

ESTATE MULTI PARCEL LAND AUCTION

+/-406.70 Surveyed Acres of
Productive Ward Twp., Moody
County, SD Land



Friday
April 10, 2026
Sale Time:
10:00 am

We will offer the following real property at auction "On Site" at the land located from Flandreau, SD (Jct. Hwy. #13 & Pipestone Ave./230th St. – 5 miles east, 5 miles north on Co. Hwy. #17/486th Ave. and 1 mile west on 225th St.; from Ward, SD -1 mile west on Co. Hwy. #4 (223rd St.), 2 miles south on Co. Hwy. #17 (486th Ave.) and 1 mile west on 225th St. to the NE Corner of the land at the Jct. of 485th St. & 225th St.; from Elkton, SD – 6 miles south on 486th Ave. to the Ward Road, then continue 2 miles south on Co. Hwy. #17 (486th Ave.) and 1 mile west on 225th St. to the NE Corner of the land.

This +/-406.70 Acre Farm will be Offered As:

- PARCEL #1 - +/-162.89 Acres of High Percentage Tillable Cropland in the NW ¼;
- PARCEL #2– +/- 162.52 Acres of High Percentage Tillable Cropland in the NE¼;
- PARCEL #3 - +/-81.29 Acres in the W½ SE¼;
- Combinations of Parcels #1 & #2 – The N ½ - +/- 325.41 Acres;
- Parcels #2 & #3 – The NE ¼ & W ½ SE ¼ - +/-243.81 Acres;
- or as Parcels #1, #2 & #3 Combined – The Entire +/-406.70 Acre Unit.

AUCTIONEERS NOTE:

This auction presents a "once in a lifetime" opportunity to purchase land that has not been for sale for decades as portions have been in the Paulsen family for over 80 years dating back to acquisition in 1946. This auction presents a great opportunity to purchase a productive parcel of cropland/hayland, recently retired CRP acres and some areas with trees and other hunting and wildlife production habitat, including a small NRCS WRP Conservation Easement on +/-3.2 acres (Lot B) in the SE Corner of Parcel #3 in the W½ SE¼. With the recent retirement of the CRP contracts and implementation of some future management practices by a new owner(s), this farm could be transformed into a very desirable agricultural property. This land is situated in a prominent agricultural area in Ward Township in Moody County, SD. This land is available to the buyer to farm or lease as they desire in 2026. If you are in the market for quarters, an eighty or the rare opportunity to purchase a sizeable contiguous 406.7 acre unit of agricultural land in Moody County, SD as an addition to an area row crop or crop/livestock operation or as an investment, then make plans to attend this auction, especially since this land will be offered in individual parcels and combinations of parcels to fit the needs of a wide variety of potential buyers.



Lenore Paulsen Family Trust - Owner

www.suttonauction.com

605-336-6315

PARCEL #1 - +/-162.89 Surveyed Acres - Legal Desc.: The NW ¼ of Sec. 31, T. 108N., R. 47W., (Ward Twp.), Moody County, SD



With the recent retirement/cancellation of the previous CRP contracts, Parcel #1 will have a very high percentage tillable, with the future non-tillable acres being comprised primarily of a +/-8 acre "L" shaped tree grove, waterways/drainage and roads. According to FSA information and the 156EZ the NW ¼ is indicated to have approx. 158.66 acres of Farmland and 158.66 acres of Cropland with a 62.20 acre corn base with a 108 bu. PLC yield and a 15 acre wheat base with a 29 bu. PLC yield. According to info. obtained from Surety Agri Data the land included in PARCEL 1 (NW ¼) has a Soil Productivity Index of 90.2, being comprised of Class II soils, with a gently rolling to rolling topography.

