



Marshall County Land Auction

52 +/- Acres in Lowell Township

Near Langford, SD

Property is being sold by sealed bid auction.
Bids are due by 5:00 pm on Thursday, December 18, 2025.

Submit written bid on the attached form via one of these methods:

Mail: PO Box 214, Sisseton, SD 57262 **Email:** jennifer@dakotaviewrealty.com

Or contact Jennifer Keintz, Broker at 605-590-1083 or Tony Valnes, Broker at 605-742-4987 to make other arrangements to submit the bid form.

Top bidders will be contacted by the Selling Broker after the bid deadline with the opportunity to raise their bids. Seller reserves the right to reject any or all bids.

Selling broker is representing the Seller; it is the Buyer's responsibility to research all information to the Buyer's satisfaction.

Tony Valnes, Broker
605-742-4987
tony@dakotaviewrealty.com



Jennifer Keintz, Broker
605-590-1083
jennifer@dakotaviewrealty.com

SALE TERMS AND CONDITIONS:

AUCTION: Property is being sold by sealed bid auction. Bids are due by 5:00 pm on Thursday, December 18, 2025. Submit preliminary written bid on the attached form via one of these methods: Mail: PO Box 214, Sisseton, SD 57262, Email: jennifer@dakotaviewrealty.com, or contact Jennifer Keintz, Broker at 605-590-1083 or Tony Valnes, Broker at 605-742-4987 to make other arrangements to submit the bid form. Bids are sealed and will only be viewed by the Seller and the Selling Broker.

Top bidders will be contacted by the Selling Broker after the bid deadline with the opportunity to raise their bids. Seller reserves the right to reject any or all bids. Selling broker is representing the Seller; it is the Buyer's responsibility to research all information to the Buyer's satisfaction.

DOWN PAYMENT: The Selling Broker represents the Seller's interests in this transaction. Bids are not contingent upon financing; Buyer must have financing in place. Buyer will enter into a Purchase Agreement with 10% nonrefundable earnest money. The balance will be due in cash or certified funds upon closing. Purchase Agreement will be available for Buyer's review.

BUYER'S PREMIUM: This auction does not have a buyer's premium.

REAL ESTATE TAXES: 2024 property taxes are \$605.20. All 2024 property taxes payable in 2025 and all 2025 property taxes due in 2026 will be paid by the Seller. Buyer will be responsible for property taxes assessed in 2026 going forward.

CLOSING AND POSSESSION: Closing and possession will take place on or before **January 31, 2026**. There is currently a tenant farming the property with a rental agreement that expires December 31, 2025. Property will be sold based on legal description. Acreages are based on Marshall County records. Maps have been prepared for marketing purposes only; Buyers should rely on their own judgment and inspection of the subject property. Accuracy of boundaries is not guaranteed. Property sells without Buyer contingency of any kind. Buyers must have financial arrangements secured prior to bidding. Closing Agent fee will be split 50% Seller, 50% Buyer.

TITLE: A title search will be conducted prior to the bid due date and will be available for review. A commitment for title insurance showing marketable title will be made available for inspection before closing. Closing will be contingent upon Buyer's satisfaction of title insurance. Title insurance costs to be split 50% Seller, 50% Buyer. Property will be transferred by Warranty Deed, subject to easements, assessments, and reservations of record.

MINERAL RIGHTS: 100% of the mineral rights now owned by the Seller will pass to the Buyer. Seller makes no warranty of mineral rights owned, if any.

DISCLAIMER: The property will be sold in "As Is" "Where Is" condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements of the land itself; please inspect to the extent deemed necessary and rely on your own judgment when bidding. All information with regard to the sale was derived from sources deemed reliable, however, neither Seller nor Auctioneers/Brokers are making any guarantees or warranties, actual or implied.

AGENCY: Dakota View Realty & Auctions, Tony Valnes, Responsible Broker and Jennifer Keintz, Broker will be acting as exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

PROPERTY INSPECTION: Interested parties are welcome to view the land on their own. Questions about the property may be directed to Jennifer Keintz at 605-590-1083, jennifer@dakotaviewrealty.com or Tony Valnes 605-742-4987, tony@dakotaviewrealty.com.





