LAND AUCTION

+/-163.1 Surveyed Acres of Choice High Producing Extremely Well Located Grovena Township, Moody County, SD Land - Situated in the Garden Spot of Eastern South Dakota

We will offer the following real property at auction at the land located from Flandreau, SD – 3 miles south on Hwy. #13 (481st Ave.), 1 mile east on Hwy. #34 and 1 mile south on 482nd Ave. to the NE Corner of the Land at the Jct. of 482nd Ave. & 234th St.; from the Madison-Colman, SD Exit #109 on I-29 – 12½ miles east on Hwy. #34 and 1 mile south; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, then continue 5½ miles west on SD Hwy. #34 and 1 mile south on 482nd Ave.

FRIDAY, DECEMBER 11, 2026 • 10:00 AM

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a Parcel of High Caliber and Highly Productive Grovena Township Moody County, SD Land, that is situated in the "Garden Spot of Eastern South Dakota". This auction includes a parcel of land that has a very high percentage tillable and is inclusive of some superb soils. This choice parcel of land has been in the Babcock/Thomas Family for nearly 50 years, thus this auction presents a once in a lifetime opportunity to purchase this land. This is an Extremely Choice parcel of land located in what is one of the most highly regarded agricultural areas of Eastern SD, where ownership is tightly held and seldom becomes available on the open market. 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. ***Chuck Sutton***

This Surveyed +/-163.1 Acre Moody County, SD farm will be offered as a unit. The land being offered for sale on this auction consists of a parcel of land with a very high percentage tillable and is inclusive of choice acres of cropland with some extremely high caliber soils. According to FSA information this farm has approximately 159 acres of cropland with an enormous FSA 152.29 acre corn base with a 148 bu. PLC yield; although at the present time nearly all of this farm is sowed to alfalfa, with approx. 153.63 acres of cropland in the main large field and +/-5 acres of cropland in a small field in the SW corner of the farm lying west of a +/-1.96 acre waterway. According to FSA info. the non-tillable acres appear to consist of approx. _1.96_ acres waterway/drainageway in the SW corner of the farm, with the remaining non-tillable acres comprised of ditches and roads - access from the large parcel to the +/-5 acre field likely will require a purchaser of the farm to install a large culvert and crossing. According to the Moody County Assessor this farm has an excellent overall soil rating/parcel rating of .787, comparatively Surety Agri-Data, Inc. indicates this land has a Productivity Index of 80.2 with the predominate soils on the cropland comprised of primarily Class I & II soils, with lower quality soils in and near the drainageway. The general topography of the cropland is level to level to very gently rolling with excellent eye appeal. This land is very well suited for row crop production with a high percentage tillable and high quality soils. Both the owner and the current tenant believe some drain tile exists, although neither have maps or knowledge to the location and extent of the tile in this farm. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their farming operation and/or their investment portfolio.

LEGAL DESC.: The NE¼ of Sec. 15, T. 106N., R. 48W., (Grovena Twp.), Moody Co., SD, containing 163.1 Acres M/L in accordance with the recent survey thereof.

TERMS: Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before Jan. 29, 2027 with landlord's possession, as this land is subject to a cash rental lease for the 2027 crop year, with the buyer to receive a seller enhanced rent credit of $400.00 per acre x 160 acres for a total amount of $64,000.00 at closing and full possession of the land following the harvest of the final cutting of alfalfa in 2027.

This is a parcel of land that is well suited to serve as an addition to an area farming operation or investment. See www.suttonauction.com for full auction details or to register to bid online bidding and to view a drone video, aerial maps, soils data and other information concerning this property. If you are uncomfortable with online bidding and wish to make other arrangements for absentee bidding feel free to contact the auctioneers & brokers.

LAURIE "BABCOCK" THOMAS, OWNER

CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
JARED SUTTON, CAI - Auctioneer & RE Broker Associate - Flandreau, SD - ph. 605-864-8527
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& BURLAGE-PETERSON - Auctioneers & Realtors - Brookings, SD - ph. 605-692-7102