



Thomas Estate Land Auction

**+/-300.46 Surveyed Acres of
Productive Riverview Township,
Moody County, SD Cropland and
Pasture**

Sutton Auction

MONDAY OCTOBER 6, 2025 SALE TIME: 10:00 AM

We will offer the following real property at Live Auction and "On Site" at the land located from Flandreau, SD – 6 miles west on Hwy. #32 and 6 miles north on 474th Ave. to the NE Corner of the land at the Jct. of 474th 224th St.; or from the Flandreau, SD Exit #114 on I-29 – ½ mile east on Hwy. #32 and 6 miles north on 473rd Ave. to the NW Corner of the land at the Jct. of 473rd Ave. & 224th St.; from the Ward, SD Exit #121 on I-29 – ½ mile east on 223rd St. and 1 mile south on 473rd Ave. to the NW Corner of the farm.

This +/-300.46 Acre Farm will be Offered As - TRACT #1 - The West +/-46.65 Acres with a Cropland History and Presently Sowed to Grass & Utilized as Pasture; TRACT #2 – The Middle +/-189.17 Acres of Choice High Percentage Tillable Cropland and +/-14.22 acres of grassland/pasture with a cropland history located in the northcentral portion of Tr. #2; and TRACT #3 – The East +/-64.64 Acres of Pastureland; or as TRACTS #1 & #2 Combined - +/- 235.82 Acres; TRACTS #2 & #3 – 253.81 Acres or as TRACTS #1, #2 & #3 Combined – The +/-300.46 Acre Unit.

This auction presents a great opportunity to purchase a productive parcel of farm and pastureland with the cropland acres being inclusive of some high caliber productive soils, a west pasture with a cropland history and respectable soils and the east pasture which appears to be good native grass pasture with a large dugout. Crop-Livestock Parcels of this caliber are a rare find in Moody County and Eastern SD, so make plans to inspect this property and the parcel information concerning this property on the Sutton Auctioneers & Land Brokers website at www.suttonauction.com. This land is located in a prominent agricultural area in Riverview Township in Moody County, SD. This land is available to the buyer to farm or lease as they desire in 2026.

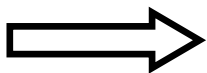
SUTTON AUCTION

**1116 N. West Ave.
Sioux Falls, SD 57104
605-336-6315**

www.suttonauction.com

This property as a whole consists of a total of a +/-300.46 surveyed acres. According to FSA information this farm as a whole has approx. 225.89 acres of cropland, of which approx. 170.54 acres are currently under cultivation with an 82.05 acre corn base with a 152 bu. PLC yield and an 80.10 acre soybean base with a 46 bu. PLC yield. From a visual inspection of the FSA aerial photo, it appears that the portion in Tract #2 (+/-189.17 surveyed acres) is considered to be nearly all tillable with approx. 184.76 acres of cropland, of which approx. 170.54 acres is presently under cultivation, as approx. 14.22 acres included in the cropland acres is presently be utilized as pasture/grassland; additionally, the portion in Tract #1 (the west +/-46.65 surveyed acres) – has approx. 41.13 acres with a cropland history, but currently is being utilized as pasture and +/-1.67 acres along the south border being considered as non-crop and is utilized as pasture and drainage waterway. Tract #3 – The East 64.64 acres is being utilized as pasture which appears to be comprised of native grass pasture with an abundant water supply which is provided primarily from a large dugout and secondary seasonal creeks. The pasture/grazing acres have a combination of well-established native and tame grass which have potential for excellent carrying capacity for spring, summer and fall grazing of cattle and/or calves. According to info. obtained from the Moody County Assessor & Treasurer's information the current 300.01 taxable acres as a whole had an Overall Soil Rating of .821; with the total 2024 RE taxes payable in 2025 being \$7,667.02. Comparatively, information obtained from Surety Agri-Data, Inc., indicates the acres in the farm as a whole has an overall weighted soil average of 78; although when measured for each of the respective Tracts being offered for sale, the soils ratings were indicated to be - on Tract #1 – 78.3, Tract #2 – 84.2 and on Tract #3 – 59.6, with the predominate soils on the cropland acres being comprised of Class I, II and III soils. The general topography of the cropland is level to gently rolling and the pasture ranges from gently rolling to somewhat hilly and also includes some lowland areas and drainageways, Overall, this is a very desirable row crop and crop-livestock farm that has been in the Thomas Family for many decades. This land and the various surveyed tracts could serve as an excellent addition to a row crop farming operation, crop-livestock operation and/or investment property.

