

Roberts County Land Auction

80 +/- Acres

Sisseton, South Dakota



Property is being sold by sealed bid auction. Bids are due by 5:00 pm November 17.

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

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

Or contact Jake Prins at 605-520-2524 or Tony Valnes at 605-742-4987 to make other arrangements to submit the bid form.

Top bidders will be invited to a private bidders meeting with an 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.



Jake Prins Broker
Phone: 605-520-2524
Email: jake@dakotaviewrealty.com

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

SALE TERMS AND CONDITIONS:

AUCTION: Property is being sold by sealed bid auction. Bids are due by **5:00 pm on Tuesday November 17, 2026**. Submit preliminary written bid on the attached form via one of these methods: Mail: PO Box 214, Sisseton, SD 57262, Email: tony@dakotaviewrealty.com, or contact Jake Prins, Broker 605-520-2524 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 invited to a private bidder's meeting with an opportunity to raise their bids. Seller reserves the right to reject any or all bids. Seller to allow phone bidders, 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 interest in this transaction. Bids are not contingent upon financing; Buyer must have financing in place. Buyers will enter into a Purchase Agreement with 10% non-refundable 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: property taxes are \$926. All 2026 property taxes payable in 2027 and/or any past taxes due will be paid by the Seller. Buyers will be responsible for property taxes assessed in 2027 going forward.

CLOSING AND POSSESSION: Closing and possession will take place on or before **12-31-26**. Property will be sold based on legal description. Acreages are based on Roberts 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. The Broker represents the Seller only and makes no warranties or representations regarding fences, tillable acreage, easements, or any other property conditions. The Buyer is solely responsible for conducting their own due diligence and verifying all information to their satisfaction prior to closing.

AGENCY: Dakota View Realty & Auctions, Tony Valnes, Responsible Broker and Jake Prins, 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 Jake Prins at 605-520-2524 or Tony Valnes 605-742-4987.





PROPERTY INFORMATION

80 +/- Acres Roberts County, SD

Agent Name: Jake Prins 605-520-2524

Lot Size: 80 +/- acres

Agent Name: Tony Valnes 605-742-4987

Address: 108th St. & 467th Ave

Seller's Name: Hrncir

City: Sisseton

Taxes: \$926

State: SD

Legal Description: S2SW4 Section 32 T128N-R51W of the 5th
P.M., Minnesota Township Roberts County, SD

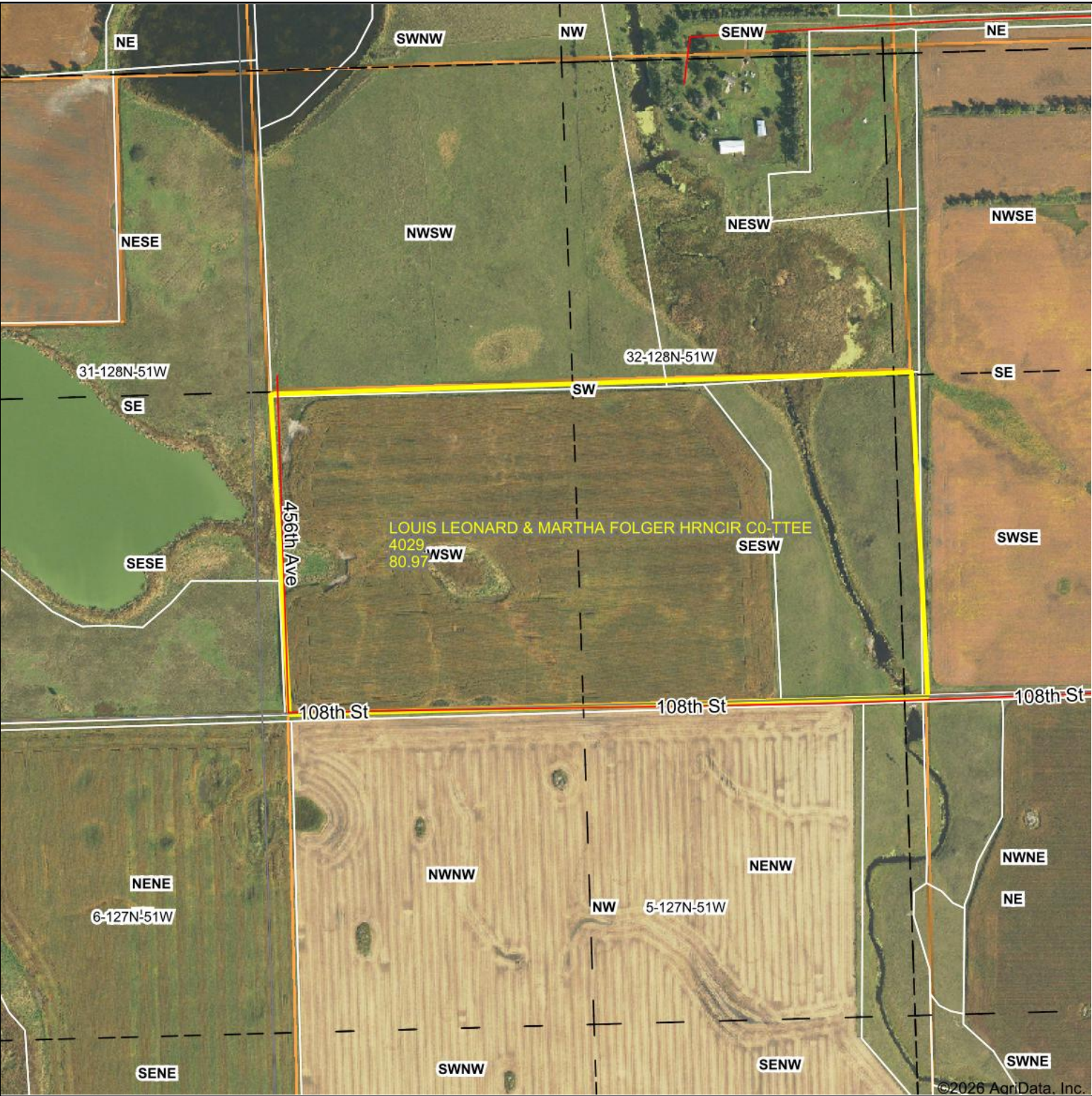
County: Roberts

Property Description: Roberts County, SD Sealed Bid Land Auction. 80 +/- acres. Approximately 60 acres tillable land and 20 acres of pastureland. Located between Claire City, SD and Sisseton, SD in Minnesota Township: S2SW4 Section 32-T128N-R51W. Tillable land is free from any leases for 2027. **Bids are due Tuesday November 17, 2026, at 5pm.** Top bidders will be invited to a private bidders meeting 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 Claire City SD take SD HWY 106 East 2 miles to 457th AVE go South 2 miles to 108th St. go ½ mile west on 108th St., property on the North side.

From the West side of Sisseton SD off HWY 10 go north on 8th Ave W, which turns into 457th Ave, go 11 miles to 108th St, turn West on to 108th St. go ½ mile, property is on the North side of the road

