

ESTATE MULTI PARCEL LAND AUCTION

+/-406.70 Surveyed Acres of Productive Ward Township Moody County, SD Land

We will offer the following real property at auction "On Site" at the land located from Flandreau, SD (Jct. Hwy. #13 & Pipestone Ave./230th St. – 5 miles east, 5 miles north on Co. Hwy. #17/486th Ave. and 1 mile west on 225th St.; from Ward, SD -1 mile west on Co. Hwy. #4 (223rd St.), 2 miles south on Co. Hwy. #17 (486th Ave.) and 1 mile west on 225th St. to the NE Corner of the land at the Jct. of 485th St. & 225th St.; from Elkton, SD – 6 miles south on 486th Ave. to the Ward Road, then continue 2 miles south on Co. Hwy. #17 (486th Ave.) and 1 mile west on 225th St. to the NE Corner of the land.

FRIDAY APRIL 10, 2026 • SALE TIME: 10:00 AM

This +/-406.70 Acre Farm will be Offered As – PARCEL #1 - +/-162.89 Acres of High Percentage Tillable Cropland in the NW ¼; PARCEL #2– +/- 162.52 Acres of High Percentage Tillable Cropland in the NE¼; and PARCEL #3 - +/-81.29 Acres in the W½ SE¼; and Combinations of Parcels #1 & #2 – The N ½ - +/- 325.41 Acres; Parcels #2 & #3 – The NE ¼ & W ½ SE ¼ - +/-243.81 Acres; or as Parcels #1, #2 & #3 Combined – The Entire +/-406.70 Acre Unit.

AUCTIONEERS NOTE: This auction presents a "once in a lifetime" opportunity to purchase land that has not been for sale for decades as portions have been in the Paulsen family for over 80 years dating back to acquisition in 1946. This auction presents a great opportunity to purchase a productive parcel of cropland/hayland, recently retired CRP acres and some areas with trees and other hunting and wildlife production habitat, including a small NRCS WRP Conservation Easement on +/-3.2 acres (Lot B) in the SE Corner of Parcel #3 in the W½ SE¼. With the recent retirement of the CRP contracts and implementation of some future management practices by a new owner(s), this farm could be transformed into a very desirable agricultural property. This land is situated in a prominent agricultural area in Ward Twp. in Moody County, SD. This land is available to the buyer to farm or lease as they desire in 2026. If you are in the market for quarters, an eighty or the rare opportunity to purchase a sizeable contiguous 406.7 acre unit of agricultural land in Moody County, SD as an addition to an area row crop or crop/livestock operation or as an investment, then make plans to attend this auction, especially since this land will be offered in individual parcels and combinations of parcels to fit the needs of a wide variety of potential buyers.

PARCEL #1 - +/-162.89 Surveyed Acres – Legal Desc.: The NW ¼ of Sec. 31, T. 108N., R. 47W., (Ward Twp.), Moody County, SD

With the recent retirement/cancellation of the previous CRP contracts, Parcel #1 will have a very high percentage tillable, with the future non-tillable acres being comprised primarily of a +/-8 acre "L" shaped tree grove, waterways/drainage and roads. According to FSA information and the 156EZ the NW ¼ is indicated to have approx. 158.66 acres of Farmland and 158.66 acres of Cropland with a 62.20 acre corn base with a 108 bu. PLC yield and a 15 acre wheat base with a 29 bu. PLC yield. According to info. obtained from Surety Agri Data the land included in PARCEL 1 (NW ¼) has a Soil Productivity Index of 90.2, being comprised of Class II soils, with a gently rolling to rolling topography.

PARCEL #2 - +/-162.52 Surveyed Acres – Legal Desc.: The NE ¼ of Sec. 31, T. 108N., R. 47W., (Ward Twp.), Moody County, SD

According to info. obtained from Surety Agri Data the land included in PARCEL 2 (NE ¼) has a Soil Productivity Index of 77.7, with the majority of the land considered as cropland being comprised of Class II soils with the lowland pasture/drainage/waterway (+/-19.65 acres as indicated by Surety) being Class VIw soil. The cropland acres have a generally gently rolling to rolling topography, with some lower lying land in the pasture/waterway/drainage. According to an FSA estimate, it appears that the NE ¼ currently has approx. 128.95 acres of cropland with the remainder being utilized has pasture/hayland, waterway and roads.

PARCEL #3 - +/-81.29 Acres – LEGAL DESC.: The W½ SE¼, together with Lot B of L & L Paulsen's First Add'n., a subdivision of the of the SE ¼, all in Sec. 31, 108N., R. 47W., Ward Twp., Moody County, SD.

According to FSA information and recent calculations, it appears that Parcel #3 (W½ SE¼) currently has approx. 68.71 acres considered to be cropland acres, with the non-tillable acres being comprised of +/-3.2 WRP acres, waterways/drainage and road. Previously it appears that all of the land considered as cropland was enrolled in the CRP program prior to the recent cancellation of the CRP contract in 2025. Additionally, there are some areas that may provide some hunting and recreational opportunities, especially in and near the perpetual NRCS Wetland Reserve Program Conservation Easement Area (WRP) situated in the SE Corner of the E½ SE¼ – designated as Lot B of L&L Paulsen's 1st Add'n – containing 3.2 acres M/L. According to info. obtained from Surety Agri Data the land included in PARCEL 3 (E½ SE¼) has a Soil Productivity Index of 75.7, with the majority of the land considered as cropland being comprised of primarily Class II soils with the lowland pasture/drainage/waterway being comprised of Class VIw soil.

FSA INFORMATION FOR PARCEL #2 (NE ¼) and PARCEL #3 (W ½ SE ¼) – Presently FSA has both of these parcels combined into one operating unit as FSA Tract 1861, which together the FSA 156 EZ indicates has approx. 237.90 acres of Farmland with 197.66 acres of Cropland with a 78 acre corn base with a 108 bu. PLC yield, a 31.40 acre Wheat base with a 29 bu. PLC yield, a 25.80 acre soybean base with a 30 bu. PLC yield and a 4.80 acre oats base with a 62 bu. PLC yield.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale with the remaining balance due and payable on or before May 29, 2026. Immediate Possession will be awarded to the buyer on sale day for preparation of the land and planting of the 2026 crops with full possession and marketable title to be conveyed at closing. Information contained herein is deemed to be correct but is not guaranteed. 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 Personal Representative/Trustee.

These individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop and/or crop/livestock operation(s) or as an investment. To view full terms, drone video, and other information concerning this property or to make arrangements for absentee bidding or other information see www.suttonauction.com contact the auctioneers.

LENORE PAULSEN FAMILY TRUST, OWNER

Laura Paulsen - Personal Representative/Trustee

Tim Dougherty – Dougherty & Dougherty LLP - Attorney for the Sellers, Sioux Falls, SD

AUCTION 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

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

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