PROPERTY INFORMATION

52 +/- Acres Marshall County, SD

Agent Name: Jennifer Keintz 605-590-1083

Agent Name: Tony Valnes 605-742-4987

Seller's Name: Jones

Taxes: \$605.20

Legal Description: Tract 2 in Jones Subdivision of the SE1/4 of
Sec 32 – T126N-R58W of the 5th P.M., Marshall County, SD

Lot Size: 52 +/- acres

Address: 118th and 420th Ave

City: Langford

State: SD

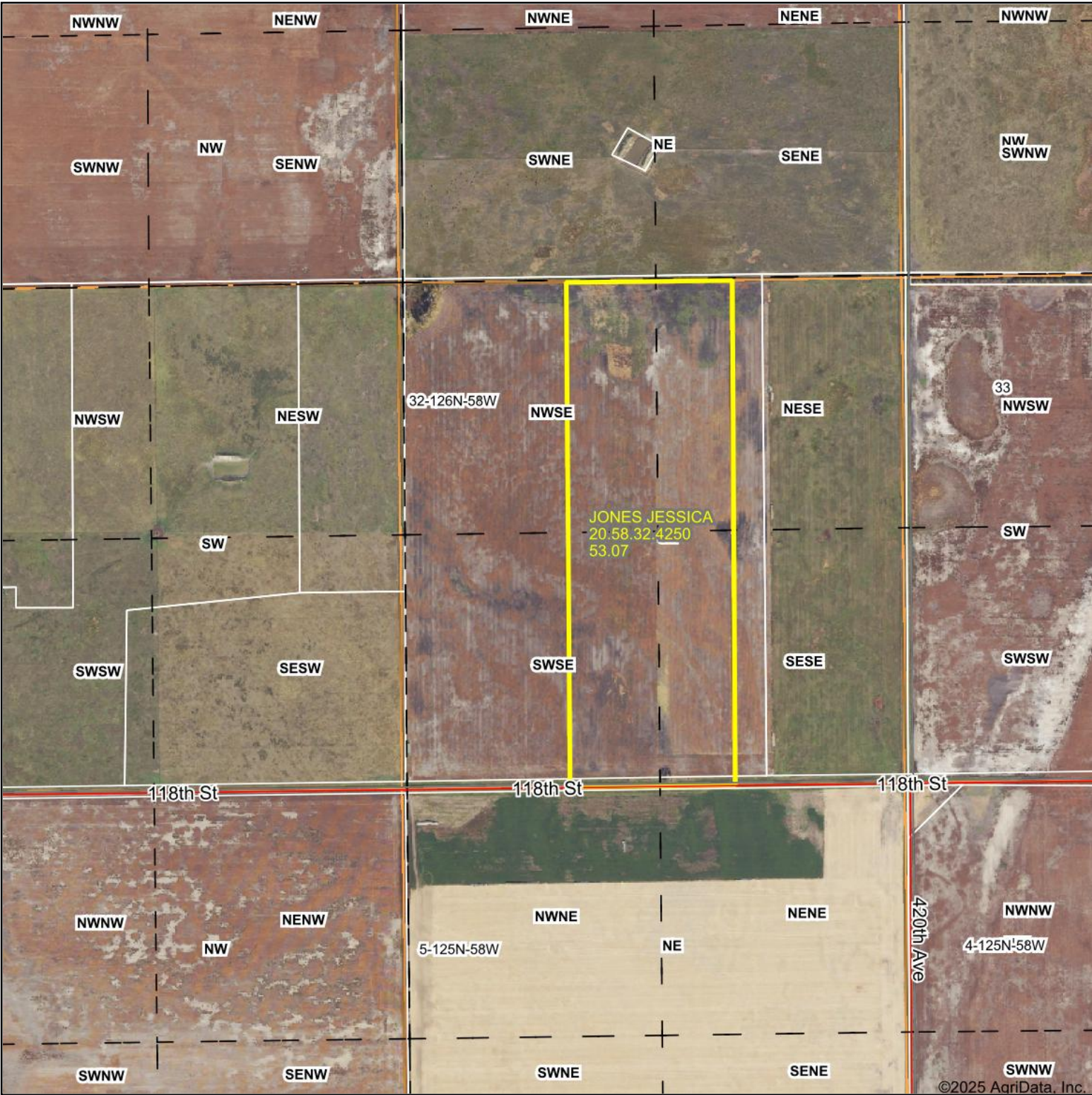
County: Marshall

Latitude, Longitude: 45.67872, -97.81897

Property Description: Marshall County, SD Sealed Bid Land Auction. 52 +/- acres of tillable land. Located between Langford and Britton, SD in Lowell Township: Tract 2 Section 32-T126N-R58W. Land is free from any leases for 2026. Bids are due by Thursday December 18th at 5pm. Top bidders will be contacted by the Selling Broker after the bid deadline with the opportunity to raise their bids. Seller reserves the right to reject any or all bids. Selling broker is representing the Seller; it is the Buyer's responsibility to research all information to the Buyer's satisfaction.

From the corner of 419th Ave and 118th St (419th Ave also known as County Rd 9) take 118th St (dirt road) East $\frac{3}{4}$ of a mile, property on north side of dirt road

Aerial Map



Boundary Center: 45° 40' 43.44, -97° 49' 8.34



32-126N-58W
Marshall County
South Dakota



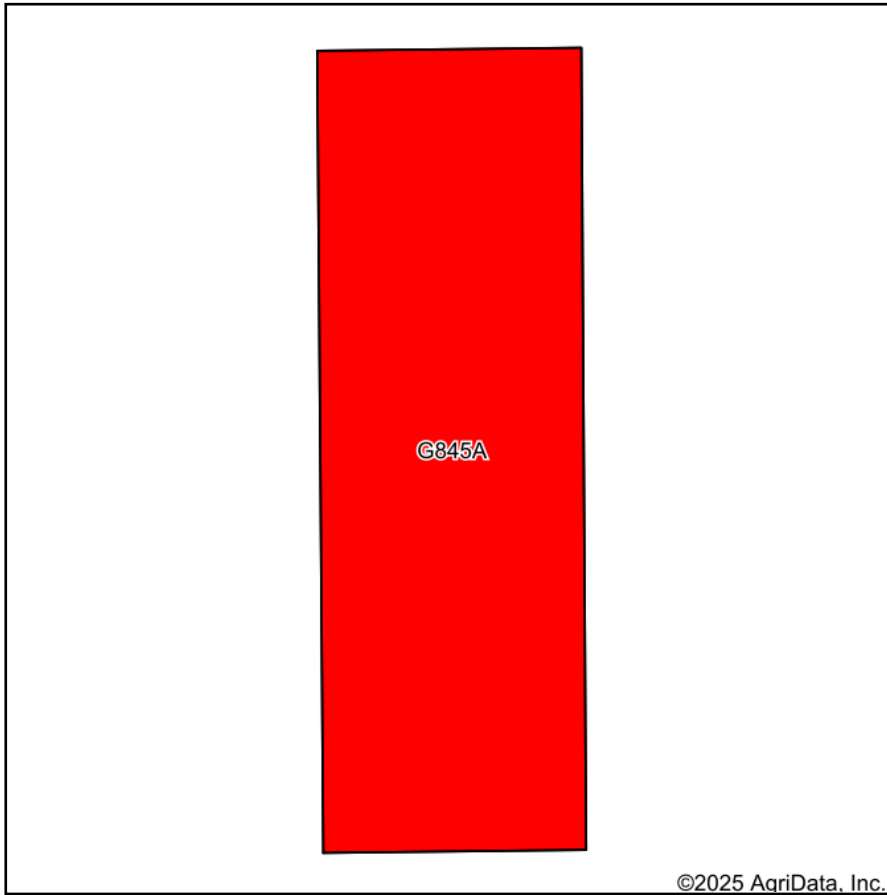
Dakota View
Realty & Auctions
DakotaViewRealty.com

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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11/17/2025

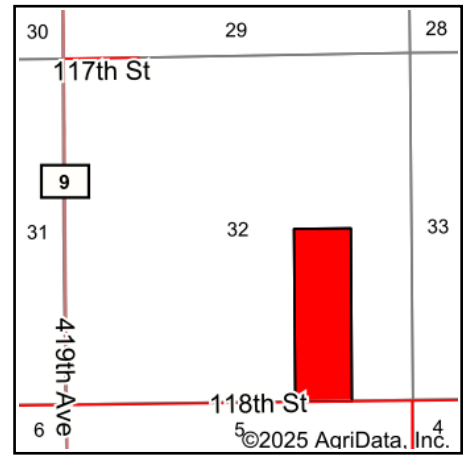
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Marshall**
 Location: **32-126N-58W**
 Township: **Lowell**
 Acres: **53.07**
 Date: **11/17/2025**

Dakota View
 Realty & Auctions
 DakotaViewRealty.com

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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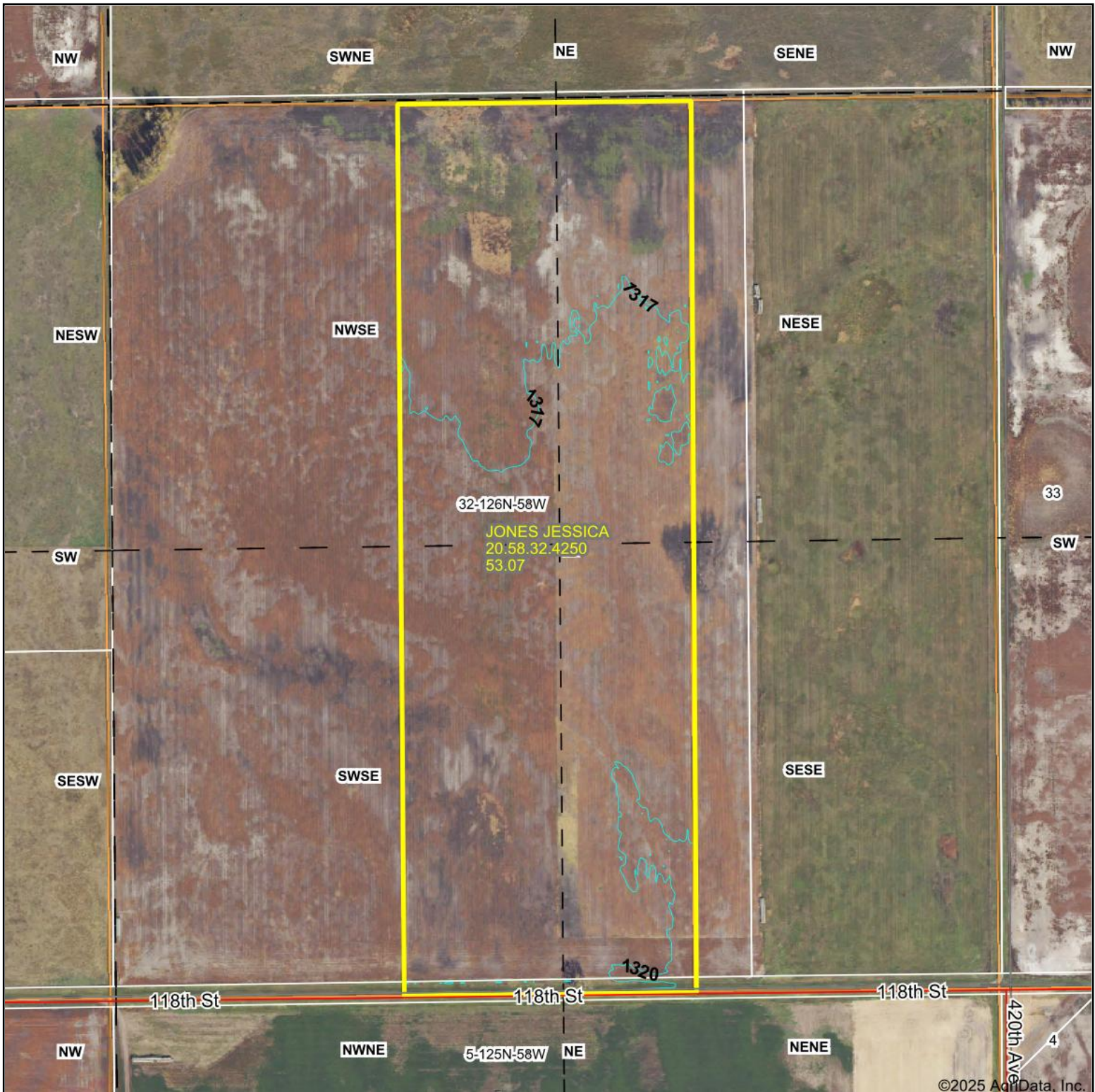
Area Symbol: SD091, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	53.07	100.0%		Vls	1905	33	38
Weighted Average					6.00	1905	33	*n 38

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,315.0

Max: 1,321.0

Range: 6.0

Average: 1,317.8

Standard Deviation: 1.41 ft

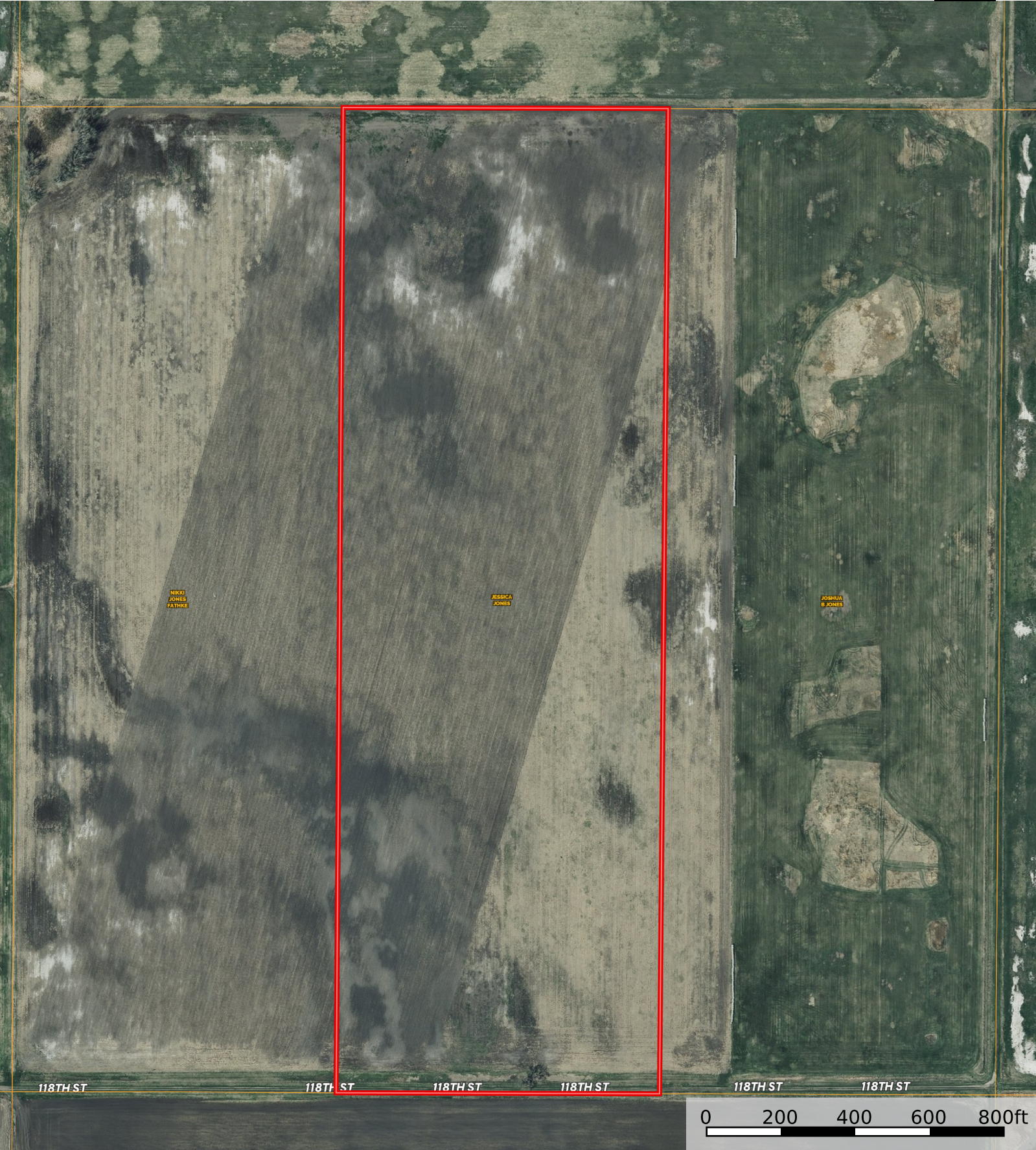
0ft 462ft 925ft



11/17/2025

32-126N-58W
Marshall County
South Dakota

Boundary Center: 45° 40' 43.44, -97° 49' 8.34



Boundary

HICKMAN TWP.

	■			

PARCEL NUMBER			DIST	OWNERS NAME	S T R	LEGAL DESCRIPTION						
PUB	MAP	SOIL		SLOPE	LAND	RATING		ACRES	\$ VALUE	TOTAL	ASSIGNED	ASSESSED
SYM	SYM	DESCRIPTION		PERCENT	SUBCLASS		SPOT		PER	ASSIGNED	VALUE AFTER	VALUE
							ADJUST		ACRE	VALUE	TWP ADJUST	

20.58.32.4000			20455U	JONES, JOSHUA B		32-126-58	TRACT 3	IN JONES SUBDIVISION OF THE			SE1/4	
ABA	ABA	ABERDEEN - EXLINE		0-2	3S/6S	.644	C -15%	17.010	1,883.54	32,039	32,039	32,039
EXA	EXA	EXLINE-ABERDEEN		0-2	6S	.298	G	37.840	564.19	21,349	21,349	21,349
AGA		CROP: 31.01%				.405		54.850	973.35	53,388	53,388	53,388

20.58.32.4250			20455U	JONES, JESSICA		32-126-58	TRACT 2	IN JONES SUBDIVISION OF THE			SE1/4	
ABA	ABA	ABERDEEN - EXLINE		0-2	3S/6S	.644	C -15%	48.700	1,883.51	91,727	91,727	91,727
EXA	EXA	EXLINE-ABERDEEN		0-2	6S	.298	G	4.150	564.10	2,341	2,341	2,341
AGA		CROP: 92.15%				.617		52.850	1,779.91	94,068	94,068	94,068

20.58.32.4500			20455U	FATHKE, NIKKI JONES		32-126-58	TRACT 1	IN JONES SUBDIVISION OF THE			SE1/4	
