

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

2,083.1± Acres, Lyman County, South Dakota

Wednesday, August 27, 2025 | 10:00 AM

Presho Fire Hall | 220 Main Avenue | Presho, South Dakota

Highlights:

- High quality farmland
- Tracts of 139 to 320 acres
- Reasonable South Dakota property taxes



For additional information, please contact:
Tyler Radke, Agent | (605) 999-0919
TRadke@FarmersNational.com



Dave Hickey, Agent | (402) 336-3500
or (402) 340-4436
DHickey@FarmersNational.com

Bidding starts | Monday, August 25, 2025 at 8:00 AM

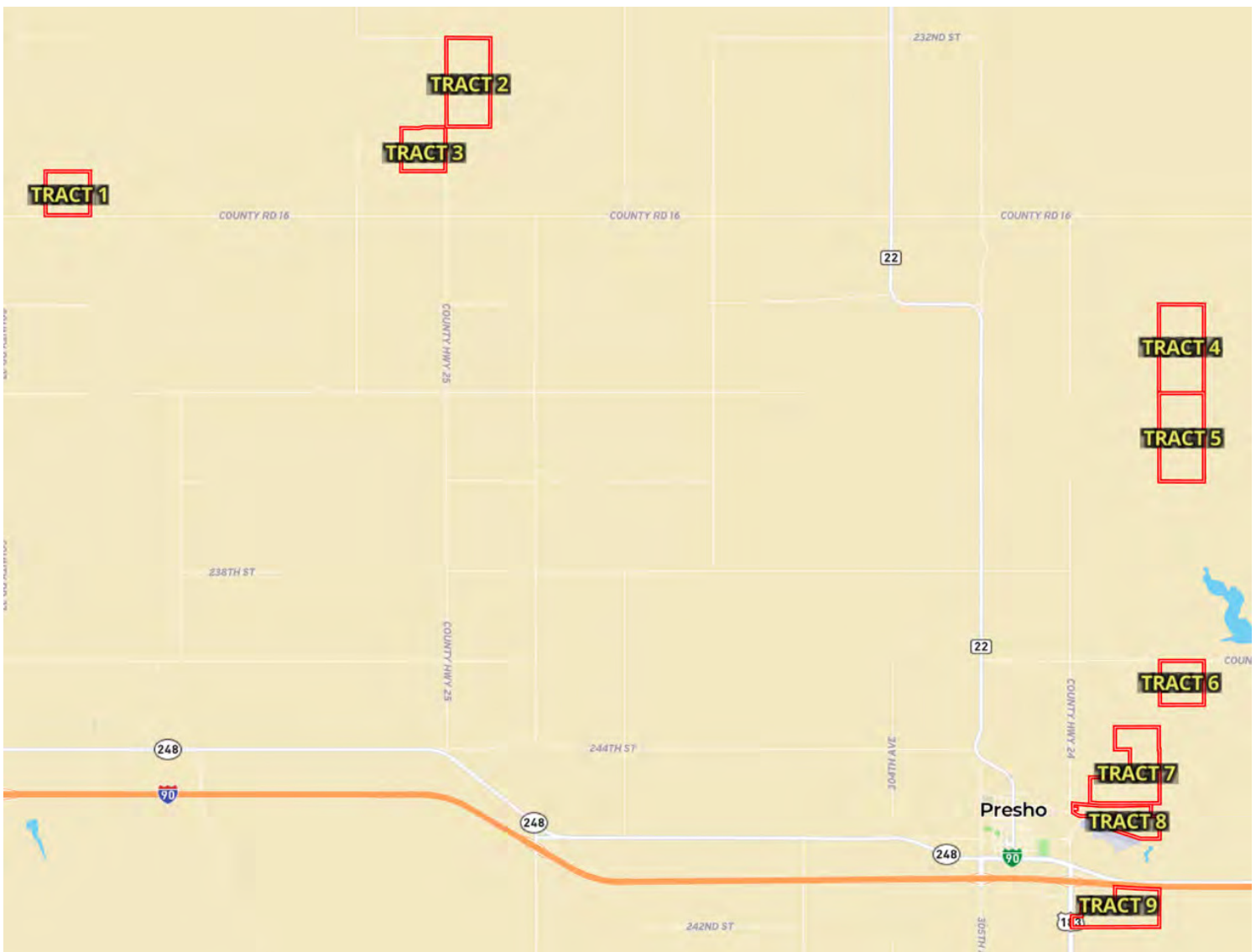
Bidding closes | Wednesday, August 27, 2025 at close of live event

