

Beadle County Land Auction

320.49 +/- Acres "Live Only Auction"

Wed. September 23, 2026 @ 10:30 AM



Legal Description: NE 1/4 and NW 1/4 Section 31-T109-R62, Grant Township, Beadle County, South Dakota

2026 Taxes due in 2027: \$6,711.48

Physical Address:

39496 219th St, Alpena SD 57312

Property Description: This exceptional 320± acre Beadle County property offers a rare combination of highly productive farmland, quality pasture, and excellent improvements. Approximately 243.75 acres (76.6%) feature a Soil Productivity Index of 87 or higher, making this an outstanding opportunity for producers and investors alike. The property includes 228.5 acres of current cropland, 87.48 acres of pasture, and a 1.68-acre building site featuring a well-maintained 50' x 60' pole shed with a concrete floor and a large 50'x60' concrete apron, providing excellent storage and operational space. The property does not currently have a water well, Mid-Dakota Rural Water is located in the SW of Sec. 29; would require a non-refundable application fee, hookup fee, boring fee and is all subject to a hydraulic review by engineers. The pasture is supplied by a dugout that was cleaned in the spring of 2026 and currently contains water. New fence around the pasture area in the last 5 years. There are Wetland & Grassland Easements on the pasture ground and Wetland Easement on some of the crop ground area. The pasture & cropland are currently rented and lease expires Feb. 28, 2027.

USDA Farm Land Data:

DCP Cropland Acres: 251.6

DCP Crop Data:

Crop Name	Base Acres	PLC Yield
Wheat	9.4	52
Corn	91.3	123
Soybeans	76	37

The combined Soil Productivity Index for the entire 320± acres is 78.7, reflecting the property's strong overall agricultural value. In addition, the location provides excellent crop marketing advantages with numerous local and regional grain-buying facilities nearby, helping maximize convenience and profitability. Whether you're looking to expand your farming operation, invest in quality South Dakota farmland, or add a productive mixed-use property to your portfolio, this Beadle County tract presents an outstanding opportunity.

Property will be sold 320.49 acres x bid amount = Total dollars.

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 of the property transfers at closing, on or before October 31, 2026, subject to the rights of the current tenant—which expires no later than March 1, 2027. Title Insurance & Closing Service Fees will be divided equally between Sellers & Buyers with closing to be held at Huron Title Company, 2260 Kansas Ave. SE Suite #1, Huron, SD. Cash at Closing. 2026 taxes due in 2027 will be paid by Seller. Real Estate Taxes 2027 due in 2028 and beyond will be the responsibility of the Buyer. Information on this property was obtained from the Beadle 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.

Owners: Ronnie and Deborah Baruth Charitable Remainder Trust
First Bank & Trust, Trustee

DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

FSA Map



United States
Department of
Agriculture

Beadle County, South Dakota

Farm 9452



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/08/2026

2026 Program Year

Phy. County: Beadle

2023 imagery

S31 T109N R062W

0 340 680
Ft

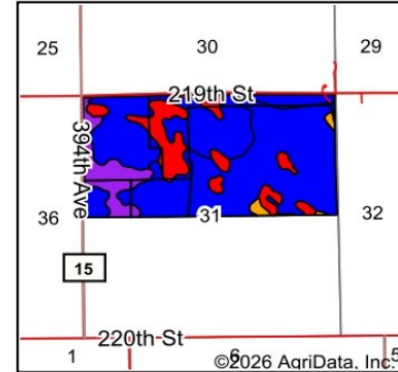
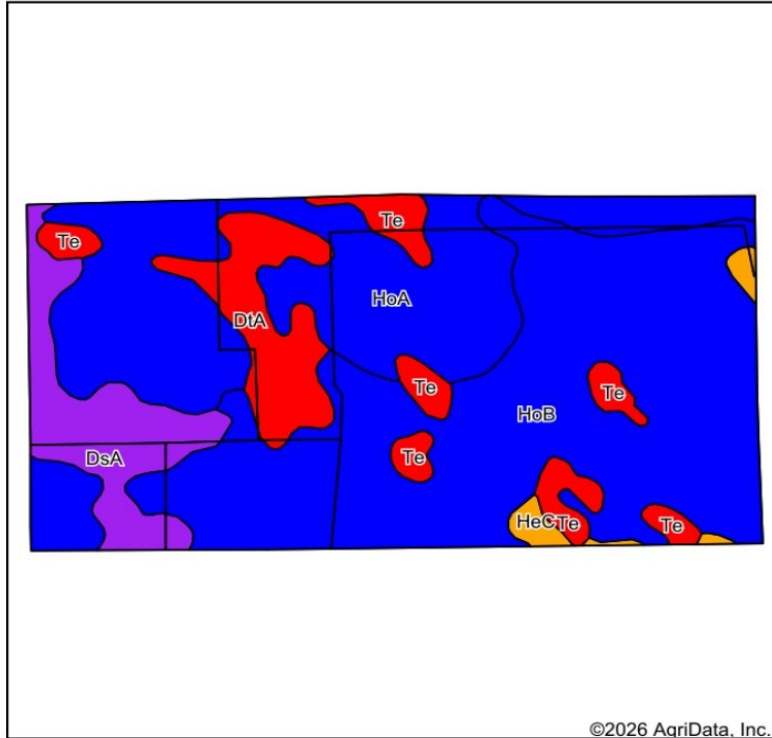
DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Soil Map

