ESTATE LAND AUCTION

+/-155.47 Acres of Estelline Twp., Hamlin County, SD Land – Bordered by an Oil Highway & Located Near the City Limits of Estelline, SD!



THE HEIRS OF OLTMAN "OKIE" & CLEONE HONKEN

Ronald & Randall Honken – Owners

We will offer the following Land onsite at Public Auction with the Land being located from Estelline, SD – (Country Corner Station – Jct. of State Ave/Hwy. #28 & 1st Street) – ½ Mile W. on SD Hwy. #28 to the SE corner of the land.

THURSDAY DECEMBER 17, 2026 **Sale Time: 10:00 AM**

THE HEIRS OF OLTMAN "OKIE" & CLEONE HONKEN

Ronald & Randall Honken – Owners

SUTTON AUCTIONEERS & LAND BROKERS, LLC – CHUCK SUTTON, JARED SUTTON – Sioux Falls & Flandreau, SD & Pipestone, MN – Ph. 605-336-6315

GAGE GULLICKSON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-651-3867

BURLAGE-PETERSON AUCTIONEERS & REALTORS – Brookings, SD – 605-692-7102

SUTTONAUCTION.COM

This auction awards the opportunity to purchase a very well located parcel of land, bordered by Hwy. #28 & situated near the city limits of Estelline, SD. It is especially noteworthy that this land has been in the same family ownership for nearly 60 years, making this a once in a lifetime opportunity to purchase this land. According to FSA information this farm has +/-158.31 acres of cropland with a 102.83 acre corn base with a 141 Bu. PLC yield & a 27.37 acre soybean base with a 38 Bu. PLC yield. According to County Assessor's information this land has an overall soil rating of a .725. Comparatively, information obtained from Surety Agridata Inc. indicates that this land has a weighted average productivity index of a 70.3. Fall Tillage was recently completed on the eastern side of this farm which will pass at no additional cost to the purchaser(s). This land will be surveyed, and the final purchase price will be adjusted in accordance with the surveyed acres. The general topography of this land is level to nearly level. The 2025 RE taxes payable in 2026 on this land were $2,635.14. This farm would make a nice addition to an area row crop farming operation, a beginning farmer, or investment property. If you are in the market for a well located parcel of land to add to an area row crop farming operation or investment, make plans to inspect this property & be in attendance at this auction!



Scan for Drone Video!

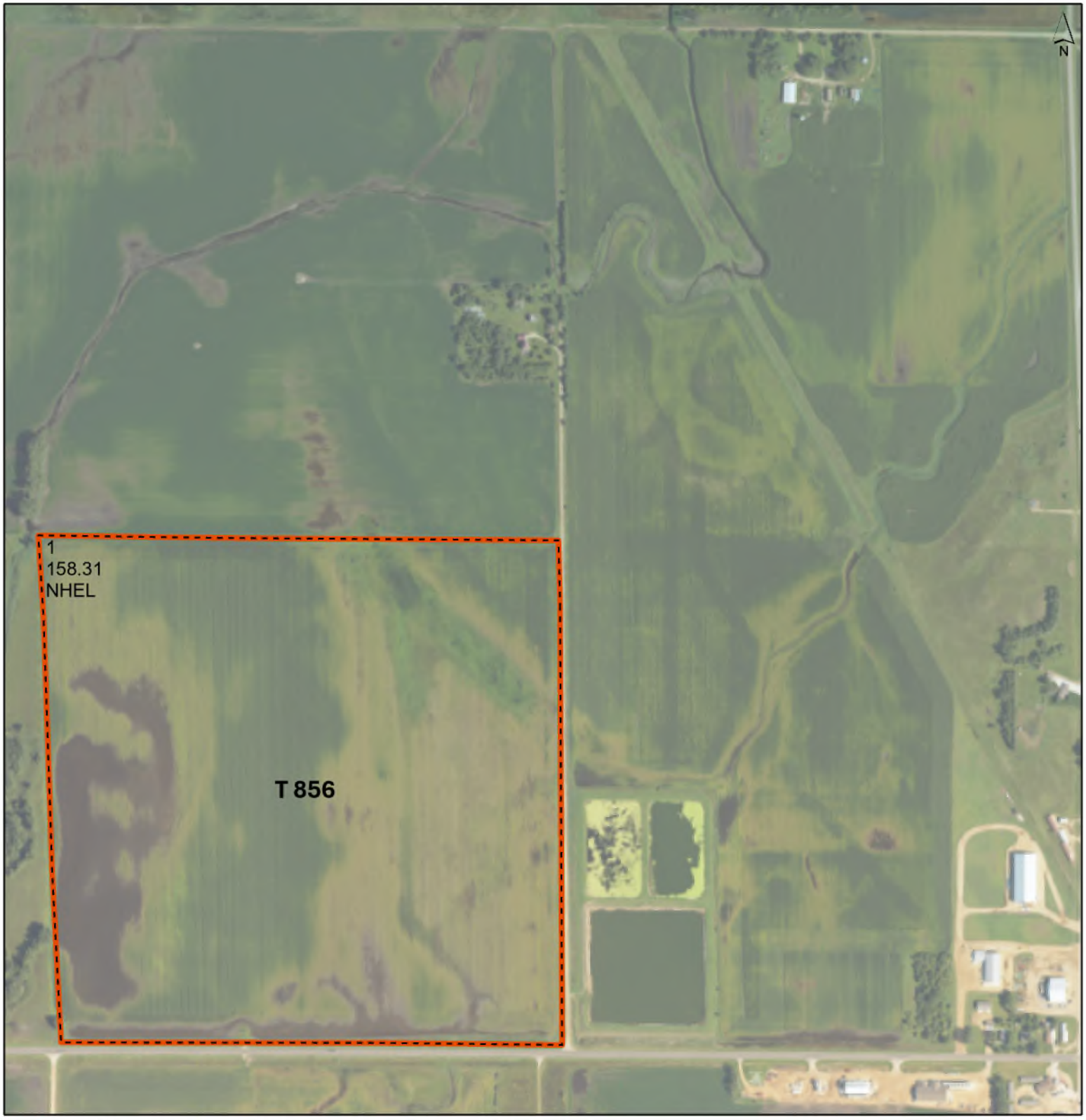
LEGAL DESC.: The SW ¼ Less the E. 2 Rods of the SW ¼ & Less Lot H-1, Estelline Twp., Hamlin County, SD

