FARMERS NATIONAL COMPANY

L-2600664



SCAN THE QR CODE FOR MORE INFO!

ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,728.68± Acres, Todd County, South Dakota

Tuesday, November 10, 2026 | 1:30 PM CST
Cherry County Fairgrounds 4-H Building | 120 South Green Street, Valentine, Nebraska

Highlights:

- High quality - great access
- Irrigated, dryland, pasture and hayland
- Offered in five tracts - Sells Absolute!

EQUAL HOUSING OPPORTUNITY

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 | Wednesday, November 4, 2026 at 8:00 AM
Bidding closes | Tuesday, November 10, 2026 at close of live event.

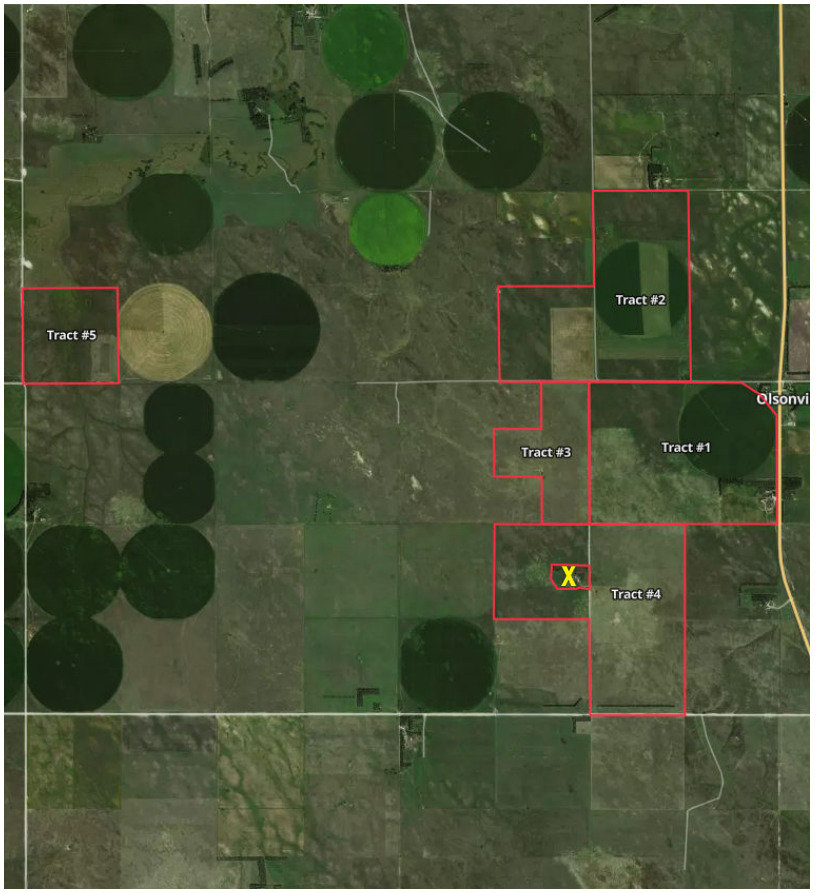
To register and bid go to: www.fncbid.com

Todd County Opportunity! The Reagle Ranch represents some of the best of Todd County – high quality native grass, hayland, irrigated farmland with great soils, and all just a stone's throw from U.S. Highway 83 and transportation. The building site offers a home, large newer shop, storage, livestock facilities and winter protection; most everything needed for a successful farming and ranching operation. Nearly 265 acres of irrigated farmland – one pivot is in an excellent stand of alfalfa. The pasture and hayland acres are of top quality, with the area known for exceptional rate of gain. This property gives the buyer the rare chance to purchase high quality real estate at absolute auction! Offered in five individual tracts for bidding.
Call the agents for details or a showing.

Location: From Valentine, Nebraska, 18 miles north on U.S. Highway 83 to the building site on Tract 1.

From Mission, South Dakota (U.S. Highway 83 and Highway 18 junction), travel 12 miles south to Tract 1.

