

ACREAGE | CRP | HUNTING | TILLABLE | RECREATIONAL | HOMESTEAD

FARMLAND AUCTION

Tuesday, November 4, 2025 | 10 AM | American Legion Hall, 221 W Main St | Parkson, SD 57366



156.06 ACRES M/L

HUSTCHINSON COUNTY, SD



40847 288th Street Tripp, SD 57376

OPEN HOUSE

Saturday, November 1
11:00 AM - 1:30 PM

PC

Mike Gustafson | SD LIC 18601

605.400.1909 | Mike.Gustafson@PeoplesCompany.com | Listing #18559

Peoples Company is honored to present 156.06 surveyed acres m/l (160 Deeded Acres) of productive farmland, scenic grassland, and versatile acreage to be sold at public auction on November 4, 2025, in Parkston, South Dakota. This outstanding property offers a compelling blend of income-generating cropland and established CRP grassland, an ideal acquisition for farmers, investors, or outdoor enthusiasts. A meandering creek and gently rolling hills enrich the setting, creating a hunter's paradise teeming with deer and upland birds. Whether your interest lies in agricultural productivity or recreational enjoyment, this land provides the best of both worlds.

Nestled inside the sturdy 32' x 64' South Machine Shed, a thoughtfully finished living space offers a cozy haven—a perfect basecamp for long hunting trips or heartfelt family gatherings surrounded by nature's quiet charm. This combination of comfort and utility supports both agricultural operations and rural living.

Additional Features:

South Machine Shed – Utility Building with Finished Living Quarters.

Two Lift Master automatic door openers for large exterior machine doors, and a South-facing overhang with concrete flooring for covered outdoor use.

West Machine Shed – Steel Utility Building

Exterior Access | Five large machine doors

120/240V electrical service supplies both metal sheds, living area, and 10,000-bushel grain bin

Grain Bins

10,000 bu capacity m/l – built in 2013 est.

5,000 bu capacity m/l – built in 1965 est.

1,988 bu capacity m/l – built in 1965 est.

Note: Capacities and construction dates per Hutchinson County tax records



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Not able to make it to the Auction in person? No problem! You can still bid online with our Bidwrangler App - Scan to bid today!



OPEN HOUSE SCHEDULED: SATURDAY, NOVEMBER 1 | 11:00 AM–1:30 PM

HUTCHINSON COUNTY, SD FARMLAND AUCTION

Tuesday, November 4, 2025 | 10 AM

American Legion Hall | 221 W Main St | Parkson, SD 57366



SCAN TO
VIEW
ONLINE!

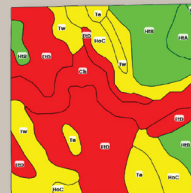


From Tripp, SD: Take 287 St west for two miles, turn south on 409th Ave, go one mile, turn west on 288th St, go approx 1/2 miles. Property is on the south side of the road.

Soil Profile & Crop Potential: The farm boasts a total CPI of 51.3, anchored by highly productive acres of Homme-Onita silty clay loam (CPI 84) and Tetonka/Whitewood silty clay loam (CPI 69), offering robust yield potential across key portions of the tract.

TILLABLE SOILS

Code	Description	Acres	% of field	CPI
EtD	Ethan-Betts loams	52.50	34.56%	28
HtB	Homme-Onita silty clay loams	26.44	17.45%	84
HoC	Ethan-Homme complex	21.00	13.86%	61
Cb	Bon loam	20.22	13.35%	32
Tw	Tetonka and Whitewood silty clay loams	17.42	11.50%	69
Te	Tetonka silt loam	8.51	5.62%	54
HtA	Homme-Onita silty clay loams	5.42	3.58%	87
Average:				51.2



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AUCTION DETAILS & TERMS

Auction Location:

American Legion Hall
221 W Main St
Parkston, SD 57366

Auction Date: Tuesday, November 4, 2025 at 10 AM

Auction Method: The farmland, homestead, and personal property will be offered at public auction on Tuesday, November 4, 2025, beginning at 10:00 AM. The farmland will be sold as a single tract, with bidding conducted on a price-per-acre basis and awarded to the highest bidder.

Personal Property Inclusion: All personal property will be included in the farmland offering and reflected in the final auction price.

Online Participation Available: For remote bidders, the auction will also be accessible via a Virtual Online Auction platform, with online bidding available during the event.

Farm Program Information: Farm Program Information is provided by the Hutchinson County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Hutchinson County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a good check or wire transfer. All funds will be held at First Dakota Title in Yankton, SD.

Closing: Closing will occur on Tuesday, January 6, 2026, at the First Dakota Title company in Yankton, SD. The balance of the purchase price will be payable at closing in the form of certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

2025 Farm Lease: The farm is rented for the 2025 farm season, but is available to farm for 2026 farm season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Sales Contract and deposit with First Dakota Title – Yankton, SD account the required earnest money payment. The sale of this land and buildings is not contingent upon the Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. Proof of financing must be submitted at the auction.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Fences: Existing fences, if any, are in as-is condition and will not be updated. All current fence lines shall be governed by the Hutchinson County and State of South Dakota fence line rules and regulations. Existing fence lines may not be located on the true boundary lines.

Easement: The seller is not aware of any easement associated with the property.

Buildings, Septic Systems & Well: The property and buildings will be sold "as is, where is," with no warranties or guarantees — expressed or implied — provided by the auctioneer, seller, or Peoples Company.

Septic Disclosure: The buildings and finished space located at 40847 288th Street include a septic system installed circa 2010. The seller makes no warranty regarding the condition or performance of the septic system.

Well: The well located on the property is not functional and has never been used by the seller. The seller makes no warranty regarding the condition or performance of the well.

Additional Information: A seller's property disclosure document is available upon request.

Rural Water: The buildings and living space is serviced by BY Water.

Electric Service: NorthWestern Energy has electrical meters for the buildings and living space.

Liquid Propane Tanks: None, all electric.

Easement: Seller is not aware of any easements associated with the property

Personal Property: Personal property will be included in the auction as part of the combined sale of the farmland and buildings. A detailed inventory of items is provided in the Personal Property Item List, available upon request.

Site Cleanup: The seller has made a good-faith effort to clean up the site; however, any further improvements following closing will be the responsibility of the buyer.

Tree Debris Disclaimer : A stack of trees removed during routine site maintenance will remain onsite. This material, visible in the property photos, is included in the sale as-is. The seller will not remove the trees or any associated debris prior to closing.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. The Sellers will convey 100% of whatever mineral rights are owned by the Sellers without warranty.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.