

LAND AUCTION



+/- 212.11 Acres of Choice Grand View
Township, Hutchinson County SD Land
- Consisting of Three Individual Farms –
Farm #1 - +/-80 Acres,
Farm #2 - +/-72.49 Acres &
Farm #3 - +/-59.62 Acres -

All 3 Farms are Located Near Freeman,
SD – This Land is Located in an Excellent
Agricultural Area and Features Land with
Superb Soils and a High Percentages
Tillable

THURSDAY NOVEMBER 6, 2025
Sale Time: 10:00 am

AUCTIONEER'S NOTE: This auction
awards the opportunity to purchase 3
individual parcels of land, each with superb
soils and situated within a close proximity
to one another all being in Grand View
Township which is a prominent agricultural
area in Hutchinson County, SD. It is
especially noteworthy that this land has all
been held in the Hofer/Dibbert Family for
over 100 years, thus this auction truly
represents a "Once in a Lifetime
Opportunity" to purchase these choice
farms. If you are in the market for a parcel
or parcels of high caliber land to utilize as
an addition to a row crop farming operation
or as an investment, you will want to
inspect these properties and make plans to
be in attendance at this auction.



We will offer these choice parcels of land at public
auction "On Site" at FARM #2 – Located from
Freeman, SD (C&B John Deere) at the Jct. of US Hwy.
#81 & 278th St. – 4 miles west on Co. Hwy. (278th St.)
and $\frac{3}{4}$ mile north on 435th Ave. to the SE Corner of
Farm #2.

LORRAINE J. DIBBERT
ESTATE

Alan Dibbert
and Warren Dibbert –
Co-Personal Representatives



www.suttonauction.com

Farm #1 - - +/-80 Acres – Legal Desc.: The W½ NW¼ Sec. 26, T. 99N., R. 56W., Hutchinson County, SD

Located from Freeman, SD (C&B John Deere) at the Jct. of US Hwy. #81 & 278th St. – 1 mile west on Co. Hwy. (278th St.) and ½ mile north on 438th Ave. with the NW Corner of the land at the Jct. of 438th Ave. and 277th St.



The land included in FARM #1 consists of a very high caliber parcel of land with an extremely high percentage tillable and is inclusive of choice high caliber cropland with some exceptionally high quality soils and a level to nearly level topography. According to information obtained from Surety Agri-Data Inc. the land included in Farm #1 as a whole has a Productivity Index of 80.1; comparatively Hutchinson County Assessor's information indicates the soil rating on this farm is a .804. According to FSA information this farm has approx. 78.44 acres of cropland with a 35.12 acre corn base with a 131 bu. PLC yield, a 39.01 acre soybean base with a 40 bu. PLC yield and a 3.97 acre wheat base with a 65 bu. PLC yield. The total 2024 RE taxes payable in 2025 on this property were \$1,714.80.

FARM #2 – SALE SITE - +/-72.49 Acres – Legal Desc.: The N ½ NE ¼, Less Dibbert Tracts 1 & 2 Sec. 30, T. 99N., R. 56W., Hutchinson County, SD –



The land included in FARM #2 consists of a very high caliber parcel of land with an extremely high percentage tillable and is inclusive of choice high caliber cropland with some exceptionally high quality soils and a level to nearly level topography. According to information obtained from Surety Agri-Data Inc. the land included in Farm #2 as a whole has a Productivity Index of 80.4; comparatively Hutchinson County Assessor's information indicates the soil rating on this farm is a .837. According to FSA information this farm has approx. 70.16 acres of cropland with a 31.42 acre corn base with a 131 bu. PLC yield, a 34.89 acre soybean base with a 40 bu. PLC yield and a 3.56 acre wheat base with a 65 bu. PLC yield. The total 2024 RE taxes payable in 2025 on this property were \$1,581.36.

FARM #3 - +/-59.62 Acres – Legal Desc.: The S½ N½ S½ SE ¼ and the S½ S½ SE ¼ Sec. 18, T. 99N., R. 56W., Hutchinson County, SD

Located from NE Corner of Farm #2, 1 Mile North to the SE Corner of the Land.