LEGAL DESC.:



For the Property in its Entirety – The NW¼ and NE¼, Exc. the W. 1,143' of the E. 1,893' of the N. 762', Sec. 29, T. 108N, R. 49W., (Riverview Twp.), Moody County, SD; If sold in multiple parcels the respective Surveyed Tracts will be platted & recorded in accordance with the survey as completed by Midwest Land Surveying, Inc.

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TERMS:

Cash - A 10% nonrefundable downpayment on the day of the sale with the balance on or before December 12, 2025, with full possession for the 2026 crop year and grazing season. Marketable Title will be conveyed and owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Moody County Abstract & Title) to be divided 50-50 between the buyer(s) and sellers. All of the 2024 RE taxes payable in 2025, as well as all of the 2025 RE taxes payable in 2026 will be paid by the sellers. 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 and platting expenses will be paid by the sellers. 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, yields, bases & other information is estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution and are subject to County Committee approval. 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 owners.

Either these individual parcels or this farm as a whole, are well suited to serve as an addition to an area row crop farming operation, crop/livestock operation, pasture grazing land for the cow-calf operator or as an investment. To view aerial maps, soils data and other information concerning this property or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.

AUCTIONEERS:

**CHUCK SUTTON – Auctioneer & Land Broker – SFalls, SD
605-336-6315**

**JARED SUTTON, CAI – Auctioneer & RE Broker Assoc.
Flandreau, SD – 605-864-8527**

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

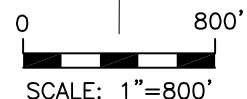
**& BURLAGE-PETERSON – Auctioneers & Realtors
Brookings, SD 605-692-7102**

**BENEFICIARIES ON THIS LAND
OF THE JANE THOMAS
TESTAMENTARY TRUST -
TERRIE BAESMANN,
CRISTIE THOMAS,
KELLIE THOMAS
& JERRIE SLAGLE
Owners**

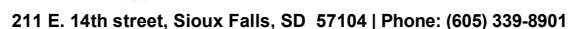


**REMEMBER—Successful Auctions
Don't Just Happen . . .
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Call us today at 605-336-6315 to plan
your successful auction!**

IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 29, T108N, R49W, MOODY COUNTY, SOUTH DAKOTA.



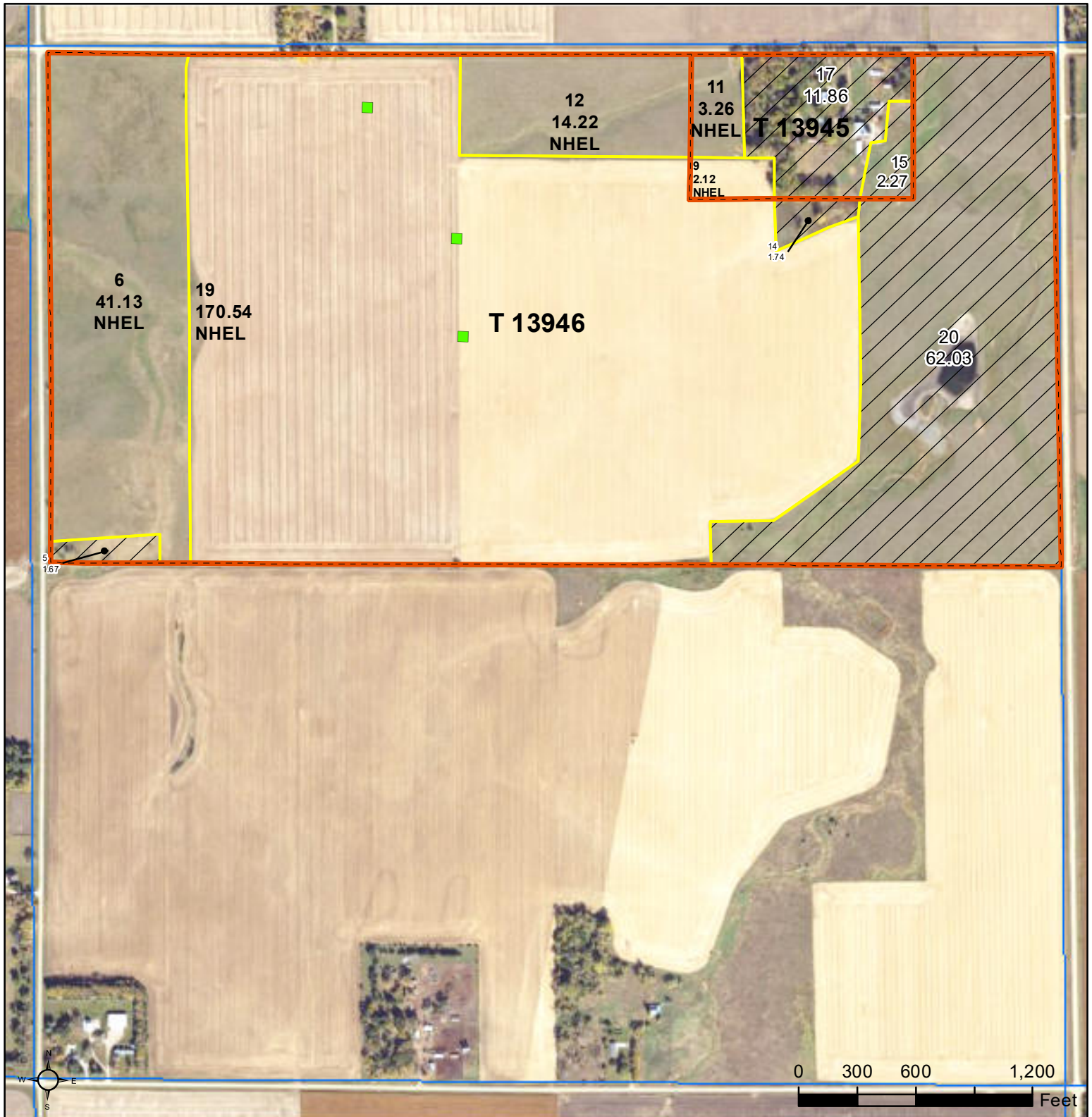
IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 29, T108N, R49W, MOODY COUNTY, SOUTH DAKOTA.





United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

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
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2025 Program Year

