

73 Acres • Sanborn County, SD

Farmstead Auction

Monday, August 31, 2026 – 11:00 a.m.

On-Site: 40451 Hwy. #34 • Forestburg, SD



OWNERS: Craig & Karen Anderson



Pifer's

605.271.7730

www.pifers.com

INTRODUCTION

Welcome to Anderson Acres, a rare opportunity to own a beautiful single-owner country estate offering approximately 73 +/- acres of privacy, comfort, and functionality. Built in 2004, this well-maintained property combines quality craftsmanship with outstanding recreational opportunities, making it an ideal residence, hobby farm, or rural retreat.

The spacious 2,578 +/- sq. ft. home is thoughtfully designed with comfortable living in mind. A welcoming front porch invites you inside to an open living area featuring a cozy gas fireplace. The kitchen comes complete with a refrigerator, microwave, and gas range, while a generous pantry and dedicated laundry room with an iron center to provide everyday convenience. The home offers three bedrooms, each with its own walk-in closet, along with two full bathrooms. The home includes a Nutone central vac system with all the attachments and dustpans.

The finished basement expands the living space with an entertainment area and a dedicated food storage room, providing flexibility for gatherings, hobbies, or additional storage.

The home is equipped with a 140 ft. well featuring a McPherson well pump, an electric water heater, private sewer system, HVAC system, and a 1,000-gallon owned propane tank. Underground sprinklers help maintain the landscaped yard, which is accented by a flagpole and mature fruit trees, including apple, pear, and mulberry trees.

A standout feature of the property is the impressive 40' x 92' shop. Approximately 40' x 60' is heated and includes a bathroom with a shower, making it ideal for year-round projects or business use. The building features 12 ft. sidewalls, a 12' x 12' overhead door, a walk-in service door, and an impressive 32 ft. hangar door, offering exceptional versatility for equipment, recreational vehicles, aircraft, or large machinery.

The acreage itself provides an outstanding blend of open space and recreation. A large pond serves as the centerpiece of the property, attracting abundant wildlife and enhancing the scenic beauty. Whether you enjoy hunting or wildlife watching, or simply the peace and quiet of rural living, Anderson Acres offers exceptional outdoor opportunities right outside your door.

Properties of this caliber, combining a quality home, outstanding shop facilities, recreational land, and beautiful natural features, rarely become available. Anderson Acres is truly a one-of-a-kind opportunity to enjoy the best of country living.

This property is listed on the tax roles as two parcels, however Pifer's will be selling the property as one lot. There will be no personal items sold on the auction or with the real property.



