

**FARMERS
NATIONAL**
C O M P A N Y

L-2600516

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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Taxable Acres, Douglas County, South Dakota

Thursday, November 5, 2026 | 12:00 PM

Delmont Community Center | 105 West Main Street, Delmont, South Dakota

Highlights:

- **Productive Farmland**
- **Well-Managed Grassland**
- **Paved Road Access**



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



Bidding starts | Monday, November 2, 2026, at 8:00 AM
Bidding closes | Thursday, November 5, 2026 at close of live event.

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

Property Information

Directions to Property:

This land is located just one mile west of Delmont, South Dakota, at the intersections of 284th Street and 400th Avenue.

Legal Description:

The SE1/4 of Section 29-98N-62W Belmont Twp., Douglas County, South Dakota.

Property Description:

This exceptional Douglas County, South Dakota land auction is ideally located just one mile west of Delmont, South Dakota, offering excellent access and a convenient location in the heart of a strong agricultural region. The property features a desirable combination of highly productive cropland and grassland acres, with many of the grassland acres capable of being converted back to cropland production if desired, providing outstanding flexibility for future use.

Additional improvements include paved road access, quality fencing, and rural water service, enhancing both the functionality and long-term value of the property. Conveniently situated near Delmont and within easy reach of Armour, Tripp and Parkston, this tract offers the accessibility and infrastructure that today’s farmers, ranchers, and investors seek.

Whether you are looking to expand your farming operation, add grazing acres, or diversify your investment portfolio with high-quality South Dakota land, this property deserves your careful consideration.

Its productive soils, versatile land-use options, and prime location make it an exceptional opportunity for agricultural producers and investors alike.

Farm Data:

Cropland	73.29 acres
Hayland	41.65 acres
Pasture	41.06 acres
Other	<u>4.00 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	66.10 acres	124 bushels
Wheat	12.30 acres	23 bushels
Grain Sorghum	2.00 acres	61 bushels

Improvements:

Randall Community Water District - Rural Water

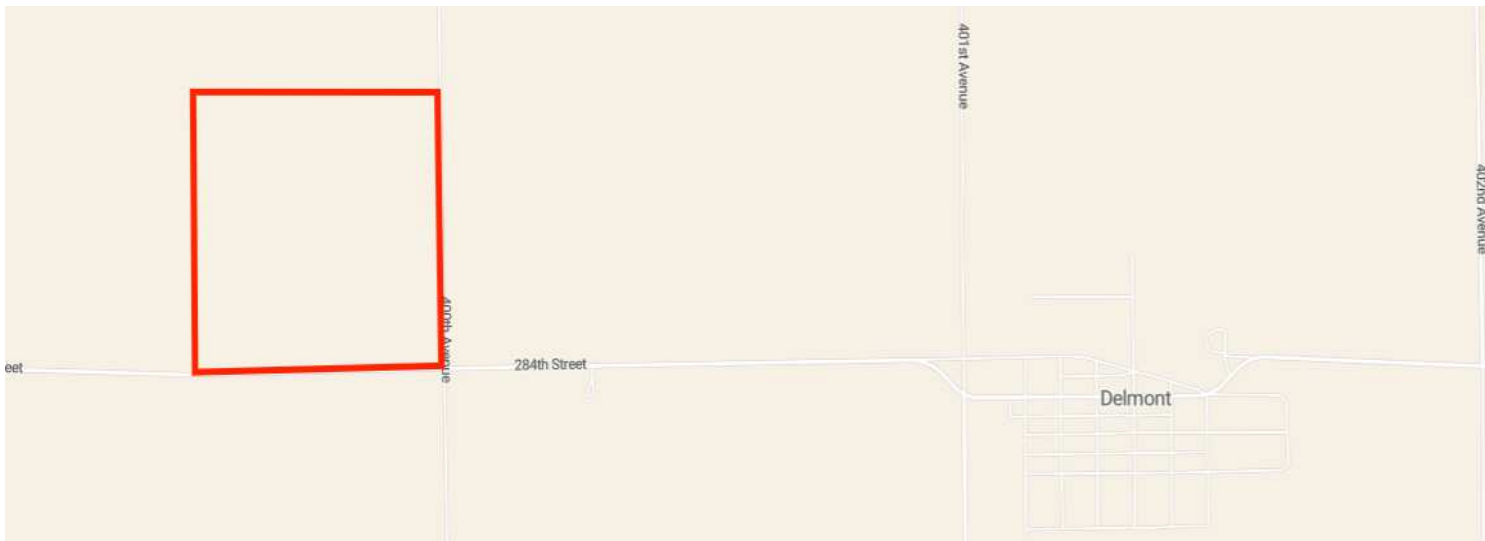
2025 Taxes:

\$3,901.96

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 Taxable Acres. The new buyer will receive full possession and right to farm for the 2027 crop year.

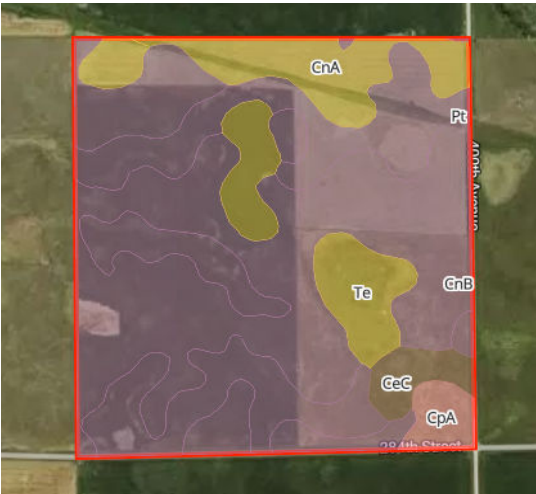
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	49.4%	77.1	2e	--	80.27
●	Pt	Prosper-Tetonka complex	26.8%	41.9	2c	--	77.98
●	Te	Tetonka silt loam, 0 to 1 percent slopes	10.2%	15.9	4w	--	56.1
●	CnA	Clarno-Ethan-Prosper loams, 0 to 3 percent slopes	8.2%	12.9	2c	--	79.95
●	CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.9%	4.6	3e	--	68.54
●	CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	2.5%	3.9	2c	--	87.66



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 12, 2027, 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 605 Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with 605 Title Company 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 12, 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 605 Title Company.

Sale Method: The real estate will be offered in one individual tract. 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: Jeanne Reh fuss and Jodi Bitterman

Auctioneer: Marshall Hansen

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Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 2, 2026 at 8:00 AM. Bidding will be simultaneous with the live auction at 12:00 PM on Thursday, November 5, 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 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.



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— LEADERS IN LAND —