Roberts County Land Auction
80 +/- Acres
S2SW4 Section 32 Minnesota TWP



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.

Dakota View
Realty & Auctions

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.

Dakota View
Realty & Auctions

PROPERTY INFORMATION
80 +/- Acres Roberts County, SD

Agent Name: Jake Prins 605-520-2524

Agent Name: Tony Valnes 605-742-4987

Seller's Name: Hrncir

Taxes: $926

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

Lot Size: 80 +/- acres

Address: 108th St. & 467th Ave

City: Sisseton

State: SD

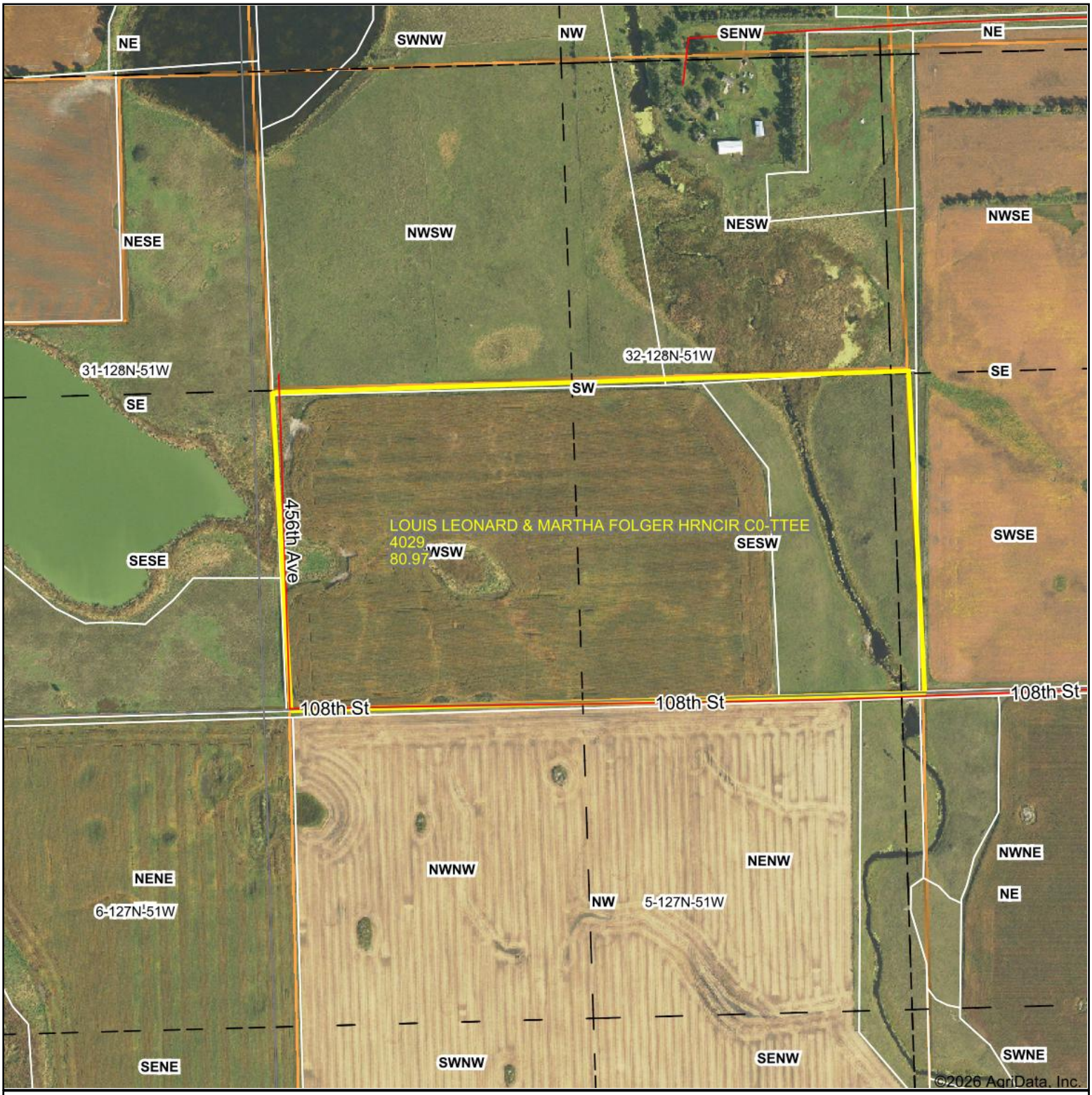
County: Roberts

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

N W E S

10/9/2026

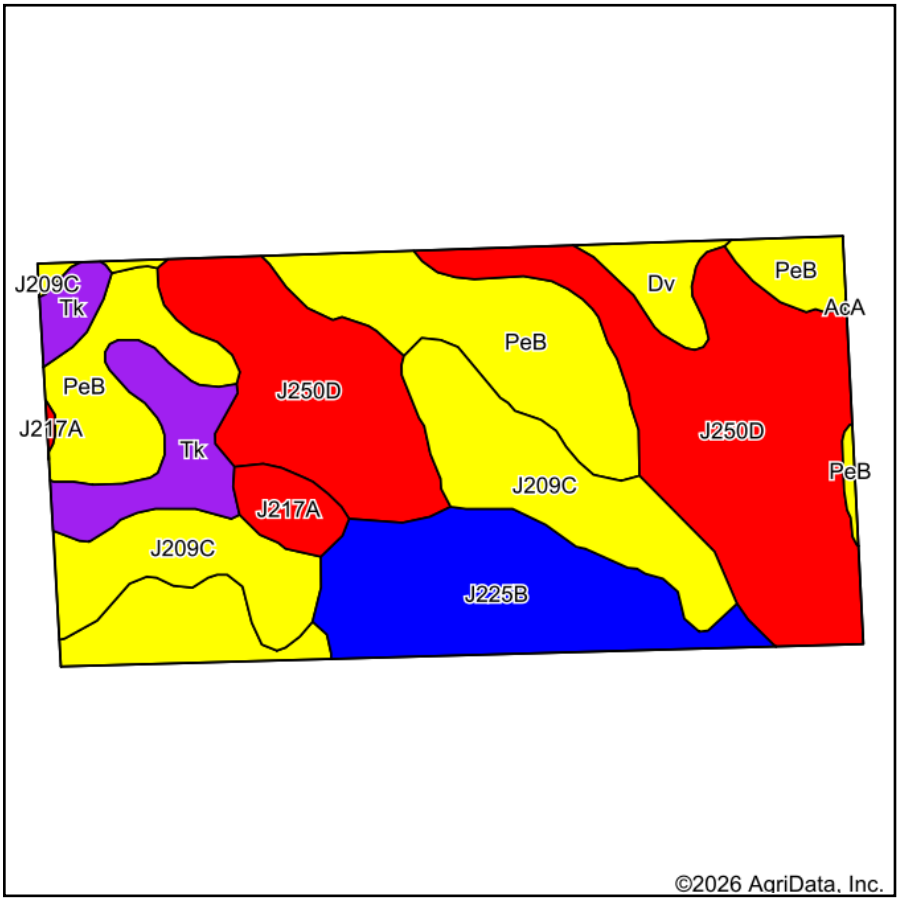
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Maps Provided By:
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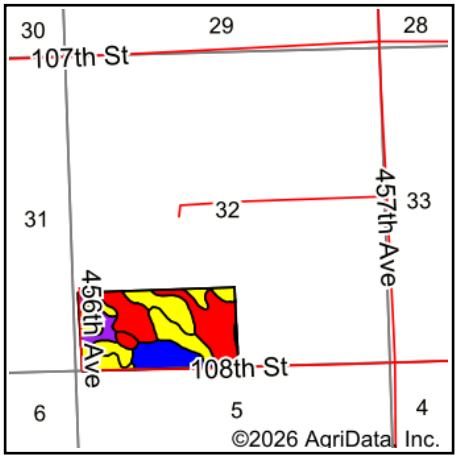
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Field borders provided by Farm Service Agency as of 5/21/2008.