Chris Bair | 605.271.7730 • cbair@pifers.com

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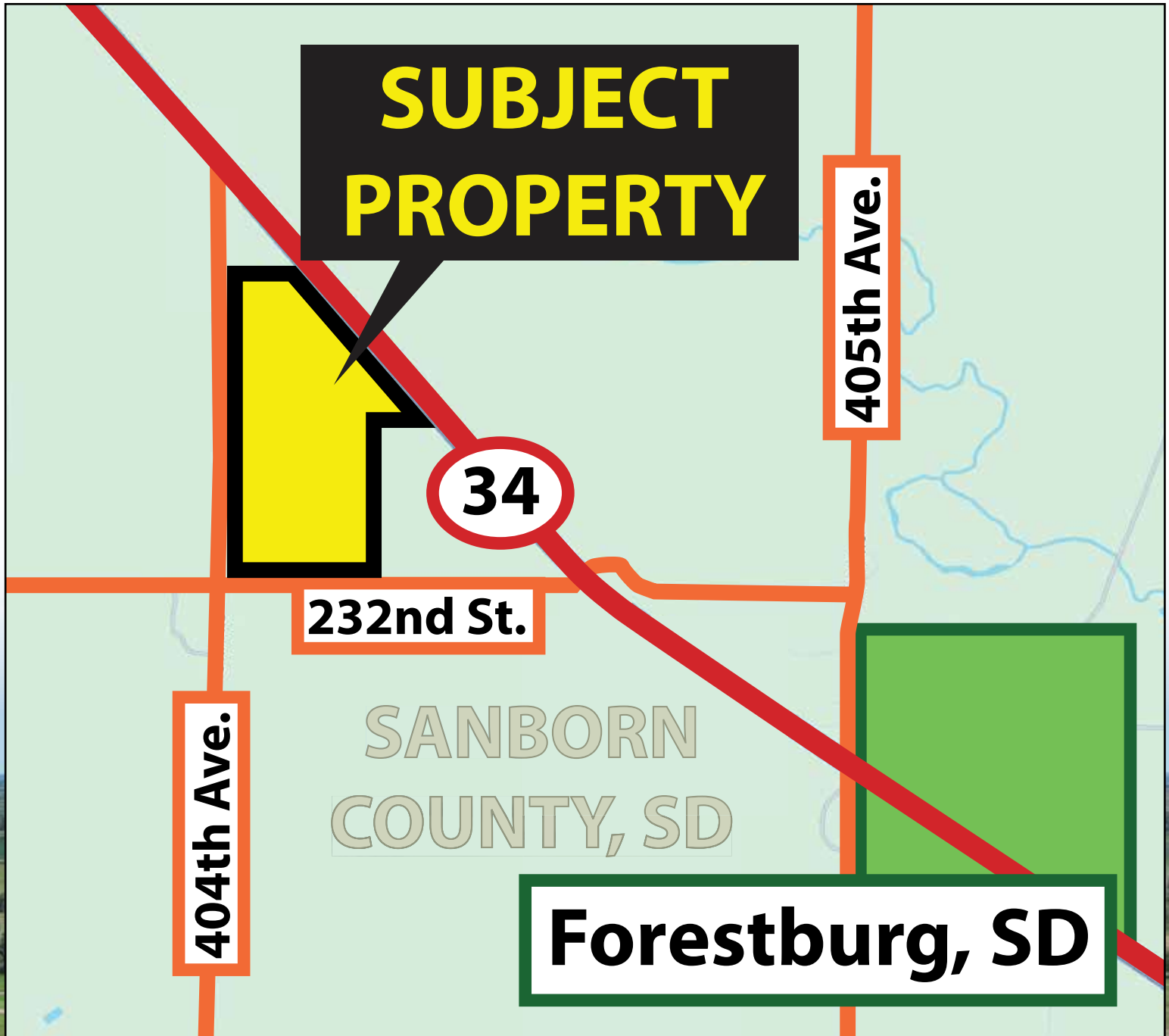
28020 Boondock Ave. • Worthing, SD 57077

PROPERTY LOCATION & OPEN HOUSES

Saturday, July 18, 2026: 10:00 a.m. – 2:00 p.m.

