

LAND AUCTION



159 AC± | 1 TRACT | STANLEY CO, SD

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/24/25 **AUCTION TIME:** 2 PM MT

AUCTION HELD AT: SENIOR CENTER

401 W PLEASANT DRIVE, PIERRE, SD 57501

The Tolton Farm located in Stanley County, SD and is a tillable 159 acres with access from 217th St. Promise clay, Lakoma-Okaton silty clay soils. Productivity Index of 55.3. Open tenancy for 2026. Under a current rental agreement for the 2025 growing season. Buyer to receive 50% of 2025 rents. Located west of Pierre and NE of Midland.



TRACT 1 DESCRIPTION:

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Deeded Acres:	159± acres
FSA Farmland Acres:	146.25± according to FSA
Soil Types:	Promise clay, Lakoma-Okaton silty clays
Soil PI/NCCPI/CSR2:	Productivity of 55.3
CRP Acres/payment:	NO CRP
Taxes:	\$860.52
Lease Status:	Open Tenancy for the 2026 crop year
Possession:	Immediate possession subject to current tenants' rights for 2025
Survey needed?:	No survey needed
Brief Legal:	159± acres located NE . S6 T3N R26E Stanley Co, SD with PID 000180
PIDs:	000180
Lat/Lon:	44.25143, -101.0321
Zip Code:	57532



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BEN DOTY, AGENT: 920.369.6869 | ben.doty@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ben Doty, Whitetail Properties Agent/Land Specialist, 920.369.6869

217TH ST

TRACT 1
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