



LAND AUCTION

**+/-80 Acres of Roswell Twp., Miner County, SD
Land – Currently Utilized as Pasture,
Although a Substantial Amount of this Farm has
a Previous Cropland History
and is Situated South of Highway 34 between
Howard & Roswell, SD!**

We will offer the following land at public auction, with the auction to held “On-Site” at the land located from Howard, SD – 3½ miles west on SD Hwy. #34, then 2¼ miles south on 430th Ave.; or from Vilas, SD – ½ mile west on SD Hwy. #34, then 2¼ miles south on 430th Ave.; or from Roswell, SD – 4¼ miles east on SD Hwy. #34, then 2¼ miles south on 430th Ave.

MONDAY DECEMBER 15, 2025 SALE TIME: 10:00 AM

AUCTIONEERS NOTE:

This auction awards the opportunity to purchase +/-80 acres between Howard & Roswell, SD which is currently utilized as Pasture but could have the potential to be converted back into Row Crop Production. This parcel is in Roswell Twp., Miner County, SD and is available for the 2026 Crop/Grazing Season. It is especially noteworthy that this land is NOT subject to any existing USFW Easements & areas appear that they Could Potentially be Converted to Row Crop Production!



**DAVID & CHERYL HORSLEY,
Owners**

This parcel of land has been previously utilized as pasture, although could potentially be utilized as a productive crop/crop-livestock farm if certain acres were enrolled back into row crop production. This inside +/-80 acre parcel which according to FSA information, previously had 54.03 acres classified as cropland on the eastern and western portions of the farm, although currently, there are no established yields and bases, as the farm has been utilized as pasture / hayland for many years. According to Miner County assessor's information, this parcel has an overall soil rating of a .640 and comparatively, information obtained from Surety Agri-Data Inc. indicates that this parcel has a weighted productivity index of a 54.5 with class II soils on the areas previously classified as cropland and lower class soils on the area with no crop history situated in the central sector of the farm. The general topography of this land is gently rolling to rolling. The farm has an existing dugout in the south-central area of the farm and is serviced by Kingbrook Rural Water with an existing pasture tap. The perimeter fencing is comprised of 4 strand barbed wire fence. It is also noteworthy that this parcel is NOT subject to any USFW easements. Additionally, this parcel of land is located in one of the more highly regarded hunting areas of Eastern, SD. This would be a parcel of land that would make a nice addition to an area Row Crop, Crop-Livestock and/or Investment Property!

Legal Desc.:

The S½ NE¼ of Sec. 24, T 106N., R 57W., Roswell Twp., Miner Co., SD

Terms:

Cash - A 10% nonrefundable downpayment sale day and the balance on or before Jan. 30, 2026 with full possession for the 2026 crop/grazing season. Marketable title will be conveyed with an owner's title insurance policy provided with the cost of the Owner's Policy and Closing Agent's Fee (Fidelity Abstract & Title in Howard, SD) to be divided 50-50 between the buyer and seller. All of the 2025 RE taxes payable in 2026 will be paid by the seller. The total acres being sold are being sold in accordance with as stated on the county tax records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland and other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Miner County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. For additional information, visit: www.suttonauction.com



CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – 605-336-6315 &
Flandreau, SD – 605-997-3777
TERRY HAIAR – RE & Pers. Property Auctioneer
Alexandria, SD – 605-239-4626
JARED SUTTON, CAI – Auctioneer - RE Broker
Assoc. – Flandreau, SD – 605-864-8527
GAGE GULLICKSON Auctioneer -RE Broker Assoc.
Flandreau, SD – 605-651-3867

