

# Farmland Auction

**25**  
YEARS  
est. 2000

**160 Acres • Charles Mix County, SD**

**Tuesday, April 8, 2025 – 10:00 a.m.**

**Douglas County Courthouse: Community Room • Armour, SD**



**OWNER: Lola M. Jan**



**Pifer's**

**605.836.2277**

**[www.pifers.com](http://www.pifers.com)**

# INTRODUCTION

**Auction Note:** Prime South Dakota Land Selling at Live Auction – Charles Mix County, SD!

Located northeast of Geddes, SD, this 160 +/- acre property offers a rare opportunity to own a versatile piece of land. Perfectly suited for agricultural use, hunting, or even as a potential homestead site, this property has something for everyone.

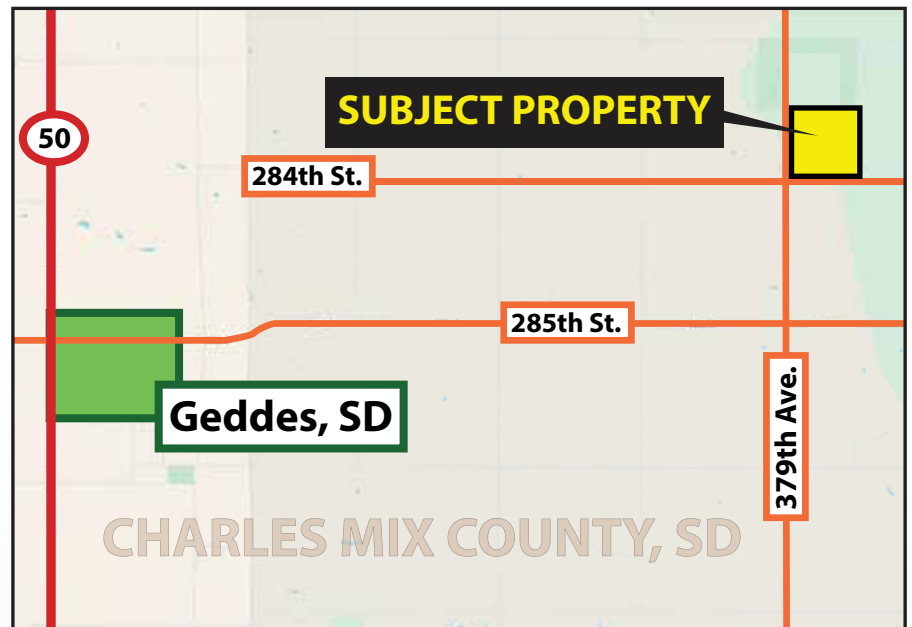
In addition to its agricultural value, the property's location offers fantastic hunting opportunities, with the land bordering US Fish & Wildlife Land to the north. There is a US Fish & Wildlife Easements on this property.

This land presents a fantastic investment opportunity, whether you're looking to expand your farming operations, build a home, or explore recreational possibilities.

*Disclosure:* This land has been rented for the 2025 crop year. The seller has received the first ½ year rent, and the buyer will receive the second ½ year rent. The total rent for the 2025 crop year is \$8,000. The 2024 property taxes will be paid by the seller. The 2025 property taxes will be split evenly based on the 2024 property taxes at closing.

## Driving Directions

From Geddes, SD, drive East on 285th St. for 4 miles. Turn Left (North) onto 379th Ave. and drive 1 mile. Property is located on the NE corner of 379th Ave. and 284th St.



