ESTATE LAND AUCTION

+/-163.1 Surveyed Acres of Choice High Producing Extremely Well Located Grovena Township, Moody County, SD Land - Situated in the Garden Spot of Eastern South Dakota

SALE DATE: FRIDAY DECEMBER 11, 2026
Sale Time: 10:00 AM

We will offer the following real property at auction at the land located from Flandreau, SD – 3 miles south on Hwy. #13 (481st Ave.), 1 mile east on Hwy. #34 and 1 mile south on 482nd Ave. to the Northeast Corner of the Land at the Jct. of 482nd Ave. & 234th St.; from the Madison-Colman, SD Exit #109 on I-29 – 12 ½ miles east on Hwy. #34 and 1 mile south; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, then continue 5½ miles west on SD Hwy. #34 and 1 mile south on 482nd Ave.

www.suttonlandpros.com

AUCTIONEER'S NOTE: This auction awards an opportunity to purchase a Parcel of High Caliber and Highly Productive Grovena Township Moody County, SD Land, that is situated in the "Garden Spot of Eastern South Dakota". This auction includes a parcel of land that has a very high percentage tillable and is inclusive of some superb soils. This choice parcel of land has been in the Babcock/Thomas Family for nearly 50 years, thus this auction presents a once in a lifetime opportunity to purchase this land. This is an Extremely Choice parcel of land located in what is one of the most highly regarded agricultural areas of Eastern SD, where ownership is tightly held and seldom becomes available on the open market. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

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AUCTIONEERS & LAND BROKERS LLC

THIS PROPERTY WILL BE SOLD SUBJECT TO A LEASE FOR 2027 WITH THE BUYER TO RECEIVE ENHANCED CASH RENT OF $400.00/ ACRE FOR THE 2027 CROP YEAR.

LAURIE "Babcock" THOMAS, Owner

BABCOCK LAND

This Surveyed +/-163.1 Acre Moody County, SD farm will be offered as a unit. The land being offered for sale on this auction consists of a parcel of land with a very high percentage tillable and is inclusive of choice acres of cropland with some extremely high caliber soils. According to FSA information this farm has approximately 159 acres of cropland with an enormous FSA 152.29 acre corn base with a 148 bu. PLC yield; although at the present time nearly all of this farm is sowed to alfalfa, with approx. 153.63 acres of cropland in the main large field and +/-5 acres of cropland in a small field in the SW corner of the farm lying west of a +/-1.96 acre waterway. According to FSA info. the non-tillable acres appear to consist of approx. _1.96_ acres waterway/drainageway in the SW corner of the farm, with the remaining non-tillable acres comprised of ditches and roads - access from the large parcel to the +/-5 acre field likely will require a purchaser of the farm to install a large culvert and crossing. According to the Moody County Assessor this farm has an excellent overall soil rating/parcel rating of .787, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 80.2 - with the predominate soils on the cropland comprised of primarily Class I & II soils, with lower quality soils in and near the drainageway. The general topography of the cropland is level to level to very gently rolling with excellent eye appeal. This land is very well suited for row crop production with a high percentage tillable and high quality soils. Both the owner and the current tenant believe some drain tile exists, although neither have maps or knowledge to the location and extent of the tile in this farm. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated!

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LEGAL DESC.: The NE¼ of Sec. 15, T. 106N., R. 48W., (Grovena Twp.), Moody Co., SD, containing 163.1 Acres M/L in accordance with the recent survey thereof.

TERMS: Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before January 29, 2027 with landlord's possession, as this land is subject to a cash rental lease for the 2027 crop year, with the buyer to receive a seller enhanced rent credit of $400.00 per acre x 160 acres for a total amount of $64,000.00 at closing and full possession of the land following the harvest of the final cutting of alfalfa in 2027. Marketable Title will be conveyed and an owner's title insurance policy to be provided, with both the cost of the owner's title policy and the closing agents fee (Moody County Abstract) to be divided 50-50 between the buyer and seller. All of the 2025 RE taxes payable in 2026 in the amount of $3,927.22 have been paid and the seller will pay all of the 2026 RE taxes payable in 2027, with the buyer to be responsible for all of the 2027 RE Taxes, with no proration. The seller does not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as determined by a survey as completed by Foresight Land Surveyors with the acres understood to be "more or less". This property is sold in "AS IS" Condition and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owner.

This is a parcel of land that is well suited to serve as an addition to an area farming operation or investment. See www.suttonauction.com - To register to bid online bidding and to view a drone video, aerial maps, soils data and other information concerning this property. If you are uncomfortable with online bidding and wish to make other arrangements for absentee bidding feel free to contact the auctioneers & brokers.

To View Aerial Maps, Soils Information, Drone Video and other information visit www.suttonlandpros.com. If you are unable to attend and desire to bid by phone or via online bidding see www.suttonlandpros.com, or contact the auctioneers.

www.suttonlandpros.com

CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - 605-336-6315, & F Flandreau, SD -605-997-3777;

JARED SUTTON, CAI – Auctioneer & RE Salesman – Flandreau, SD – 605-864-8527;

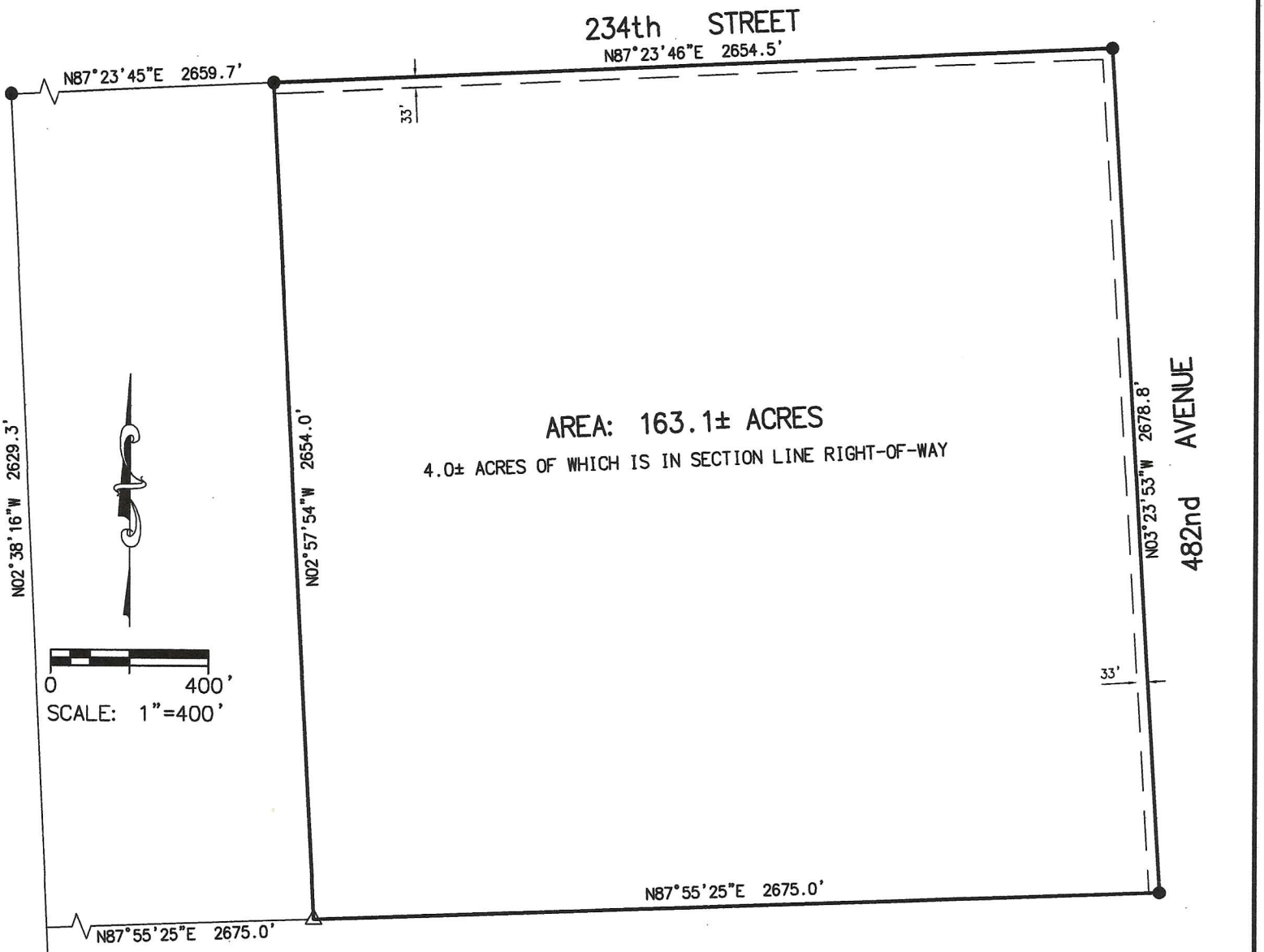
GAGE GULLICKSON – RE Salesperson & Auctioneer – Lic. ##59-79 - Flandreau, SD – 605-651-3867

