LAND AUCTION

98.79 AC± | 1 TRACT | MINNEHAHA CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/21/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: WILLOW RUN GOLF COURSE

8000 E ARROWHEAD PKWY, SIOUX FALLS, SD 57110

Approximately 98.79 acres of productive agricultural land in Minnehaha County, South Dakota, is now available. This tract offers mostly level topography, a strong overall soil profile, building eligibility, and convenient gravel road access. Buyers can add quality cropland to an existing operation or hold a well-built block of farmland as a long-term agricultural investment.

Soil quality is the foundation of any farm's value, and this property is strong on that front. The tract carries a weighted soil productivity index rating of 81.97. The property also includes a building eligibility, which gives a future owner more flexibility. The eligibility allows a building site to be placed on the tract, subject to Minnehaha County zoning and permitting requirements, while the rest of the acres stay in agricultural production.

The layout of the land is another key strength. The topography is relatively level throughout, with large, workable acres and minimal terrain interruption. Fewer slopes, draws, and odd corners let equipment cover ground efficiently and keep planting and harvest passes straight and consistent. More of the acreage can be put to productive use. For an operator managing time, fuel, and machinery hours, a level and well-shaped field is a practical advantage that shows up season after season.

This property fits a range of buyer goals. A local operator may see it as an add-on to existing acres, allowing more production without spreading equipment across distant fields. An investor may view it as a tangible, long-term agricultural asset, with the option of leasing the ground to a local producer. As part of their due diligence, buyers should review the soils, access, and any current lease or farming arrangements with the Land Specialist. If you are looking to expand your operation or invest in quality farmland, this is an excellent opportunity to acquire some Minnehaha County acres.



Deeded Acres:	98.79±
Soil Types:	Grovena, Moody, Moody-Trent, Moody-Nora, Flandreau, Obert
Soil PI/NCCPI/CSR2:	81.97
CRP Acres/Payment:	No CRP
Taxes:	$2,569.49
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	TRACT 1 SMITH'S ADDITION NW ¼ & SW ¼ S28 T101N R47W VALLEY SPRINGS TOWNSHIP Minnehaha Co, SD
PIDs:	PID 84719
Lat/Lon:	43.523750, -96.492899
Zip Code:	57068

BUYERS PREMIUM: No buyer's premium or internet fees

TAXES: Prorated to date of close

TENANCY: Open tenancy for 2027

RENTS: Seller to retain 2026 rents

MINERALS: Seller-owned rights will convey

CLOSING COSTS: 50% by the sellers and 50% by the buyers. Sellers shall pay 100% for the preparation of the seller's deed to transfer the property to the buyers, and buyers shall pay 100% for the preparation of the buyer's deed to be recorded upon closing. Seller shall pay 100% of the transfer tax and release fees due to Minnehaha County, South Dakota, upon closing.

CLOSING DATE: On or before 30 days from seller acceptance

DOWN PAYMENT: 10%

POSSESSION DATE: At closing

SURVEY: No survey needed

SELLER: Smith Brothers

SALE ORDER: By the acre

SALE METHOD: Sells subject to seller acceptance

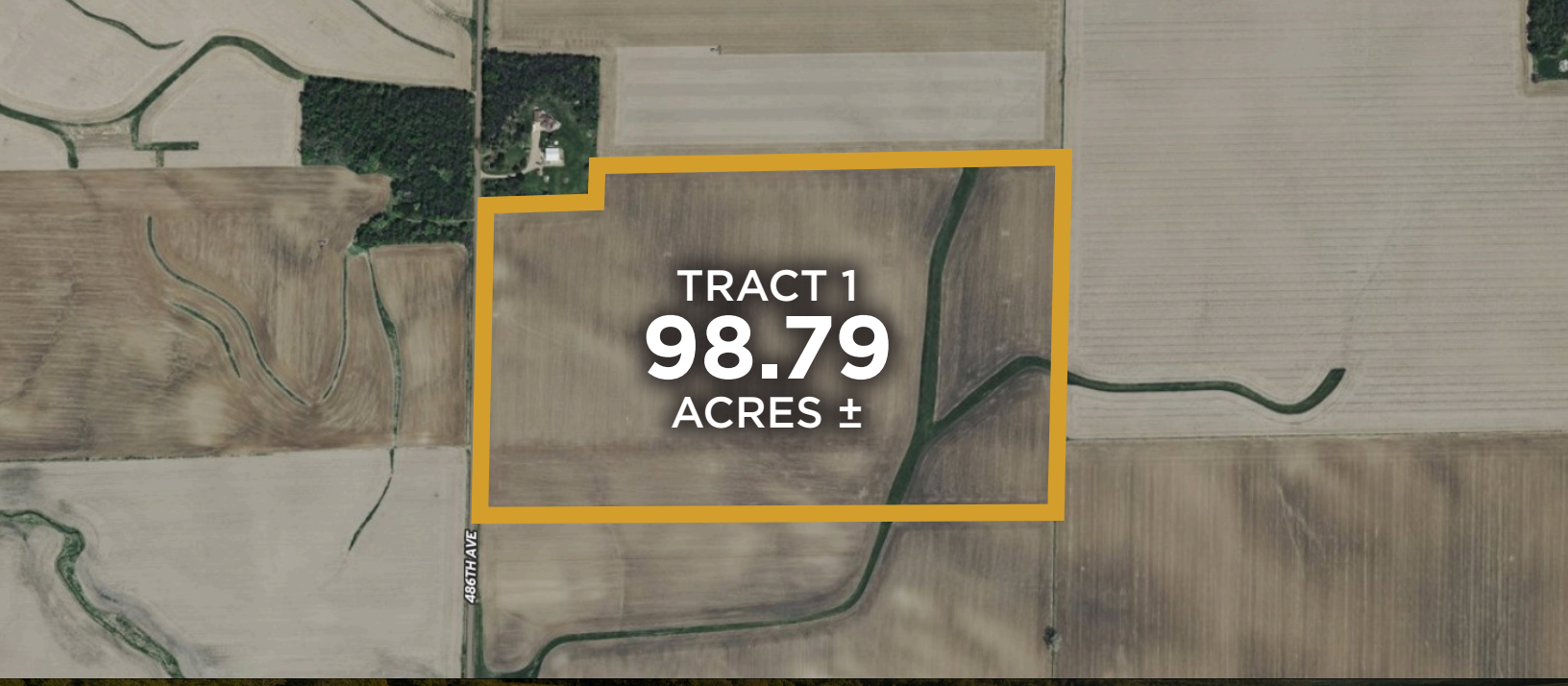
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CLAY ANDERSON: 712.231.9194 | clay.anderson@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker, Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Clay Anderson, Whitetail Properties Agent/Land Specialist, 712.231.9194



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