

Beadle County Land Auction

480 +/- Acres "Live Only Auction"

Thur. Oct. 15, 2026 @ 10:30 AM



Tract 1: Legal Description: NW 1/4 and SW 1/4
Section 22-T109-R62, Grant Township
Beadle County, South Dakota

2026 Taxes due in 2027: \$5,520.22/yr

Physical Address: 218th st/397th Ave or 2 1/2
miles West of Hwy 37 on 218th ST. South of
Huron, SD

Property Description: This 320± acre Beadle
County property offers a diverse combination of
productive farmland, grassland, hay land, and

recreational habitat. The property features gravel road access from 218th Street, with
minimum-maintenance roads along the west and north sides.



Tract 2:

Legal Description: SW 1/4 Section 9-T109-R62,
Grant Township, Beadle County, South Dakota

2026 Taxes due in 2027: \$2,998.00/yr

Physical Address: 216th st/396th Ave or 3 1/2
miles West of Hwy 37 on 216th ST. South of Huron,
SD

Property Description

This 160± acre tract of pastureland offers a great
opportunity for livestock producers, farmers, or
investors looking to expand their land holdings.

The property features good perimeter fencing, an existing dugout water source, and an overall Soil
Productivity Index (SPI) of 67.5, with approximately 80 acres carrying an impressive SPI of 81.

The pasture and cropland are currently rented and current lease expires Feb. 28, 2027.

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 November 16, 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. The property is "sold as is, where is, with no representation made by seller. Announcements made day of auction will take precedence over printed materials.

Owners: Larry and Jan Baruth Charitable Remainder Trust
by South Dakota Mines CARA, Trustee

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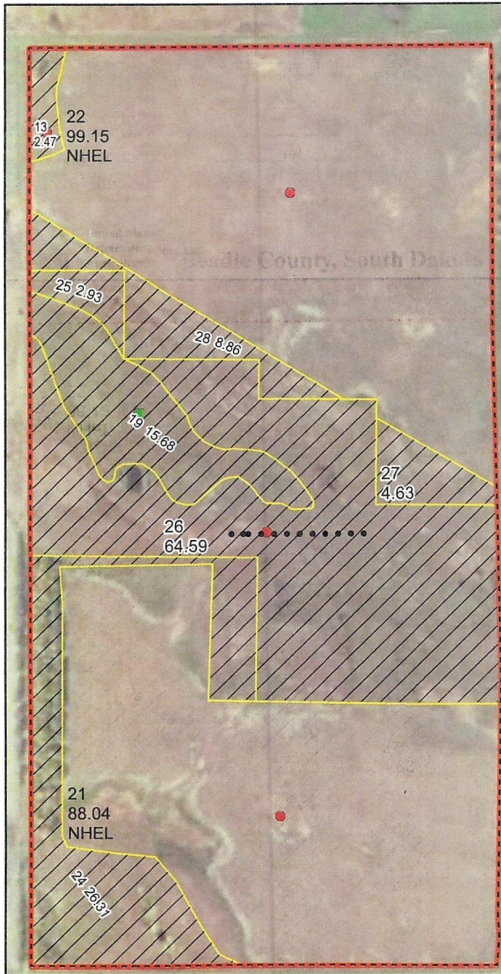
Justin Dean - Broker/RE Auctioneer - 605-999-4239
Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250
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Tract 1



United States
Department of
Agriculture

Beadle County, South Dakota



Tract 1: Legal Description: NW 1/4 and SW 1/4 Section 22-T109-R62, Grant Township, Beadle County, South Dakota

2026 Taxes due in 2027: \$5,520.22/yr

Physical Address: 218th st/397th Ave or 2 1/2 miles West of Hwy 37 on 218th ST. South of Huron, SD

Property Description: This 320± acre Beadle County property offers a diverse combination of productive farmland, grassland, hay land, and recreational habitat. The property features gravel road access from 218th Street, with minimum-maintenance roads along the west and north sides.

The property carries an overall Soil Productivity Index (SPI) of 64.1, with approximately 151.13 acres of the farmland carrying an SPI of 81. There are some wetland and grassland easements on part of this Tract. Maps available.

Farmers, investors, hunters, and sportsmen alike will appreciate the versatility this property has to offer. In addition to its productive farm ground, the property includes an established shelterbelt, hay land, grassland, and lowland areas that provide added habitat and recreational opportunities for wildlife.

Located in a strong agricultural area of Beadle County, this property presents an excellent opportunity to expand an existing farming operation, add to an investment portfolio, or acquire a versatile property offering both agricultural production and recreational potential.