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**

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N W E S

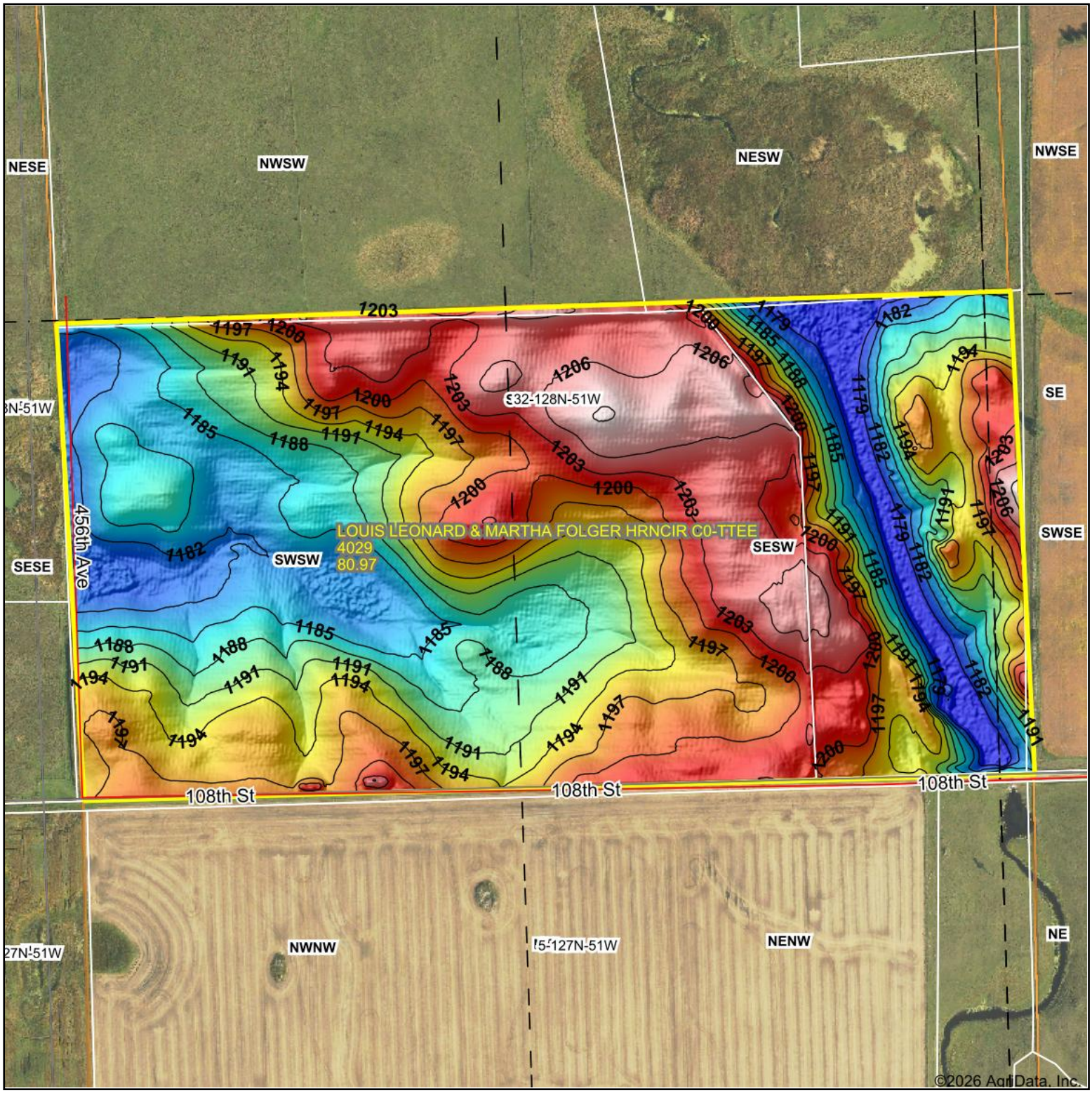
Area Symbol: SD109, Soil Area Version: 26

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%		IIe	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



