

Hanson County Real Estate

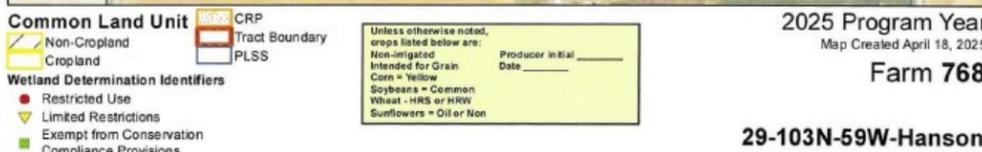
93.52 +/- Acres "Live Only Auction"



Sat. April 18, 2026 @ 11:00 AM

Auction Location: Property will be sold on site.

USDA United States Department of Agriculture
Hanson County, South Dakota



2025 Program Year
Map Created April 18, 2025
Farm 768
29-103N-59W-Hanson

Legal Description: S 495' W 660' SW4SE4 29-103-59 and SE4 (Less S495' W660' SW4SE4; Lot A Snells Sub-Div; Hafner Tract 1; Lot BC-1; Lot H1, Menning Tract 1) 29-103-59, Hanson Township, Hanson County, South Dakota

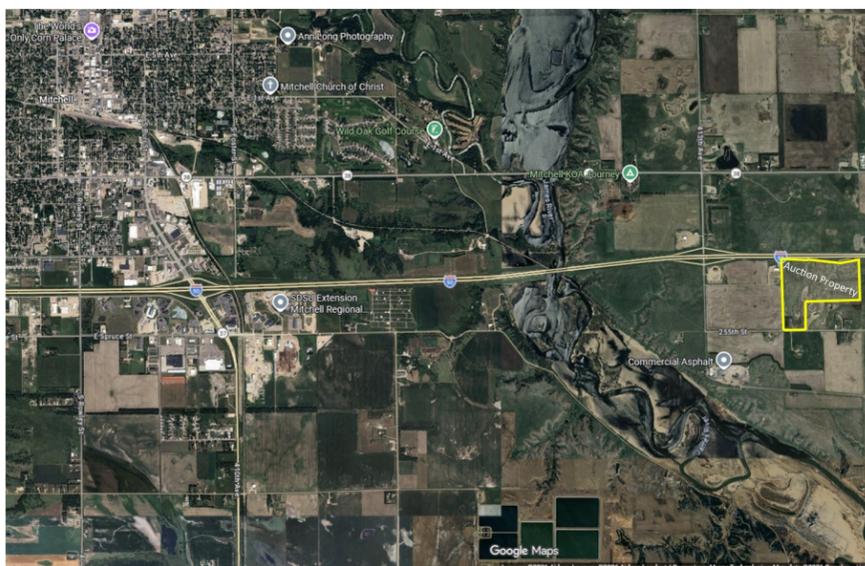
2025 Taxes due in 2026: \$2,166.54 / year

Physical Address: 1/2 mile South of I-90 and Riverside Exit on Riverside Drive, then 1/2 mile east on 255th St.

Property Description: This property is located directly south of I-90, providing excellent access and visibility while offering a diverse range of agricultural and investment opportunities. The tract features a construction ready building site with a prime scenic overlook nestled among mature trees on the southern portion of the property. The remaining acreage is predominantly grassland with strong farming potential. With a Soil Productivity Index (SPI) of 62.3, this property offers solid agricultural capability relative to the region. According to the FSA Form 156EZ there are 81.41 DCP Cropland acres. 28.36 CRP acres and 53.05 Effective DCP Cropland acres.

DCP Base	Acres	PLC Yield
Oats	3.45	58
Corn	24.90	49
Grain Sorghum	24.70	53

This property presents an excellent opportunity for producers, investors, hunting or conservation-minded buyers seeking a sizable agricultural holding with established FSA base acres. There is a potential \$70,000.00 contract for clay mining from the DOT in 2027. Current CRP contract of \$224.00 per acre on 28.36 expires in 2032. Current contract will transfer to new buyer. If a buyer elects to terminate the CRP contract, the seller is willing to assist with arrangements as needed.



Owners: Iverson Chrysler Center and Austen LLC.

"Live Only" Real Estate Auction

Information on www.deanedwardsauction.com
www.sdauctions.com www.theauctionpages.com

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www.DEANEDWARDSAUCTION.com

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Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

TERMS: A 15% non-refundable earnest money deposit along with a signed Purchase Agreement is required the day of the auction. No contingency for financing will be accepted. Possession at closing on or before May 30, 2026. Title Insurance & Closing Service Fees will be divided equally between Sellers & Buyers with closing to be held at 605 Title Company, Mitchell SD. Cash at Closing. 2025 RE Taxes due & payable in 2026 will be paid by Seller. 2026 taxes due in 2027 will be prorated to date of closing. Real Estate Taxes 2026 and beyond will be the responsibility of the Buyer.

Information on this property was obtained from the Hanson County governmental offices & is deemed reliable but is not guaranteed by the Sellers or Dean/Edwards Real Estate & Auction, who are representing the Sellers only in this transaction. Sellers retain the right to reject any and/or all offers. No warranty is being made or implied as to the property boundaries, soil productivity, water supply, or environmental hazards, if any. Announcements made day of auction will take precedence over printed materials.