Soils Map



State: **South Dakota**
 County: **Beadle**
 Location: **31-109N-62W**
 Township: **Grant**
 Acres: **317.66**
 Date: **7/24/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD005, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	146.40	46.0%		Ile	87	63
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	97.35	30.6%		Ilc	88	63
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	28.12	8.9%		IIIs	54	52
DtA	Dudley-Tetonka silt loams	21.63	6.8%		IVs	43	23
Te	Tetonka-Hoven silt loams	19.87	6.3%		IVw	48	9
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	4.29	1.4%		IIle	72	60
Weighted Average					2.36	78.7	*n 55.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

DEAN EDWARDS
 REAL ESTATE & AUCTION
www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
 Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
 Austin Messmer - Broker Associate - 605-353-5001
 Kelbi Dean-Messmer - Broker Associate - 605-999-8812
 Bill Maddocks - Broker Associate - 605-933-0246
 Steve Larson - Broker Associate - 605-770-9818

Yields and Basis

SOUTH DAKOTA

BEADLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9452

Prepared : 7/20/26 7:57 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-005-2021-38
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
317.66	251.60	251.60	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	251.60		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	9.40	0.00	52	
Corn	91.30	0.00	123	0
Soybeans	76.00	0.00	37	0
TOTAL	176.70	0.00		

NOTES

Tract Number : 10926

Description : N 31-109-62
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RONNIE & DEBORAH BARUTH JOINT REV LIVING TRUST
Other Producers :
Recon ID : 46-005-2008-10

Page: 1 of 2

DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Yields and Basis

SOUTH DAKOTA
BEADLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9452

Prepared : 7/20/28 7:57 AM CST

Crop Year : 2028

Tract Land Data

Tract 10926 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
317.66	251.60	251.60	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	251.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	9.40	0.00	52
Corn	91.30	0.00	123
Soybeans	76.00	0.00	37
TOTAL	176.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#), and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20260-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

T-109-N GRANT PLAT R-62-W

GRANT PLAT

CLYDE TWP.



Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Grass Easement Map

Grassland Easement

UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT: 560G,1

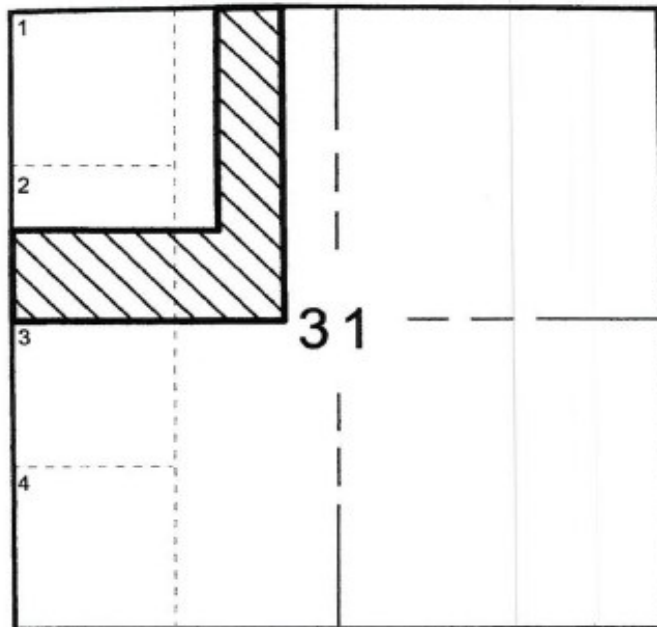
Map: 3 of 3

WILDLIFE MANAGEMENT AREA Beadle County, State of South Dakota
EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

T. 109 N., R. 62 W., 5th Principal Meridian

Section 31, the west 891 feet of the E $\frac{1}{2}$ NW $\frac{1}{4}$ EXCEPT the north 1,848 feet of the west 330 feet, the south 792 feet of Lot 2.

Lot Table	
Number	Acres
1	40.28
2	40.20
3	40.12
4	40.04



Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 8/18/2022, which the parties of the first part agree to maintain as a Wildlife Management Area.


Ronnie L. Baruth

Legend:

-  Boundary of Easement Description
-  Lands covered by provisions of the easement

Map prepared by: Brenda Houge, Realty Specialist

Date: 7/20/2022

DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Wetland Easement Map

Wetland Easement

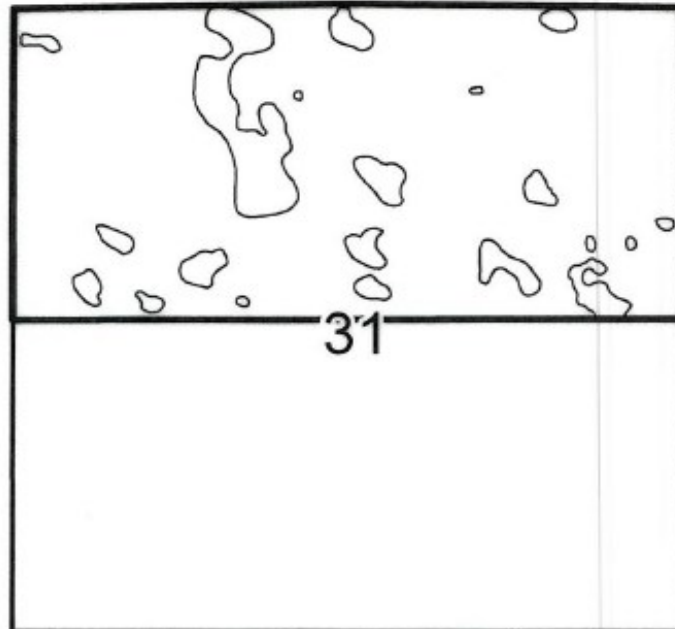
UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE

Tract: 14X

Map 1 of 1

WATERFOWL PRODUCTION AREA BEADLE COUNTY, STATE OF SOUTH DAKOTA EASEMENT
AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.
T. 109 N., R. 62 W., 5th PRINCIPAL MERIDIAN

SECTION 31, Fractional N1/2



1 inch = 0.25 miles

The U.S. Fish and Wildlife Service (Service) has purchased and owns perpetual rights which restrict or prohibit the right to drain, burn, level, and fill any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate location, size and shape of all protected wetland areas based on information and maps available at the time this map was prepared. This map is not meant to depict water levels in wetland areas for any given year.

Prepared by:


Blake Smith

Approved by:


Jon Beyer

Date:


2/2/2021

LEGEND



Section Boundary



Boundary of Easement Description



Wetland Areas Covered by Provisions of the Easement



Wetland Areas Deleted from the Easement



Approved Drainage Facility

DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Wetland Easement Colored Map

14X

T 109 N. R 62 W.

SECTION 31, Fractional N1/2

Butte County, South Dakota



The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

Data Sources: FSA: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections). Map Date: 9/16/2020

- Section Boundary
- Boundary of Easement Description
- Wetland Areas Covered by Provisions of the Easement

DEAN EDWARDS
REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Property Pictures



A Drone Video can be viewed on our website: www.deanedwardsauction.com



Once in a Lifetime Opportunity to purchase some very productive property to add to your portfolio. Thank you for your interest in this property, call us with any questions.



DEAN EDWARDS

REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Property Pictures



DEAN EDWARDS

REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818

Notes

Dean Edwards Real Estate and Auction would like to say "Thank You" to our Sellers and Bidders!



DEAN EDWARDS

REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
Austin Messmer - Broker Associate - 605-353-5001
Kelbi Dean-Messmer - Broker Associate - 605-999-8812
Bill Maddocks - Broker Associate - 605-933-0246
Steve Larson - Broker Associate - 605-770-9818