To register and bid go to: www.fncbid.com

Wow! An exceptional offering of 2,083.1+/- acres in central Lyman County! All cropland tracts with most offering a high percentage of tillable farmland. Tracts range in size from 139 to 320 acres. Several tracts are located adjacent to Presho, Interstate 90, Highway 183, Ringneck & Western Railroad and the Presho Airport. These farms are located northwest, northeast, east, and south of Presho; should be something to fit every Buyer's needs!

Make plans to be with us on August 27th in Presho, or bid online!

Property Location



Property Information | Tract #1

Legal Description:

Southeast Quarter of Section 2, Township 106 North, Range 79 West of the 5th P.M., Lyman County, South Dakota.

Property Description

151.96+ Acres

Nice quarter with good soils and a high percentage of tillable cropland. FSA shows 146.64 acres in cropland. Planted to sunflowers for 2025. Great access along County Road 16, and approximately 17 miles northwest of Presho.

Soil Rating

0.75

2024 Real Estate Taxes

\$1,195.62

FSA Information

Farm #4396

Tract #1615

FSA Cropland Acres: 146.64

Crops	Base	PLC Yield
Wheat	54.69	32
Corn	0.72	63
Grain Sorghum	17.51	66
Sunflowers	3.43	1,607

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmB	Millboro silty clay, 3 to 6 percent slopes	112.83	71.95	80	31	3e
PoA	Promise clay, 0 to 3 percent slopes	31.48	20.07	69	26	3s
Wt	Witten silty clay, 0 to 3 percent slopes	11.75	7.49	80	38	2s
PcA	Promise-Capa complex, 0 to 3 percent slopes	0.75	0.48	53	28	3e
Ko	Kolls silty clay	0.01	0.01	30	5	5w
TOTALS		156.82(*)	100%	77.66	30.5	2.93

Property Information | Tract #2

Legal Description:

West Half of Section 34, Township 107 North, Range 78 West of the 5th P.M., Lyman County, South Dakota.

Property Description

320+ Acres

Nice laying half-section with great access along County Road 25 and approximately 13 miles northwest of Presho. Currently planted to sunflowers for 2025. Grassed waterway provides some hay and possible deer hunting opportunities.

Soil Rating

0.713

2024 Real Estate Taxes

\$2,374.70

FSA Information

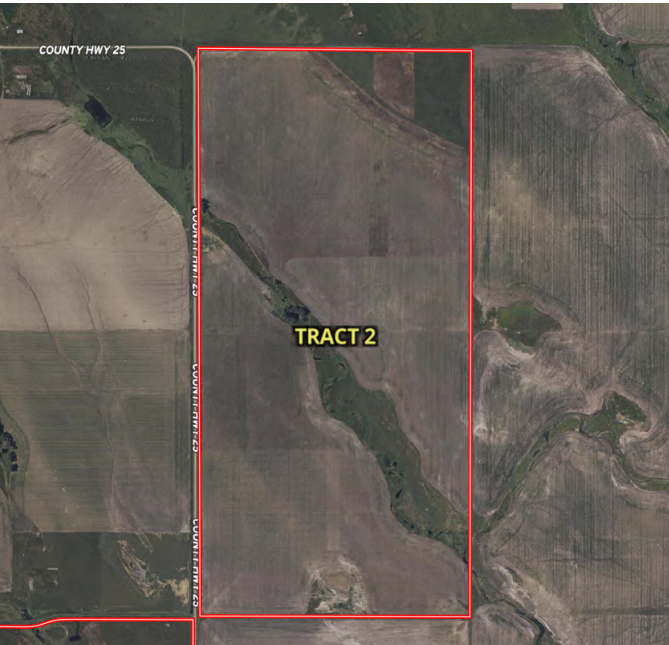
Farm #4396

Tract #2161

FSA Cropland Acres: 295.44

Crops	Base	PLC Yield
Wheat	109.94	32
Corn	11.24	63
Grain Sorghum	28.88	66
Sunflowers	53.47	1,607

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoA	Promise clay, 0 to 3 percent slopes	118.48	37.88	69	26	3s
PoB	Promise clay, 3 to 6 percent slopes	113.22	36.2	64	26	3e
MmB	Millboro silty clay, 3 to 6 percent slopes	68.7	21.96	80	31	3e
LbD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	6.43	2.06	34	27	4e
LaC	Lakoma silty clay, 6 to 9 percent slopes	3.23	1.03	45	27	6e
OnD	Opal-Sansarc clays, 6 to 15 percent slopes	2.72	0.87	41	25	6e
TOTALS		312.78(*)	100%	68.4	27.12	3.08

Property Information | Tract #3

Legal Description:

Northeast Quarter (Lots 7 & 8, and N½NE¼) of Section 4, Township 106 North, Range 78 West of the 5th P.M., Lyman County, South Dakota.

Property Description

167.9+ Acres

Quarter-section with 88.7 acres in cropland and the balance in grass. Cropland acres planted to sunflowers for 2025. A couple of small dugouts located on the grass acres. Lays across the road from Tract #2.

Soil Rating

0.624

2024 Real Estate Taxes

\$1,099.80

FSA Information

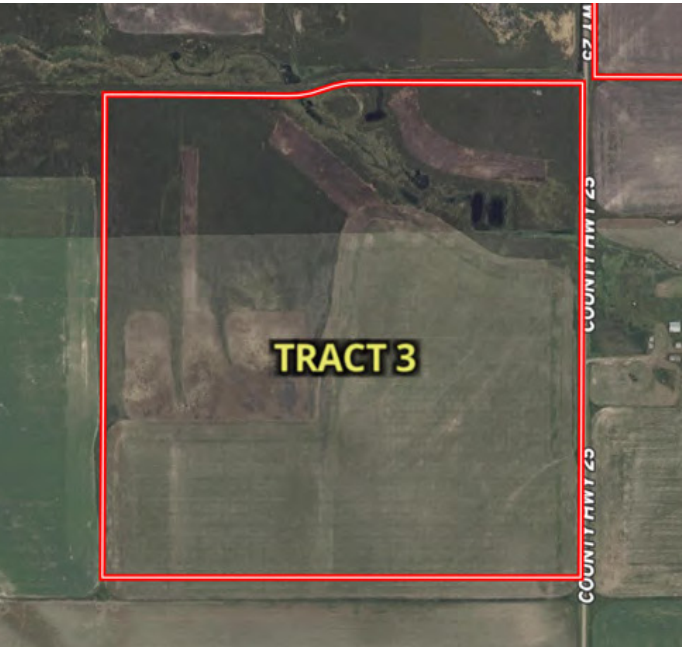
Farm #4396

Tract #1679

FSA Cropland Acres: 152.09

Crops	Base	PLC Yield
Wheat	56.69	32
Corn	1.74	63
Grain Sorghum	17.49	66
Sunflowers	8.27	1,607

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoB	Promise clay, 3 to 6 percent slopes	50.96	33.06	64	26	3e
LaC	Lakoma silty clay, 6 to 9 percent slopes	50.57	32.8	45	27	6e
PoA	Promise clay, 0 to 3 percent slopes	35.08	22.76	69	26	3s
MmB	Millboro silty clay, 3 to 6 percent slopes	17.55	11.38	80	31	3e
TOTALS		154.16(*)	100%	60.73	26.9	3.98

Property Information | Tract #4

Legal Description:

West Half of Section 13, Township 106 North, Range 77 West of the 5th P.M., Lyman County, South Dakota.

Property Description

320+ Acres

Nice laying half-section located 5 miles northeast of Presho. FSA shows 318.1 acres of cropland. Planted to sunflowers for 2025. Nearly all tillable half-section with Millboro silty clay soils. Tract #4 is adjacent to Tract #5.

