

634.23 Acres • Marshall County, SD

Farmland Auction

Tuesday, September 29, 2026 – 10:00 a.m.

Britton Event Center • Britton, SD



OWNER: Lori Raun



Pifer's

701.238.5810

www.pifers.com

INTRODUCTION

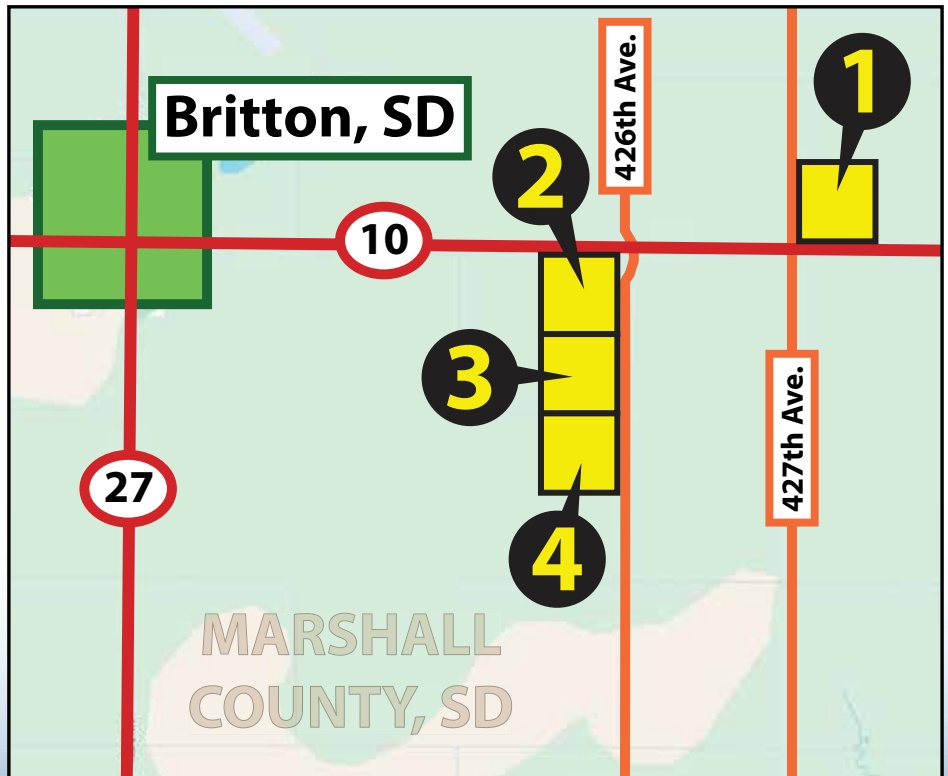
Auction Note: This is highly productive cropland, hayland, grassland and wildlife habitat in north central South Dakota. The 438.12 +/- crop acres is mostly Beotia Silt Loam, LaMoure Silty Clay Loam, and Harmony-Aberdeen Silty Clay Loam Soils with a Soil Productivity Index (SPI) in the 70s, 80s and 90s!

The balance of the land is mostly hayland, grassland and hunting land with exceptional wildlife habitat. The Crow Creek runs through the southern portion of parcel 2 and the northern portion of parcel 3. There is a vacant building site in the south end of parcel 1. This is an incredible opportunity to purchase some of the more notable productive cropland and grassland in north central South Dakota. This farm has excellent access. Parcels 1 and 2 have access from SD Hwy. #10. This farm is subject to a lease through 2029. The buyer(s) will receive all lease payments in 2027, 2028 and 2029. Contact Pifer's for lease details.

Driving Directions

Parcel 1: From Britton, SD, proceed 3.5 miles on SD Hwy. #10. The property is on the north side of the highway.

Parcels 2-4: From Britton, SD, proceed 2 miles on SD Hwy. #10 to 426th Ave. The property is on the south side of the highway.

