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PROPERTY SHOWING:

June 20, 2026 | 1:00 - 4:00 PM
On the Property

LAND AUCTION

SIMULCAST LIVE AND ONLINE

**Missouri River Bluff Land 783.53± Acres Adjacent to Game, Fish & Parks
Strong Grazing, Hunting and Recreation Value
Near Chamberlain South Dakota, Buffalo County**

Wednesday, July 8, 2026 | 1:00 PM

AmericInn | 1981 East King Street, Chamberlain, South Dakota

Highlights:

- Scenic pastureland offering expansive views of the Missouri River and surrounding bluffs, combined with productive native rangeland that provides strong, reliable grazing potential and long-term sustainability.
- Well-managed grassland with all historic cropland returned to pasture, enhancing forage quality and grazing efficiency while maintaining the area's open, unspoiled character.
- Abundant wildlife and excellent hunting opportunities, further complemented by the proximity to Game, Fish & Parks land, adding recreational appeal while supporting a balanced, multi-use property ideal for both grazing and investment.

For additional information, please contact:



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Tyler Radke, Agent | (605) 999-0919
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Bidding starts | Monday, July 6, 2026 at 10:00 AM

Bidding closes | Wednesday, July 8, 2026 at close of live event.

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

Directions to Property:

From Chamberlain, South Dakota, travel eight miles north on South Dakota Highway 50 and one-half mile west on 238th Street.

Legal Description:

Tract 1: NW1/4 less 6.47 ac Section 36 106N 71W Buffalo County, South Dakota.

Tract 2: SE1/4 less 10 acres, N1/2SW1/4, NW1/4 all in Section 35; S1/2SW1/4, SE1/4 all in Section 26 106N 71W, Buffalo County, South Dakota.

Agent Comments:

The property combines productive native rangeland with exceptional recreational appeal, featuring diverse terrain, deep timbered draws, and expansive views overlooking the Missouri River. All historic cropland has been put back to grass, enhancing the overall integrity of the pasture. Abundant wildlife and strong hunting opportunities are further enhanced by proximity to neighboring Game, Fish & Parks land, helping protect the surrounding landscape and preserve the natural habitat. It's a rare opportunity to own high-quality grassland in a highly desirable river-bluff setting.

Accessibility and location add another layer of value. Situated approximately 9½ miles north of Chamberlain, South Dakota, along the Brule/Buffalo County line, the property offers convenient access to Chamberlain's dining, shopping, and Missouri River recreation, including nearby boat dock access for fishing and boating. The Fort Thompson casino is also a short drive away, providing additional entertainment options, all while maintaining a private rural setting just ¾ mile off Highway 50.

From an investment standpoint, this property checks all the boxes—location, scale, access, and scarcity. Tracts with this combination of agricultural utility, recreational appeal, and proximity to protected land and regional amenities are increasingly difficult to find. As demand for high-quality land continues to grow, properties like this stand out as strong long-term investment opportunities.

Whether you are looking to expand an operation, secure a premier recreational retreat, or invest in

a hard asset with lasting appeal, this is a property that commands attention and deserves serious consideration

Tract 1: 153.53+/- acres of quality pasture with dugout dam located directly adjacent to SD Highway 50 with access off the highway. Excellent pasture with highway access!

Tract 2: 630+/- acres of excellent pasture and timber, with the home and building site located in the southeast corner. Deep timbered draws plus spectacular views of the Missouri River to the west. Good summer pasture with exceptional hunting and recreation opportunities. All historic cropland has been put back to grass. The building site offers a modest home plus several useable outbuildings. This property deserves your inspection!

Improvements

The property includes an established building site with power and water already in place. A modest farmhouse is on the site and offers immediate use with potential for a hunting cabin or a quiet getaway spot.

