

LAND AUCTION



159.5 AC± | 1 TRACT | EDMUNDS CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/7/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: AMERICAN LEGION, 105 8TH AVE, FAULKTON, SD 57438

This exceptional 159.5-acre property in Edmunds County offers a rare opportunity to own highly productive land in an area where farms seldom come to market. Currently managed as grass pasture, the tract features rolling but workable terrain with a strong CPI average of 73.73, providing excellent potential for future crop production or continued high-quality livestock grazing.

The property is well-equipped with rural water onsite, supplied by one water tank, and has excellent access from both a paved road (145th Street) and a gravel road (346th Avenue). Additionally, it borders a small lake/large pond, offering attractive shoreline views and providing an additional water source for livestock.

Whether you're looking to expand your farming operation, establish a productive grazing unit, or invest in quality South Dakota land, this property combines productivity, accessibility, and natural beauty—a rare find in this highly sought-after area.



Deeded Acres:	159.5
Soil Types:	Williams-Bowbells loams, Niobell-Noonan loams
Soil PI/NCCPI/CSR2:	CPI 73.73
CRP Acres/Payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey Needed?:	No survey needed
Brief Legal:	159.50± acres NW ¼ EXC ½ A IN NW ¼ S22 T121N R70W Edmunds Co. SD
PIDs:	PID 7660
Lat/Lon:	45.28485, -99.27237
Zip Code:	57471



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BEN DOTY, AGENT: 605.222.1197 | ben.doty@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ben Doty, Whitetail Properties Agent/Land Specialist, 605.222.1197



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