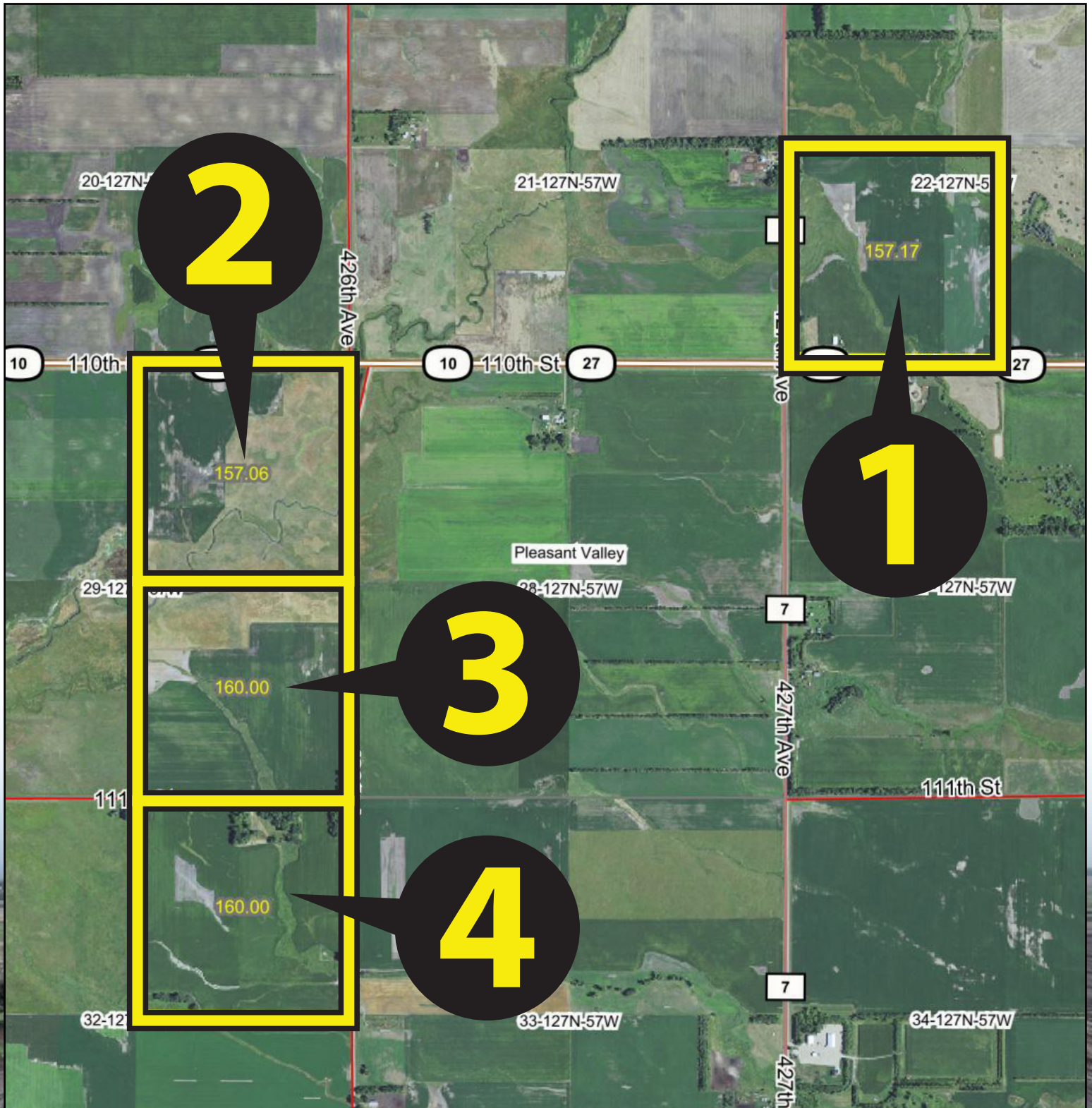


Kevin Pifer | 701.238.5810 • kpifer@pifers.com

Pifer's

1506 29th Ave. S • Moorhead, MN 56560

OVERALL PROPERTY



PARCEL 1

Acres: 157.17 +/-

Legal: SW¼ Exc Lot H2 HWY & Exc A Strip of Land Parallel to & Adjacent to the Regular Road ROW 22-127-57

FSA Crop Acres: 114 +/-

Grass/Habitat Acres: 43.17 +/-

Taxes (2025): \$3,042.80

This parcel features 114 +/- acres of highly productive cropland with mostly Beotia-Bearden Silt Loam, LaMoure Silty Clay Loam and Covin Silty Clay Loam with an SPI of 81.1! The balance of the parcel is grassland, hunting land and a building site in the southwest portion.