BURLAGE-PETERSON - Auctioneers & Realtors Brookings, SD - 605-692-7102

LAURIE "Babcock" THOMAS
Owner

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AUCTIONEERS & LAND BROKERS LLC

LEGAL DESCRIPTION:
THE NORTHEAST 1/4 OF SECTION 15, T106N, R48W
OF THE 5th P.M., MOODY COUNTY, SOUTH DAKOTA.



LEGEND:

- ● FOUND PINS
- △ SET 5/8" REBAR AND TAG "PLS 11114"

REGISTERED LAND SURVEYOR
REG. NO.
11114
BRIAN D. ERNST
SOUTH DAKOTA

Brian D. Ernst, PLS 11114

10/28/26
Date

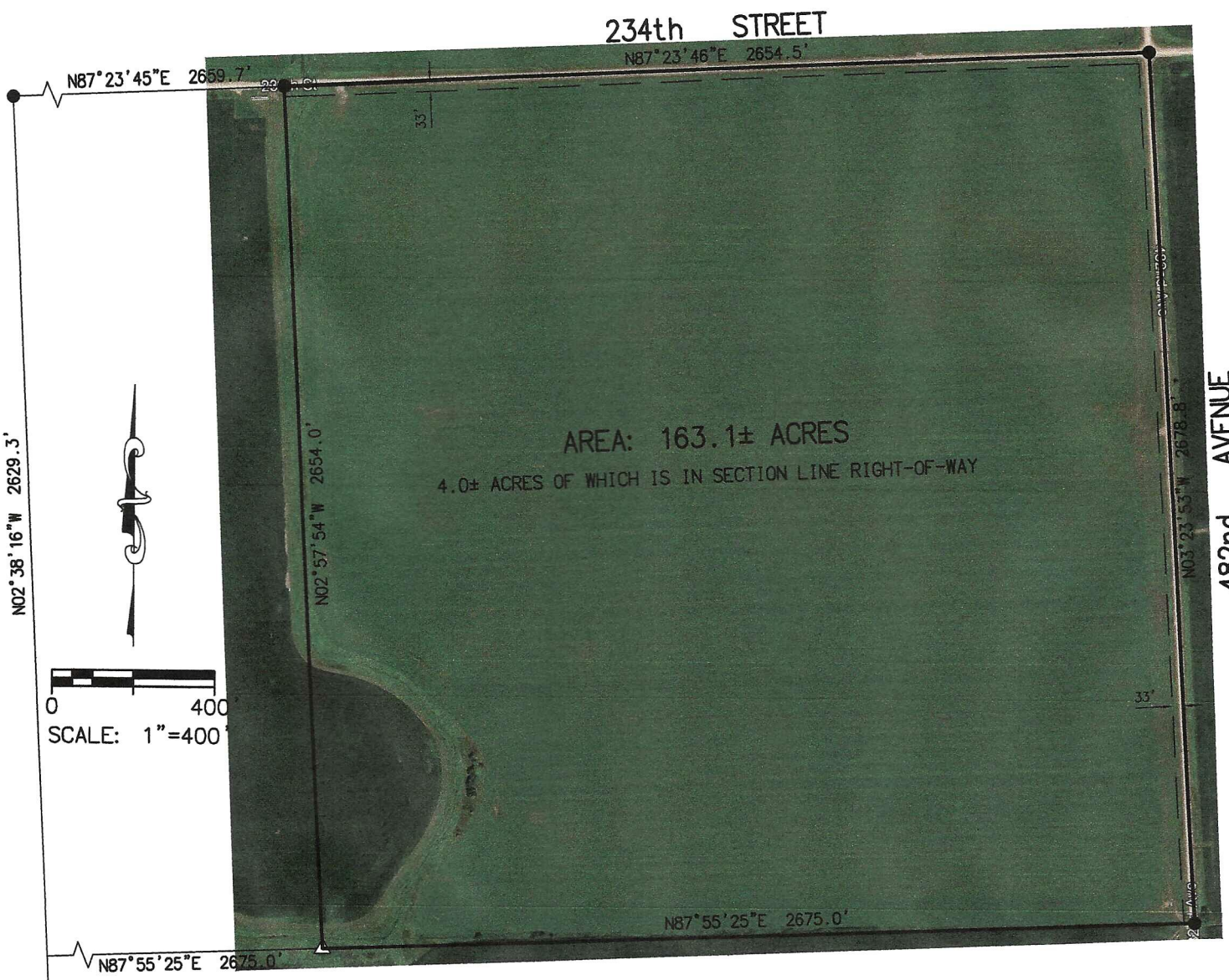
OWNER:
DELORES THOMAS
204 N. VETERANS ST.
FLANDREAU SD 57028

FORESIGHT
LAND SURVEYORS
922 2nd STREET S, SUITE A, BROOKINGS, SD 57006
PHONE: 605.695.6442 Foresight@brookings.net