USDA Farm Land Data:

DCP Cropland Acres: 187.19

DCP Crop Data:

Crop Name	Base Acres	PLC Yield
Wheat	7.4	52
Corn	70.9	123
Soybeans	62.40	37



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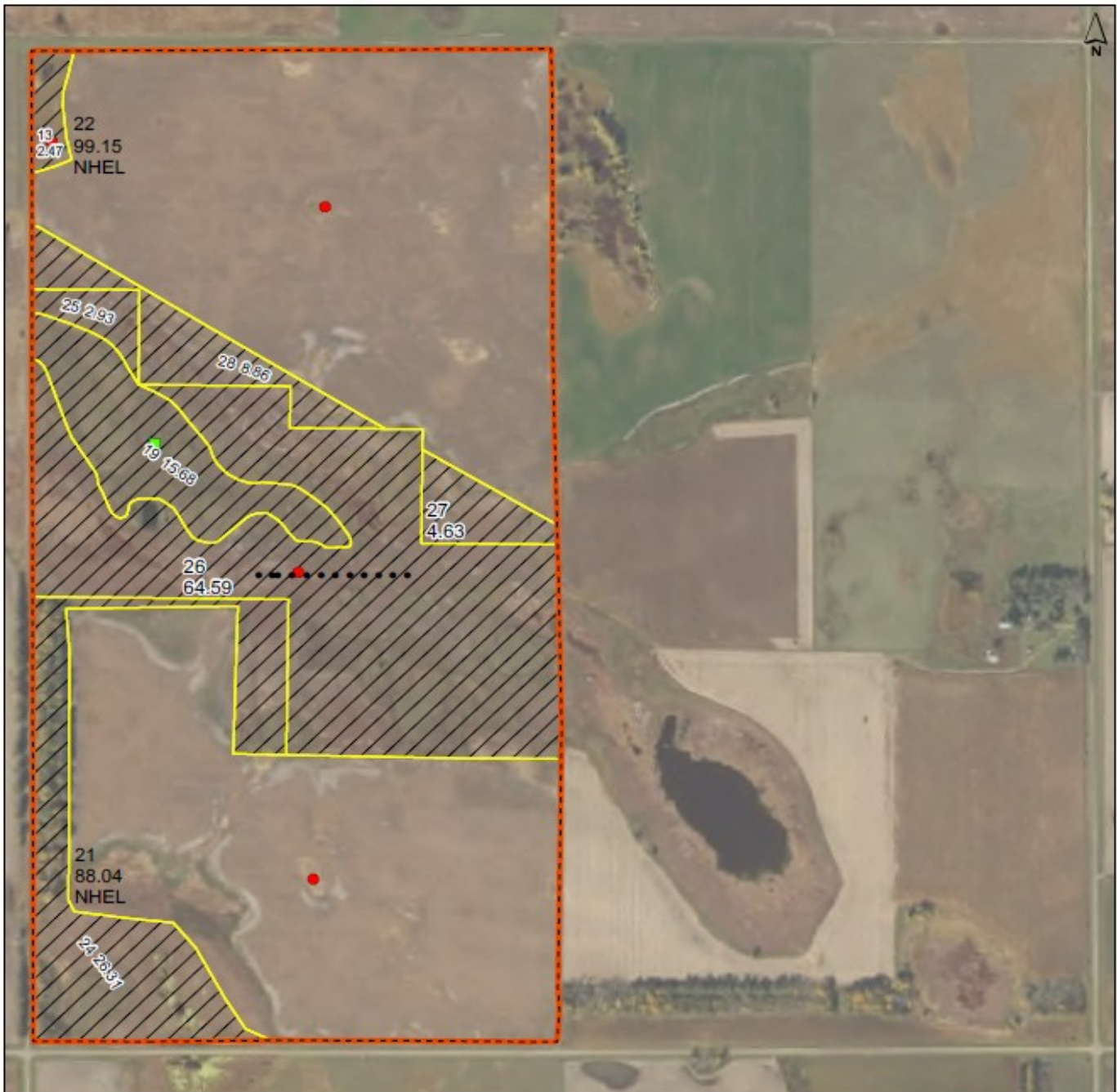
FSA Map Tract 1



United States
Department of
Agriculture

Beadle County, South Dakota

Farm 9449



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.

0 340 680
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2026 Program Year
Phy. County: Beadle
2023 imagery
S22 T109N R062W

