

LISTING #19246



BROWN COUNTY

South Dakota

BIDDING IS CURRENTLY LIVE
CONCLUDES TUESDAY, OCTOBER 20, 2026

ONLINE-ONLY AUCTION

160
Acres M/L

OFFERED AS TWO TRACTS



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Auction Terms & Conditions

Brown County, South Dakota Online Only Land Auction

160.00 Gross Deeded Acres m/l

Offered as Two Tracts

Bidding Will Be on a Price-Per-Acre Basis, Utilizing the Gross Deeded Acres of Each Tract as the Multiplier

Bidding Ends: Tuesday, October 20th, 2026, at 1:00 PM (CST)

The Bidding is currently LIVE

Tract 1: 80.00 gross deeded acres m/l with 77.54 FSA cropland acres m/l carrying an average CPI soil rating of 87.5

Tract 2: 80.00 gross deeded acres m/l with 78.07 FSA cropland acres m/l carrying an average CPI soil rating of 69.8

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.

Auction Method: Offering Brown County, South Dakota farmland through a TIMED ONLINE-ONLY auction where all bidding must be done online through Peoples Company's bidding application. The two tracts will be offered on a price-per-acre basis, utilizing the gross deeded acres of each tract as the multiplier. Bidding is currently LIVE and will remain open until Tuesday, October 20th, 2026, at 1:00 PM Central Time Zone (CST), with closing taking place on or before Thursday, December 10th, 2026. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes ON BOTH TRACTS until all the bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agent. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Brown 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 Brown 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 cash or check. All funds will be held with Brown County Title Company.

Closing: Closing will occur on or before Thursday, December 10th, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

Farm Lease: The farm lease has been terminated, and the farming rights will be open for the 2027 growing season.

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 the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Brown County Title Company the required earnest money payment. Sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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, which can accept or reject any and all bids. 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 absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

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 the abstract.

Seller reserves the right to accept or reject any and all bids.

Online-Only Auction

BID BY: TUESDAY, OCTOBER 20, 2026, AT 1:00 PM

Brown County, South Dakota Online Only Farmland Auction! - BIDDING IS CURRENTLY LIVE and set to conclude on Tuesday, October 20th, 2026, at 1:00 PM CST! Peoples Company is pleased to present 160.00 gross deeded acres m/l of highly productive farmland in Brown County, South Dakota, located just north of US Highway 12. The sale consists of two productive, tillable farmland tracts located northwest of Groton, South Dakota.

Tract 1: 80.00 gross deeded acres m/l with 77.54 FSA cropland acres m/l carrying an average CPI soil rating of 87.5

Tract 2: 80.00 gross deeded acres m/l with 78.07 FSA cropland acres m/l carrying an average CPI soil rating of 69.8

As a whole, the farms consist of 155.61 FSA cropland acres classified as NHEL (Non-Highly Erodible Land) with prominent soil types of productive Great Bend-Beotia silt loams, Harmony-Aberdeen silty clay loams, Aberdeen-Nohan silty clay loams, and Great Bend-Putney silt loams. These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own productive tracts in a strong farming area.

The two tracts will be offered on a price-per-acre basis utilizing the gross deeded acres of each tract as the multiplier during a Timed Online Only Auction with bidding ending on Tuesday, October 20th, 2026, at 1:00 PM CST. If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing agent.

Note: The southern border of Tract 2 falls within the middle of a larger field that is farmed together. The southern border will be marked by a surveyor after the crops have been removed for the 2026 season.



Directions

Tract 1: From Groton, South Dakota - Travel west on US Highway 12 for approximately 6 miles until reaching 400th Avenue. Turn right (north) onto 400th Avenue and travel north for 3 miles. Tract 1 will be located at the corner of 400th Avenue & 130th Street. Look for the Peoples Company signage.

Tract 2: From Groton, South Dakota - Travel west on US Highway 12 for approximately 1 mile until reaching 405th Avenue. Turn right (north) onto 405th Avenue and travel north for approximately 2.25 miles. Tract 2 will be located on the west side of 405th Avenue. Look for the Peoples Company signage.

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Tract One - 80 ACRES M/L | CPI 85.4



Tract 1 consists of 80.00 gross deeded acres m/l with 77.54 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). The tillable acres boast an impressive average CPI soil rating of 87.5 and primary soil types of Great Bend-Beotia silt loams, Harmony-Aberdeen silty clay loams, and Beotia silt loam. Access is from the west off Dean Highway 18/400th Avenue. Located in Section 31 of Putney Township, Brown County, South Dakota.

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CPI	LEGEND
G720A	Great Bend-Beotia silt loams	62.86	81.07%	88	
G866A	Harmony-Aberdeen silty clay loams	7.42	9.57%	76	
G871A	Beotia silt loam	6.37	8.22%	95	
G862A	Harmony-Beotia silt loams	0.89	1.15%	88	
WEIGHTED AVERAGE				85.4	



Listing #19246

Offered in Two Tracts

Tract Two - 80 ACRES M/L | CPI 85.4



Tract 2 consists of 80.00 gross deeded acres m/l with 78.07 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). The tillable acres carry an average CPI soil rating of 69.8 and primary soil types of Harmony-Aberdeen silty clay loams, Aberdeen-Nahon silty clay loams, and Great Bend-Putney silt loam. Access is from the east off of 405th Avenue. Located in Section 2 of Groton Township, Brown County, South Dakota.

Note: The southern border of Tract 2 falls within the middle of a larger field that is farmed together. The southern border will be marked by a surveyor after the crops have been removed for the 2026 season.

Tillable Soils

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CPI	LEGEND
G866A	Harmony-Aberdeen silty clay loams	29.63	37.95%	76	
G472A	Aberdeen-Nahon silty clay loams	29.28	37.50%	56	
G724A	Great Bend-Putney silt loams	12.45	15.95%	81	
G862A	Harmony-Beotia silt loams	5.86	7.51%	88	
G007A	Tonka silt loam	0.84	1.08%	42	
G851A	Nahon-Aberdeen-Exline silt loams	0.01	0.01%	42	
WEIGHTED AVERAGE				69.8	





1108 S. 44th Street, Suite
102 Cumming, IA 50061



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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