Aerial Map



Boundary Center: 45° 49' 16.18, -97° 4' 40.54

0ft 645ft 1290ft

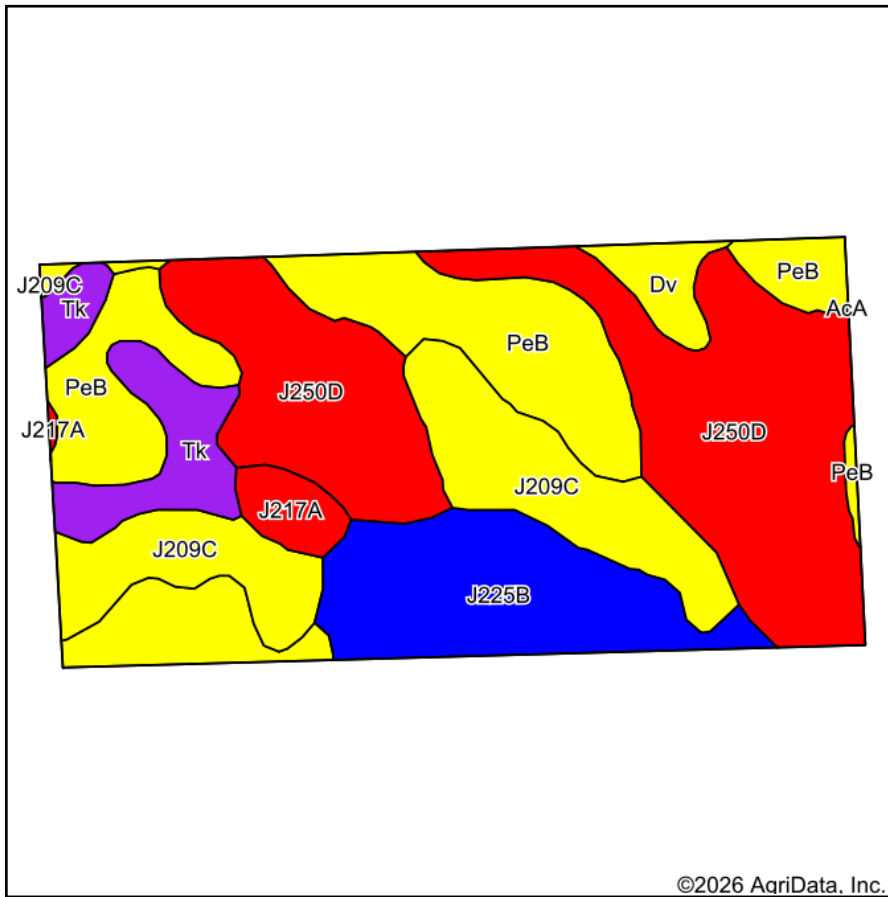


32-128N-51W
Roberts County
South Dakota

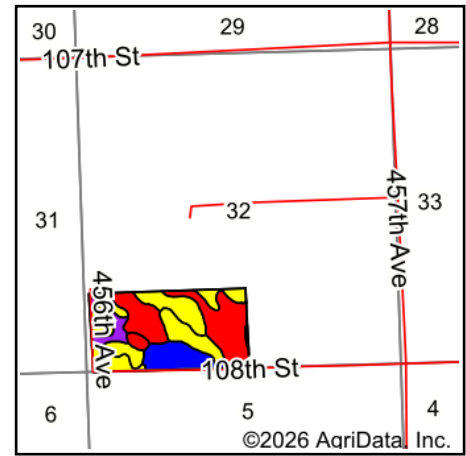


10/9/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Roberts**
 Location: **32-128N-51W**
 Township: **Minnesota**
 Acres: **80.97**
 Date: **10/9/2026**

Dakota View
 Realty & Auctions
 DakotaViewRealty.com

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD109, Soil Area Version: 26

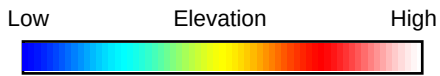
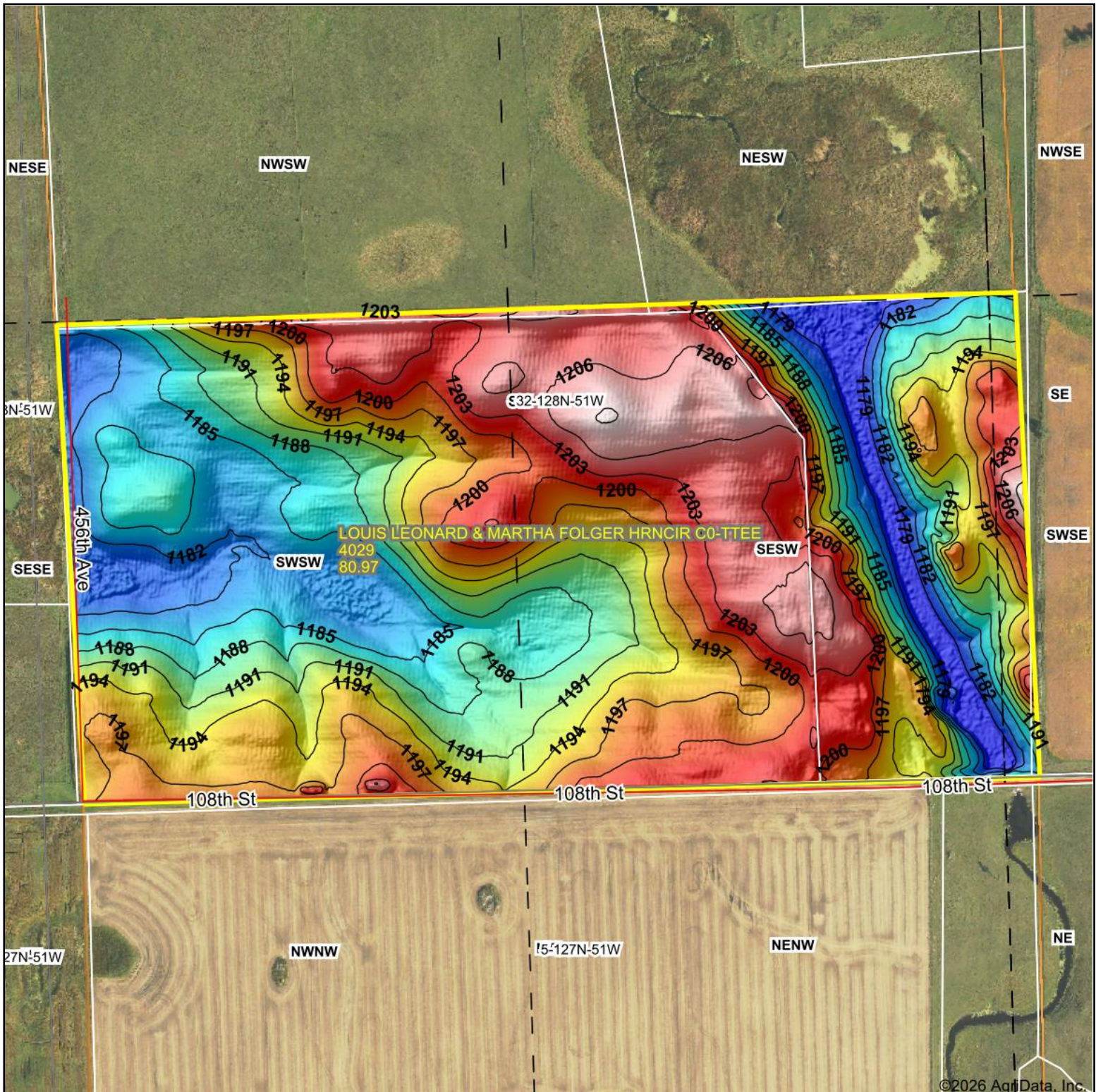
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Soybeans
J250D	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	27.76	34.3%		IVe	3669	50	52
PeB	Peever clay loam, 2 to 6 percent slopes	19.52	24.1%		IIIe	3370	68	56
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	13.43	16.6%		IIIe	3679	65	57
J225B	Forman-Aastad complex, 1 to 4 percent slopes	11.28	13.9%		Ile	3973	86	63
Tk	Tonka silty clay loam, 0 to 1 percent slopes	5.25	6.5%		IVw	4970	58	27
Dv	Castlewood clay	1.89	2.3%		IVw	6153	62	36
J217A	Parnell silty clay loam, frequently ponded, 0 to 1 percent slopes	1.84	2.3%		Vw	6616	31	10
Weighted Average					3.34	3850.2	62.2	*n 52.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,177.9

Max: 1,209.7

Range: 31.8

Average: 1,193.4

Standard Deviation: 8.27 ft



10/9/2026

32-128N-51W
Roberts County
South Dakota

Boundary Center: 45° 49' 16.18, -97° 4' 40.54



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

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



 Boundary



Jake Prins, Broker
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Email: jake@dakotaviewrealty.com

Tony Valnes, Broker
Cell: 605-742-4987
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80 +/- Acres in Section 32 Minnesota Township Roberts County, SD

Legal Description: S2SW4 Section 32 T128N-R51W of
5th P.M., Roberts County, SD

REAL ESTATE OFFER FORM

I, _____, whose address is
_____, and whose phone number is
_____ do hereby submit my bid for: **S2SW4 Section 32 T128N-R51W of the P.M., Roberts
County, SD.**

Offer: \$ _____

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

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Dated this _____ day of _____, 2026

Bidder's Signature: _____