Map Created 04/08/2026

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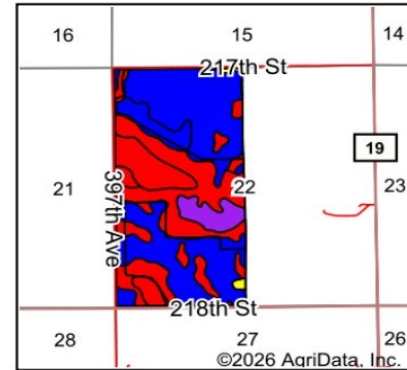
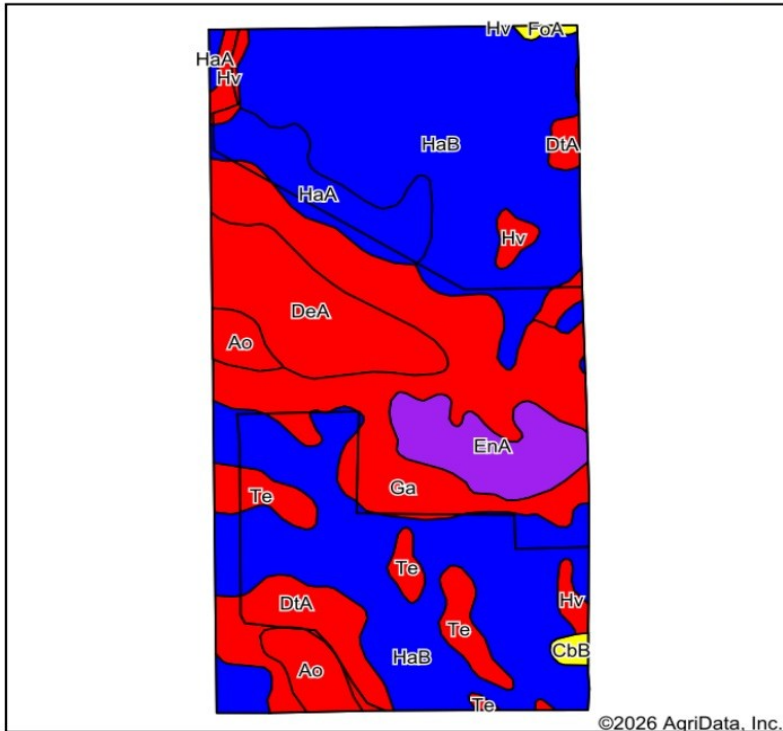
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Soil Map Tract 1

Soils Map



State: **South Dakota**
 County: **Beadle**
 Location: **22-109N-62W**
 Township: **Grant**
 Acres: **312.66**
 Date: **8/14/2026**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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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
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	150.13	47.9%		Ile	81	62
Ga	Grat loam	57.81	18.5%		IVw	49	29
DeA	Delmont loam, 0 to 2 percent slopes	23.97	7.7%		IVs	41	33
DtA	Dudley-Tetonka silt loams	18.11	5.8%		IVs	43	23
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	16.20	5.2%		Ilc	88	65
EnA	Enet loam, 0 to 2 percent slopes	16.19	5.2%		IIIIs	60	45
Te	Tetonka-Hoven silt loams	12.10	3.9%		IVw	48	9
Ao	Worthing silty clay loam, ponded, 0 to 1 percent slopes	9.66	3.1%		VIIIw	10	4
Hv	Hoven silt loam, 0 to 1 percent slopes	6.52	2.1%		VIIs	15	5
CbB	Carthage-Blendon fine sandy loams, 2 to 6 percent slopes	1.27	0.4%		IIIe	62	44
FoA	Forestburg loamy fine sand, 0 to 3 percent slopes	0.70	0.2%		IVe	63	34
Weighted Average					3.05	64.1	*n 45.5

*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.

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Yields and Basis Tract 1

SOUTH DAKOTA
BEADLE

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9449

Prepared : 7/29/26 8:27 AM CST

Crop Year : 2026

Tract Number : 1324

Description : W 22-109-62

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 : LARRY BARUTH

Other Producers :

Recon ID : None

Tract Land Data

Tract 1324 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
312.66	187.19	187.19	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	187.19	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	7.40	0.00	52
Corn	70.90	0.00	123
Soybeans	62.40	0.00	37
TOTAL	140.70	0.00	

NOTES

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Wetland Easement Map Tract 1

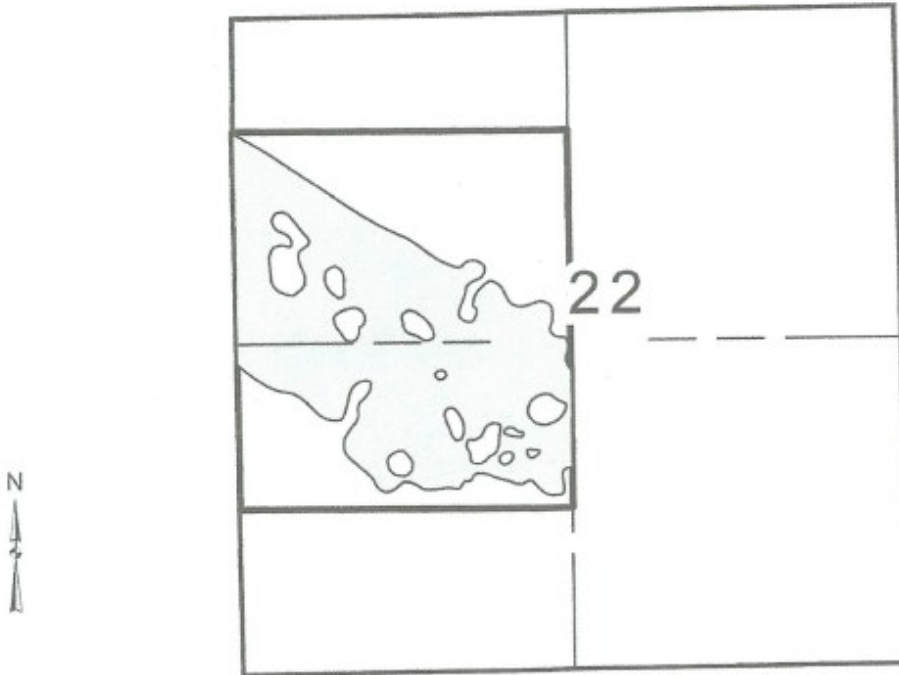
UNITED STATES DEPARTMENT OF INTERIOR
U.S. FISH AND WILDLIFE SERVICE
EXHIBIT "A"

TRACT: 557X,1,2

Map: 2 of 3

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 22, the south 1,716 feet of the NW¼, N½SW¼.



Scale: 4" = 1 mile

This map delineates wetlands referred to in the easement conveyance dated 6/1/2022, which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

Larry E. Baruth
Larry E. Baruth

Janice R. Baruth
Janice R. Baruth

Legend:

- _____ Boundary of Easement Description
 Wetlands Covered by Provisions of the Easement

Map prepared by: Brenda Houge, Realty Specialist

Date: 5/25/2022

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Grassland Easement Map Tract 1

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

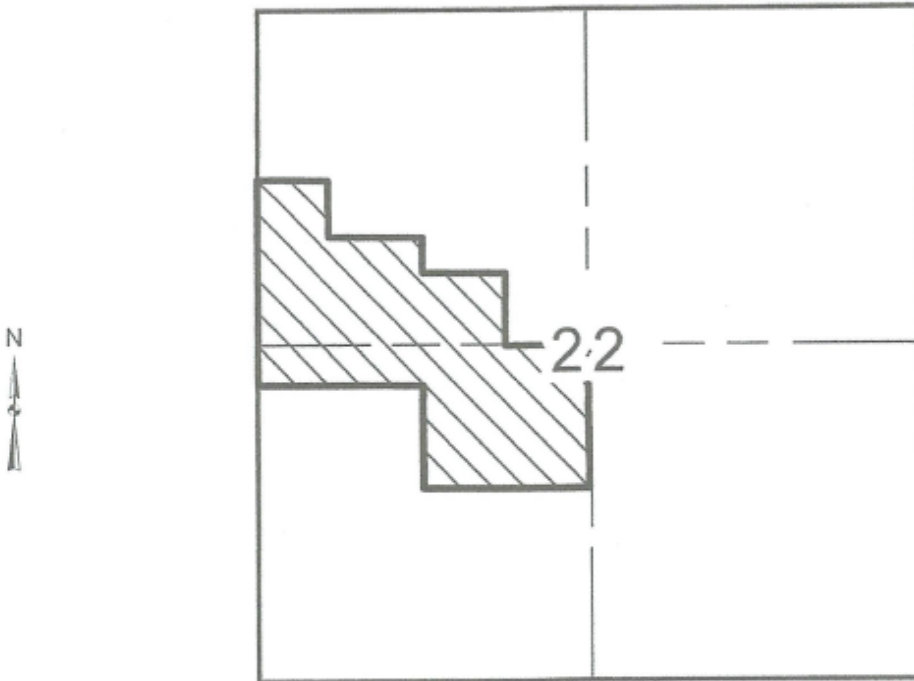
TRACT: 557G.1,2

Map: 2 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 22, SW $\frac{1}{4}$ NW $\frac{1}{4}$ EXCEPT the north 495 feet of the east 759 feet, the south 594 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$,
the north 297 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$, the north 1,122 feet of the E $\frac{1}{2}$ SW $\frac{1}{4}$.



Scale: 4" = 1 mile

This map delineates lands referred to in the easement conveyance dated 6/1/2022, which the parties of the first part agree to maintain as a Wildlife Management Area.

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Larry E. Baruth

Janice R. Baruth
Janice R. Baruth

Legend:

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

Map prepared by: Brenda Houge, Realty Specialist

Date: 5/25/2022

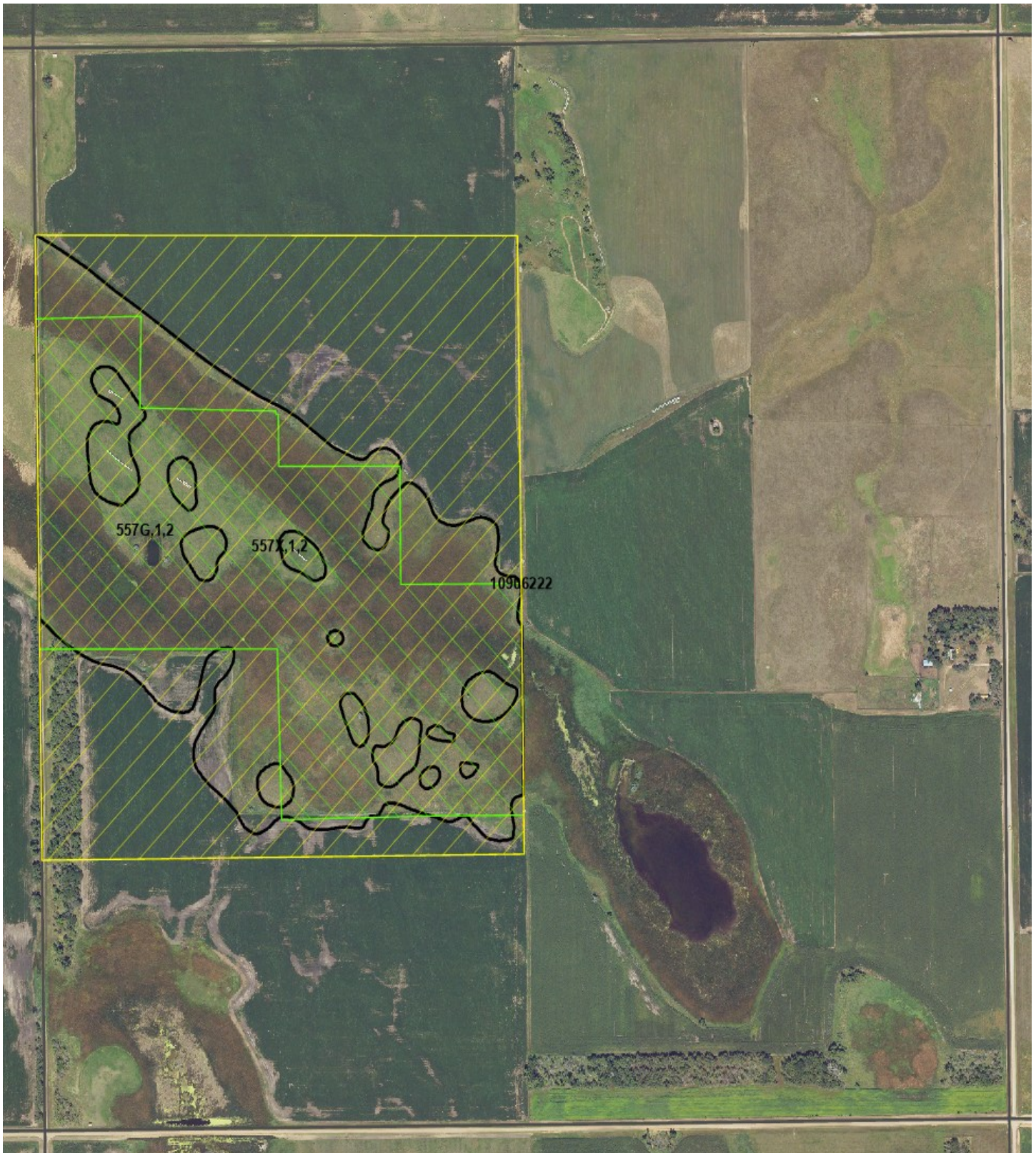
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Wetland & Grassland Easement Map Tract 1



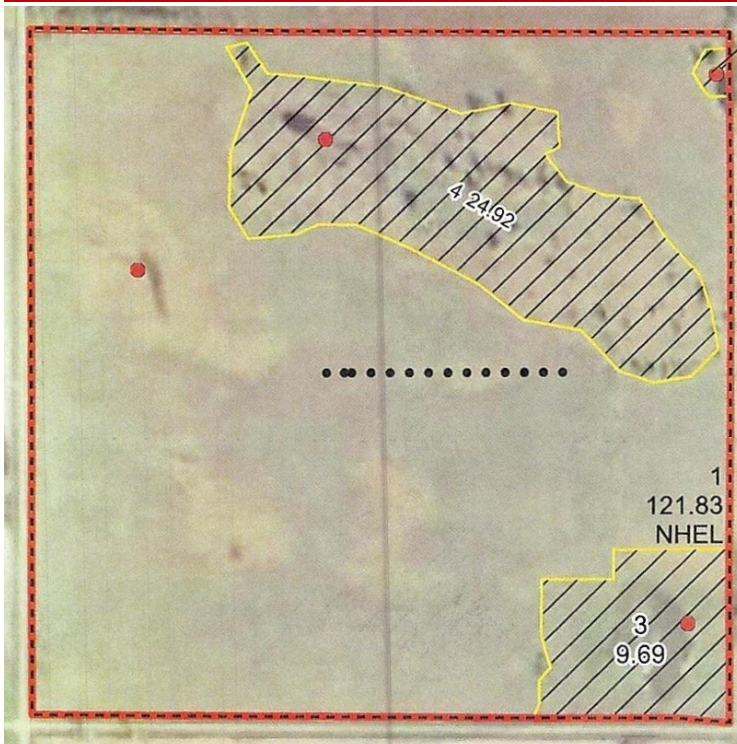
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Tract 2



Tract 2:

Legal Description: SW 1/4 Section 9-T109-R62, Grant Township, Beadle County, South Dakota

2026 Taxes due in 2027: \$2,998.00/yr

Physical Address: 216th st/396th Ave or 3 1/2 miles West of Hwy 37 on 216th ST. South of Huron, SD

Property Description

This 160± acre tract of pastureland offers a great opportunity for livestock producers, farmers, or investors looking to expand their land holdings. The property features good perimeter fencing, an existing dugout water source, and an overall Soil Productivity Index (SPI) of 67.5, with approximately 80 acres carrying an impressive SPI of 81. There are wetland and grassland easements on this Tract.

