LAND AUCTION

+/-179.14 Acres of Very Well Located Union Twp., Moody County, SD Land with a Mixture of Highly Productive Cropland, Pasture & Hayland Situated in Prominent Agricultural Area!! This Land is bordered by an Oil Highway & may also offer areas for establishment of a future rural acreage site(s)!

We will offer the following land onsite at Public Auction with the land located from Flandreau, SD (Jct. of SD Hwy #13 & Pipestone Ave) – 5 miles E. on 230th St./Co. Hwy. #8C & 1 ¼ miles N. on 486th Ave/Co. Hwy. #17. Or from Rolling Plains Mennonite Church – 2 ¾ miles S. on 486th Ave/Co. Oil Hwy. #17.

MONDAY, NOVEMBER 16, 2026 • SALE TIME: 10:00 AM

Auctioneer's Note: ATTENTION – Row Crop Operators, Crop-Livestock Operators & Investors!! Sutton Auctioneers and Land Brokers have been awarded the privilege to offer this Union Twp., Moody County land at public auction. This land has been in the Kiecksee Family ownership for nearly 60 years, making this a once-in-a-lifetime opportunity to purchase this land! The land being offered will consist of a mixture of highly productive cropland as well as scenic areas & good location which may have potential for a future rural acreage site(s). If you are in the market for land as an addition to a row crop or farming operation, crop livestock operation, or as an investment, you will want to inspect this property and make plans to be in attendance at this auction!

This Surveyed +/-179.14 Acre Farm will be offered as – PARCEL #1 – The S. +/-139.21 Acres – LEGAL DESC. – The SW ¼ Exc. Tr. 1A, 2A, Tr. 3 & Tr. #4 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD; PARCEL #2 - +/-39.93 Acres – LEGAL DESC. – To be Platted as Tr. #4 of Kiecksee's Addn. in Sec. 17, T. 107N., R. 47W., Union Twp., Moody County, SD. COMBINATION OF PARCEL #1 & #2: Unit Legal Desc.: The SW ¼ of Sec. 17 Exc. Tr. 1A, 2A, & Tr. 3 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD

The land being offered for sale on this auction consists of a parcel of land with highly productive tillable acres tillable inclusive of choice high caliber cropland with some extremely high quality soils & existing pasture & hayland. This land will be offered in individual Parcels or as a combined +/-179.14 Acre Unit, with the acres being sold to be in accordance with a survey as completed by Midwest Land Surveying Inc. This land will be available to farm or lease for the 2027 crop year, The 2025 taxes payable in 2026 on this land are $3,649.28 on the SE ¼ of Sec. 17 & $678.52 on the NW ¼ of the NE ¼ of Sec. 20. This is a choice offering of land that has the potential to fulfill the needs of a variety of buyers, including those looking for high-quality productive cropland to add to their farming operation and/or investment portfolio as well as crop-livestock operators & for individuals seeking a smaller hobby farm or potential Rural Acreage Site!

LEGAL DESC.: Unit Legal Desc.: The SW ¼ of Sec. 17 Exc. Tr. 1A, 2A, & Tr. 3 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD

TERMS: Cash – Short Term Installment Sale – A 10% non-refundable earnest money payment on the day of the sale, an additional 40% on or before Dec. 28, 2026 and the remaining 50% on Jan. 4, 2027 and not prior to Jan. 1, 2027. Title ins. & closing agents fee to be divided 50-50. All of the 2026 RE taxes payable in 2027 will be paid by the sellers with purchaser(s) to be responsible for the 2027 RE taxes payable in 2028. Acres based on recent survey. 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. For additional information visit: www.suttonauction.com

MELVIN KIECKSEE & CAROL KIECKSEE, OWNERS

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JARED SUTTON, CAI – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-864-8527
DEAN STOLTENBERG – Auctioneer & RE Broker Assoc. –Jasper, MN - ph. 507-348-7352
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