Farm Data:

Tract 1:	
Pasture	149.24 acres
Non-crop	<u>4.29 acres</u>
Total	153.53 acres

Tract 2:	
Cropland	255.58 acres
Pasture	362.31 acres
Non-crop	<u>12.11 acres</u>
Total	630.00 acres

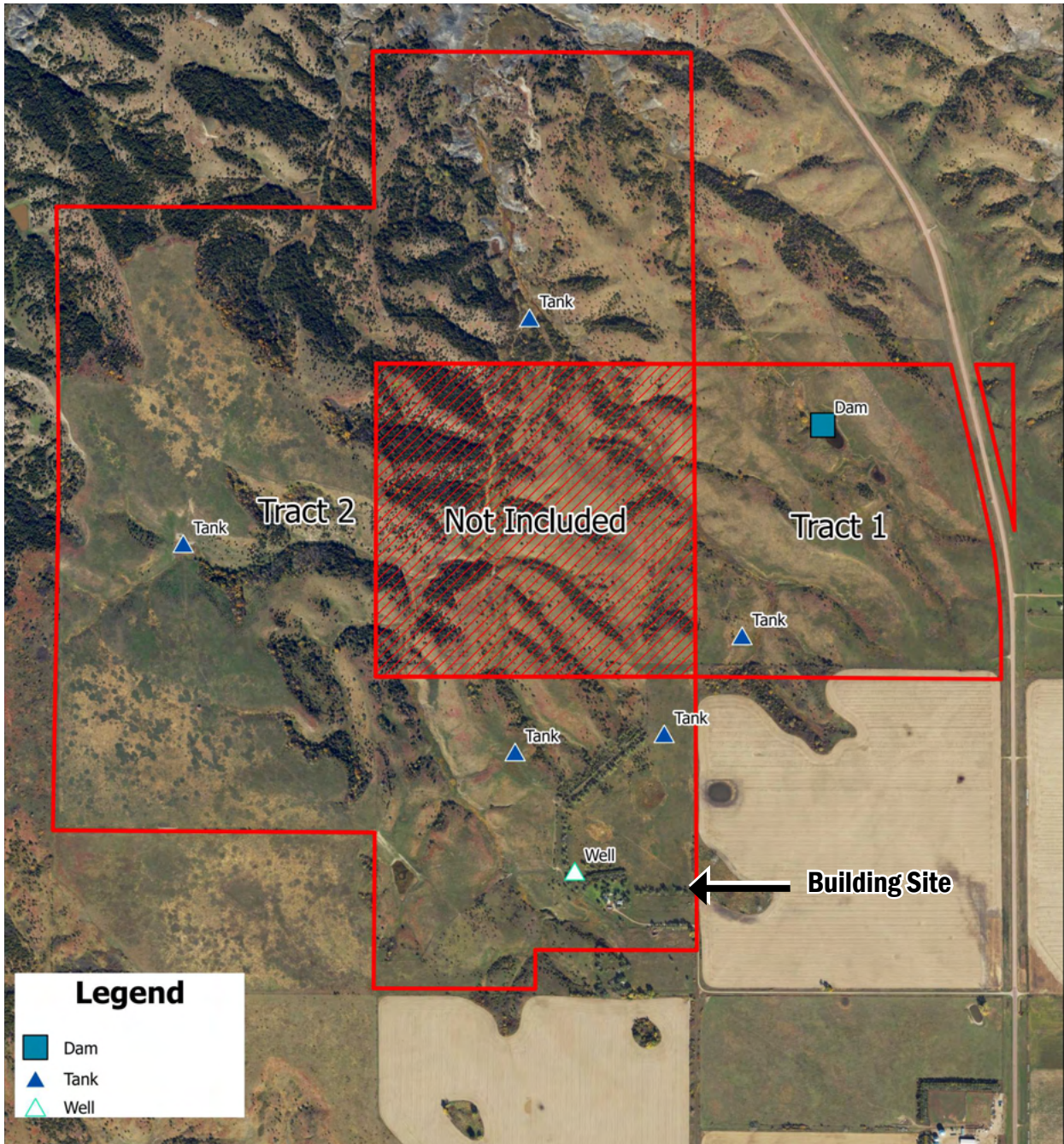
FSA Information:

Tract 1:	N/A	
Tract 2:	Base	Yield
Wheat	98.30 acres	21 bushels
Oats	32.40 acres	37 bushels
Corn	121.40 acres	39 bushels