Soil Rating

0.75

2024 Real Estate Taxes

\$2,507.46

FSA Information

Farm #1122

Tract #3061 (NW 1/4)

FSA Cropland Acres: 160.41

Crops	Base	PLC Yield
Wheat	64.0	32
Corn	2.9	77
Grain Sorghum	32.10	43

Farm #4396

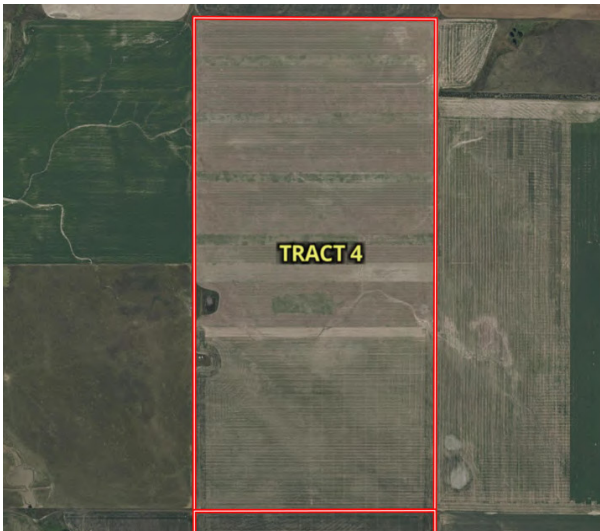
Tract #3060

FSA Cropland Acres: 419.44 (includes other acres)

Crops	Base	PLC Yield
Wheat	158.17	32
Corn	18.27	63
Grain Sorghum	40.14	66
Sunflowers	86.87	1,607

(Note: If Tracts #4 and #5 sell to separate Buyers, Lyman County FSA office shall be responsible for re-allocating base acres between the tracts.)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmB	Millboro silty clay, 3 to 6 percent slopes	162.57	50.77	80	31	3e
MmA	Millboro silty clay, 0 to 3 percent slopes	149.9	46.81	85	35	3s
OnD	Opal-Sansarc clays, 6 to 15 percent slopes	4.5	1.41	41	25	6e
PoB	Promise clay, 3 to 6 percent slopes	2.74	0.86	64	26	3e
Ko	Kolls silty clay	0.51	0.16	30	5	5w
TOTALS		320.22(*)	100%	81.58	32.7	3.05

Property Information | Tract #5

Legal Description:

West Half of Section 24, Township 106 North, Range 77 West of the 5th P.M., Lyman County, South Dakota.

Property Description

320+ Acres

Half-section of cropland and grass acres located 4 miles northeast of Presho, and adjacent to Tract #4. Currently in sunflowers for 2025. Grass waterway plus two smaller dugout dams.

Soil Rating

0.649

2024 Real Estate Taxes

\$2,167.10

FSA Information

Farm #4396

Tract #3060

FSA Cropland Acres: 419.44 (includes other acres)

Crops	Base	PLC Yield
Wheat	158.17	32
Corn	18.27	63
Grain Sorghum	40.14	66
Sunflowers	86.87	1,607

(Note: If Tracts #4 and #5 sell to separate Buyers, Lyman County FSA office shall be responsible for re-allocating base acres between the tracts.)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MnC	Boro-Millboro silty clays, 6 to 9 percent slopes	143.71	45.24	56	34	4e
MmB	Millboro silty clay, 3 to 6 percent slopes	118.74	37.38	80	31	3e
Wt	Witten silty clay, 0 to 3 percent slopes	24.87	7.83	80	38	2s
MmA	Millboro silty clay, 0 to 3 percent slopes	24.05	7.57	85	35	3s
W	Water	3.47	1.09	0	-	8
Wd	Wendte silty clay, channeled, occasionally flooded	2.81	0.88	33	23	6w
TOTALS		317.65(*)	100%	68.23	32.8	3.46

Property Information | Tract #6

Legal Description:

Lots 3 & 4, and South Half of the Northwest Quarter of Section 1, Township 105 North, Range 77 West of the 5th P.M., Lyman County, South Dakota.

Property Description

160.46+ Acres

Quality quarter-section located just 2 miles northeast of Presho along County Road 15. Planted to sunflowers for 2025. Cropland acres nearly all Millboro silty clay soils.

Soil Rating

0.728

2024 Real Estate Taxes

\$1,204.08

FSA Information

Farm #4396

Tract #1152

FSA Cropland Acres: 151.08

Crops	Base	PLC Yield
Wheat	55.58	32
Corn	0.32	63
Grain Sorghum	18.11	66
Sunflowers	1.54	1,607

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmB	Millboro silty clay, 3 to 6 percent slopes	122	78.19	80	31	3e
MmA	Millboro silty clay, 0 to 3 percent slopes	25.9	16.6	85	35	3s
Ko	Kolls silty clay	8.13	5.21	30	5	5w
TOTALS		156.0 3(*)	100%	78.22	30.31	3.1

Property Information | Tract #7

Legal Description:

South Half of the Southeast Quarter of Section 2;
Part of Section 11; Township 105 North, Range 77
West of the 5th P.M., Lyman County, South Dakota.
Exact legal description to be determined by title
insurance commitment.

Property Description

294.54+ Acres

Located just northeast of Presho, Tract #7 offers significant cropland acres accessible from 307th Avenue. Planted to sunflowers and soybeans for the 2025 growing season. Ringneck & Western Railroad forms the south boundary, with Dakota Mill & Grain just east of the property. A couple small dugout dams located near the southeast corner of the property.

Soil Rating

0.70

2024 Real Estate Taxes

\$2,345.87 (estimated)

FSA Information

Farm #4396

Tract #5057 (includes other land)

FSA Cropland Acres: 288.91 (includes other land)

Crops	Base	PLC Yield
Wheat	55.58	32
Corn	0.32	63
Grain Sorghum	18.11	66
Sunflowers	1.54	1,607

Farm #4396

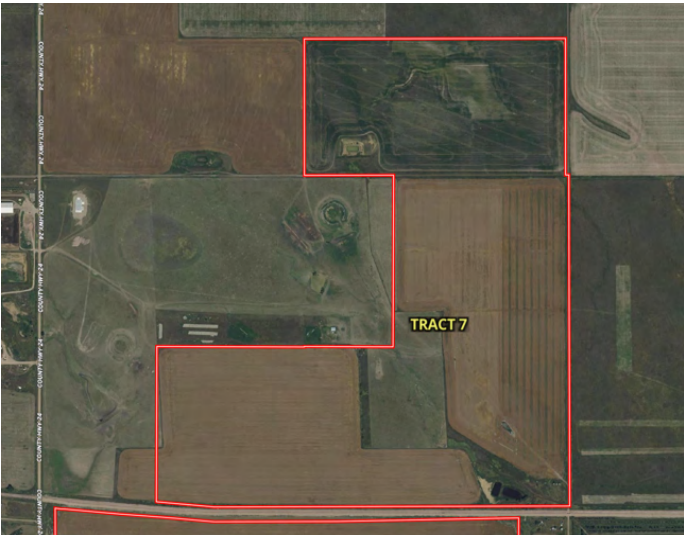
Tract #3055 (includes other land)

FSA Cropland Acres: 105.83 (includes other land)

Crops	Base	PLC Yield
Wheat	50.96	32
Corn	3.63	63
Grain Sorghum	4.58	66
Sunflowers	17.27	1,607

(Note: If Tracts #7 and #8 sell to separate Buyers, Lyman County FSA office shall be responsible for re-allocating base acres between the tracts.)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmB	Millboro silty clay, 3 to 6 percent slopes	195.41	67.2	80	31	3e
MnC	Boro-Millboro silty clays, 6 to 9 percent slopes	62.53	21.5	56	34	4e
PoA	Promise clay, 0 to 3 percent slopes	16.52	5.68	69	26	3s
CpA	Capa silt loam, 0 to 6 percent slopes	15.29	5.26	12	30	6s
Ko	Kolls silty clay	1.05	0.36	30	5	5w
TOTALS		290.8(*)	100%	70.46	31.21	3.38

Property Information | Tract #8

Legal Description:

Part of Section 11; Township 105 North, Range 77 West of the 5th P.M., Lyman County, South Dakota. Exact legal description to be determined by title insurance commitment.

Property Description

139.06+ Acres

Tract #8 offers lots of potential with County Highway 16 splitting the tract, and the Ringneck & Western Railroad forming the north boundary. Located directly east of Presho and adjacent to the airport, Tract #8 has nearly 130 acres of good quality, nearly level cropland with plenty of road and rail access. Planted to soybeans for the 2025 growing season. Put your ideas to work on this parcel!

Soil Rating

0.757

2024 Real Estate Taxes

\$1,620.03 (estimated)

FSA Information

Farm #4396

Tract #5057 (includes other land)

FSA Cropland Acres: 288.91 (includes other land)

Crops	Base	PLC Yield
Wheat	55.58	32
Corn	0.32	63
Grain Sorghum	18.11	66
Sunflowers	1.54	1,607

Farm #4396

Tract #3055 (includes other land)

FSA Cropland Acres: 105.83 (includes other land)

Crops	Base	PLC Yield
Wheat	50.96	32
Corn	3.63	63
Grain Sorghum	4.58	66
Sunflowers	17.27	1,607

(Note: If Tracts #7 and #8 sell to separate Buyers, Lyman County FSA office shall be responsible for re-allocating base acres between the tracts.)

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmA	Millboro silty clay, 0 to 3 percent slopes	103.95	74.19	85	35	3s
MmB	Millboro silty clay, 3 to 6 percent slopes	22.26	15.89	80	31	3e
PoA	Promise clay, 0 to 3 percent slopes	12.61	9.0	69	26	3s
Wd	Wendte silty clay, channeled, occasionally flooded	1.3	0.93	33	23	6w
TOTALS		140.12(*)	100%	82.29	33.45	3.03

Property Information | Tract #9

Legal Description:

South Half of the South Half (less NW¼SW¼SW¼ and less highway conveyance); and the North Half of the Southeast Quarter lying south of Interstate Highway #90 of Section 14; Township 105 North, Range 77 West of the 5th P.M., Lyman County, South Dakota. Exact legal description to be determined by title insurance commitment.

Property Description

209.25+ Acres

Tract #9 offers highway frontage along Highway 183, just south of Presho with Interstate 90 forming the north boundary of the farm. Planted to sunflowers in 2025. Good quality, highly tillable farm with great highway access.

Soil Rating

0.719

2024 Real Estate Taxes

\$1,546.72

FSA Information

Farm #4396

Tract #1187

FSA Cropland Acres: 58.29

Crops	Base	PLC Yield
Wheat	22.17	32
Corn	3.82	63
Grain Sorghum	4.82	66
Sunflowers	18.17	1,607

Farm #4396

Tract #5629

FSA Cropland Acres: 136.07

Crops	Base	PLC Yield
Wheat	56.22	32
Corn	9.69	63
Grain Sorghum	12.22	66
Sunflowers	46.08	1,607

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmB	Millboro silty clay, 3 to 6 percent slopes	138.62	66.89	80	31	3e
MmA	Millboro silty clay, 0 to 3 percent slopes	47.74	23.04	85	35	3s
Ko	Kolls silty clay	11.76	5.67	30	5	5w
MnC	Boro-Millboro silty clays, 6 to 9 percent slopes	7.64	3.69	56	34	4e
Wd	Wendte silty clay, channeled, occasionally flooded	1.48	0.71	33	23	6w
TOTALS		207.24(*)	100%	77.1	30.5	3.17

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on October 1, 2025 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Titles of Dakota of Kennebec, South Dakota.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Titles of Dakota of Kennebec, South Dakota the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 1, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Titles of Dakota of Kennebec, South Dakota.

Auction Sales: The real estate will be offered in 9 individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Howe Legacies, LLC

Auctioneer: James Wakefield

License Number: 21595

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, August 25, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, on Wednesday, August 27, 2025 with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

