160 Acres • Codington & Hamlin Counties, SD

Farmland Auction

Friday, December 11, 2026 - 10:00 AM

Watertown Event Center • Watertown, SD



OWNER: Edward L Schwab Memorial Foundation

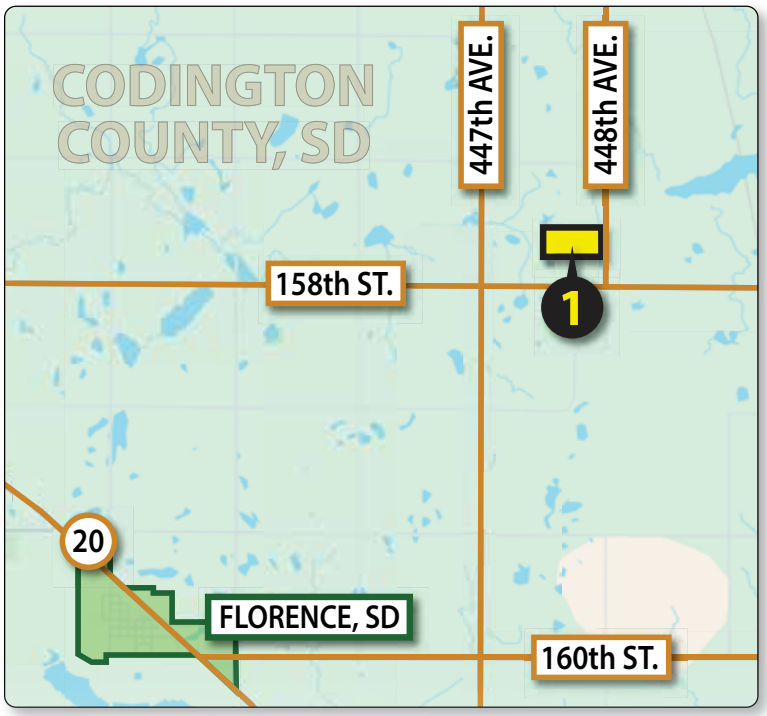
Pifer's

605.880.0274
www.pifers.com

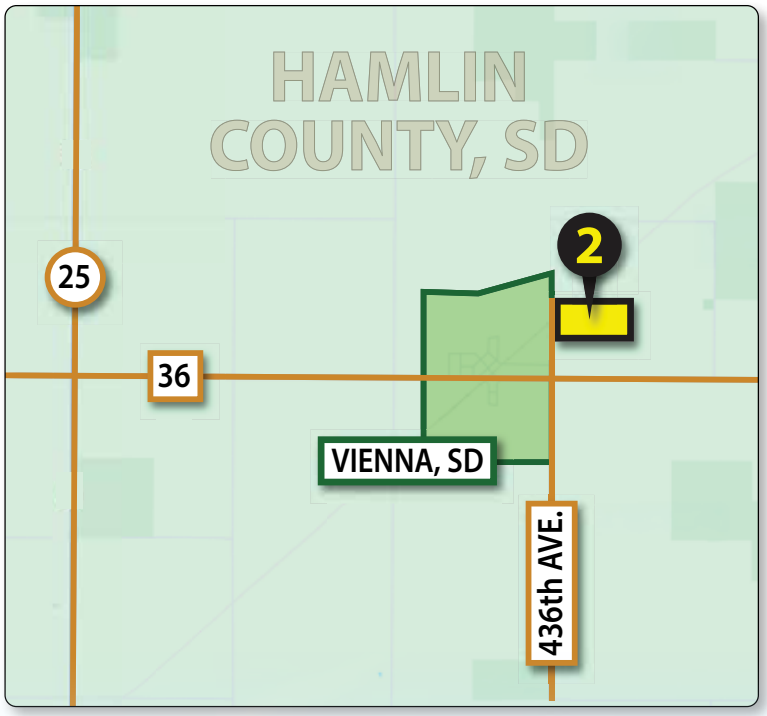
INTRODUCTION

This Pifer's land auction features two parcels of productive cropland located in Northeastern South Dakota. Parcel 1 is 80 +/- acres of farmland located in Codington County and parcel 2 is 80 +/- acres of farmland located in Hamlin County.

Don't miss this opportunity to expand your existing farming operation or diversify your investment portfolio. Both parcels of land are available for the 2027 crop year.



Parcel 1: From Florence, SD, go 3 miles north and 5 miles east to the intersection of 158th St. and 448th Ave., then go a half mile north.



Parcel 2: A half mile north of Vienna, SD on 436th Ave.