Low Elevation High

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

0ft 430ft 859ft

10/9/2026

32-128N-51W
Roberts County
South Dakota

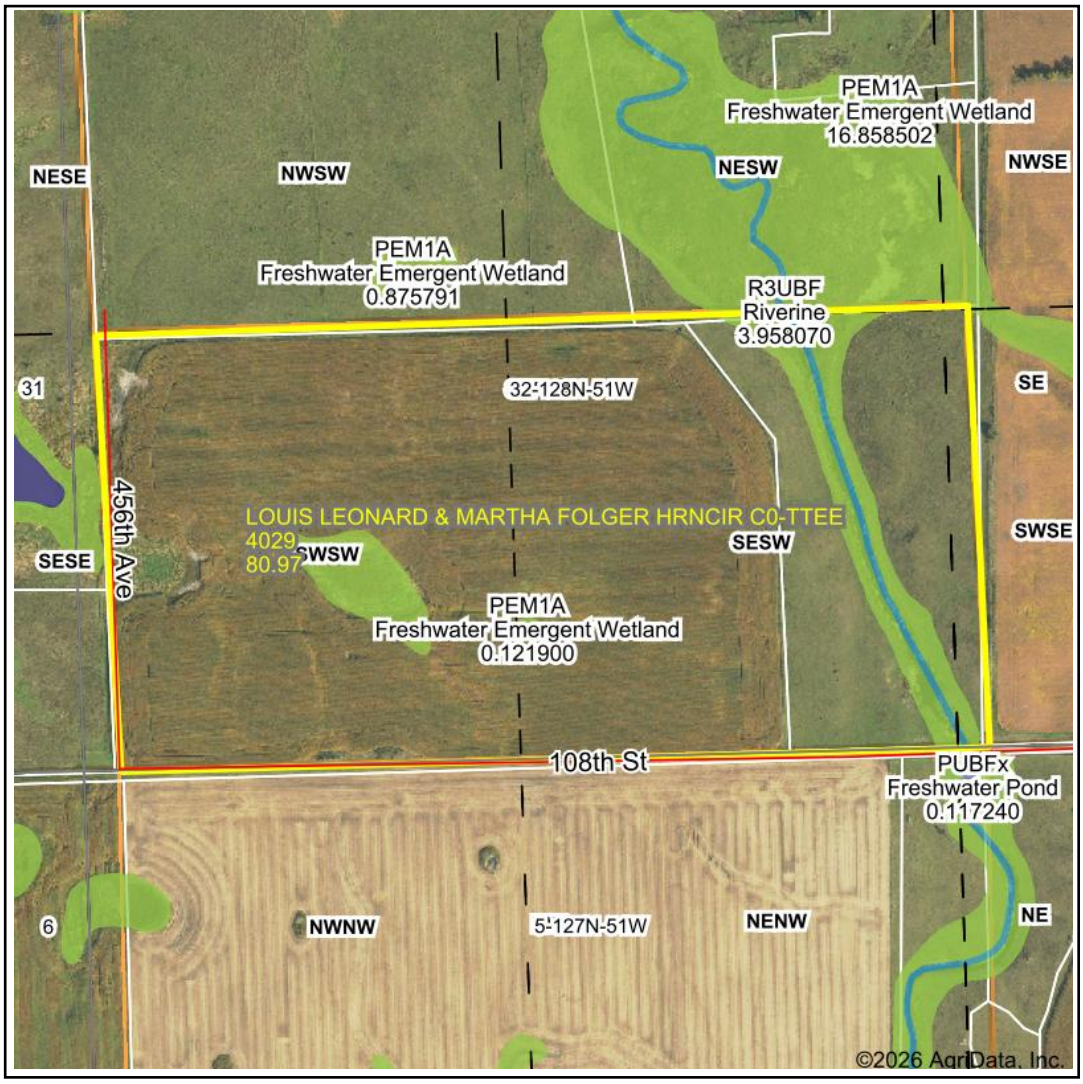
Boundary Center: 45° 49' 16.18, -97° 4' 40.54