The land included in FARM #3 consists of a high caliber parcel of land with a high percentage tillable and is inclusive of choice high caliber cropland with some exceptionally high quality soils and a level to nearly level topography. There are two areas that are subject to some excessive wetness – one in the NE corner of the farm and a another in the west/southwest area of the farm, the remainder be choice level to nearly level cropland. According to information obtained from Surety Agri-Data Inc. the land included in Farm #3 as a whole has a Productivity Index of 80.2; comparatively Hutchinson County Assessor's information indicates the soil rating on this farm is a .833. According to FSA information this farm has approx. 56.37 acres of cropland with a 25.24 acre corn base with a 131 bu. PLC yield and a 28.03 acre soybean base with a 40 bu. PLC yield and a 2.86 acre wheat base with a 65 bu. PLC yield. The total 2024 RE taxes payable in 2025 on this property were \$1,308.50.

TERMS:

A 10% nonrefundable down payment sale day on each farm with the balance on or before December 19, 2025, with full possession for the 2026 crop year. 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 (Getty Abstract & Title, Sioux Falls) 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 will be sold in accordance with the acres as stated on the county assessor's records, with the acres understood to be "more or less". 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 acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. 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 Hutchinson County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

Each of these individual parcels have the potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/or their investment portfolio. To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.



LORRAINE J. DIBBERT ESTATE
Alan Dibbert and Warren Dibbert
– Co-Personal Representatives

AUCTIONEERS:

CHUCK SUTTON - Auctioneer & Land Broker -

Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

JARED SUTTON, CAI – Auctioneer – Flandreau, SD – ph. 605-864-8527

GAGE GULLICKSON – Auctioneer – Flandreau, SD – ph. 605- 651-3867

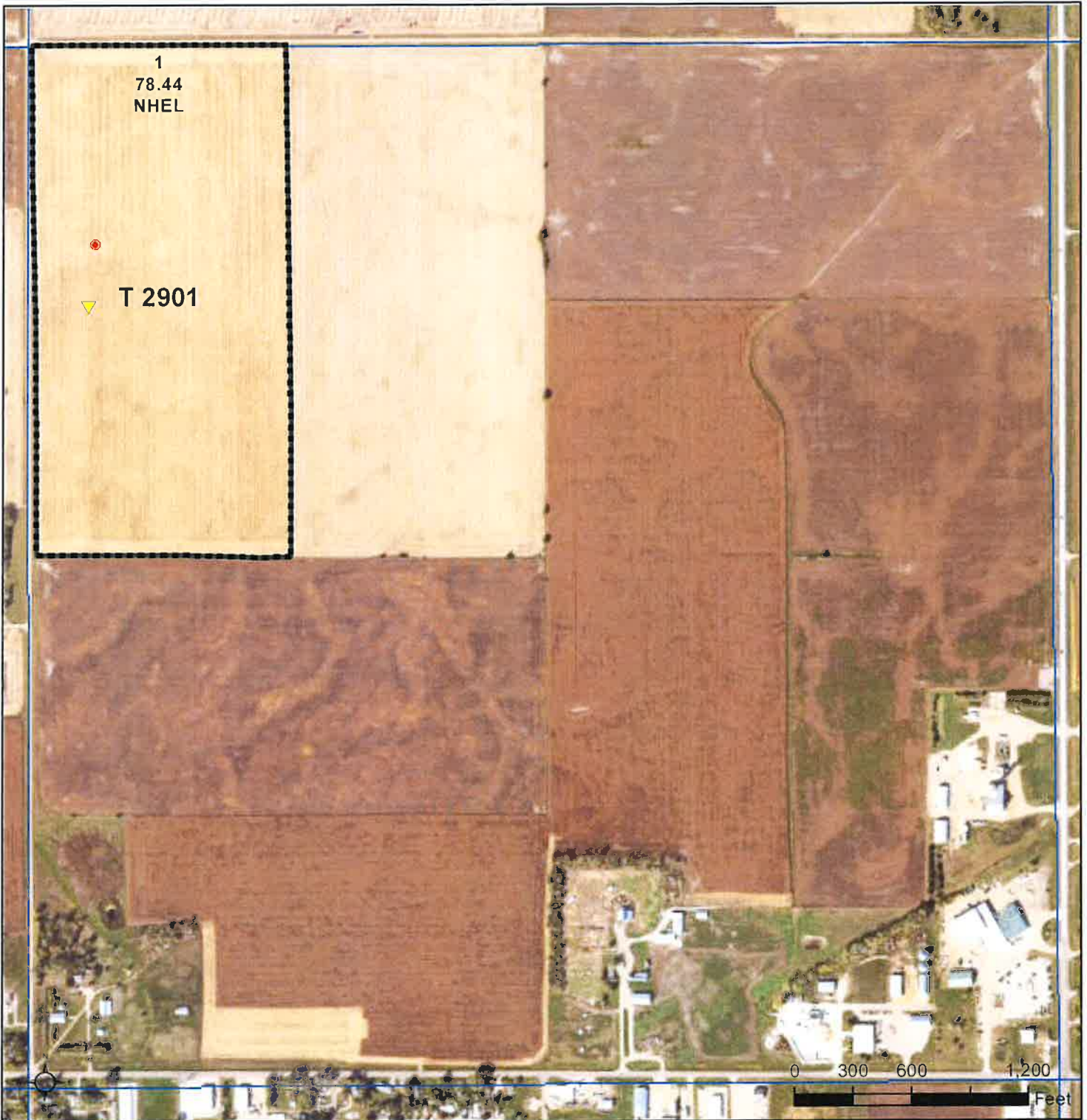
TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm #1



Common Land Unit ☐ PLSS

- ☐ Cropland
- ☐ Tract Boundary

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 02, 2025

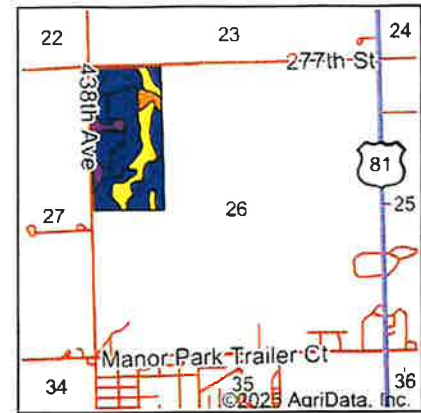
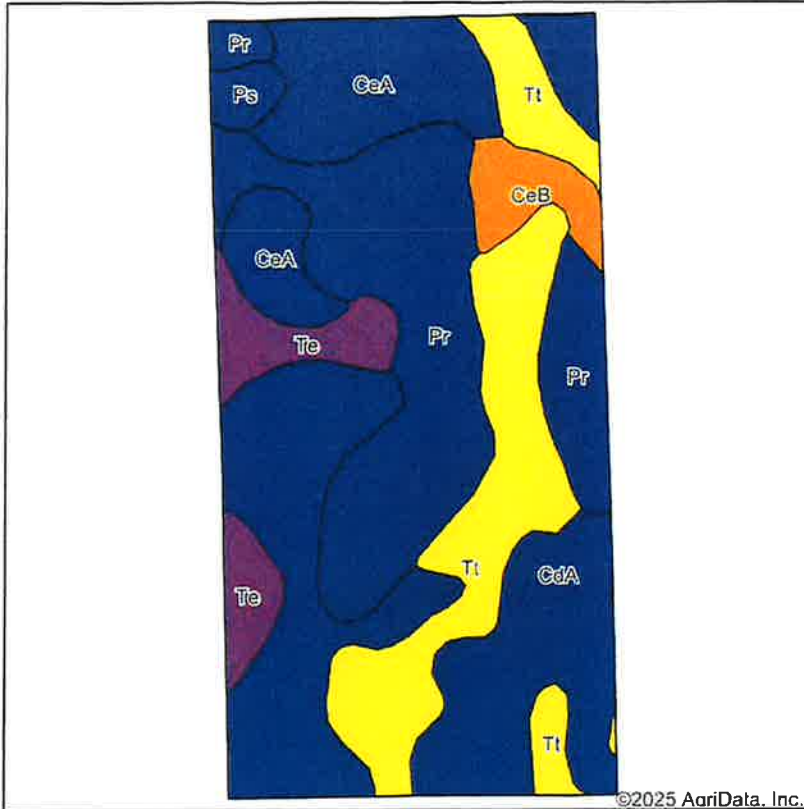
Farm 5581

26-99N-56W-Hutchinson

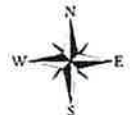
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

Farm #1

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **26-99N-56W**
 Township: **Grandview**
 Acres: **78.39**
 Date: **7/11/2025**