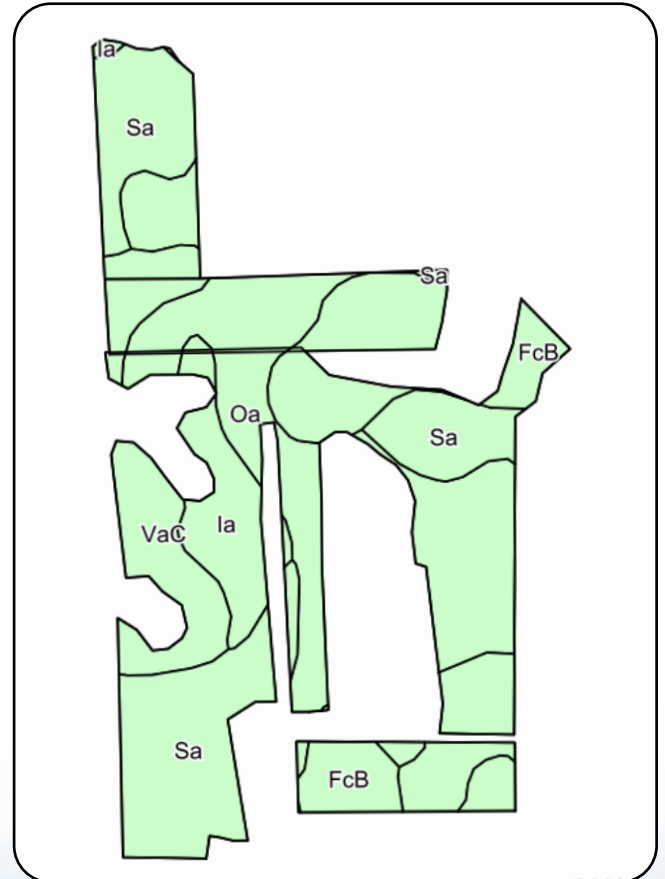
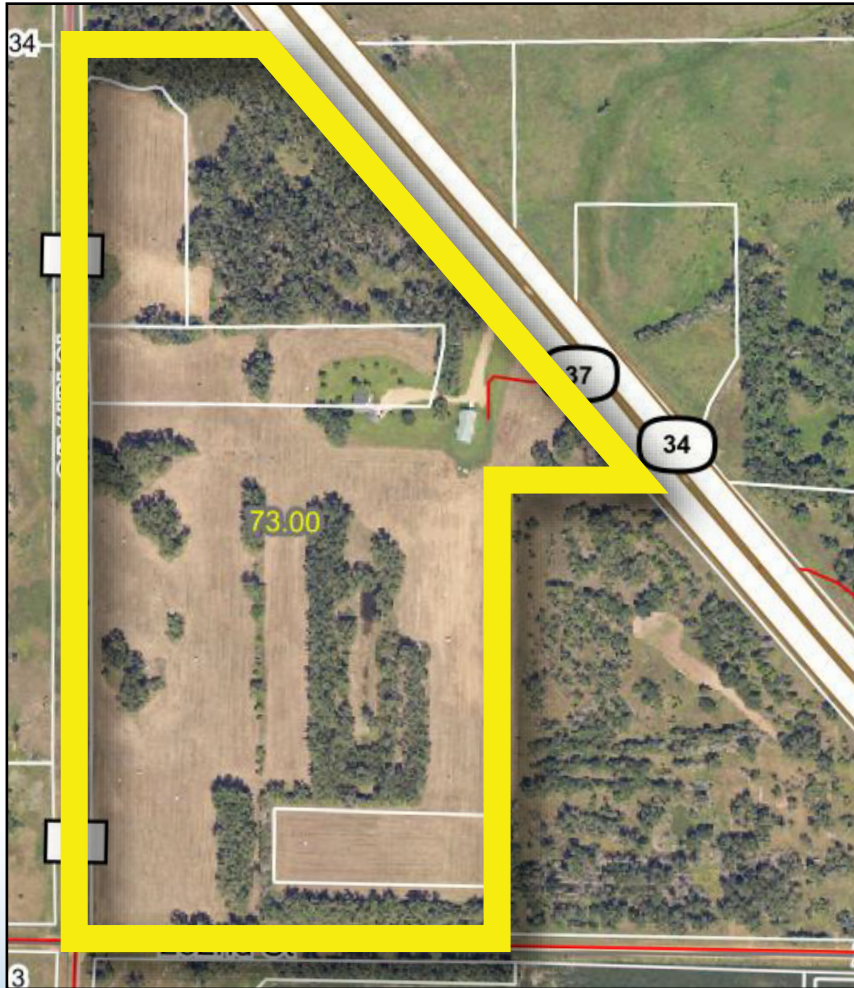
Saturday, August 8, 2026: 10:00 a.m. – 2:00 p.m.

Saturday, August 29, 2026: 10:00 a.m. – 2:00 p.m.



PROPERTY INFORMATION

Acres: 73 +/-
Legal: SW¼SW¼ & Lot 2 in SW¼ Ex Lot H2 35-107-61
Crop Acres: 38.11 +/- (Estimate)
Taxes (2025): \$4,380.40



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
Sa	Shue-Davison loamy fine sands	12.86	33.8%	IVw		61
Oa	Orwet fine sandy loam	11.27	29.6%	IIIw	IIIw	67
FcB	Forestburg-Ethan loamy fine sands, 2 to 6 percent slopes	6.44	16.9%	IVe		67
VaC	Valentine fine sand, 3 to 15 percent slopes	4.55	11.9%	Vle	IVe	20
Ia	Ipaga-Els loamy fine sands	2.99	7.8%	IVe	IVe	47
Weighted Average						57.8

HOUSE INFORMATION

Address: 40451 Hwy. #34 • Forestburg, SD
Year Built: 2004
Style: One Story, Single Family
Total Size: 2,578 +/- sq. ft.
Bedrooms: 3
Bathrooms: 2
Basement: 480 sq. ft., Partially Finished
Garage: 616 sq. ft., Detached
Roofed Porch: 368 sq. ft.
Roof: Asphalt Shingles
Heating & Cooling: Floor Radiant & Hot Water

- LP Water Heater
- LP Range & Stove
- LP Fireplace



PROPERTY PHOTOS



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28020 Boondock Ave. • Worthing, SD 57077

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 10/14/26. 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 October 14, 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 & Chris Bair, SD #17588.

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