ABA	ABA	ABERDEEN - EXLINE		0-2	3S/6S	.644	C -15%	16.460	1,883.54	31,003	31,003	31,003
EXA	EXA	EXLINE-ABERDEEN		0-2	6S	.298	G	36.390	564.19	20,531	20,531	20,531
AGA		CROP: 31.14%				.406		52.850	975.10	51,534	51,534	51,534

TOWNSHIP TOTALS						.475		160.550		198,990		198,990
									1,239.43		198,990	
GRAND TOTALS						.475		160.550		198,990		198,990
									1,239.43		198,990	

** END OF REPORT **



Jennifer Keintz, Broker
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Tony Valnes, Broker
Cell: 605-742-4987
Email: tony@dakotaviewrealty.com

**52.85 +/- Acres
in Section 32
Lowell Township
Marshall County, SD**

Legal Description: Tract 2 in Jones Subdivision of the SE ¼ of Section 32, T126N, R 58W of the 5th P.M., Marshall County, South Dakota.
2024 property taxes are \$605.20

REAL ESTATE OFFER FORM

I, _____, whose address is _____, and whose phone number is _____ do hereby submit my bid for: **Tract 2 in Jones Subdivision of the SE ¼ of Section 32, T126N, R 58W of the 5th P.M., Marshall County, South Dakota**

Offer: \$ _____

Title Insurance Fee and Closing Agent Fee will be split 50/50 between Buyer and Seller.

Submit written bid on this form via one of these methods:

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Dated this _____ day of _____, 2025

Bidder's Signature: _____