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LAND AUCTION

SIMULCAST LIVE AND ONLINE

318± Taxable Acres, McCook County, South Dakota

Tuesday, October 27, 2026 | 12:00 PM

Salem Community Center | 440 East Jefferson Avenue, Salem, South Dakota

Highlights:

- **Productive Farmland**
- **Recreational Habitat**
- **Vintage Home Site**



For additional information, please contact:
Marshall Hansen, Broker/Auctioneer
(605) 360-7922
MHansen@FarmersNational.com



Bidding starts | Saturday, October 24, 2026, at 8:00 AM
Bidding closes | Tuesday, October 27, 2026 at close of live event.

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



For the first time in over 140 years, an extraordinary piece of McCook County history is being offered to the public. Located in Sun Prairie Township just one mile west of Unityville, South Dakota, at the intersection of 247th Street and 437th Avenue, this exceptional 318± acre mostly tillable property has remained in the Stark family since 1880, when the family helped establish the community of Stark later named Unityville.

Offered in two tracts, this diverse property presents a rare combination of highly productive cropland, recreational appeal, and a historic rural acreage that is seldom found in today's land market.

The agricultural component features highly productive Clarno-Crossplain and Clarno-Bonilla soils with an impressive average Productivity Index of 82. Well-maintained and highly desirable for agricultural production, the land offers strong income potential and long-term investment value in one of southeastern South Dakota's most sought-after farming regions.

Beyond its productive farmland, the property offers exceptional rural recreational opportunities. Established tree belts, natural habitat, and two stock dams create an ideal setting for wildlife, making this property a haven for pheasant hunting and whitetail deer. Whether enjoying a crisp autumn morning in the field or an evening overlooking the countryside, the property embodies the very best of South Dakota outdoor living.

The historic acreage is anchored by a vintage two-story home built in 1906, offering approximately 1,792 finished square feet of living space. Rich in character and family heritage, the home has long served as a cherished seasonal retreat for the Stark family. An inviting open-frame wraparound porch provides the perfect place to gather with family and friends while taking in sweeping prairie views and unforgettable South Dakota sunsets.

Additional improvements include rural water service, yard lighting, high-speed internet, a pasture tap, a 20' x 20' barn, established shelterbelts, new yard fencing / gates and convenient paved road access. These amenities provide modern convenience while preserving the property's timeless rural charm.

Properties of this caliber are exceptionally rare. Combining productive farmland, premier hunting opportunities, historic improvements, and a family legacy spanning more than a century, this offering represents a truly once-in-a-generation opportunity. Whether you are looking to expand your farming operation, diversify your investment portfolio, establish a recreational retreat, or become the next steward of a treasured South Dakota landmark, this property deserves your careful consideration.

**Join us this October, 27th for the Simulcast Land Auction
and seize the opportunity to own a remarkable piece of South Dakota heritage.**

Property Information

Directions to Property:

This land is located just one mile west of Unityville, South Dakota, at the intersection of 247th Street and 437th Avenue.

Legal Description:

Tract 1: The NE1/4 of Section 18-104-55 except 2 Acre Cemetery located in The North East Corner.

Tract 2: The SE1/4 of Section 18-104-55.

Farm Data:

Tract 1:	
Cropland	143.94 acres
Non-crop	10.06 acres
Other	<u>4.00 acres</u>
Total	158.00 acres
Tract 2:	
Cropland	149.80 acres
Other	4.00 acres
Buildings	<u>6.20 acres</u>
Total	160.00 acres

FSA Information:

Tracts 1 and 2:	Base	Yield
Corn	146.20 acres	144 bushels
Soybeans	146.10 acres	39 bushels

Improvements:

Tract 2: 1,792 sq ft home built in 1906
20' x 20' barn built in 1930

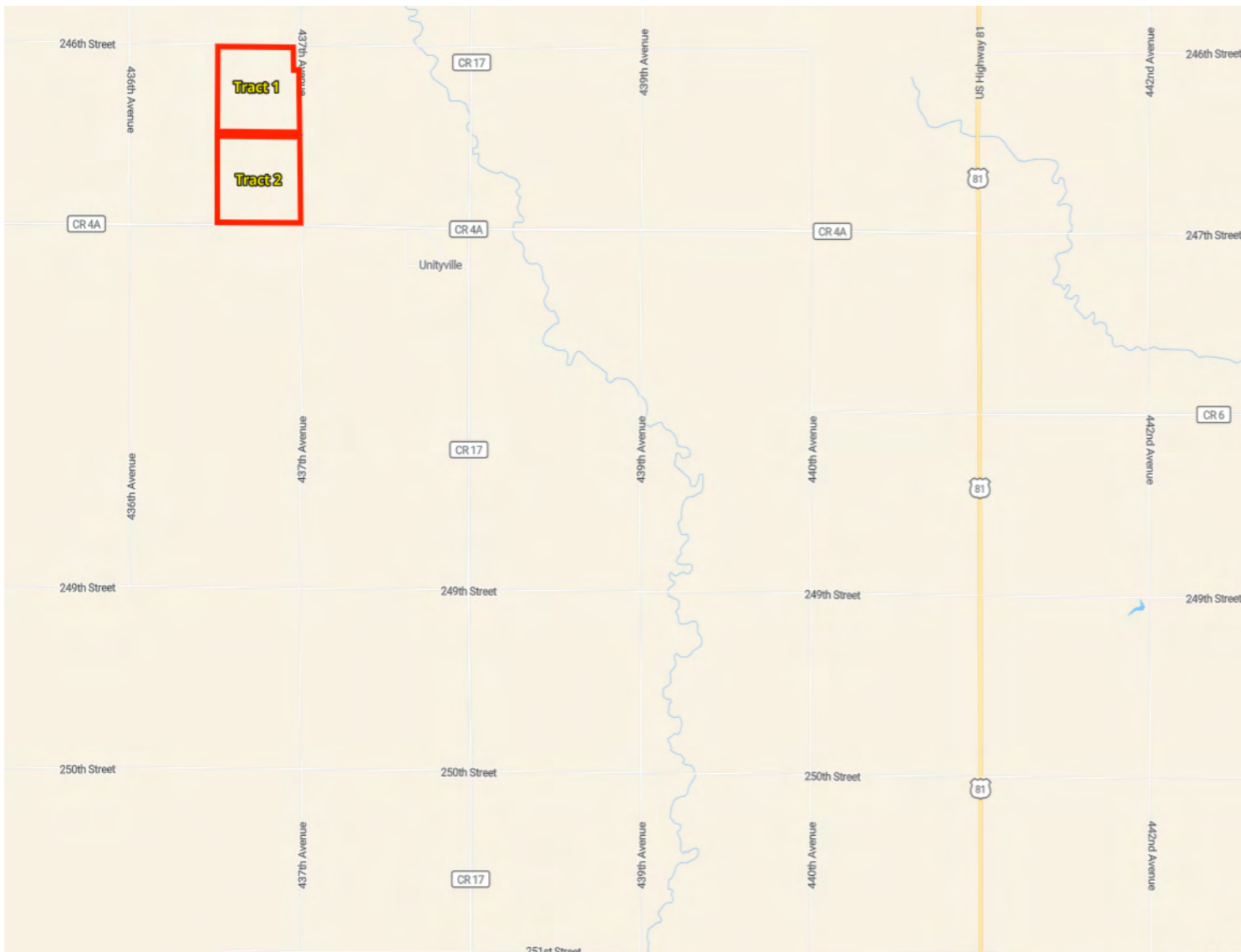
2025 Taxes:

Tract 1: \$3,762.68
Tract 2: \$4,474.68

Agent Comments:

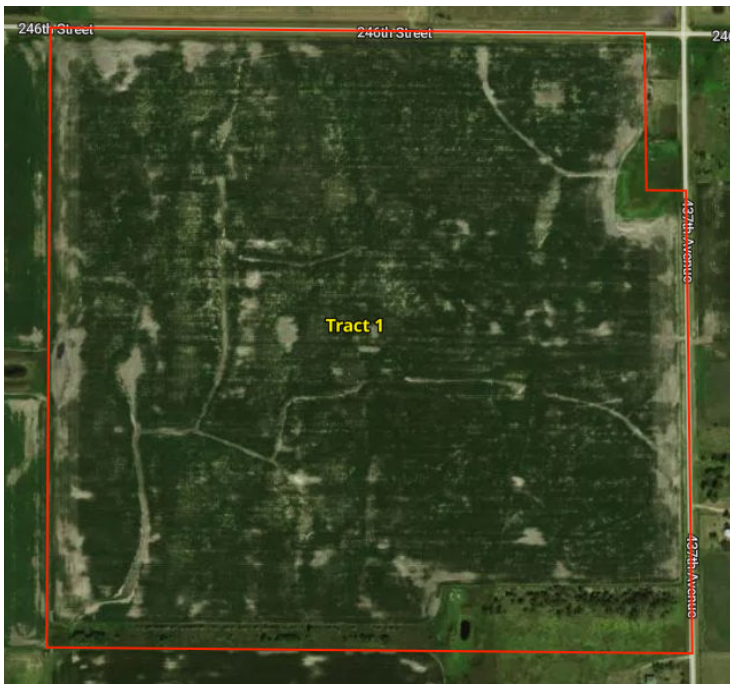
Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. Property is being sold based on Surveyed Acres. The new buyer will receive full possession and right to farm for the 2027 crop year.

Location Map

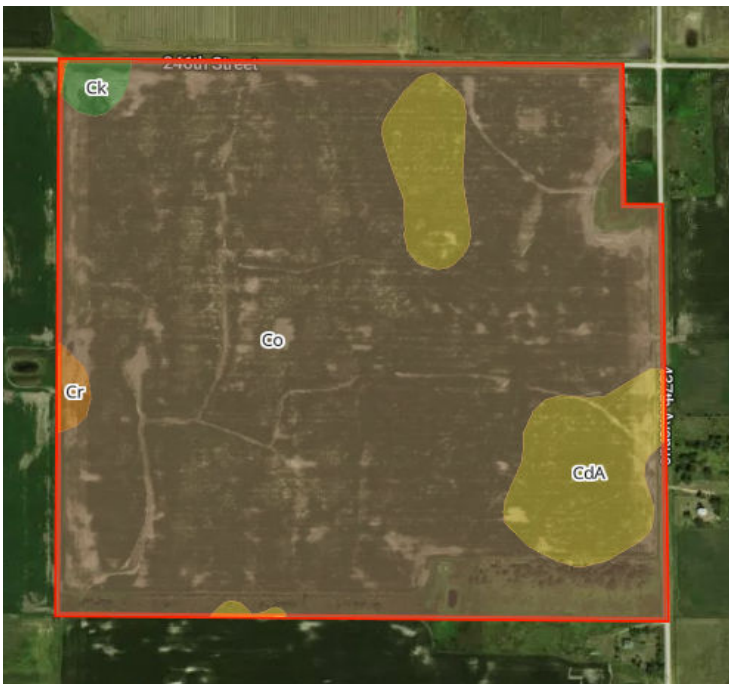


Tract 1:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	Co	Clarno-Crossplain complex, 0 to 2 percent slopes	87.6%	138	2c	--	82.19
	CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	10.8%	17	2c	--	87.66
	Ck	Crossplain clay loam	1.0%	1.5	2w	--	77.17
	Cr	Crossplain-Dudley complex	0.7%	1.1	2w	--	67.47



Tract 2: _____

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	Co	Clarno-Crossplain complex, 0 to 2 percent slopes	88.2%	145.3	2c	--	82.19
●	Ck	Crossplain clay loam	7.9%	13	2w	--	77.17
●	CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	3.1%	5.1	2c	--	87.66
●	Tb	Tetonka silt loam, 0 to 1 percent slopes	0.9%	1.4	4w	--	56.1



Additional Property Photos

Tract 1



Tract 2



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 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 January 14, 2027, 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 Heartland Title Companies.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Heartland Title Companies 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 equally paid by 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 January 14, 2027, 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 Heartland Title Companies.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts **Sold High Bidder Choice**. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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 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: Stark Properties Inc.

Auctioneer: Marshall Hansen

Agent Comments: Property is being sold as-is with no guarantees of any kind other than marketable title. No personal property of any kind is included with this sale. Property is being sold based on Surveyed Acres. The new buyer will receive full possession and right to farm for the 2027 crop year.

Online Simultaneous Bidding Procedure: The online bidding begins on Saturday, October 24, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 12:00 PM on Tuesday, October 27, 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.



LAND AUCTION

318± Taxable Acres

McCook County, South Dakota

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