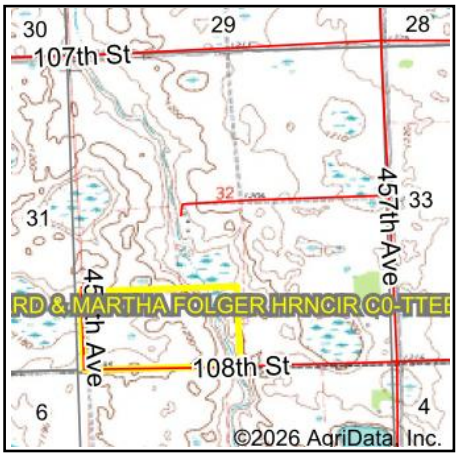
Maps Provided By:

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

Wetlands Map





State: **South Dakota**
Location: **32-128N-51W**
County: **Roberts**
Township: **Minnesota**
Date: **10/20/2026**

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0ft 669ft 1338ft

	Classification Code	Type	Acres
	PEM1A	Freshwater Emergent Wetland	4.87
	PEM1C	Freshwater Emergent Wetland	1.35
	R3UBF	Riverine	0.65
		Total Acres	6.87

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

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

Hrncir - 80+/- Acres

South Dakota, AC +/-



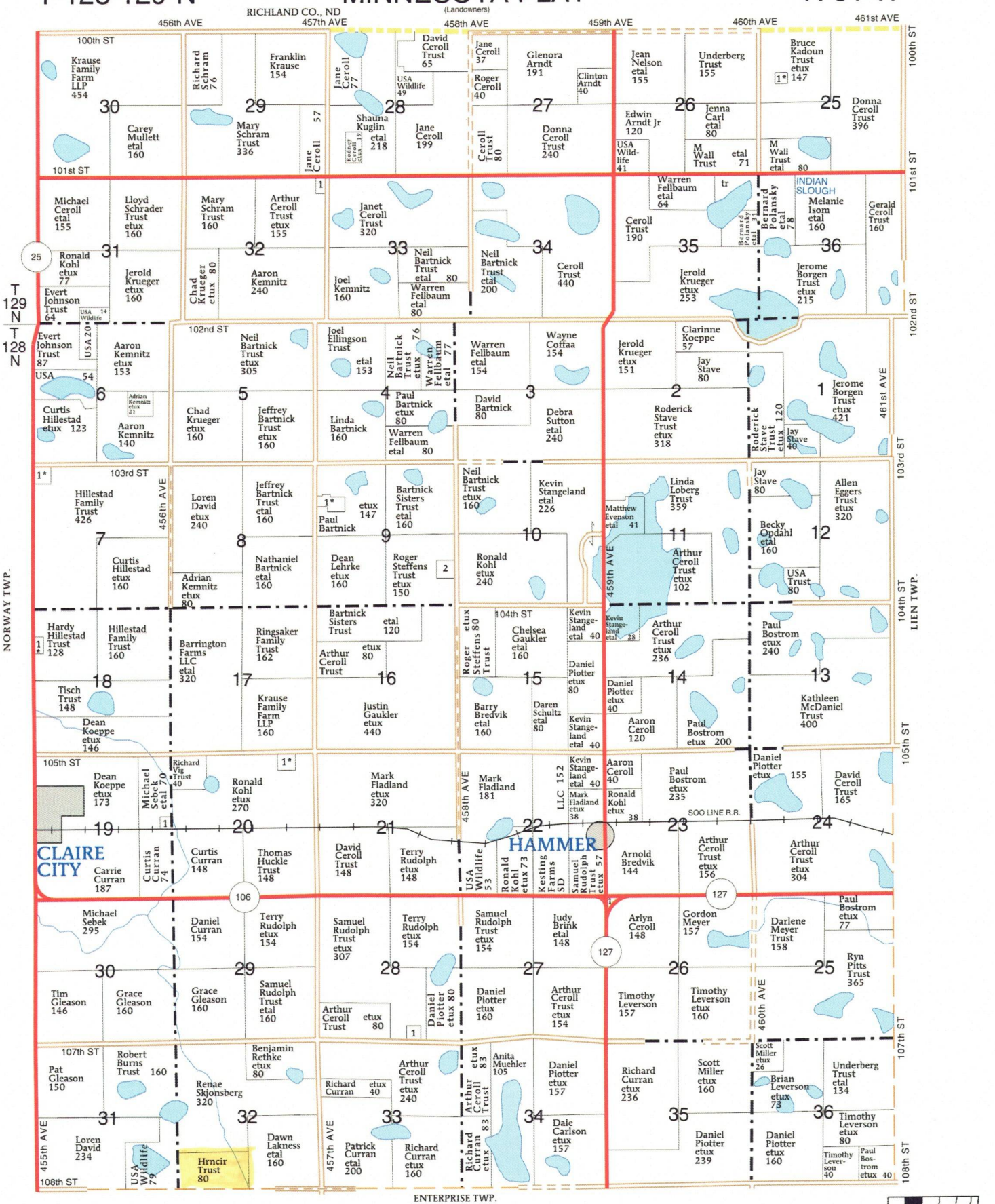
Boundary

Dakota View

P: 605-698-7987 https://dakotaviewrealty.com/ PO BOX 214

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

T-128-129-N MINNESOTA PLAT R-51-W



MINNESOTA TOWNSHIP

SECTION 7
1 IVERSON, MICHAEL ETUX 10

SECTION 9
1 BARTNICK, JARED ETUX 13
2 SCHNELL, BRENT 10

SECTION 18
1 HILLESTAD, CURTIS ETUX 7

SECTION 19
1 TOWN OF CLAIRE CITY 8

SECTION 20
1 IVERSON, DENNIS ETUX 10

SECTION 25N
1 GEESEY, KENNETH ETUX 8

SECTION 26S
1 STATE OF SOUTH DAKOTA 7

SECTION 28S
1 CEROLL, AARON 7

SECTION 32N
1 GERMAN EVANGELICAL LUTHERAN ZION CHURCH 5

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Ag Land Summary Information

Land Basis	SF	Acres	Exempt Acres	Taxable Acres	Gross Avg CSR	Avg Net CSR Taxable	Avg CSR Exempt	CSR Points	Net CSR Points
AgLand #1	3,484,800.00	80.00	0.00	80.00	0.610	0.610	0.000	48.835	42.870
Total	3,484,800.00	80.00	0.00	80.00				48.835	42.870