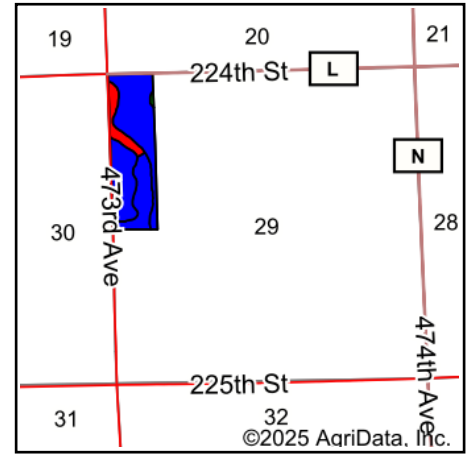
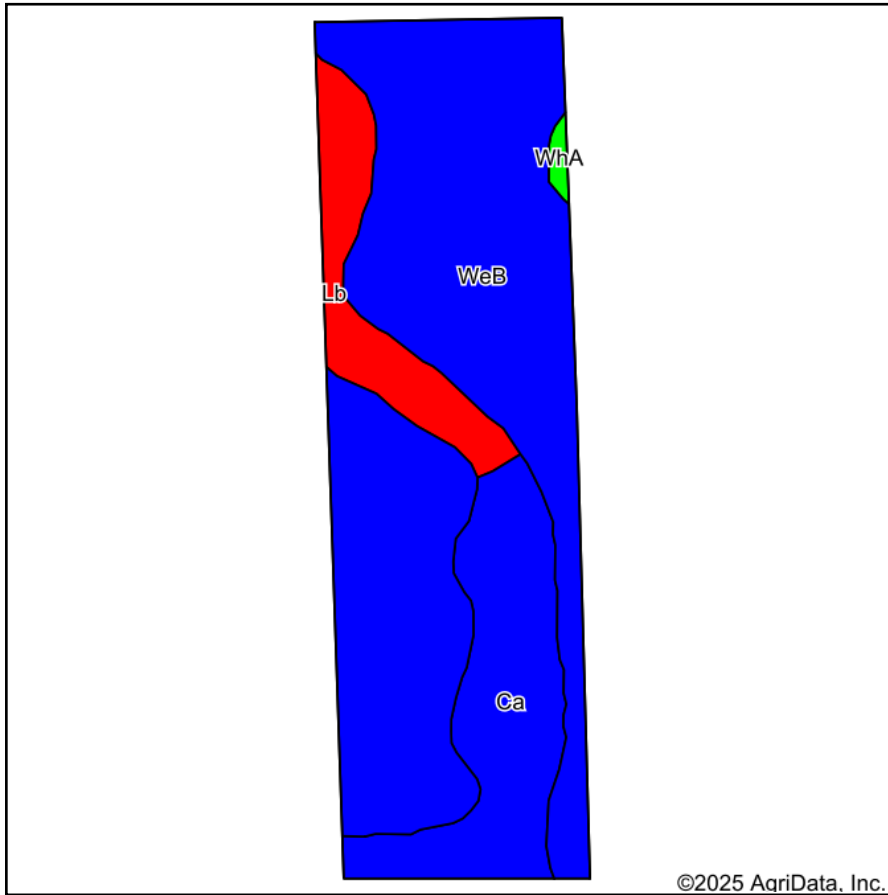
Map Created April 28, 2025

Farm **3782**

29-108N-49W-Moody

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).

THOMAS - TRACT #1 Soils Map - Measured & Not Survey Accurate



State: **South Dakota**
 County: **Moody**
 Location: **29-108N-49W**
 Township: **Riverview**
 Acres: **46.65**
 Date: **9/4/2025**



Maps Provided By:

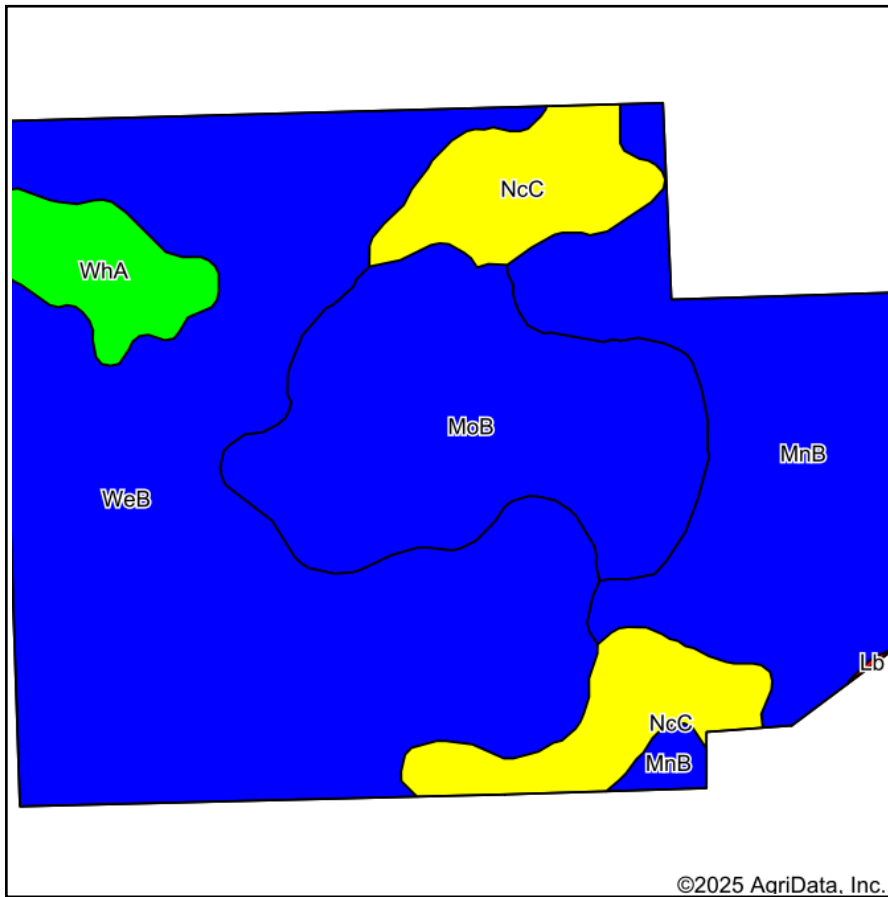


Area Symbol: SD101, Soil Area Version: 29

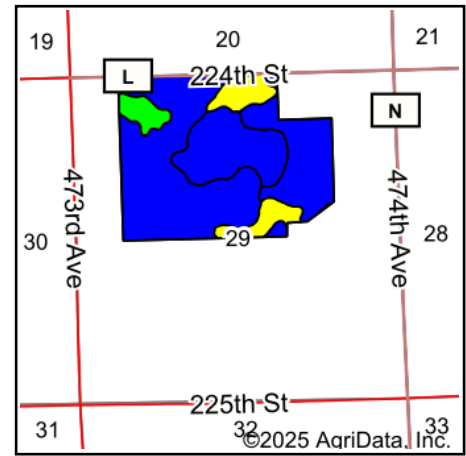
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	32.19	69.0%		Ile	84
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	9.34	20.0%		Ilw	81
Lb	Lamo silty clay loam, frequently flooded	4.84	10.4%		VIw	34
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	0.28	0.6%		I	95
Weighted Average					2.41	78.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

THOMAS - TRACT #2 Soils Map - Measured & Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **29-108N-49W**
 Township: **Riverview**
 Acres: **189.17**
 Date: **9/4/2025**



Maps Provided By:



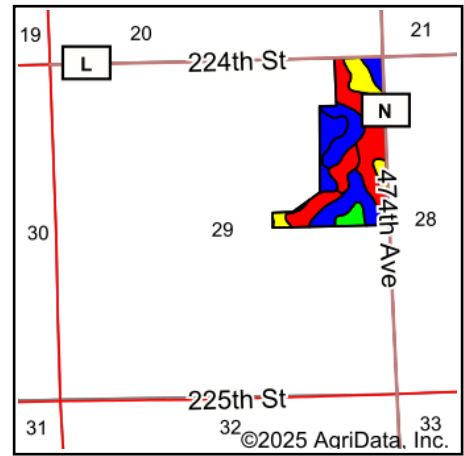
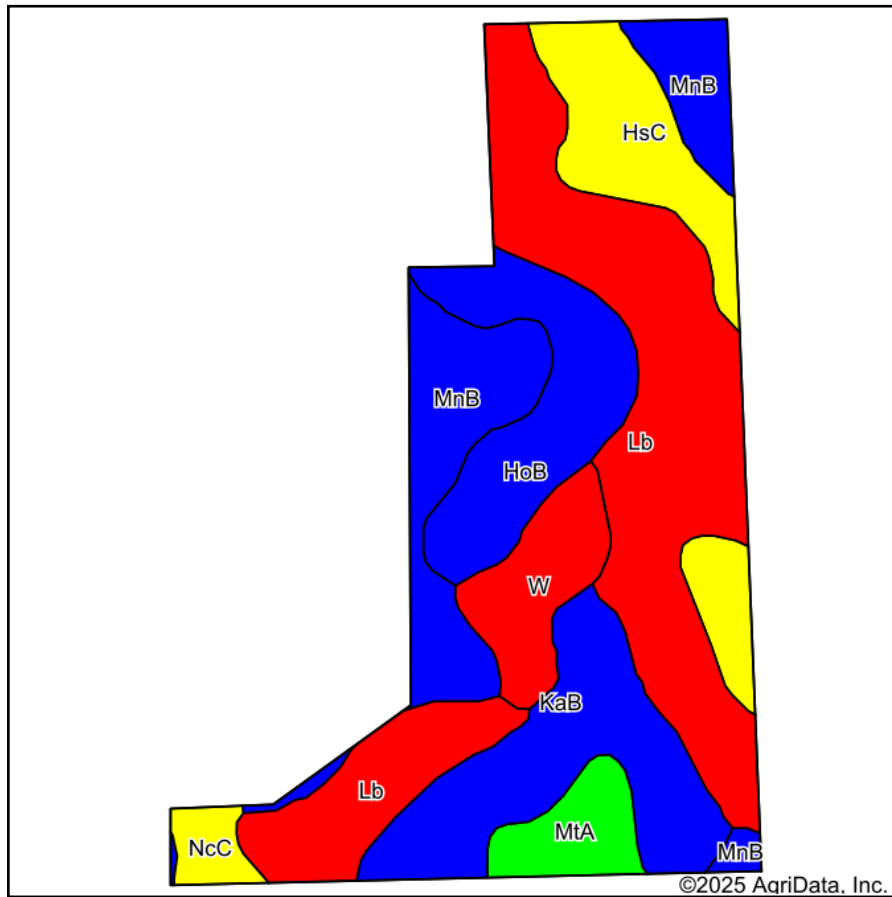
Area Symbol: SD101, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	88.75	46.9%		Ile		84
MnB	Moody-Nora complex, 2 to 6 percent slopes	37.60	19.9%		Ile	IIIe	88
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	36.12	19.1%		Ile		87
NcC	Nora-Crofton complex, 6 to 9 percent slopes	19.08	10.1%		IIIe	IVe	68
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	7.55	4.0%		I		95
Lb	Lamo silty clay loam, frequently flooded	0.07	0.0%		VIw		34
Weighted Average					2.06	*-	84.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