PARCEL #2 - +/-162.52 Surveyed Acres - Legal Desc.: The NE ¼ of Sec. 31, T. 108N., R. 47W., (Ward Twp.), Moody County, SD



According to info. obtained from Surety Agri Data the land included in PARCEL 2 (NE ¼) has a Soil Productivity Index of 77.9 with the majority of the land considered as cropland being comprised of Class II soils with the lowland pasture/drainage/waterway (+/-19.65 acres as indicated by Surety) being Class VIw soil. The cropland acres have a generally gently rolling to rolling topography, with some lower lying land in the pasture/waterway/drainage. According to an FSA estimate, it appears that the NE ¼ currently has approx. 128.95 acres of cropland with the remainder being utilized as pasture/hayland, waterway and roads.

PARCEL #3 - +/-81.29 Acres - LEGAL DESC.: The W½ SE¼, together with Lot B of L & L Paulsen's First Add'n., a subdivision of the of the SE ¼, all in Sec. 31, 108N., R. 47W., Ward Twp., Moody County, SD.



According to FSA information and recent calculations, It appears that Parcel #3 (W½ SE¼) currently has approx. 68.71 acres considered to be cropland acres, with the non-tillable acres being comprised of +/-3.2 WRP acres, waterways/drainage and road. Previously it appears that all of the land considered as cropland was enrolled in the CRP program prior to the recent cancellation of the CRP contract in 2025. Additionally, there are some areas that may provide some hunting and recreational opportunities, especially in and near the perpetual NRCS Wetland Reserve Program Conservation Easement Area (WRP) situated in the SE Corner of the E½ SE¼ - designated as Lot B of L&L Paulsen's 1st Add'n - containing 3.2 acres M/L. According to info. obtained from Surety Agri Data the land included in PARCEL 3 (E½ SE¼) has a Soil Productivity Index of 75.7, with the majority of the land considered as cropland being comprised of primarily Class II soils with the lowland pasture/drainage/waterway being comprised of Class VIw soil.

FSA INFORMATION FOR PARCEL #2 (NE ¼) and PARCEL #3 (W ½ SE ¼) -

Presently FSA has both of these parcels combined into one operating unit as FSA Tract 1861, which together the FSA 156 EZ indicates has approx. 237.90 acres of Farmland with 197.66 acres of Cropland with a 78 acre corn base with a 108 bu. PLC yield, a 31.40 acre Wheat base with a 29 bu. PLC yield, a 25.80 acre soybean base with a 30 bu. PLC yield and a 4.80 acre oats base with a 62 bu. PLC yield.



TERMS:

A 10% nonrefundable downpayment on the day of the sale with the remaining balance due and payable on or before May 29, 2026. Immediate Possession will be awarded to the buyer on sale day for preparation of the land and planting of the 2026 crops with full possession and marketable title to be conveyed at closing. Owner's Title Insurance will be provided with the cost of the owner's policy and the closing agent's fee (Moody County Abstract and Title Company) to be divided 50-50 between the buyer(s) and seller. All of the 2025 RE taxes payable in 2026 which on the entire property including the N½ and the W½ of the SE¼, Exc. Lot B were \$10,224.76 and on Lot B were \$19.84, all of which will be paid by the sellers, with the buyer(s) to be responsible for all of the 2026 RE taxes due and payable in 2027. The total acres being sold are being sold in accordance with a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the estate/seller. 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 acres, yields, bases, payments & other information are estimated and not guaranteed and likely will require an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. A preliminary Title Commitment is available for review and buyers are encouraged to do their own investigation and due diligence, especially with regard to any perpetual easements or restrictions previously conveyed. 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 Moody County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative/Trustee.

These individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop and/or crop/livestock operation(s) or as an investment. To view drone video, aerial maps, soils data and other information concerning this property or to make arrangements for absentee bidding or other information see www.suttonauction.com contact the auctioneers.

**AUCTION CONDUCTED BY: SUTTON
AUCTIONEERS & LAND BROKERS, LLC**
CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315
JARED SUTTON, CAI - Auctioneer & RE Broker
Assoc. - Flandreau, SD - ph. 605-864-8527
GAGE GULLICKSON - Auctioneer & RE Broker
Assoc. - Flandreau, SD - ph. 605-651-3867
& BURLAGE-PETERSON - Auctioneers & Realtors -
Brookings, SD - ph. 605-692-7102

**LENORE PAULSEN FAMILY
TRUST, Owner -
Laura Paulsen - Personal
Representative/Trustee**

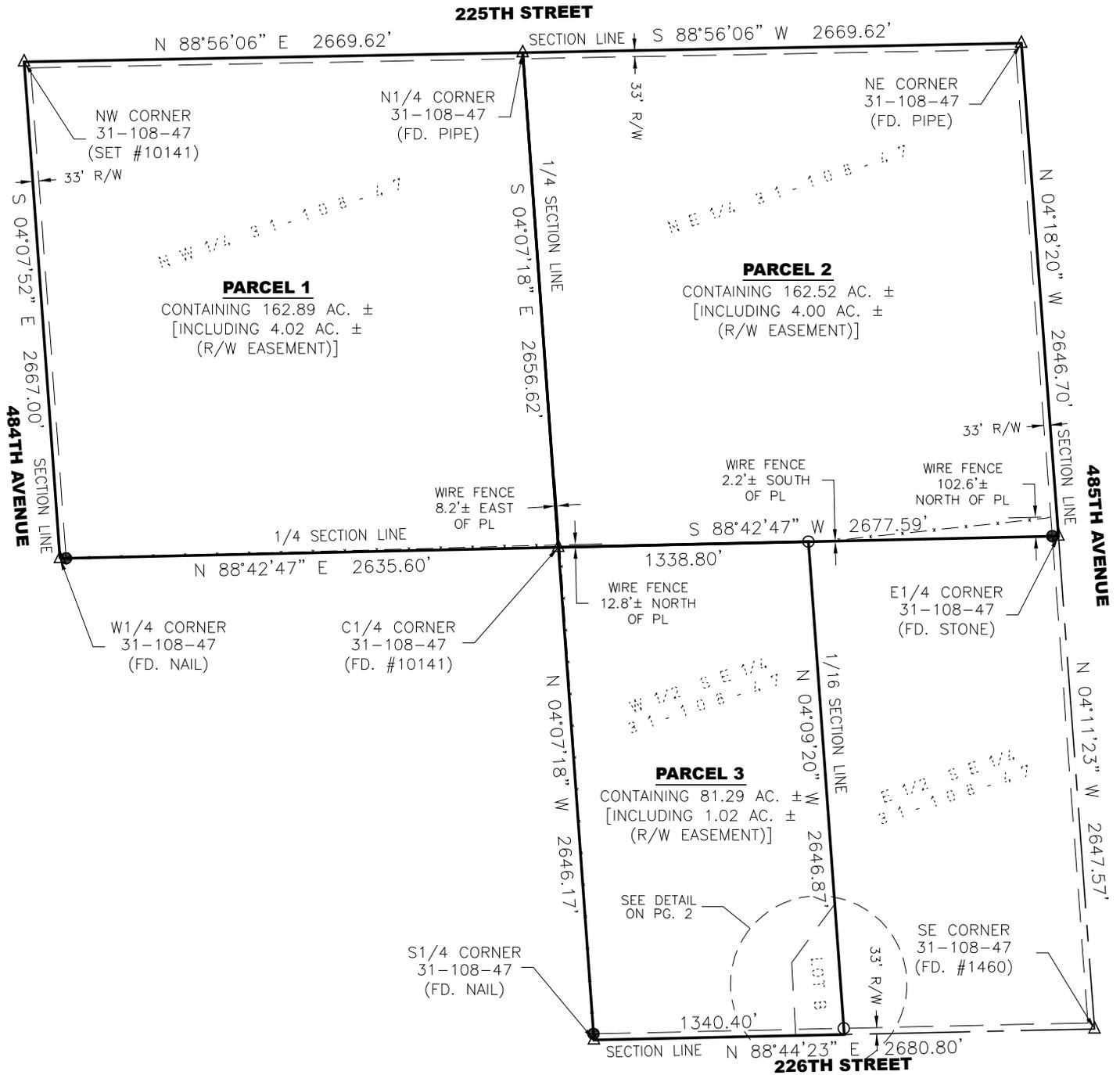
**Tim Dougherty -
Dougherty & Dougherty LLP -
Attorney for the Sellers, Sioux Falls, SD**



www.suttonauction.com 605-336-6315

SALE DRAWING - PARCELS 1, 2, & 3

IN THE NORTHWEST QUARTER, NORTHEAST QUARTER, AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, T108N, R47W, MOODY COUNTY, SOUTH DAKOTA.



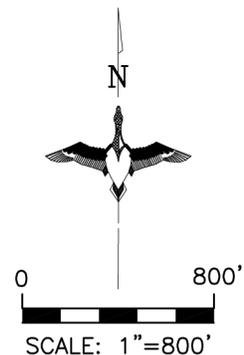
OWNERS: LENORE PAULSEN FAMILY TRUST

CLIENT: CHUCK SUTTON

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #25-606
DRAWN BY: JJW



SALE DRAWING - PARCELS 1, 2, & 3

IN THE NORTHWEST QUARTER, NORTHEAST QUARTER, AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, T108N, R47W, MOODY COUNTY, SOUTH DAKOTA.



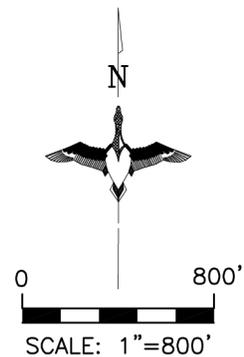
LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
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NOTES:
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SALE DRAWING - PARCELS 1, 2, & 3

IN THE NORTHWEST QUARTER, NORTHEAST QUARTER, AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, T108N, R47W, MOODY COUNTY, SOUTH DAKOTA.

PARCEL 1 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED EIGHT (108) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

PARCEL 2 LEGAL DESCRIPTION:

THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED EIGHT (108) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

PARCEL 3 LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2 SE1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED EIGHT (108) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; AND LOT B OF L. AND L. PAULSEN'S FIRST ADDITION, A SUBDIVISION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE HUNDRED EIGHT (108) NORTH, RANGE FORTY SEVEN (47) WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR PARCEL 1

162.89 ACRES±
[INCLUDING 4.02 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 2

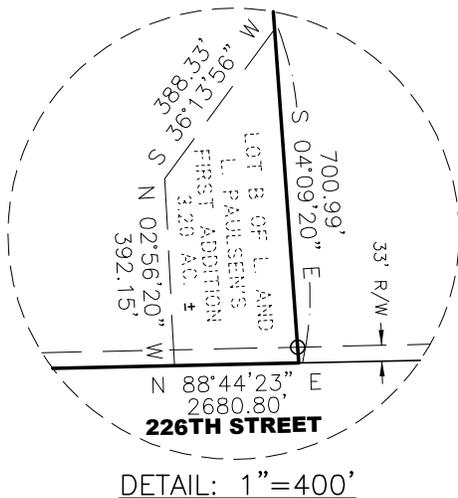
162.52 ACRES±
[INCLUDING 4.00 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 3

81.29 ACRES±
[INCLUDING 1.02 AC.± OF R/W (EASEMENT)
& INCLUDING 3.20 AC.± (LOT B OF L AND L PAULSEN'S FIRST ADDITION)]

TOTAL ACRES

406.70 ACRES±
[INCLUDING 9.04 AC.± OF R/W (EASEMENT)]



OWNERS: LENORE PAULSEN FAMILY TRUST

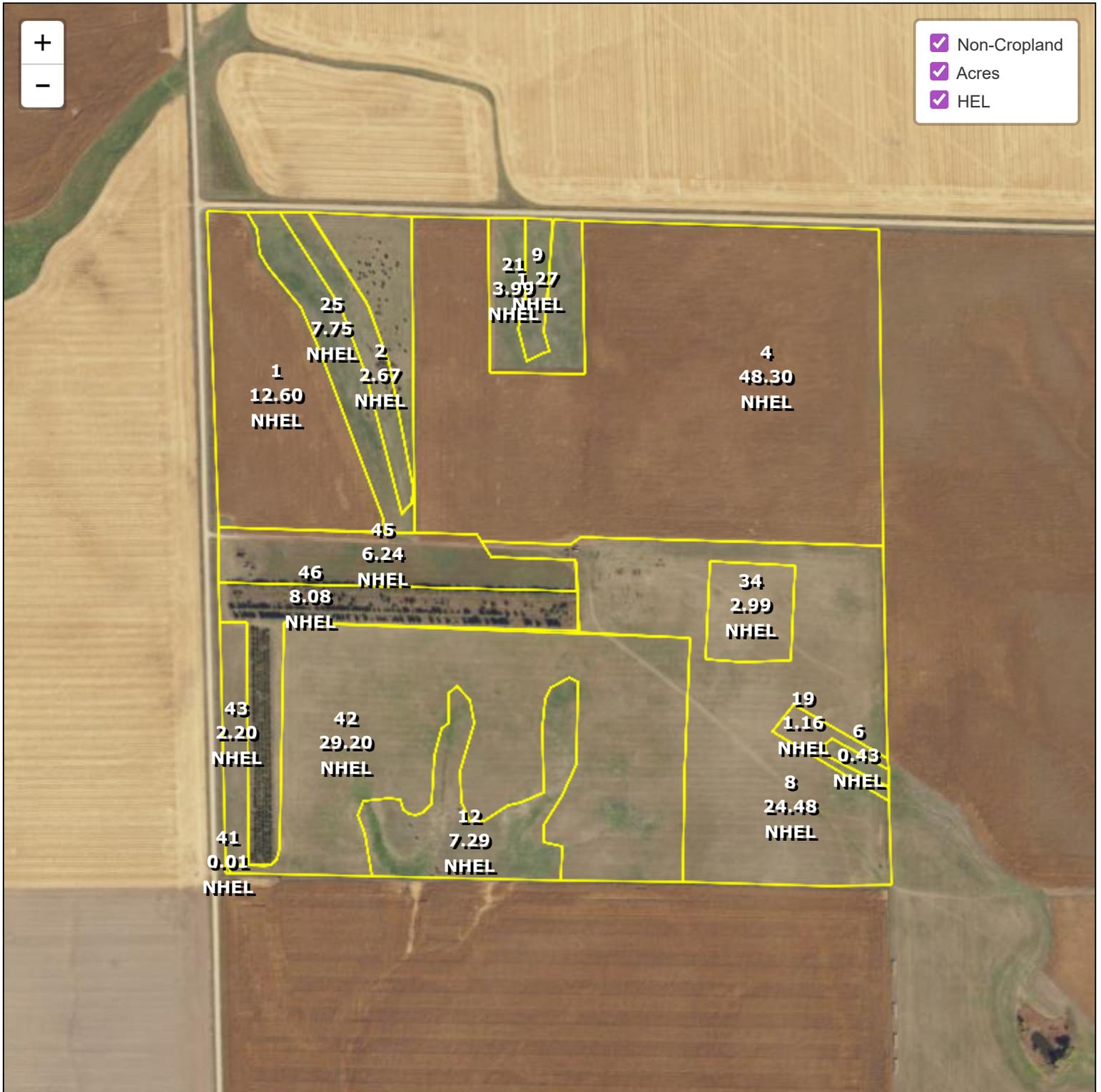
CLIENT: CHUCK SUTTON

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #25-606
DRAWN BY: JJW





Common Land Unit

- Cropland
- Non-cropland
- CRP

2026 Crop Year

Farm 2618
Tract 1862

Wetland Determination Identifiers

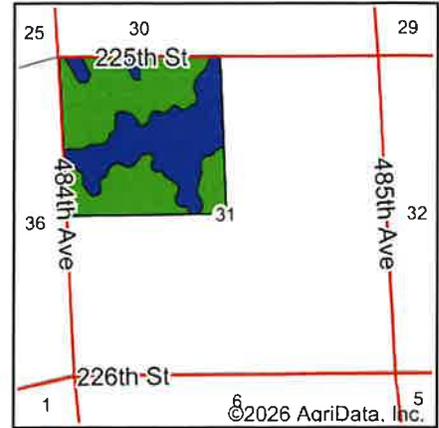
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map - PARCEL #1



State: **South Dakota**
 County: **Moody**
 Location: **31-108N-47W**
 Township: **Ward**
 Acres: **162.89**
 Date: **3/5/2026**



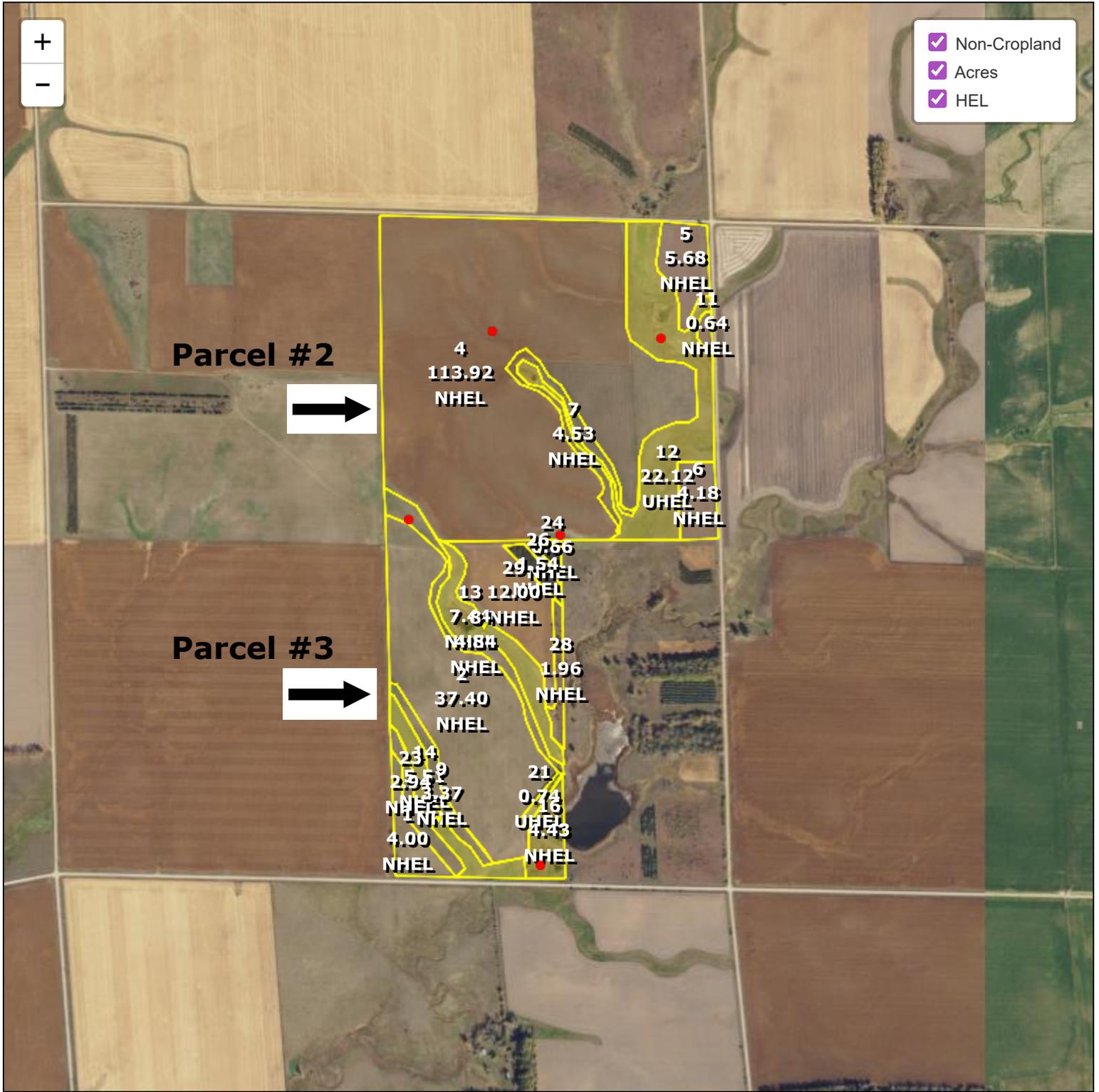
Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	99.16	60.9%		Ile	93
HoB	Houdek clay loam, 2 to 6 percent slopes	59.77	36.7%		Ile	86
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	3.96	2.4%		IIs	83
Weighted Average					2.00	90.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit
 □ Cropland ■ Non-cropland ■ CRP

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

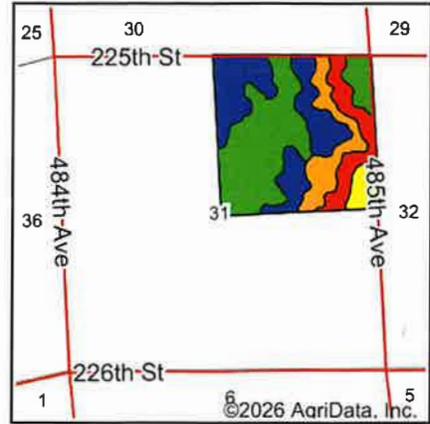
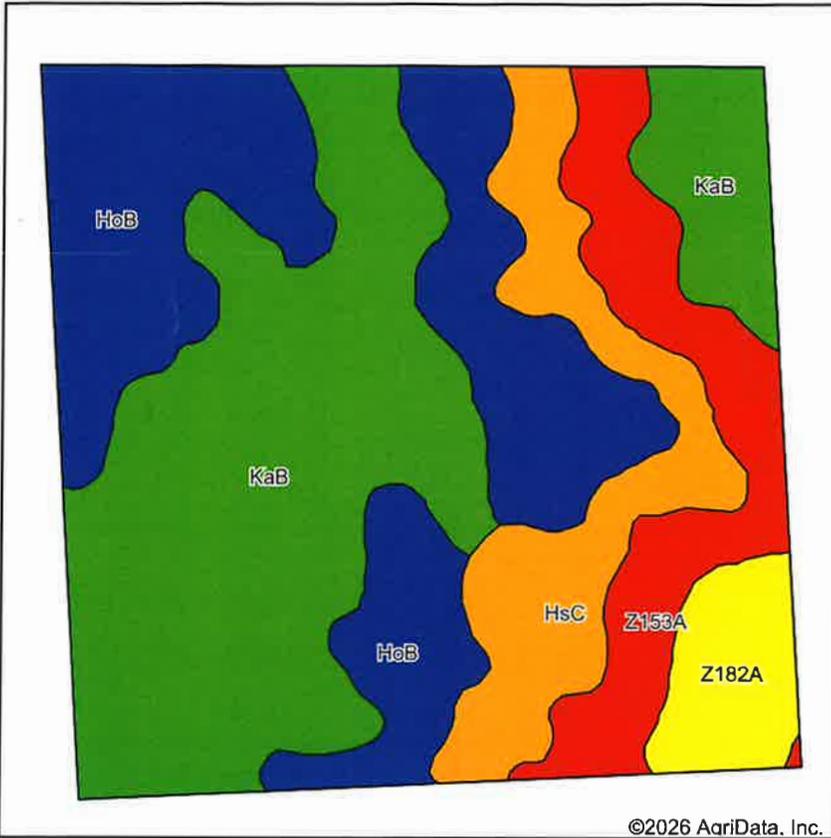
2026 Crop Year

Farm 2618
 Tract 1861



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Soils Map - PARCEL #2



State: **South Dakota**
 County: **Moody**
 Location: **31-108N-47W**
 Township: **Ward**
 Acres: **162.52**
 Date: **3/5/2026**