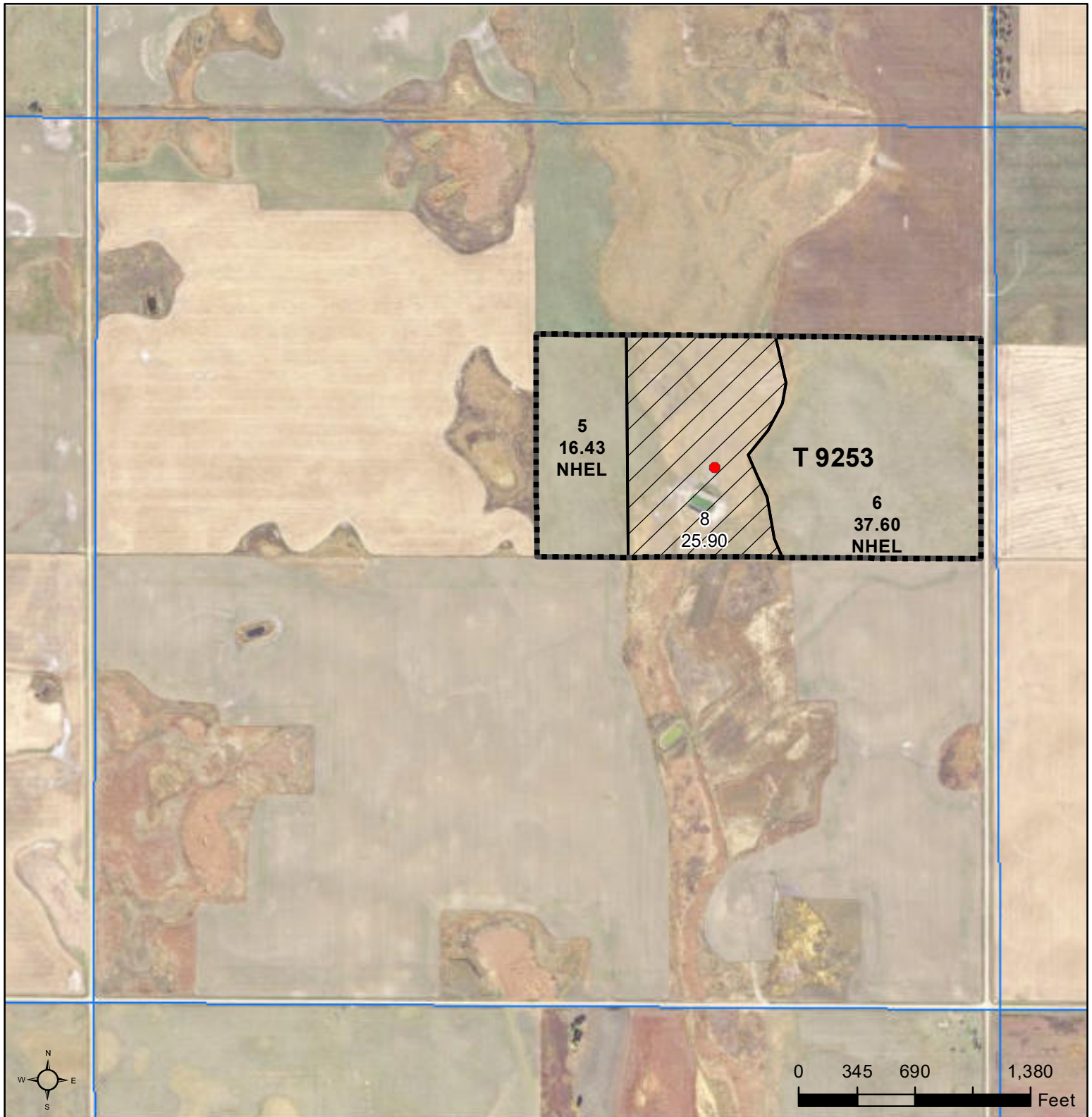
DAVID & CHERYL HORSLEY,
Owners





United States
Department of
Agriculture

Miner County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2025 Program Year