2025 Taxes:

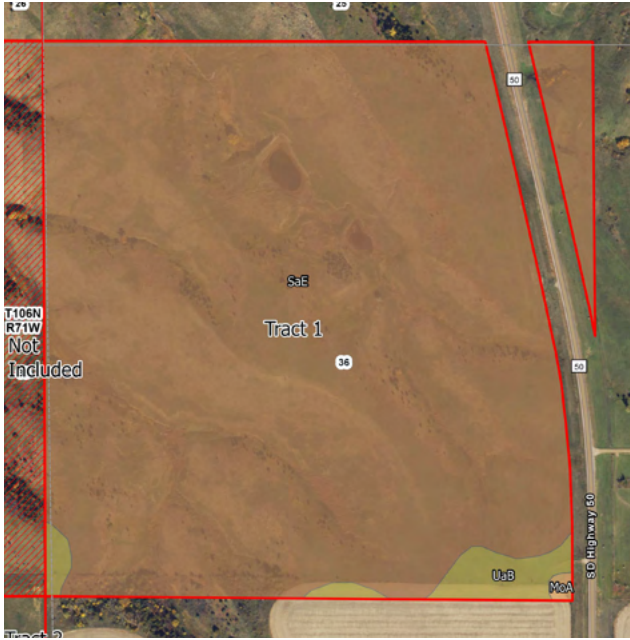
Tract 1: \$430.26
Tract 2: \$2,956.26

Aerial Map



Tract 1

Soil Map

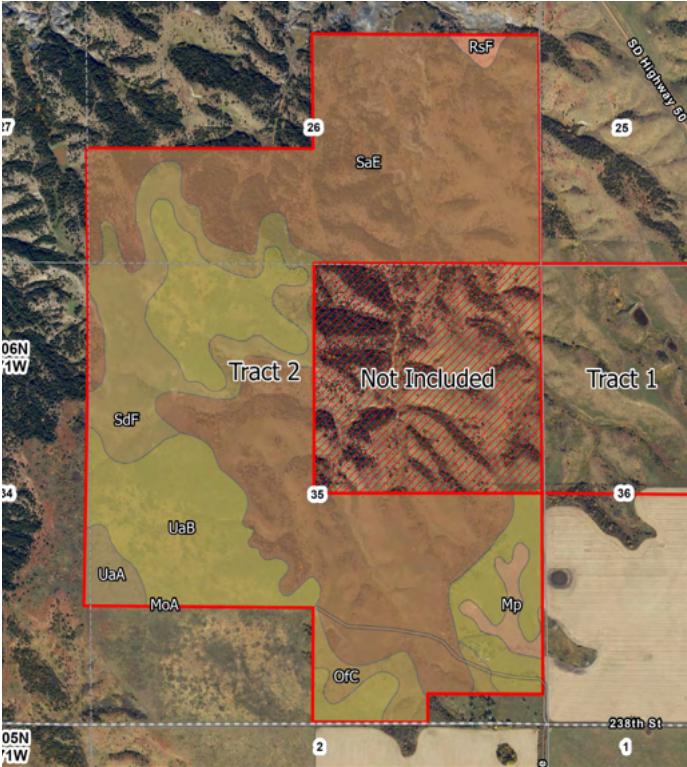


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
SaE	Sansarc-Opal clays, 9 to 25 percent slopes	7e	21	142
UaB	Uly silt loam, 2 to 6 percent slopes	2e	84	4.1
MoA	Mobridge silt loam, 0 to 2 percent slopes	2c	94	0.3
TOTAL			22.9	146.4



Tract 2

Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
SaE	Sansarc-Opal clays, 9 to 25 percent slopes	7e	21	348.2
UaB	Uly silt loam, 2 to 6 percent slopes	2e	84	153
SdF	Sully silt loam, 25 to 40 percent slopes	7e	5	73.4
OfC	Opal-Promise clays, 6 to 9 percent slopes	4e	41	16.2
UaA	Uly silt loam, 0 to 2 percent slopes	2c	91	10.7
Mp	Mobridge-Plankinton silt loams	2c	86	9
RsF	Rock outcrop-Sansarc complex, 6 to 40 percent slopes	8e	5	3.5
MoA	Mobridge silt loam, 0 to 2 percent slopes	2c	94	0.1
TOTAL			37.4	614.1



Tract 2 Additional Photos



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 2026 payable in 2027 will be prorated to the date of closing. 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 August 7, 2026 or such other date agreed to by the parties.

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 Brule County Abstract Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Brule County Abstract Co, the required earnest payment. The cost of title insurance will be equally paid by both the Buyer(s) and Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on August 7, 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 Brule County Abstract Co.

Sale Method: The real estate will be offered in two individual tracts with "high bidder choice" method, meaning the high bidder can select one or both of the tracts at the high bid. 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 of Farmers National Company and the 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: Betty Kindopp Trust

Auctioneer: Marshall Hansen

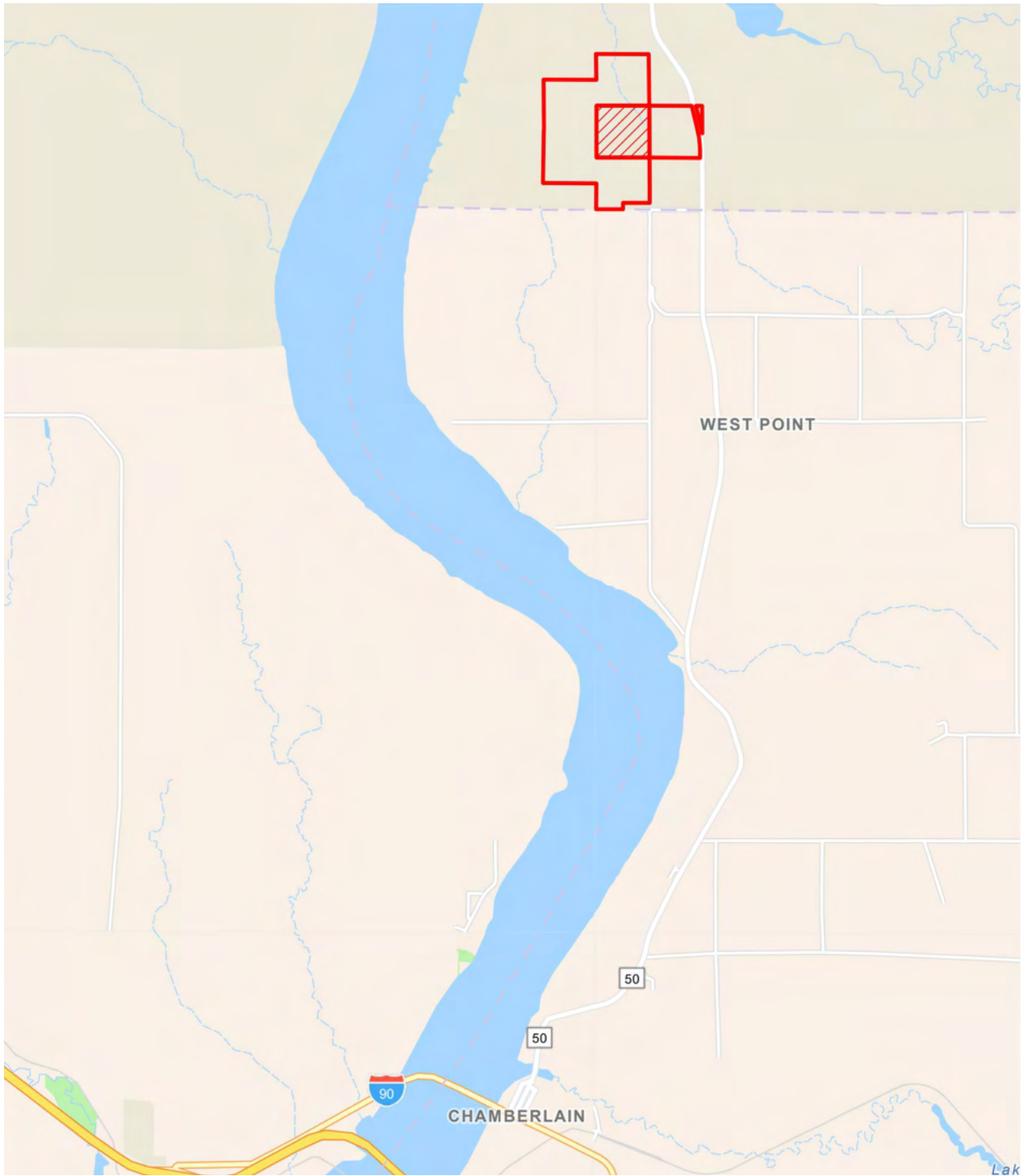
Simulcast Public and Online: The online bidding begins on Monday, July 6, 2026, at 10:00 AM. Bidding will be simultaneous with the live auction at 1:00 PM, on Wednesday, July 8, 2026, with bidding concluding at the end of the live auction.

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

All bids on the tracts 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.

Property Location



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