

ESTATE LAND AUCTION

+/-300.46 Surveyed Acres of Productive Riverview Township, Moody County, SD Cropland and Pasture

We will offer the following real property at Live Auction and "On Site" at the land located from Flandreau, SD – 6 miles west on Hwy. #32 and 6 miles north on 474th Ave. to the NE Corner of the land at the Jct. of 474th 224th St.; or from the Flandreau, SD Exit #114 on I-29 – ½ mile east on Hwy. #32 and 6 miles north on 473rd Ave. to the NW Corner of the land at the Jct. of 473rd Ave. & 224th St.; from the Ward, SD Exit #121 on I-29 – ½ mile east on 223rd St. and 1 mile south on 473rd Ave. to the NW Corner of the farm

MONDAY OCTOBER 6, 2025 • SALE TIME: 10:00 AM

This +/-300.46 Acre Farm will be Offered As – TR. #1 - The West +/-46.65 Acres with a Cropland History and Presently Sowed to Grass & Utilized as Pasture; TR. #2 – The Middle +/-189.17 Acres of Choice High Percentage Tillable Cropland and +/-14.22 acres of grassland/pasture with a cropland history located in the northcentral portion of Tr. #2; and TR. #3 – The East +/-64.64 Acres of Pastureland; or as TRACTS #1 & #2 Combined - +/- 235.82 Acres; TR. #2 & #3 – 253.81 Acres or as TR. #1, #2 & #3 Combined – The +/-300.46 Acre Unit.

This auction presents a great opportunity to purchase a productive parcel of farm and pastureland with the cropland acres being inclusive of some high caliber productive soils, a west pasture with a cropland history and respectable soils and the east pasture which appears to be good native grass pasture with a large dugout. Crop-Livestock Parcels of this caliber are a rare find in Moody County and Eastern SD, so make plans to inspect this property. **See complete parcel information at www.suttonauction.com.** This land is located in a prominent agricultural area in Riverview Twp in Moody Co., SD. This land is available to the buyer to farm or lease as they desire in 2026.

LEGAL DESC.: For the Property in its Entirety – The NW¼ and NE¼, Exc. the W. 1,143' of the E. 1,893' of the N. 762', Sec. 29, T. 108N, R. 49W., (Riverview Twp.), Moody Co., SD; If sold in multiple parcels the respective Surveyed Tracts will be platted & recorded in accordance with the survey as completed by Midwest Land Surveying, Inc.

TERMS: Cash - A 10% nonrefundable downpayment sale day with the balance on or before Dec. 12, 2025, with full possession for the 2026 crop year and grazing season. 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 Moody County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

Either these individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop farming operation, crop/livestock operation, pasture grazing land for the cow-calf operator or as an investment. To view aerial maps, soils data and other information or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.

BENEFICIARIES ON THIS LAND OF THE JANE THOMAS TESTAMENTARY TRUST -TERRIE BAESMANN, CRISTIE THOMAS, KELLIE THOMAS & JERRIE SLAGLE – OWNERS

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527

GAGE GULLICKSON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-651-3867

& BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102