Building #1

- 100' x 40'
- Wood Frame
- Steel Roof
- Steel Siding
- Dirt Floor

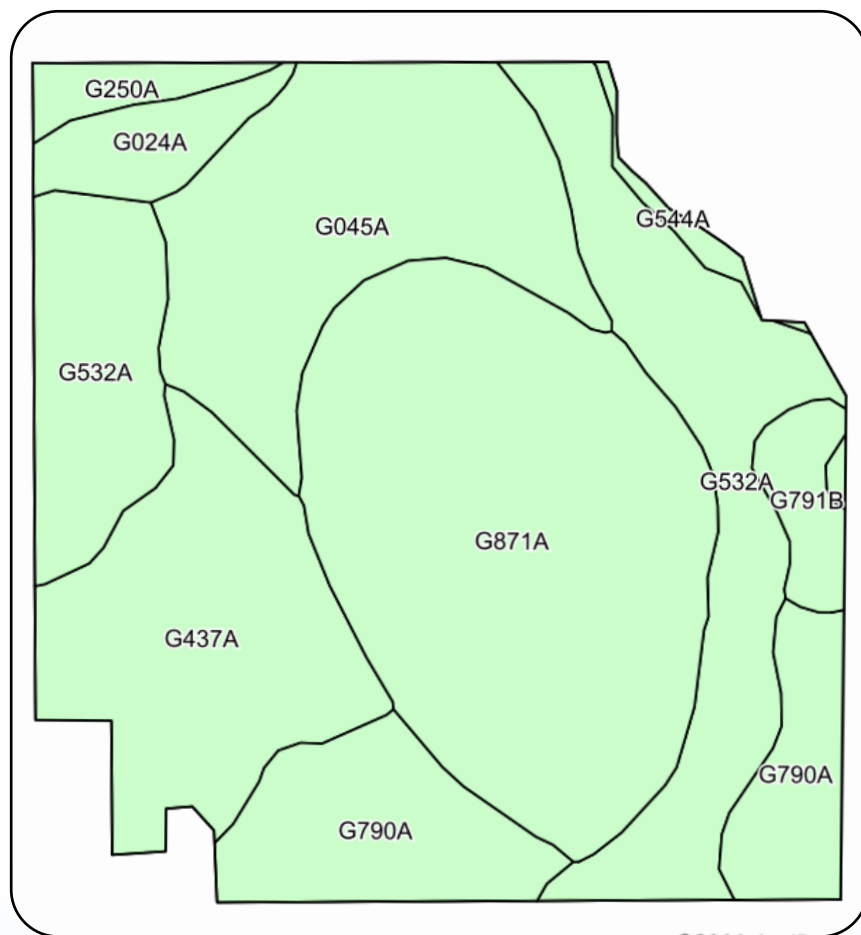
Building #2

- 60' x 35'
- Wood Frame
- Steel Roof
- Steel Siding
- Dirt Floor



PARCEL 1

Crop	Base Acres	Yield
Wheat	0.33	46 bu.
Corn	58.22	145 bu.
Soybeans	47.78	32 bu.
Total Base Acres: 106.33		