Aerial Map





Property Information | Tract 1

Legal Description:

Lots 1 & 2, Southwest Quarter (SW¼) less right-of-way, Lots 3 & 4 less right-of-way & less Lot A, and Southeast Quarter (SE¼) less Lot H-1 of Section 4, Township 36 North, Range 28 West of the 6th P.M., Todd County, South Dakota.

Property Description

465.13± Acres

This property offers the livestock producer and farmer the opportunity for grain or feed production on the pivot, plus pasture and hayland for summer grazing and hay production for winter feeding. The home offers 1,176 sq.ft. and was built in 1963. The large machine shed / shop was constructed in 2017, and provides for machinery storage, calving pens, or other uses. Excellent access along Highway 83, and just 18 miles north of Valentine, Nebraska.

132.29 irrigated acres, with the balance of the acres in productive pasture, hayland, building site and shelterbelt. A highly desirable property with a lot to offer.

Improvements:

- 1,176 sq.ft. ranch style home, built in 1963
- 60' x 104' plus 42' x 48' wood frame shop and machine shed, built in 2017
- 40' x 100' slant wall steel utility building, built in 1970
- 24' x 40' utility building, built in 1970
- (4) grain bins, 5,500 bushels each, built in 1970
- (1) grain bin, 3,500 bushels, built in 1970
- Set of corrals, sorting pens, drylots, winter protection and waterers located at the building site



FSA Information:

Farm #4031 Tract #75867

	Base	PLC Yield
Corn	168.19 acres	115 bushels
Wheat	42.04 acres	48 bushels

Base acres on Tracts 1 and 2 are co-mingled, and are subject to a reconstitution of base acres by Mellette-Todd FSA, if sold separately.

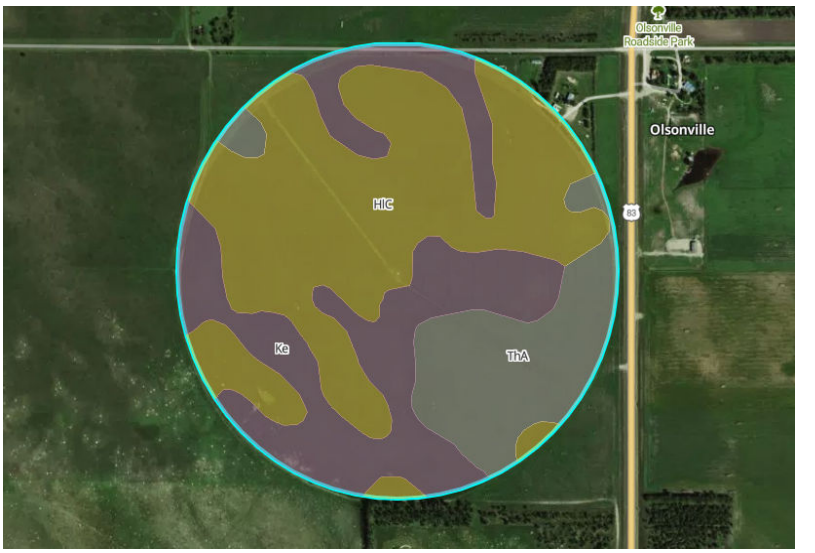
Irrigation Equipment:

1995 T-L 8-tower pivot with overhead sprinklers (sn 11441); 15 hp electric motor
Main well: 30 hp US Electric Motors (sn R3933370); Western Land Roller pump (sn C66624)
Helper well: 40 hp US Electric Motors (sn R2097016); Western Land Roller pump (sn C66625)

2025 Real Estate Taxes

$5,604.80

Soil Map



50.2/100 NCCPI 63/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)	NCCPI
●	HIC	Holt-Vetal fine sandy loams, 3 to 9 percent slopes	49.9%	67.4	4e	--	46.4	42.3
●	Ke	Keya silt loam, 0 to 3 percent slopes	31.8%	42.9	2c	2c	93.84	62
●	ThA	Tuthill silt loam, 0 to 3 percent slopes	18.3%	24.8	2c	--	54.8	51.3

Tract 1 Photos

















Property Information | Tract 2

Legal Description:

Southeast Quarter (SE¼) of Section 33, Northwest Quarter (NW¼) and Southwest Quarter (SW¼) of Section 34, Township 37 North, Range 28 West of the 6th P.M., Todd County, South Dakota.

Property Description

480± Acres

Irrigated cropland, dryland, pasture and hayland located just one-half mile from Highway 83 and adjacent to Tract #1. Irrigation equipment consists of a 1985 T-L 8-tower pivot with two wells and electric motors providing power. Good stand of alfalfa noted on the irrigated acres.

The balance of the acres consist of 54.85 acres of dryland currently planted to feed, with the remaining acres in hayland and pasture. Livestock water is provided by one electric submersible well and tank, and a windmill in need of some repair.

A great opportunity to purchase a stand-alone irrigated farm with hayland and pasture, or buy both Tracts 1 and 2!

FSA Information:

Farm #4031 Tract #75867

	Base	PLC Yield
Corn	168.19 acres	115 bushels
Wheat	42.04 acres	48 bushels

Base acres for Tract #75867 are co-mingled with Tract 1, and are subject to a reconstitution of base acres by Mellette-Todd FSA, if sold separately.

Tract #930

	Base	PLC Yield
Corn	23.00 acres	115 bushels
Wheat	5.75 acres	48 bushels

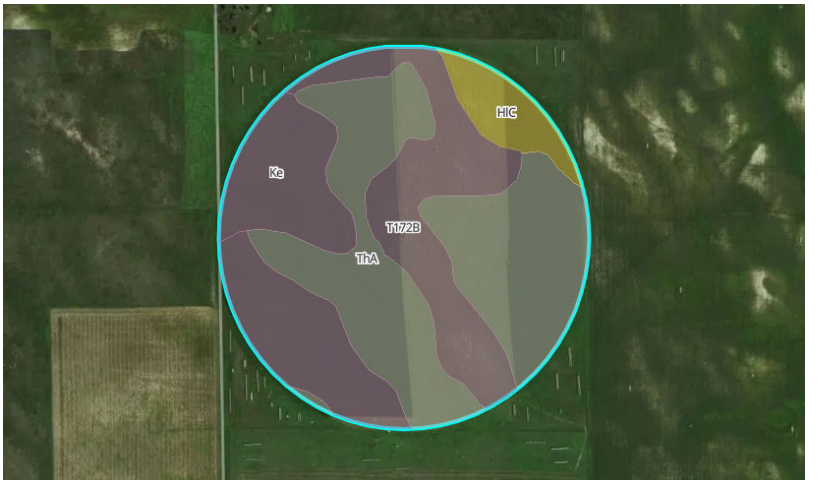
Irrigation Equipment:

1985 T-L 8-tower pivot with drop nozzles (sn 5535); 15 hp electric motor (sn OTH203W705H1)
Main well: 40 hp US Electric Motors (sn R4332---); Sargent pump (sn NE93C045)
Helper well: 40 hp US Electric Motors (sn R2091699); Sargent pump (sn C24876)

2025 Real Estate Taxes

$4,568.86

Soil Map



48.2/100 NCCPI 60.4/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)	NCCPI
	ThA	Tuthill silt loam, 0 to 3 percent slopes	45.7%	58.3	2c	--	54.8	51.3
	T172B	Anselmo fine sandy loam, 3 to 6 percent slopes	35.6%	45.4	3e	3e	58.33	40.4
	Ke	Keya silt loam, 0 to 3 percent slopes	12.5%	15.9	2c	2c	93.84	62
	HIC	Holt-Vetal fine sandy loams, 3 to 9 percent slopes	6.2%	7.9	4e	--	46.4	42.3





Property Information | Tract 3

Legal Description:
Lot 4, North Half of the Southeast Quarter (N½SE¼), and Southeast Quarter of the Southeast Quarter (SE¼SE¼) of Section 5, Township 36 North, Range 28 West of the 6th P.M., Todd County, South Dakota.