**Chris Bair • 605.271.7730 or [cbair@pifers.com](mailto:cbair@pifers.com)**

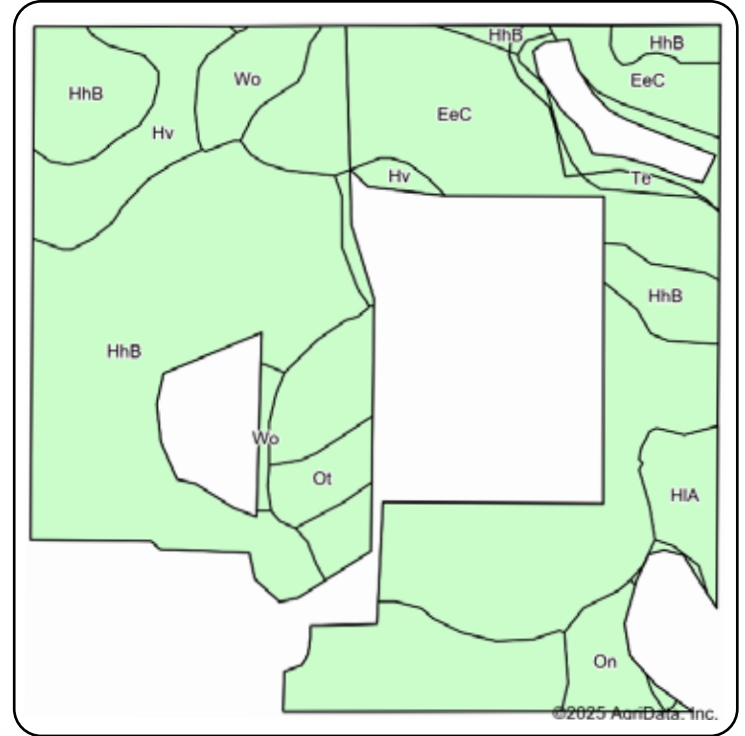
**Pifer's**

20820 Boondock Ave. • Worthing, SD 57077



# PROPERTY INFORMATION

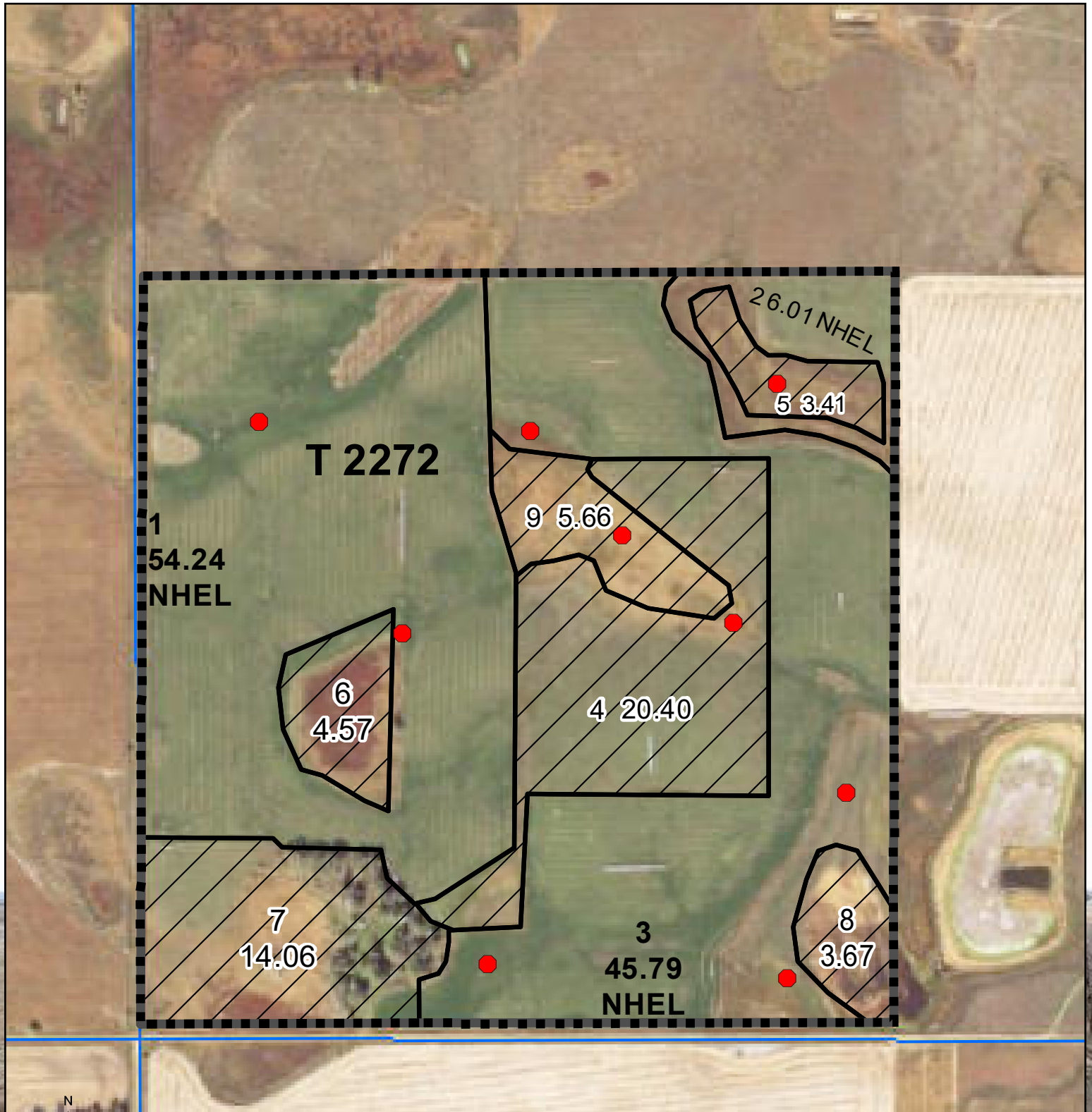
Acres: 160 +/-  
Legal: SW¼ 25-98-66  
FSA Crop Acres: 106.04 +/-  
Recreational Acres: 40.12 +/-  
Taxes (2024): \$2,247.32