The property does not currently have a water well. Mid-Dakota Rural Water is located in the area, providing a potential option for an additional water source. Any connection would be subject to Mid-Dakota Rural Water requirements, including a non-refundable application fee, hookup fee, boring fee, and hydraulic review by their engineers. With its established pasture, fencing, existing dugout, and strong soil productivity on a significant portion of the tract, this property offers excellent livestock potential with good access. The water tanks on the west side of the property belong to current tenant.



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FSA Map Tract 2



United States
Department of
Agriculture

Beadle County, South Dakota

Farm 9449



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

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Map Created 04/08/2026

2026 Program Year

Phy. County: Beadle

2023 imagery

S09 T109N R062W

0 340 680
Ft

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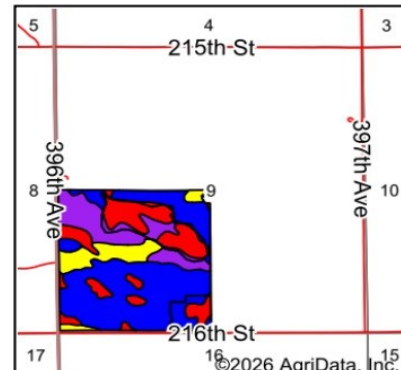
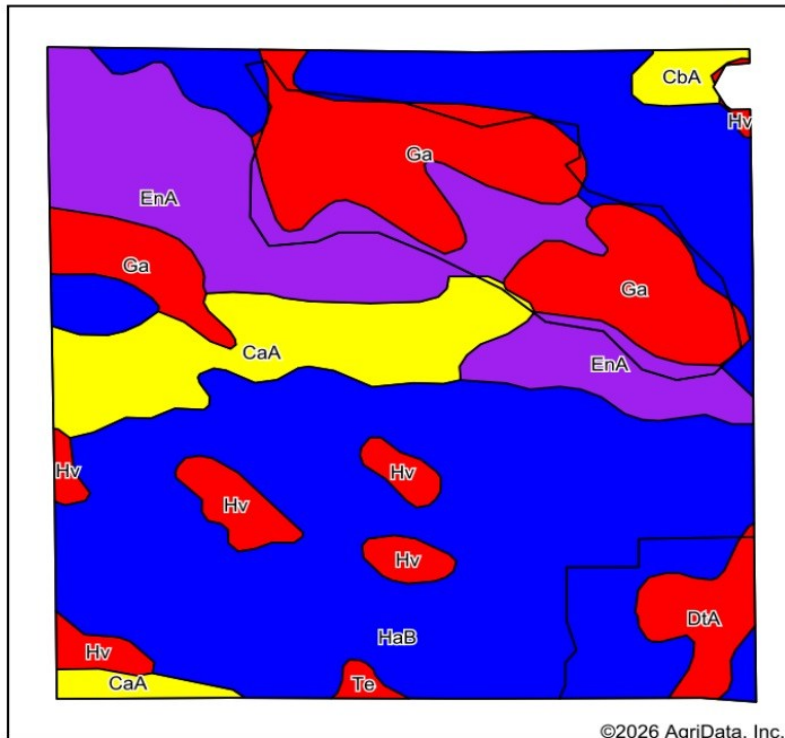
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Soil Map Tract 2

Soils Map



State: **South Dakota**
 County: **Beadle**
 Location: **9-109N-62W**
 Township: **Grant**
 Acres: **156.33**
 Date: **8/14/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	80.22	51.4%		Ile	81	62
EnA	Enet loam, 0 to 2 percent slopes	26.33	16.8%		IIIIs	60	45
Ga	Grat loam	23.16	14.8%		IVVw	49	29
CaA	Carthage fine sandy loam, 0 to 2 percent slopes	14.51	9.3%		IIIle	66	45
Hv	Hoven silt loam, 0 to 1 percent slopes	6.18	4.0%		VIIs	15	5
DtA	Dudley-Tetonka silt loams	3.77	2.4%		IVIs	43	23
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	1.62	1.0%		IIIle	66	44
Te	Tetonka-Hoven silt loams	0.54	0.3%		IVVw	48	9
Weighted Average					2.78	67.5	*n 49.1

*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.