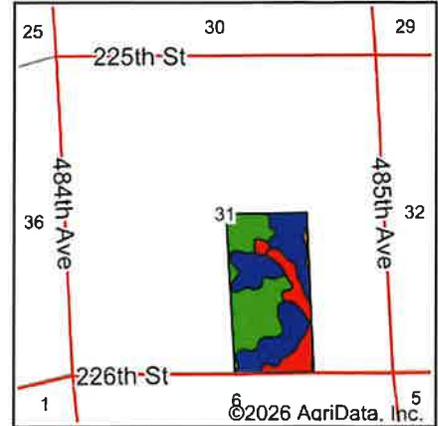
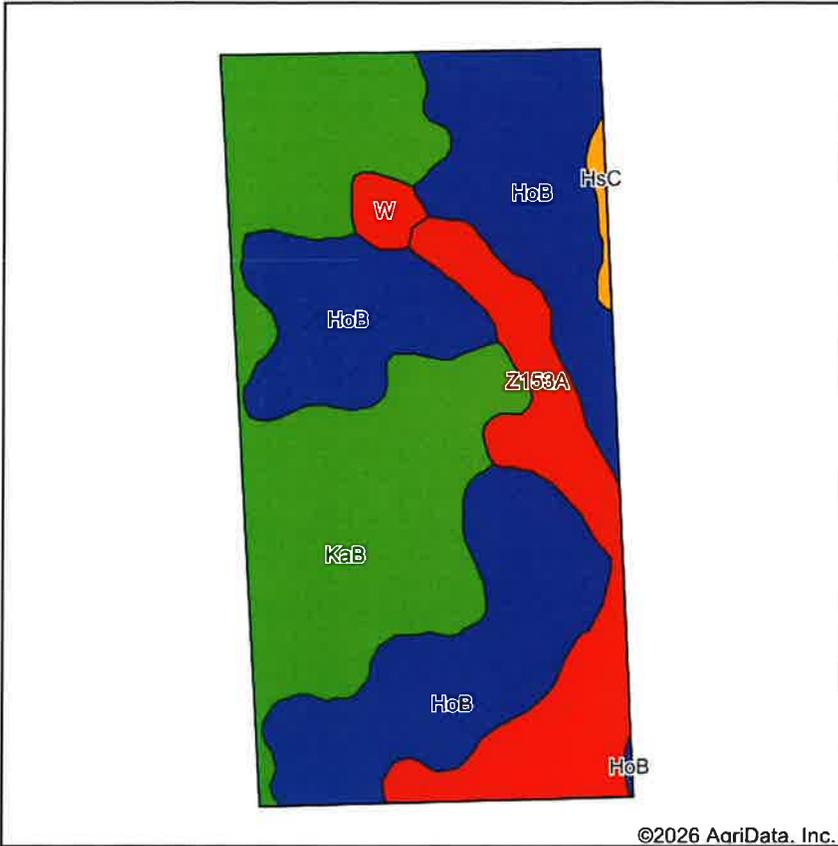
Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	65.56	40.3%		Ile	93
HoB	Houdek clay loam, 2 to 6 percent slopes	48.71	30.0%		Ile	86
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	20.92	12.9%		IIIe	76
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	19.18	11.8%		Vlw	13
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	8.15	5.0%		IIs	66
Weighted Average					2.60	77.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map - PARCEL #3



State: **South Dakota**
 County: **Moody**
 Location: **31-108N-47W**
 Township: **Ward**
 Acres: **81.29**
 Date: **3/5/2026**



Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Houdek clay loam, 2 to 6 percent slopes	35.99	44.2%		Ile	86
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	30.55	37.6%		Ile	93
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	12.86	15.8%		Vlw	13
W	Water	1.27	1.6%		VIII	0
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	0.62	0.8%		IIle	76
Weighted Average					2.73	75.7

*c: Using Capabilities Class Dominant Condition Aggregation Method



SUTTON AUCTIONEERS & LAND BROKERS, LLC

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Successful
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successful
auction!**

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