

137 Crop Acres • Gregory County, SD

Land Lease Auction

Written Bids Due: Friday, April 17, 2026 – 5:00 p.m. (CT)



LANDOWNER: Marsha Johnson



Pifer's
LAND MANAGEMENT

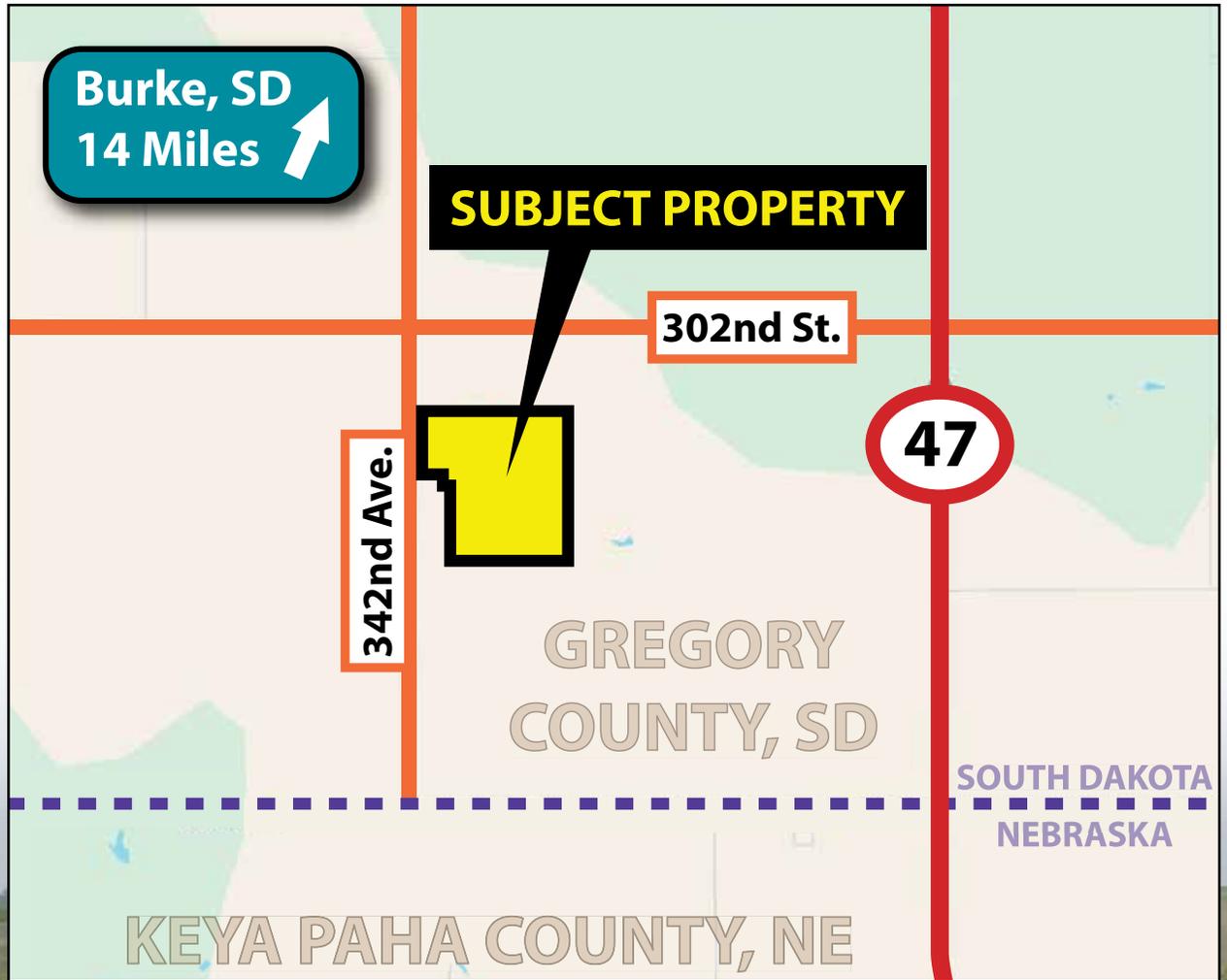
605.351.4931

www.pifers.com

INTRODUCTION

Auction Note: Opportunities to secure quality cropland in Gregory County, SD are limited, and this offering presents a strong addition to any row crop operation. Pifer's is offering 137 +/- acres of productive farmland, divided into two well-laid-out fields. Each field features its own driveway, with internal field connections allowing for fieldwork without returning to the road. The ground has a proven cropping history, with corn and millet planted in 2025. Post-harvest, the fields were grazed to clean up any down crop. The terrain offers a gentle, rolling profile that promotes natural drainage during heavier rainfall events.

This lease is structured as a 2-year term, with the potential to expand by an additional 160 +/- acres in 2028, providing an opportunity for future growth.

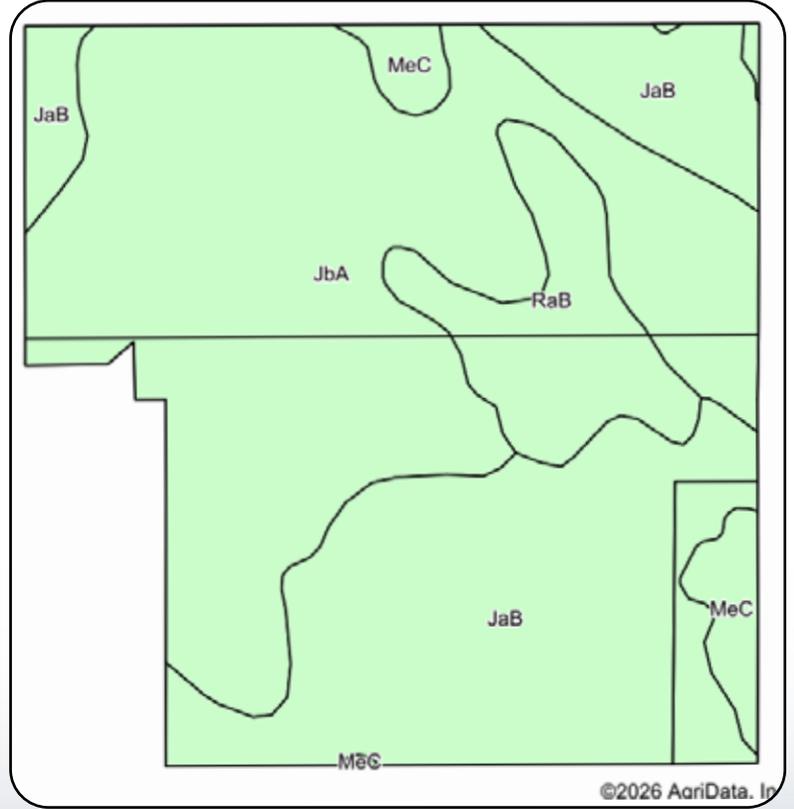


Neil Broughton • 605.351.4931 or nbroughton@pifers.com

PROPERTY INFORMATION

Crop Acres: 137 +/-

Legal: S½NW¼, Part of the NW¼SW¼, NE¼SW¼ in 26-95-72



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
JbA	Jansen-Brocksburg loams, 0 to 2 percent slopes	71.04	50.9%	Ils	Ils	61
JaB	Jansen loam, 2 to 6 percent slopes	50.41	36.2%	IIle	IIle	53
RaB	Ree loam, 3 to 6 percent slopes	12.64	9.1%	Ile	Ile	79
MeC	Meadin sandy loam, 3 to 9 percent slopes	5.32	3.8%	Vls		17
Weighted Average						58.1

TERMS & CONDITIONS

1. All written bids must be received before 5:00 p.m. (CT) on April 17, 2026.
2. Written bids will be submitted on an annual per acre basis.
3. All written bids must be accompanied with a 2-year farming plan, including but not limited to, crop rotation, normal chemical application, field drainage plans and or suggested tiling plan. These stewardship/farming plans are important to the landowner(s) and will play an important role in the final decision when awarding the contracts.
4. The top written bids will be invited to the Oral Bidding and will have an opportunity to raise their bid at a time and place designated by Pifer's Auction & Realty. Oral Bidding will be on April 21, 2026, at 10:00 a.m. (CT).
5. Each Oral Bidder will have the opportunity to bid on each parcel individually as well as altogether (Overall). Each Oral Bidder must bid on at least one parcel individually to qualify for participation in the Overall bidding process.
6. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
7. Bidders are bidding on a 2-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2027.
8. Annual rent will be due on or before March 1st each year of the lease agreement.
9. The awarded bidder must provide a letter of good standing from their financial institution.
10. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
11. The Landowner reserves the right to accept or reject any and all bids.
12. All statements made the day of the Oral Bidding take precedence over all printed materials.



TEAR/CUT HERE

Johnson Property	Price/Acre
137 +/- Crop Acres	

Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone: _____ Email: _____

I understand & agree to all the terms & conditions for this lease auction.

605.836.2277



SUBMIT BIDS TO:
Neil Broughton

605.351.4931 | nbroughton@pifers.com