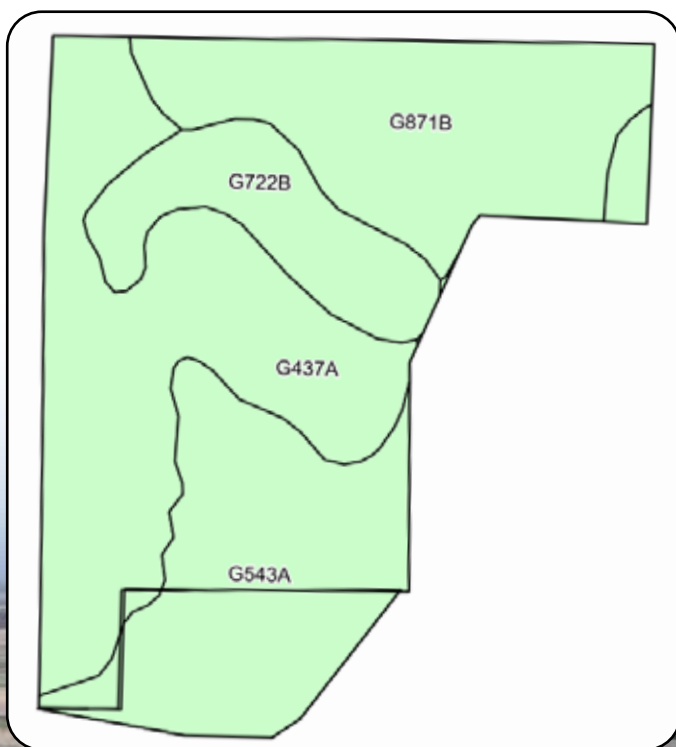


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G871A	Beotia silt loam, 0 to 2 percent slopes	38.54	29.4%	IIc	98
G532A	Lamoure silty clay loam, somewhat poorly drained, 0 to 2 percent slopes, occasionally flooded	27.51	21.0%	IIw	70
G045A	Colvin silty clay loam, 0 to 1 percent slopes	21.20	16.2%	IVw	60
G437A	Beotia-Bearden silt loams, 0 to 2 percent slopes	19.19	14.7%	IIc	91
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	14.82	11.3%	IIc	92
G024A	Marysland, occasionally flooded-Divide loams, 0 to 2 percent slopes	3.84	2.9%	IVw	43
G791B	Poinsett-Forman complex, 2 to 6 percent slopes	2.88	2.2%	Ile	85
G250A	Divide loam, 0 to 2 percent slopes	2.05	1.6%	IIIs	51
G544A	Playmoor-Lamoure-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.95	0.7%	VIw	24
Weighted Average					81.1

PARCEL 2

Acres: 157.06 +/-
Legal: NE¼ Exc Lot H2 HWY & Exc A Strip of Land Parallel to & Adjacent to the Regular Road ROW 29-127-57
FSA Crop Acres: 60.92 +/- (Current Crop Acres)
Hay Acres: 51.27 +/- (Prior Cropland)
Grass/Habitat Acres: 36 +/-
Taxes (2025): \$1,772.26

This parcel features excellent cropland, hayland, grassland and excellent wildlife habitat. The cropland is mostly Beotia-Bearden Silt Loam and Beotia Silt Loam Soils with an SPI of 72.8. The hay & grass is highly productive with perimeter fencing and Crow Creek on the southern portion.



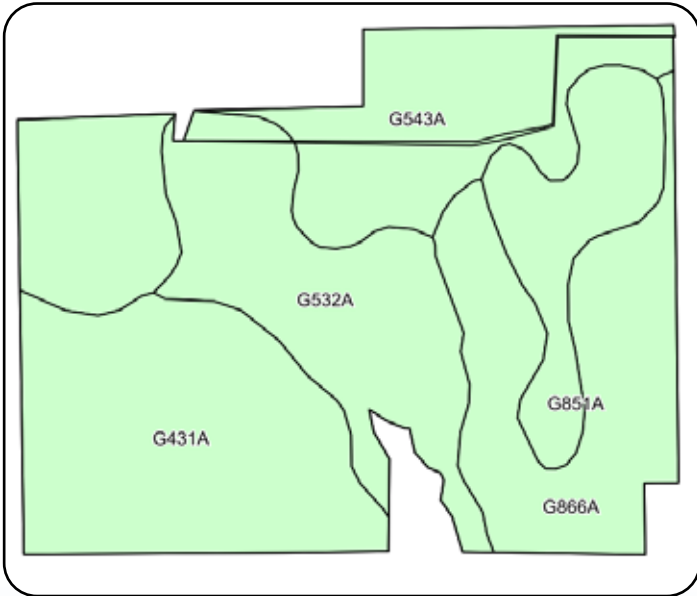
PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	0.82	46 bu.
Corn	144.44	145 bu.
Soybeans	118.51	32 bu.
Total Base Acres: 263.77		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G437A	Beotia-Bearden silt loams, 0 to 2 percent slopes	21.53	35.4%	IIc	91
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	16.64	27.3%	VIW	24
G871B	Beotia silt loam, 2 to 6 percent slopes	15.42	25.3%	IIe	98
G722B	Great Bend-Zell silt loams, 2 to 6 percent slopes	7.33	12.0%	IIe	77
Weighted Average					72.8

