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FOR SALE BY BIDS

10.41± Acres, Day County, South Dakota

BIDS DUE: Friday, March 20, 2026 by 12:00 PM

Contact Agents for Additional Details!

Highlights:

- 7 grain bins offering 282,500 bushels of storage
- Leg system in place for fast, efficient grain handling
- Possible tax shelter



EQUAL HOUSING
OPPORTUNITY

For additional information, please contact:

Sam Hanson, Agent | (605) 520-6349
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Property Information

Directions to Property: Turn south off Highway 25 onto 1st Street in Roslyn, SD. Property Address: 611 1st Street, Roslyn, SD 57261

Legal Description: Lots 1-4 Roslyn Elevator Addition

Property Description: This well-maintained grain storage facility offers approximately 282,500 bushels of storage capacity across 7 bins, making it an excellent opportunity for commercial grain handling, agricultural investment, or operational expansion. The property features a complete leg system for efficient grain handling and movement, enhancing operational speed and flexibility. Additional improvements include a roughly 4,800 sq. foot shed with concrete floor, 8,064 sq. foot fertilizer shed, aerated bin floors, along with a drive-over pit and a large grain leg, providing streamlined receiving and shipping capabilities. With strong infrastructure and scalable capacity, this facility is ideal for producers, investors, or agribusiness operators seeking a turnkey grain storage and handling operation. If you're looking for a tax shelter for current cattle or grain profits, this could be the one for you.

Annual Taxes: \$5,740

Annual Electrical: Sept '24 - Aug '25: \$7,901

Building Improvements:

Building	Size	Condition	Year Built	Other Details
Office Building:	16'x32'	good		attached to warehouse
Warehouse:	16'x53'	fair		
Steel Warehouse:	48'x100'	good	1970	noninsulated concrete floor
Fertilizer Pole Shed	8,064 sq ft	fair	1980-2000	noninsulated concrete floor

Grain Storage:

Grain Leg	GS	10,000 bph
Grain Drag	Sudenga	10,000 bhh

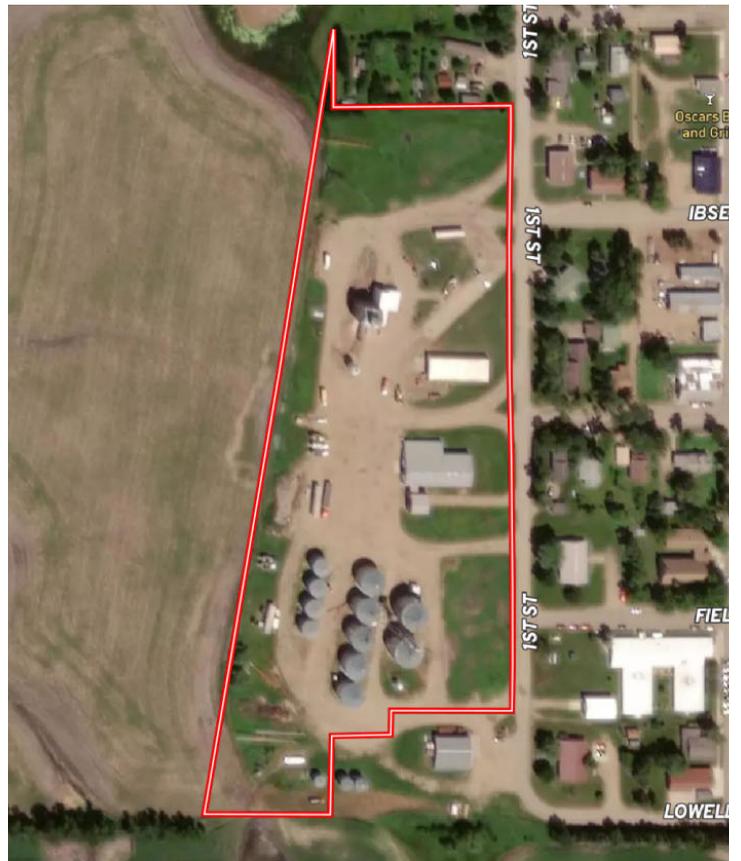
Bin #	Brand	Width/Rings	Peak Cap	Year Built	Raised Floor	Aeration	Unload Size	Power Sweep
1	Sioux	42/7 Wide	32,500	2008	Yes	Full	11" Springland U-Trough	Yes - Springland
2	Sioux	42/7 Wide	32,500	2008	Yes	Full	11" Springland U-Trough	Yes - Springland
3	Sioux	42/7 Wide	32,500	2008	Yes	Full	11" Springland U-Trough	Yes - Springland
4	Sioux	42/7 Wide	32,500	2008	Yes	Full	11" Springland U-Trough	Yes - Springland
5	Sioux	42/7 Wide	32,500	2008	Yes	Full	11" Springland U-Trough	Yes - Springland
			162,500					
6	Sioux	48/10 Wide	60,000	2010	Yes	Full	11" Springland U-Trough	Yes - Springland
7	Sioux	48/10 Wide	60,000	2010	Yes	Full	11" Springland U-Trough	Yes - Springland
			120,000					
Totals			282,500					



Location Map



Aerial Map



For Sale By Bid Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 April 30, 2026, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required at the close 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 Roberts County Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. 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 equally paid by both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s).

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on April 30, 2026, 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 the closing agent.

For Sale by Bids: Written bids will be received at the office of **Sam Hanson, 11891 456th Avenue, Sisseton, SD 57262 up to March 20, 2026 at 12:00 PM.** Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held at 2:00 PM on March 24, 2026 at the property location.

Bids should be for the total dollar amount and not per acre. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 Sellers make 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: Rolling Hills Equipment LLC



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