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Wetland Easements Tract 2

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

TRACT: 557X.1.2

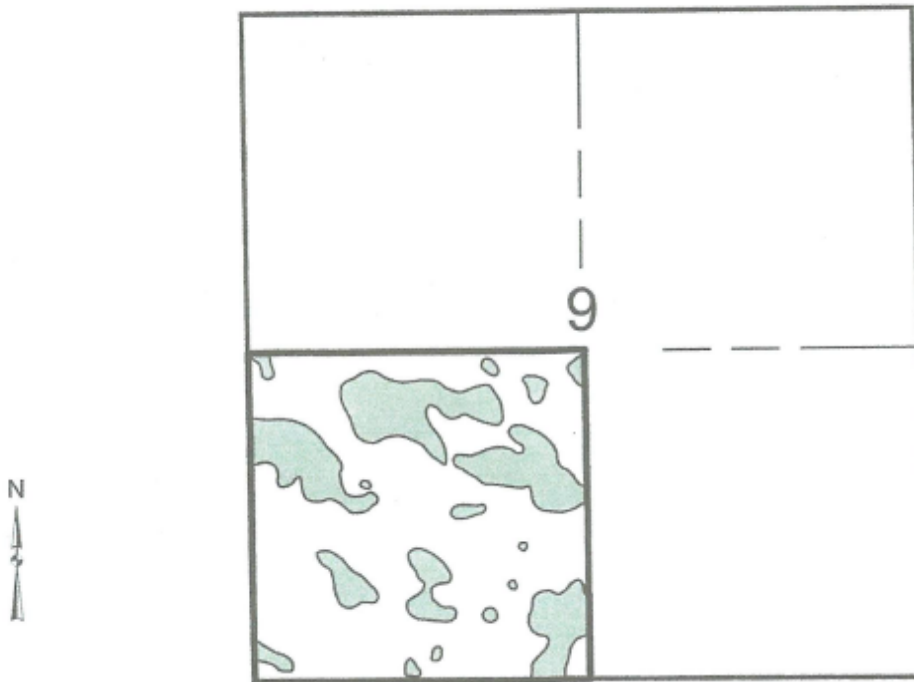
Map: 1 of 3

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 9, SW¼.



Scale: 4" = 1 mile

This map delineates wetlands referred to in the easement conveyance dated 6/1/2022, which the parties of the first part agree to maintain as a waterfowl production area. The lands covered by this conveyance include any enlargement of the delineated wetland areas resulting from normal or abnormal increased water.

Larry E. Baruth
Larry E. Baruth

Janice R. Baruth
Janice R. Baruth

Legend:

- Boundary of Easement Description
-  Wetlands Covered by Provisions of the Easement

Map prepared by: Brenda Houge, Realty Specialist

Date: 5/25/2022

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Grassland Easements Tract 2

UNITED STATES DEPARTMENT OF INTERIOR
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EXHIBIT "A"

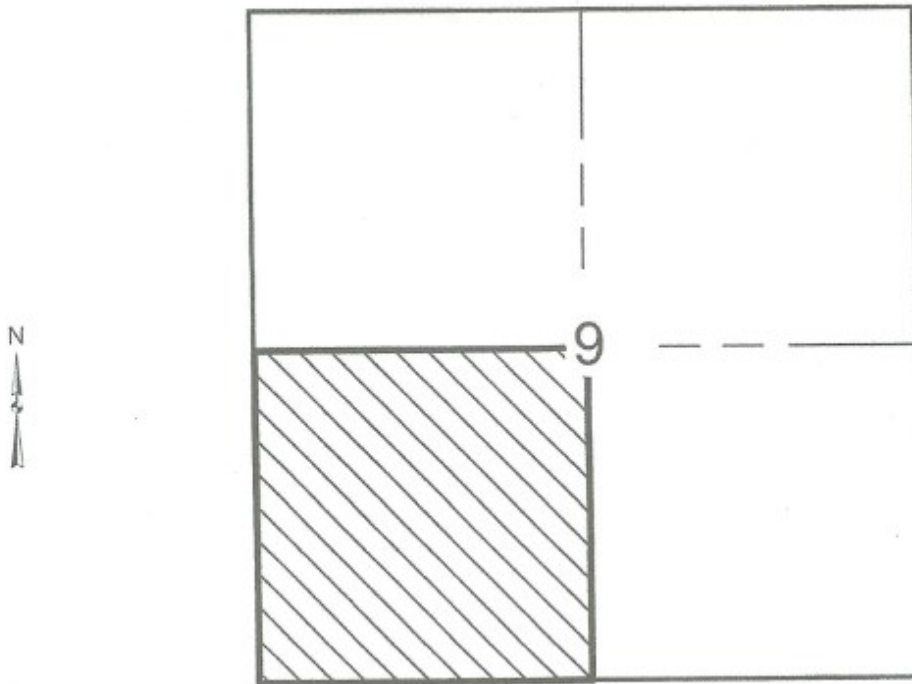
TRACT: 557G,1,2

Map: 1 of 3

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EASEMENT AUTHORIZED BY MIGRATORY BIRD HUNTING STAMP ACT OF MARCH 16, 1934, AS AMENDED.

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

Section 9, SW $\frac{1}{4}$.