TERMS: A 10% nonrefundable earnest money payment on sale day with the balance on or before February 1, 2027, with full possession for the 2027 crop year. A Warranty Deed will be conveyed and an Owner's Title Insurance Policy will be provided with the cost of the owner's policy and closing agents fee (Brookings County Title) to be divided 50-50 between the buyer & seller. This property will be sold based on surveyed acres & the total purchase price will be adjusted based on the acres determined by the survey, with the acres understood to be "more or less". The 2025 RE taxes payable in 2026 as well as the 2026 RE taxes payable in 2027 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to any Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners.

USDA United States Department of Agriculture

Hamlin County, South Dakota

Farm **2411**



Tract Boundary Cropland

2026 Program Year
Phy. County: Hamlin
2025 imagery
S23 T113N R051W

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

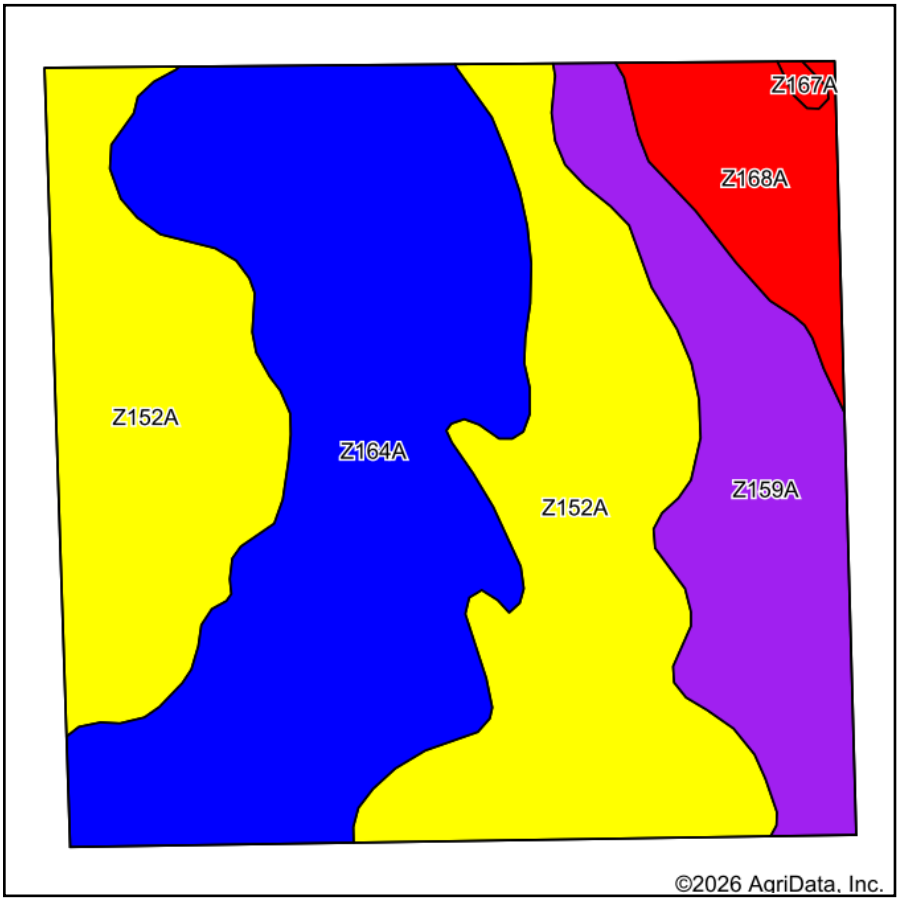
Producer Initial _____
Date _____

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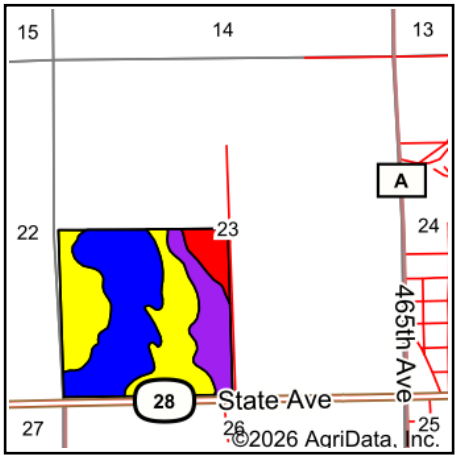
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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). USDA is an equal opportunity provider, employer, and lender.

Map Created 05/20/2026

Honken Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hamlin**
Location: **23-113N-51W**
Township: **Estelline**
Acres: **156.35**
Date: **11/2/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD057, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	62.38	39.9%		IIIw	67
Z164A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	58.75	37.6%		Iw	88
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	24.72	15.8%		IIIs	54
Z168A	Allivar sandy loam, 0 to 2 percent slopes, rarely flooded	10.13	6.5%		IIIs	29
Z167A	Renwash loam, 0 to 2 percent slopes, rarely flooded	0.37	0.2%		IIIs	47
			Weighted Average		**2.25**	**70.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

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NOTES: