the farm. According to county assessors information, this land has an overall soil rating of a .621 on the W ½ SE ¼ & a .769 on the E. ½ SW ¼. Comparatively, information obtained from Surety Agridata Inc. indicates this land has a weighted average productivity index of a 62.4. This land also would have the potential to meet the needs of a hunter or wildlife enthusiast in a prominent hunting area of eastern, SD. If you are in the market for a parcel of land which has the potential to fit the needs of a wide variety of buyers including those looking for cropland to add to an area row crop farming operation, crop-livestock operators, hunters & wildlife enthusiasts, or investors, then make plans to inspect this property and be in attendance at this auction!

LEGAL DESC.: W. ½ of the SE ¼ & E. ½ of the SW ¼ of Sec. 16, T. 105N., R. 55W., Vermillion Twp., Miner Co., SD

TERMS: 10% nonrefundable earnest money payment on the day of the sale with the balance on or before January 19, 2027, with full possession for the 2027 crop year. Title ins. & closing agents fee divided 50-50 between the buyer & seller. Property sold in As-Is Cond., subject to easements, restrictions, reservations or highways of record. Licensees acting as agents for seller. Sold subject to seller confirmation. For full ad & additional information visit: www.suttonauction.com

***** For full Auction Ad, Photos, & additional information visit: www.suttonauction.com *****

JOY HEIDBRINK, Owner

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