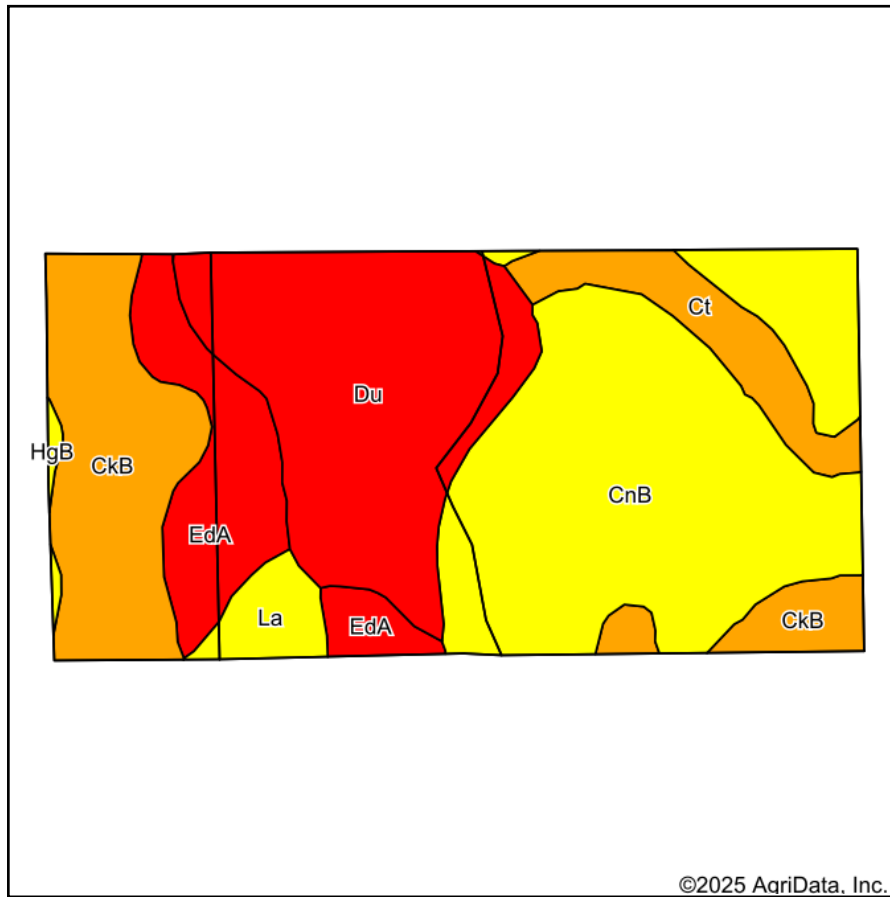
Map Created July 31, 2025

Farm **5421**

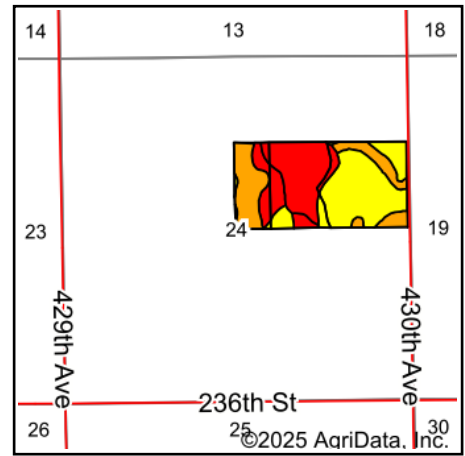
24-106N-57W-Miner

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Horsley Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Miner**
 Location: **24-106N-57W**
 Township: **Roswell**
 Acres: **79.93**
 Date: **10/31/2025**



Maps Provided By:



Area Symbol: SD097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	29.88	37.5%		Ile	69
Du	Durrstein silt loam	19.92	24.9%		Vis	11
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	14.00	17.5%		Ile	80
EdA	Delmont-Enet loams, 0 to 2 percent slopes	8.60	10.8%		IVs	50
Ct	Crossplain-Tetonka complex	4.91	6.1%		Ilw	72
La	Lamo silty clay loam	2.27	2.8%		Ilw	65
HgB	Houdek-Dudley-Tetonka complex, 0 to 6 percent slopes	0.35	0.4%		IVe	61
Weighted Average					3.22	54.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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Auctions don't just
happen - They're
Planned! Call us
today to plan your
successful
auction!**

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Notes:

