

Stalcup Ag Service

LAND AUCTION Moody County, SD Clare Township

TRACT 1
80.33 AC

TRACT 2
68.84 AC

TRACT 1 & 2
149.17 AC

Surveyed Acres

LOCATION:

FROM FLANDREAU EXIT #114 ON I-29 – 1 ½ MILES EAST ON SD HWY. #32 & 1 ¼ MILES NORTH ON 474TH AVE TO THE SW CORNER OF PARCEL #1. OR FROM FLANDREAU, SD (RIVERS EDGE COOPERATIVE/CENEX) – 4 ½ MILES WEST ON SD HWY. #32 & 1 ¼ MILES NORTH ON 475TH AVE TO THE SE CORNER OF PARCEL #2.

THURSDAY, NOVEMBER 12, 2026 | 10:00AM
ON THE FARM ALONG 474TH AVE JUST NORTH OF 229TH ST

OWNER:

Slater/Alrich

PROPERTY LOCATION:

From Flandreau Exit #114 on I-29 – 1 ½ Miles East on SD Hwy. #32 & 1 ¼ Miles North on 474th Ave to the SW corner of Tract #1. Or from Flandreau, SD (Rivers Edge Cooperative/Cenex) – 4 ½ Miles West on SD Hwy. #32 & 1 ¼ Miles North on 475th Ave to the SE corner of Tract #2.

LEGAL DESCRIPTION:

Tract 1: The N. ½ of the SW ¼ Section 16-107-49, Clare Township, Moody County. 80.33 Surveyed Acres

Tract 2: The N. ½ of the SE ¼ (Exc. Tr. #1 of Slater Addn.) Section 16-107-49, Clare Township, Moody County. 68.84 Surveyed Acres



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FSA INFORMATION:

*Estimated

TRACT 1:

Gross Acres: 80.33 surveyed acres
Cropland Acres: 76.51 ac*
Corn Base: 35.66 ac*
Corn PLC Yield: 158 bu/ac*
Soybean Base: 35.67 ac*
Soybean PLC Yield: 41 bu/ac*
PI: 86.2
Primary Soil:
Moody and Moody-Nora Complex
Real Estate Taxes: \$2,600/year*
Lease: Open for 2027

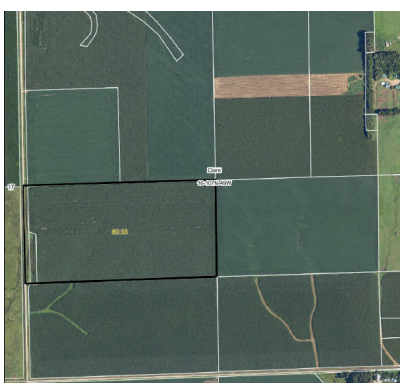
TRACT 2:

Gross Acres: 68.84 surveyed acres
Cropland Acres: 66.96 ac*
Corn Base: 31.2 ac*
Corn PLC Yield: 158 bu/ac*
Soybean Base: 31.21 ac*
Soybean PLC Yield: 41 bu/ac*
PI: 87.0
Primary Soil: Moody and Moody-Nora Complex
Real Estate Taxes: \$2,210.44/year*
Lease: Open for 2027

TRACT 1 & 2:

Gross Acres: 149.17 surveyed acres
Cropland Acres: 143.47 ac*
Corn Base: 66.69 ac*
Corn PLC Yield: 158 bu/ac*
Soybean Base: 67.07 ac*
Soybean PLC Yield: 41 bu/ac*
PI: 86.6
Primary Soil: Moody and Moody-Nora Complex
Real Estate Taxes: \$4,810.44/year*
Lease: Open for 2027

AERIAL MAP TRACT 1



AERIAL MAP TRACT 2



AERIAL MAP TRACT 1 & 2



For additional
information,
please contact:



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Auctioneer: Sutton Auctioneers & Land Brokers LLC

Terms: The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given. Closing is scheduled for January 14, 2027. Real estate taxes paid by seller to 12-31-2026. Possession is given at closing with current tenant's lease expiring February 28, 2027. Announcements the day of the sale will supersede all other announcements. The sellers will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and Sutton Auctioneers & Land Brokers LLC and its representatives are agents for the sellers. Stalcup Agricultural Service, Inc. Storm Lake, Iowa – Real Estate Broker in Iowa, Minnesota, Nebraska & South Dakota.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.