Scale: 4" = 1 mile

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Larry E. Baruth
Larry E. Baruth

Janice R. Baruth
Janice R. Baruth

Legend:



Boundary of Easement Description

Lands covered by provisions of the easement

Map prepared by: Brenda Houge, Realty Specialist

Date: 5/25/2022

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Wetland & Grassland Easement Map Tract 2



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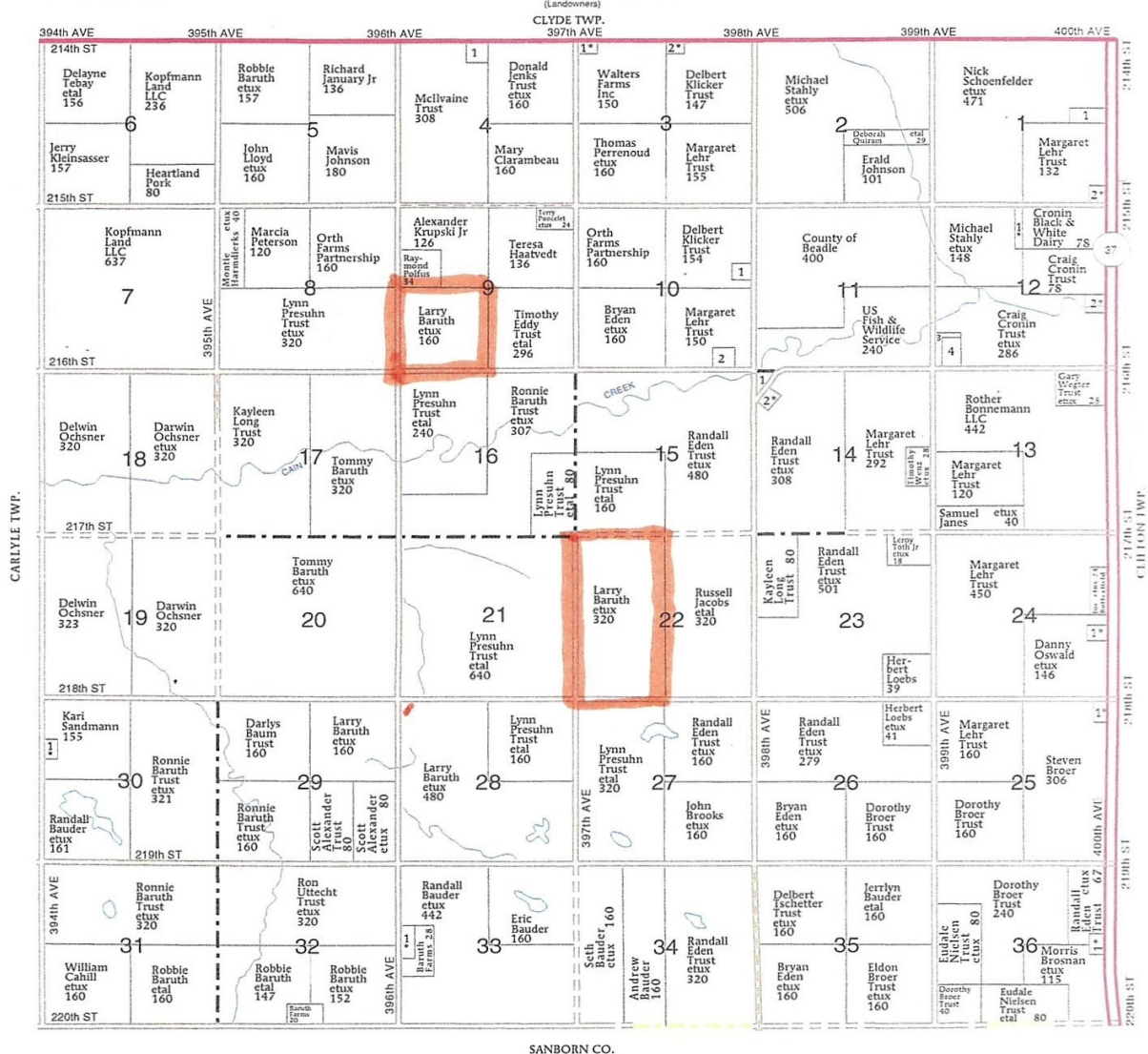
Steve Larson - Broker Associate - 605-770-9818

Plat Map

T-109-N

GRANT PLAT

R-62-W



GRANT TOWNSHIP

SECTION 1

1 MEYERS, DEBRA 8

2 TELLO, STEVEN ETUX 9

SECTION 3

1 ROTH, GAYLEN ETUX 10

2 ORILEY LE, GARY ETAL 10

SECTION 4

1 DEMING, DAVID 10

SECTION 10

1 MERTINS, CORINE 7

2 LIVINGSTON, CLIFFORD 10

SECTION 12

1 HEIN, STEVEN ETUX 12

2 KRAUS, MARK ETUX 9

3 PRUSS, MARY 8

4 KAPPLER, WILLIAM 9

SECTION 14

1 EDEN, BRYAN 5

2 EDEN, BRYAN ETUX 6

SECTION 24

1 HINKER, MICHAEL ETUX 8

SECTION 25

1 SCHMIT, THOMAS ETUX 5

SECTION 30

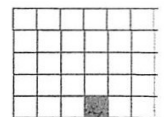
1 MOROSS, DUSTIN ETAL 6

SECTION 33

1 LANSING, SUSAN ETVIR 10

SECTION 36

1 SCHEIBE, SCOTT ETUX 10



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Notes

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