THOMAS - TRACT #3 Soils Map - Measured & Not Survey Accurate



State: **South Dakota**
 County: **Moody**
 Location: **29-108N-49W**
 Township: **Riverview**
 Acres: **64.64**
 Date: **9/4/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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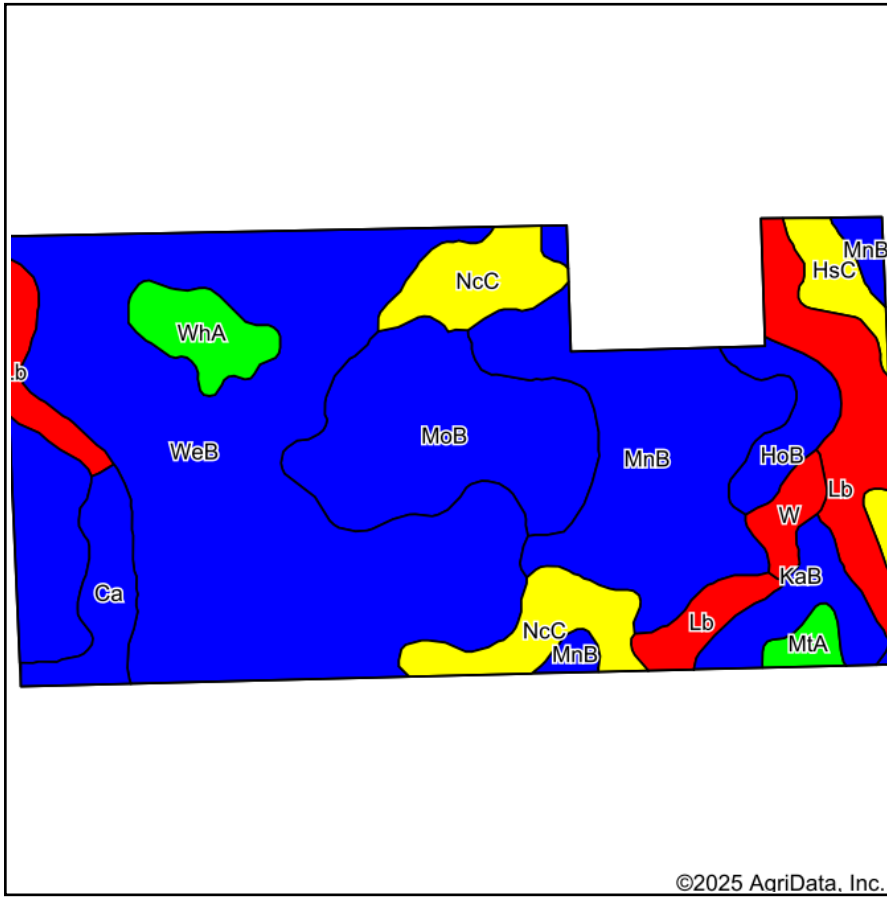
Area Symbol: SD101, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Lb	Lamo silty clay loam, frequently flooded	22.79	35.3%		VIw		34
MnB	Moody-Nora complex, 2 to 6 percent slopes	9.46	14.6%		IIe	IIIe	88
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	9.32	14.4%		IIe		87
HoB	Houdek clay loam, 2 to 6 percent slopes	7.71	11.9%		IIe		82
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	7.37	11.4%		IIIe		63
W	Water	4.07	6.3%		VIII		0
MtA	Moody-Trent complex, 0 to 2 percent slopes	2.69	4.2%		I	I	95
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.23	1.9%		IIIe	IVe	68
Weighted Average					3.88	*-	59.6

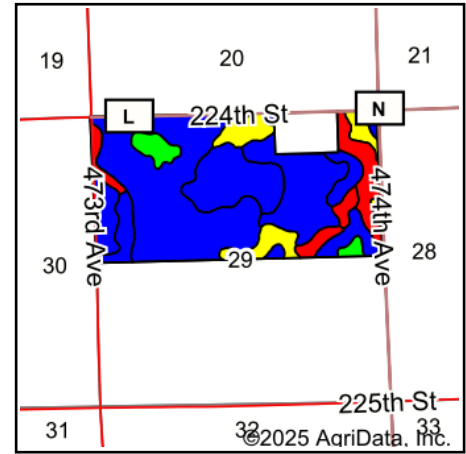
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Thomas Soils Map - Measured & Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **29-108N-49W**
 Township: **Riverview**
 Acres: **300.46**
 Date: **9/4/2025**



Maps Provided By:



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Area Symbol: SD101, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	122.34	40.7%		Ile		84
MnB	Moody-Nora complex, 2 to 6 percent slopes	46.18	15.4%		Ile	IIIle	88
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	36.12	12.0%		Ile		87
Lb	Lamo silty clay loam, frequently flooded	27.64	9.2%		VIw		34
NcC	Nora-Crofton complex, 6 to 9 percent slopes	20.25	6.7%		IIIle	IVe	68
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	9.39	3.1%		IIw		81
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	9.35	3.1%		Ile		87
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	7.84	2.6%		I		95
HoB	Houdek clay loam, 2 to 6 percent slopes	7.76	2.6%		Ile		82
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	6.82	2.3%		IIIle		63
W	Water	4.07	1.4%		VIII		0
MtA	Moody-Trent complex, 0 to 2 percent slopes	2.70	0.9%		I	I	95
Weighted Average					2.50	*-	78

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.