Tim Anderton | 605.880.0274 | tanderton@pifers.com

PARCEL 2

OVERALL PROPERTY





PARCEL 1

www.pifers.com 605.880.0274 tanderton@pifers.com

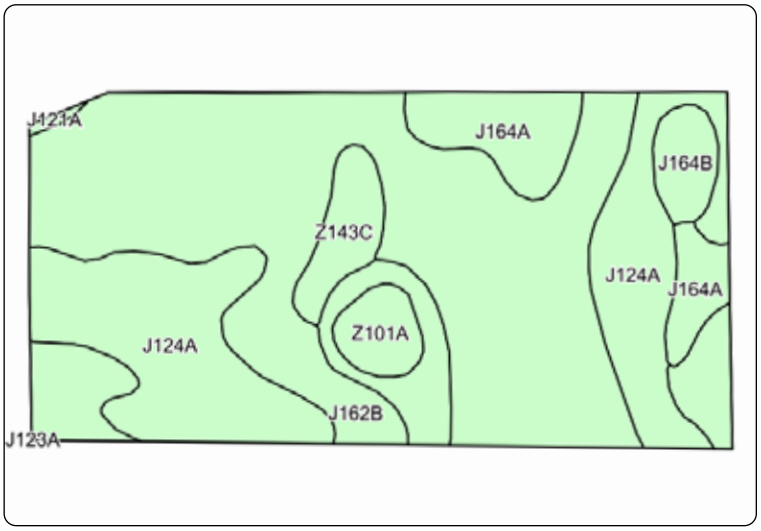
PARCEL 1

Acres: 80 +/-
Legal: N½SE¼ 24-119-54
FSA Crop Acres: 79.04 +/-
Taxes (2025): $1,738.88

Crop	Base Acres	Yield
Wheat	6.36	54 bu.
Corn	22.64	145 bu.
Soybeans	49.81	40 bu.
Total Base Acres: 78.81		

A productive parcel of cropland located in Dexter Township just 8 miles northeast of Florence, SD. This property features 79.04 +/- FSA crop acres with an average Soil Productivity Index (SPI) of 78 Class II soils of Poinsett-Buse Waubay complex and Cubden-Tonka silty clay loams are found on over 80 percent of this parcel.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J162B	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	43.80	55.3%	IIe	81
J124A	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	22.45	28.4%	IIs	71
J164A	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	5.90	7.5%	Is	93
Z143C	Barnes-Buse loams, 6 to 9 percent slopes	2.67	3.4%	IIIe	64
J164B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2.02	2.6%	IIe	89
Z101A	Tonka silty clay loam, 0 to 1 percent slopes	2.02	2.6%	IVw	58
J121A	Colvin silty clay loam, till substratum, 0 to 1 percent slopes	0.18	0.2%	IVw	46
				Weighted Average	**78**



www.pifers.com 605.880.0274 tanderton@pifers.com

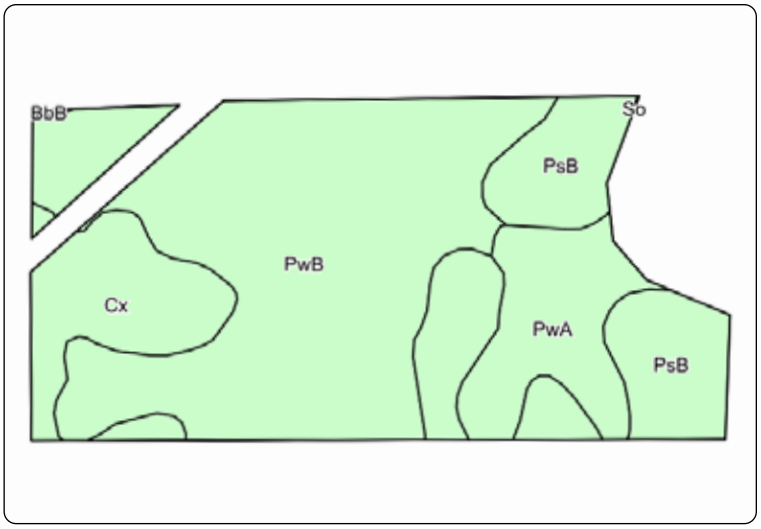
PARCEL 2

Acres: 80 +/-
Legal: N½SW¼ 6-114-55
FSA Crop Acres: 68.97 +/-
Taxes (2025): $1,425.22

Crop	Base Acres	Yield
Wheat	40.77	27 bu.
Corn	28.20	146 bu.
Total Base Acres: 68.97		

A productive parcel of cropland located in Dixon Township just a half mile north of Vienna, SD. The property features 68.97+/- FSA crop acres with an average Soil Productivity Index (SPI) of 85.6. Class II soils of Poinsett-Waubay silty clay loams, Poinsett-Buse-Waubay complex, Cubden-Tonka silty clay loams as well as class I soil Poinsett-Waubay silty clay loams are found throughout this property.





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	37.35	54.2%	IIe	89
PsB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	14.58	21.1%	IIe	81
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	8.55	12.4%	Is	93
Cx	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	8.43	12.2%	IIs	71
BbB	Barnes-Buse loams, coteau, 2 to 6 percent slopes	0.06	0.1%	IIe	79
				Weighted Average	**85.6**



www.pifers.com 605.880.0274 tanderton@pifers.com

PROPERTY OUTLINES

PARCEL 1



PARCEL 2



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 1/25/27. 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 January 25, 2027, 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.

Pifer's



605.880.0274

www.pifers.com