Property Description
159.34± Acres
159.34 acres of native pasture with one windmill outfitted with a solar pump, and three tanks. Good hardgrass pasture adjoining Tribal land to the west. There is no fence along the west, but survey pins and brass caps on the corners would make fencing simple. Good hardgrass pasture!

FSA Information:
Farm #4031 Tract #933

	Base	PLC Yield
Corn	47.95 acres	115 bushels
Wheat	11.99 acres	48 bushels

2025 Real Estate Taxes
$1,316.88

Property Information | Tract 4

Legal Description:
Northeast Quarter (NE¼) less Lot 1, Reagle First Subdivision of Section 8; Northwest Quarter (NW¼) and Southwest Quarter (SW¼) of Section 9; Township 36 North, Range 28 West of the 6th P.M., Todd County, South Dakota.

Property Description
464.93± Acres
464.93 acres of quality hardgrass pasture with a few acres of hayland. This property offers 320 acres of pasture in Section 9, with just a few acres in hayland. The property offers a windmill with solar pump, and four tanks in a series for reliable water. A nice cedar tree shelterbelt is located at the south end of the property, with a few acres of hayland in the northwest corner. Across the road in Section 8, an additional 144.93 acres of pasture, that does not include the home or building site. This tract features cross-fenced native pasture, but does not offer livestock water. Overall, a great tract of native grass with good access.

FSA Information:
Farm #4031 Tract #934

	Base	PLC Yield
Corn	17.51 acres	115 bushels
Wheat	4.38 acres	48 bushels

Tract #935

	Base	PLC Yield
Corn	17.48 acres	115 bushels
Wheat	4.37 acres	48 bushels

2025 Real Estate Taxes
$3,560 (estimated)

Property Information | Tract 5

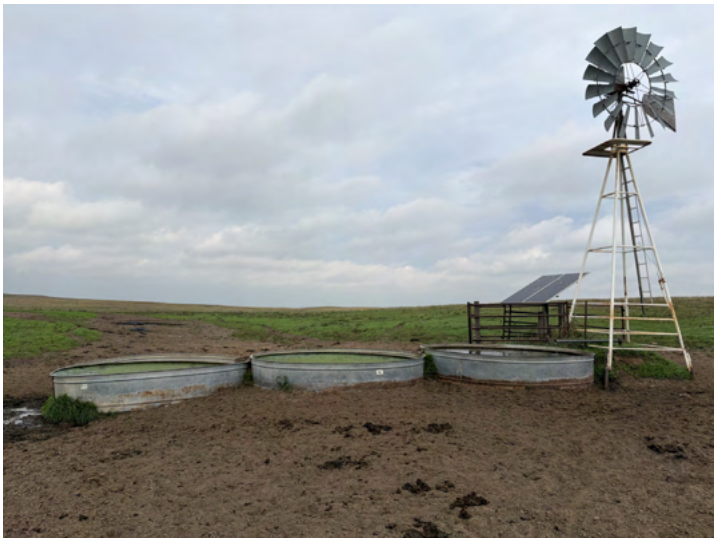
Legal Description:
Lots 3 & 4, and East Half of the Southwest Quarter (E½SW¼) of Section 31, Township 37 North, Range 28 West of the 6th P.M., Todd County, South Dakota.

Property Description
159.28± Acres
159.28 acre tract of native hay / pasture located two miles west of Tracts 1 through 4. Excellent quality, all grass quarter with a windmill and tank, and dugout dam providing water. Great access along the west and south sides of the property. Excellent native pasture or hayland.

FSA Information:
Farm #4031 Tract #931
No base acres.

2025 Real Estate Taxes
$739.18

Tract 3 Photos





Tract 4 Photos





Tract 5 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 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 December 10, 2026 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 Winner, 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 Winner, 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 is on December 10, 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 Titles of Dakota of Winner, South Dakota.

Auction Sales: The real estate will be offered in five 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: This is an **absolute auction** and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Reagle's Farm & Ranch, Inc.

Auctioneer: James Wakefield

License Number: 21595

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, November 4, 2026 at 8:00 AM**. Bidding will be simultaneous with the live auction at 1:30 PM, on **Tuesday, November 10, 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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND