

Janet L. Weber Trust Live Acreage Auction 27.83 Acres

Sat. Dec. 12, 2026 @ 1:00 PM on location

Storm Date: Monday, Dec. 14, 2026 @ 1:00 PM

Open House and Property Viewing on
Sun. November 22, 2026 1pm – 3 pm

See website for complete terms and conditions

Site Address: 25320 404th Ave., Mitchell, SD 57301 ***3/4 mile N of Hwy 16***

Legal Description: Lot in B in NW 1/4 23-103-61, Beulah Township, Davison County South Dakota

Taxes: $3,746.62 **Soil Productivity Index of 52.6**

27.83 Taxable Acres located just minutes from Mitchell! Horse lovers acreage with horse barn, hayland and pasture for the animals. 1376 sq. ft. home 2 bedrooms, 2 1/2 baths, full basement with multiple rooms with basement entry and 2 car garage; Built in 1978; Geothermal heat/Central air
Kohler 20 KW Back up LP Generator with Automatic switch; 175 amp breaker box
1980 Pole Shed 40'x60'x15"; 1975 Horse barn 28'x50'x12' with 3 stalls, tack room and extra room for loafing around; House yard and lots approximately 7 acres with 20 acres grass and hayland
Mitchell School District; Davison Rural Water; Septic System; Zoned Ag Residential

Online Only Personal Property Auction Starts Dec. 4, 2026 at 8:00 AM and Closes Dec. 14, 2026 at 6:00 PM

Pickup Days Dec. 15 & 16 from 10AM to 4 PM each day.

Dean Edwards Auction crew will be onsite. Loader available these 2 days only.

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www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Steve Larson - Broker Associate - 605-770-9818
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246