PARCEL 3

Acres: 160 +/-
Legal: SE¼ 29-127-57
FSA Crop Acres: 113.77 +/-
Grass/Habitat Acres: 46.23 +/-
Taxes (2025): \$2,152.16

This parcel features excellent cropland, hayland, grassland and excellent wildlife habitat. The cropland is mostly Beotia-Bearden Silt Loam and Beotia Silt Loam Soils with an SPI of 72.8. The hay & grass is highly productive with perimeter fencing and Crow Creek on the southern portion.



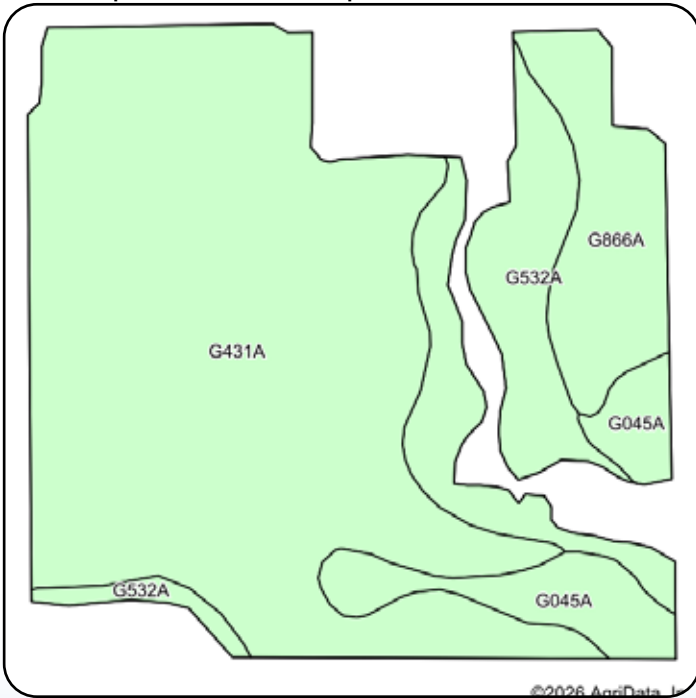
PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	0.82	46 bu.
Corn	144.44	145 bu.
Soybeans	118.51	32 bu.
Total Base Acres: 263.77		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G431A	Bearden silt loam, 0 to 2 percent slopes	28.94	25.4%	Ile	82
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	28.85	25.4%	VIW	24
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	22.28	19.6%	Ils	80
G532A	Lamoure silty clay loam, somewhat poorly drained, 0 to 2 percent slopes, occasionally flooded	22.10	19.4%	IIW	70
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	11.60	10.2%	IVS	44
Weighted Average					60.7

PARCEL 4

Acres: 160 +/-
Legal: NE¼ 32-127-57
FSA Crop Acres: 132.45 +/-
Taxes (2025): \$2,741.00

This parcel features 132.45 +/- acres of highly productive cropland with mostly Bearden Silt Loam, Harmony-Aberdeen Silty Clay Loam and LaMoure Silty Clay Loam Soils with an SPI of 78.2. This parcel has a vacant building site, an incredible stand of mature trees in the northern portion and grassland with a waterway from north to south in the eastern portion with exceptional wildlife habitat.



PARCELS 2-4 COMBINED		
Crop	Base Acres	Yield
Wheat	0.82	46 bu.
Corn	144.44	145 bu.
Soybeans	118.51	32 bu.
Total Base Acres: 263.77		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G431A	Bearden silt loam, 0 to 2 percent slopes	87.93	66.4%	Ile	82
G532A	Lamoure silty clay loam, somewhat poorly drained, 0 to 2 percent slopes, occasionally flooded	21.13	16.0%	IIw	70
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	13.14	9.9%	IIs	80
G045A	Colvin silty clay loam, 0 to 1 percent slopes	10.25	7.7%	IVw	60
Weighted Average					78.2

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 11/13/26. 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 November 13, 2026, 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.

PROPERTY PHOTOS



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