Crop	Base Acres	Yield
Wheat	16.02	50 bu.
Corn	18.76	111 bu.
Soybeans	15.62	40 bu.
Total Base Acres: 50.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HhB	Highmore silt loam, 2 to 6 percent slopes	45.61	42.6%	Ile	91
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	39.53	37.0%	IIle	65
Hv	Hoven silt loam, 0 to 1 percent slopes	7.11	6.7%	VIIs	15
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.76	3.5%	VW	30
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	3.08	2.9%	IIc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	2.87	2.7%	IVW	56
On	Mobridge silt loam, 0 to 2 percent slopes	2.70	2.5%	IIc	94
Ot	Onita-Tetonka silt loams	2.20	2.1%	IIc	85
Weighted Average					73

# FSA MAP



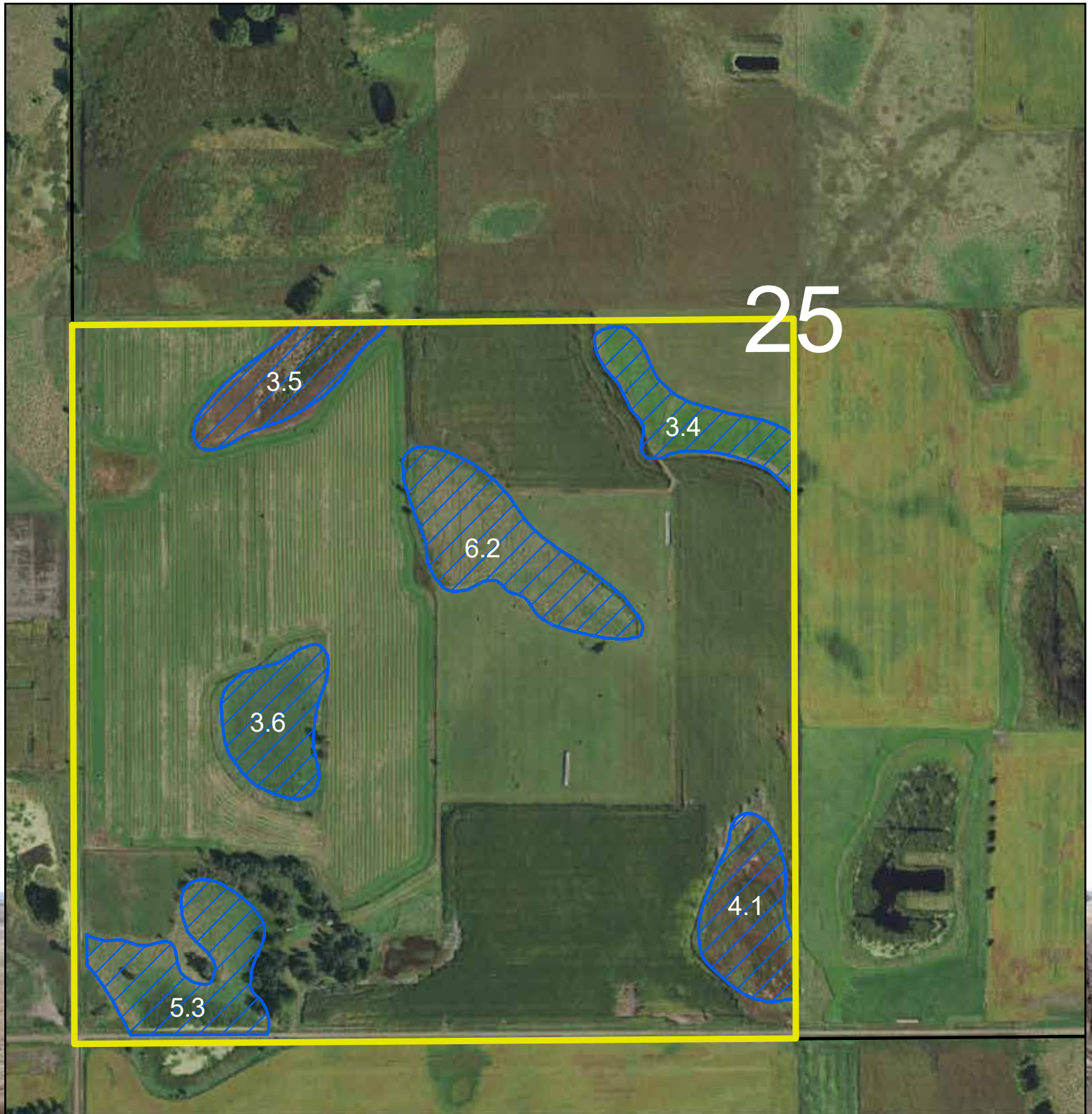
# EZ156 FORM

<b>Tract Number</b>	<b>: 2272</b>						
<b>Description</b>	: SW 25 98 66						
<b>FSA Physical Location</b>	: SOUTH DAKOTA/CHARLES MIX						
<b>ANSI Physical Location</b>	: SOUTH DAKOTA/CHARLES MIX						
<b>BIA Unit Range Number</b>	:						
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields						
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland						
<b>WL Violations</b>	: None						
<b>Owners</b>	: LOLA M JAN						
<b>Other Producers</b>	: None						
<b>Recon ID</b>	: None						
<b>Tract Land Data</b>							
<b>Farm Land</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>EWP</b>	<b>WRP</b>	<b>GRP</b>	<b>Sugarcane</b>
157.81	106.04	106.04	0.00	0.00	0.00	0.00	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>CRP</b>	<b>MPL</b>	<b>DCP Ag. Rel Activity</b>	<b>SOD</b>
0.00	0.00	106.04	0.00	0.00	0.00	0.00	0.00
<b>DCP Crop Data</b>							
<b>Crop Name</b>	<b>Base Acres</b>		<b>CCC-505 CRP Reduction Acres</b>		<b>PLC Yield</b>		
Wheat	16.02		0.00		50		
Corn	18.76		0.00		111		
Soybeans	15.62		0.00		40		
<b>TOTAL</b>	<b>50.40</b>		<b>0.00</b>				





# US FISH & WILDLIFE EASEMENT MAP



# TERMS & CONDITIONS

## I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

**A.** If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

**B.** If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 5/23/25. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

## II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

## III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before May 23, 2025, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

## IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

## V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

## VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

## VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, SD #12782, Chris Bair, SD #17588.



# Pifer's

# 25

YEARS

# 20

est. 2000



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