							Avg CSR per Acre	0.610	0.536

Ag Land Detail Information

Land Basis B = Basis, AL = Ag Lot	Acres	Adj Acres	Soil Type	Description	Tbl Rate	% Adj Factor	CSR Type	Net CSR Pts - Units	Exempt	Rate per Pt. - Unit	Total Lot w/o Adj	Topo	Econ	Other	Nbhd $Adj	Total Lot with Adj	Total (Rounded)
AL1, S1	4.000		TK.NC	TONKA 0-2	0.621		C	2.484									
AL1, S2	21.000		PEB	PEEVER 2-6	0.774		C	16.254									
AL1, S3	2.000		PA.NC	PARNELL 0-1	0.391		C	0.782									
AL1, S4	25.500		FUD.NC	FORMAN-BUSE, ERODED 9-15	0.368		C	9.384									
AL1, S5	13.000		FUC	FORMAN-BUSE, ERODED 6-9	0.601		C	7.813									
AL1, S6	12.500		FOB	FORMAN-AASTAD 2-6	0.844		C	10.550									
AL1, S7	2.000		DV	DOVRAY 0-2	0.784		C	1.568									
								48.835									
Sub Total	80.000							42.870									
Total	**80.000**				**0.610**			**42.870**									

Abbreviated 156 Farm Record

Tract Land Data

Tract 12105 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.25	60.58	60.58	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	60.58	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.28	0.00	55
Corn	18.37	0.00	145
Soybeans	24.60	0.00	35
TOTAL	**56.25**	**0.00**	

NOTES

[redacted]

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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.

Submit written bid on this form via one of these methods:
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Dated this _____ day of _____, 2026

Bidder's Signature: _____

Advertising information deemed reliable but not guaranteed.