

LAND AUCTION

**Attention Row Crop Operators, Livestock Producers, Hunters,
Wildlife Enthusiasts & Investors!**

+/-622.59 Surveyed Acres of Miner County & Sanborn Co., SD Land –

Consisting of FARM #1 - +/-148.59 Acres of Well Located Clinton Twp., Miner Co., SD Land Lying Adj. to Hwy. #34 Between Fedora & Artesian, SD; and 2 Parcels Containing a Total of +/-474 Acres Lying Diagonal Across the Road from Each Other as FARM #2 +/-320 Acres in Benedict Twp. in Eastern Sanborn Co., SD and FARM #3 - +/-154 Acres in Miner Twp. in Western Miner County SD

We will offer ALL of the following parcels of land at auction, with the auction to be held at the Artesian Honey Producers Lot which is located on Hwy. #34 and Directly North of Farm #1 which is located approx. 2½ miles west of Fedora, SD; or from Artesian, SD – 4 miles east on Hwy. #34; or approx. 15 miles west of Howard, SD on Hwy. #34.

FRIDAY MARCH 6, 2026 • SALE TIME: 10:30 AM

This Auction Presents the Opportunity to a Tremendous Offering of +/-622.59 Acres of Miner & Sanborn County SD Land and will be Offered as FARM #1 - +/-148.59 Acres in Clinton Twp., Miner Co., SD - That will be offered Individually with No Combinations; as FARMS #2 & #3 – A Total of +/- 474 Acres – FARM #2 Consisting of +/-320 Acres in Sec. 12 of Benedict Twp. in Sanborn Co., SD – To be Offered Individually as Parcel #2A – The NE¼ of Sec. 12 - +/-160 Acres; Parcel #2B – The SE¼ Sec. 12 - +/-160 Acres; or as FARM #2 (Parcels #2A & #2B Combined) - +/-320 Acres; and FARM #3 - +/- 154 Acres in Miner Twp., Miner Co., SD – To be Offered Individually as a +/-154 Acre Parcel; or in Combination with Parcel #2B & Farm #3 - +/-314 Acres; or as Parcels #2A, #2B & Farm #3 – which Altogether would be a +/-474 Acre Combined Unit.

FARM #1 - +/-148.59 Acres in Clinton Twp., Miner Co., SD – PROPERTY LOCATION - From Fedora, SD – 2 miles west on Hwy. #34 with the NE Corner of the Land at the Jct. of Hwy. #34 & 419th Ave.; from Artesian, SD - 4 miles east on Hwy. #34; or approx. 15 miles west of Howard, SD on Hwy. #34

LEGAL DESC.: The NE ¼, Exc. Lot H-1 & Exc. Lot H-2 & Exc. Lot H-1 in R4, 7-106-58 (Clinton Twp.), Miner Co., SD – Containing 148.59 Acres M/L – Based on County Assessor's Information

FARM #2 - +/-320 Acres in Benedict Twp., Sanborn Co., SD – PROPERTY LOCATION – From Fedora, SD – 3 miles west on Hwy. #34 to the Miner/Sanborn County Line (418th Ave.), 5 miles north on 418th Ave. with the Jct. of 418th Ave. & 228th St. being at the SE Corner of Farm #2 and the NW Corner of Farm #3.

LEGAL DESC.: **Parcel #2A** – The NE¼; **Parcel #2B** – the SE¼ - All in the E½ of 12-107-59, (Benedict Twp.), Sanborn Co., SD. **Farm #2 is Located in Eastern Sanborn County with the east side of the property lying adj. to the Sanborn-Miner County Line and just NW of Farm #3. Both Farms #2 & #3 are located in prominent hunting and agricultural area, thus these are farms that have potential to provide a combination of both - Income Producing Cropland Acres and Hunting and Recreational Amenities.**

FARM #3 - +/-154 Acres in Miner Twp., Miner Co., SD – PROPERTY LOCATION – Located Just SE of Farm #2, with the NW Corner of the Farm #3 being at the Jct. of 228th St. & 418th Ave.; from Fedora, SD -3 miles west on Hwy. #34 and 5 miles north on 418th Ave to the NW Corner of Farm #3 at the Jct. of 418th Ave. & 228th St. **LEGAL DESC.:** (Essentially the NW¼), Legally Desc. as Lots #1 & #2 & the E½ NW¼, 18-107-58 (Miner Twp.), Miner Co., SD. **Farm #3 is Located in Western Miner County with the west side of the property lying adj. to the Sanborn-Miner County Line and just SE of Farm #2 and will be offered Individually or in Combination with Farm #2 as a whole or in Combination with Parcel 2B.**

TERMS: Cash - A 10% nonrefundable downpayment sale day and the balance on or before April 24, 2026, with full possession on sale day for the 2026 crop year. The Seller may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate with facilitation of the exchange, with any costs affiliated with the exchange to be paid by the seller. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. For additional information, visit: www.suttonauction.com. **To view property details, surveys and other information, see www.suttonauction.com. Contact Sutton Auctioneers & Land Brokers with questions, or if you are unable to attend, to make arrangements for absentee bidding at ph. 605-336-6315.**

DAVE BORNITZ, OWNER • PH. 605-770-5102

Auction Arranged & Conducted by Sutton Auctioneers & Land Brokers, LLC

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

WAYNE BESSMAN – RE Auctioneer – Madison, SD – ph. 605-270-4980;

TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626

& CHIP WOSJE – RE Auctioneer – Nunda, SD – ph. 605-480-2847