DATE: 10/28/26 J.N. 26-0369

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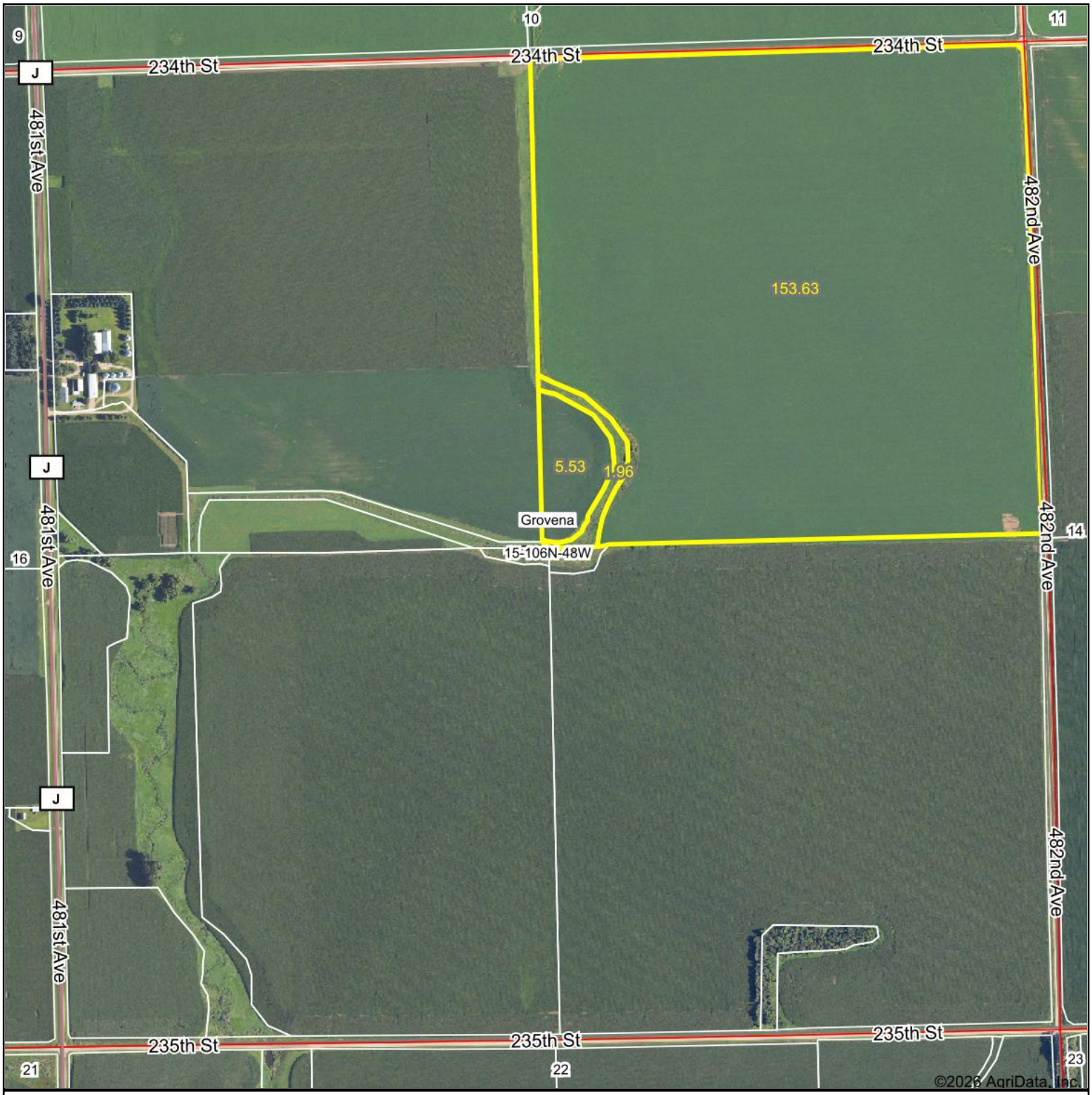
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Aerial Map



SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Boundary Center: 43° 59' 21.41, -96° 34' 16.69

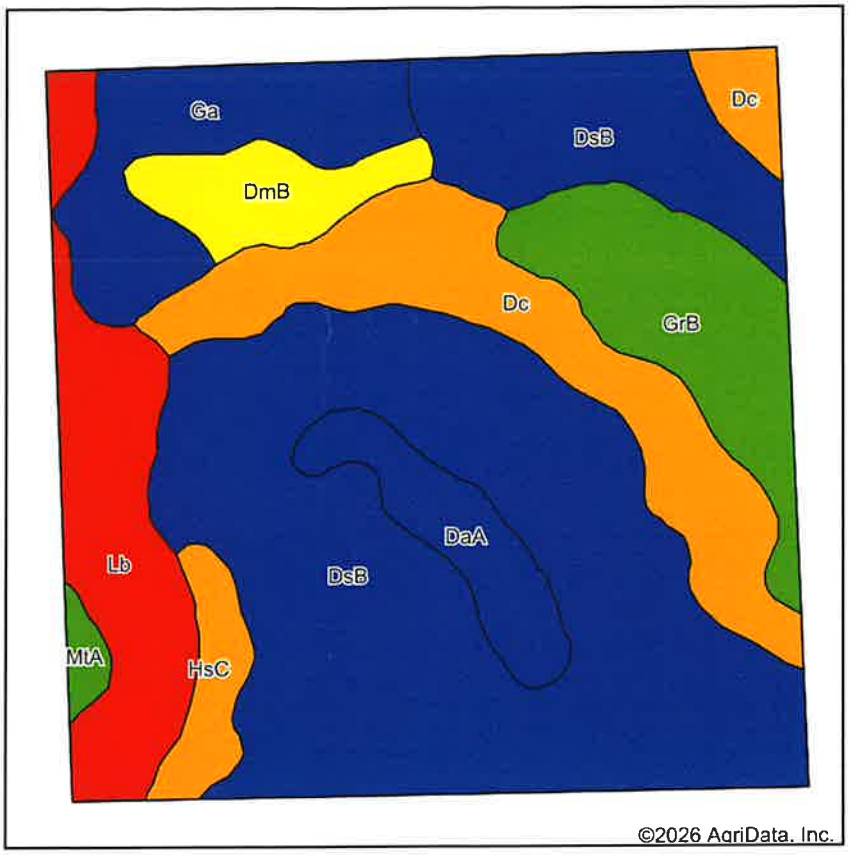
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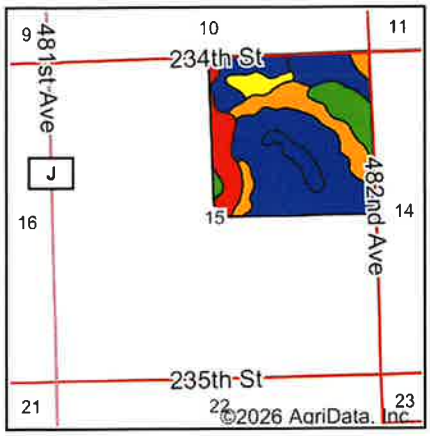
15-106N-48W
Moody County
South Dakota

11/11/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **15-106N-48W**
Township: **Grovena**
Acres: **162.7**
Date: **9/16/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
DsB	Doland loam, 2 to 6 percent slopes	76.60	47.0%		IIe		88
Dc	Davison-Crossplain clay loams	22.67	13.9%		IIs		80
Lb	Lamo silty clay loam, frequently flooded	16.53	10.2%		VIw		35
GrB	Grovena loam, 2 to 6 percent slopes	14.60	9.0%		IIe	IIe	92
Ga	Graceville silty clay loam, 0 to 2 percent slopes	13.27	8.2%		Is		83
DaA	Davis loam, 0 to 2 percent slopes	7.31	4.5%		Iw		88
DmB	Dempster silt loam, 2 to 6 percent slopes	6.47	4.0%		IIe		63
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	4.06	2.5%		IIIe		76
MtA	Moody-Trent complex, 0 to 2 percent slopes	1.19	0.7%		I	I	95
				Weighted Average	**2.30**	***-**	**80.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

The sale of your land may be a once in a lifetime event . . .





Sutton Auction has been a trusted name in the auction industry, proudly serving clients since 1932. With decades of experience, we provide top-quality auction services, handling everything from real estate to farm equipment with professionalism and integrity. Whether buying or selling, our knowledgeable team ensures a seamless and successful auction experience every time. Let Sutton Auction's long-standing reputation work for you!



Our firm has a proven track record of success, having sold over 250,000 acres and over $1.2 billion dollars of land over the past 10 years. In addition, we've conducted numerous auctions for farm equipment, construction equipment, and various personal property. With our extensive experience and trusted service, we deliver results that maximize value for our clients every time.

"Successful auctions don't just happen—they're planned." The sale of your property may be a once-in-a-lifetime event, so choosing an auctioneer with experience, knowledge, marketing skills, and a proven track record is crucial. Since 1932, our auction company has been a leader in the industry, serving clients across South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the preferred method for farmland sales, consistently delivering results that surpass sealed bids and negotiated sales by attracting more qualified buyers and creating a competitive, fair marketplace. Let us put our expertise to work for you!

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