

LAND AUCTION

+/-160 Acres of Productive and High Percentage Tillable Grovena Township, Moody County SD Land - Situated in Prominent Agricultural Area. Located Between Egan and Trent, SD

The Heirs of Donna and Raymond Gentry Trust have awarded Sutton and Auctioneers and Land Brokers, LLC the opportunity to offer this high percentage tillable farm at auction, with the auction to be conducted "On Site" at the land located from the from the Jct. of Hwy. #34 and S. Pierce St. (478th Ave.) in Egan, SD – approx. 4 ½ miles south on 478th Ave./Co. Hwy. 9A and ½ mile east on 238th St. to the SW Corner of the Land – with the Southeast Corner of the Land at the Jct. of 238th St. & 479th Ave.; or from Trent, SD – 2 miles north on 478th Ave. and ½ mile east on 238th St.

WEDNESDAY SEPTEMBER 2, 2026 • SALE TIME: 10:00 AM

This auction awards the opportunity to purchase a parcel of land with a very high percentage tillable which has been in the Gulzow-Gentry Family for over 120 years, dating back to the original ownership of by Fred Gulzow in 1903. This land is located in a prominent agricultural area in Grovena Twp.in Moody County, SD, lying between Egan and Trent, SD. This land will be sold with the buyer to receive full possession of this land for the 2027 crop year. Additionally, this land will be sold with the added benefit of having Dairy Manure applied frequently to this land by the previous farm operator. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction!

LEGAL DESC.: The SE¼ of Sec. 31, T. 106 N., R. 49 W., (Grovena Twp.), Moody County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before December 2, 2026 with full possession for the 2026 crop year. All of the 2025 RE taxes payable in 2026 in the amount of \$4,442.58, additionally and based on that amount, the buyer will be given a credit from the seller at closing to be applied to the 2026 RE taxes payable in 2027, with no further adjustments. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the trustee/personal representative.

To view full terms, aerial maps, soils data and other information concerning this property or to Register and Participate in On-Line Bidding see www.suttonlandpros.com or to make other arrangements for absentee bidding contact the auctioneers.

HEIRS OF THE RAYMOND & DONNA (GULZOW) GENTRY TRUST, OWNERS

CHUCK SUTTON - Auctioneer & Land Broker- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

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

DEAN STOLTENBERG – Auctioneer & RE Broker Assoc. – Jasper, MN - ph. 507-348-7352 &

GAGE GULLICKSON Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-651-0919