Soils data provided by USDA and NRCS

Area Symbol: SD602, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	22.49	28.6%		IIc		88
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	21.12	26.9%		IIc		85
Tt	Tetonka-Harps complex	14.88	19.0%		IVw		67
CeA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	11.42	14.6%		IIc		82
Te	Tetonka silt loam, 0 to 1 percent slopes	4.76	6.1%		IVw		56
CeB	Clarno-Davison loams, 2 to 4 percent slopes	2.64	3.4%		IIe	IIIe	79
Ps	Prosper and Crossplain complex	1.08	1.4%		IIc		86
Weighted Average					2.50	*-	80.1

*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



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm #2



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 02, 2025

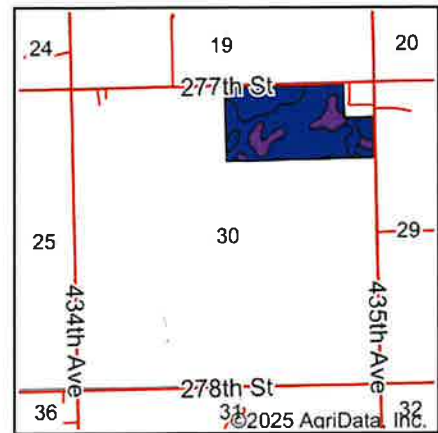
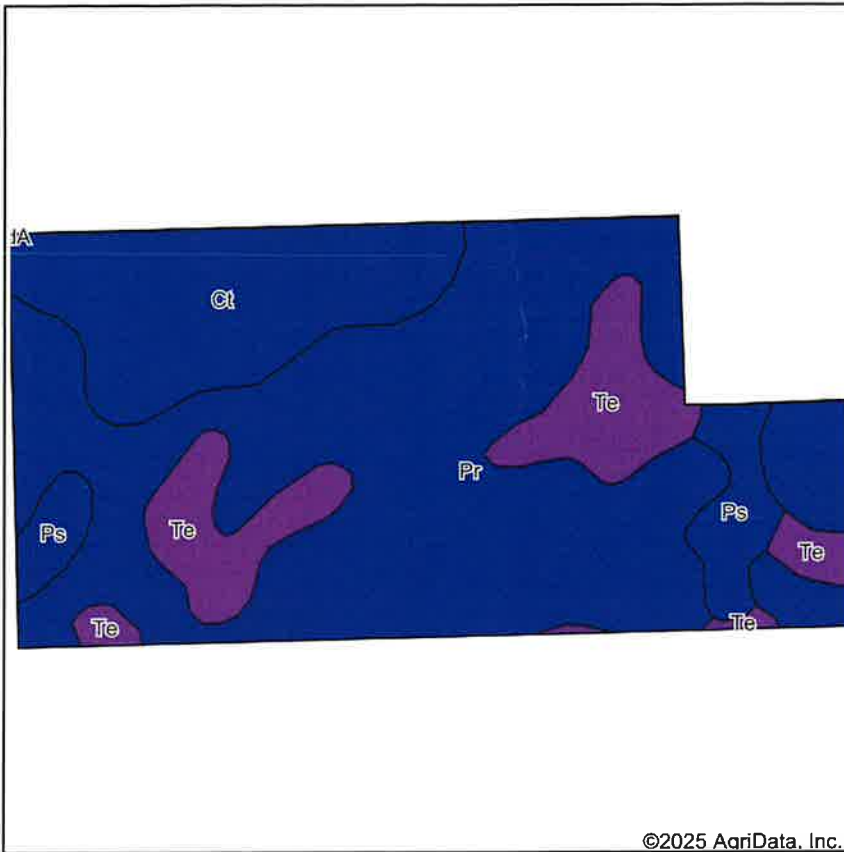
Farm 5581

30-99N-56W-Hutchinson

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).

Farm #2

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **30-99N-56W**
 Township: **Grandview**
 Acres: **70.16**
 Date: **7/11/2025**



Area Symbol: SD602, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	43.14	61.4%		IIc	85
Ct	Crossplain-Harps complex	12.88	18.4%		IIw	82
Te	Tetonka silt loam, 0 to 1 percent slopes	10.00	14.3%		IVw	56
Ps	Prosper and Crossplain complex	4.14	5.9%		IIc	86
Weighted Average					2.29	80.4

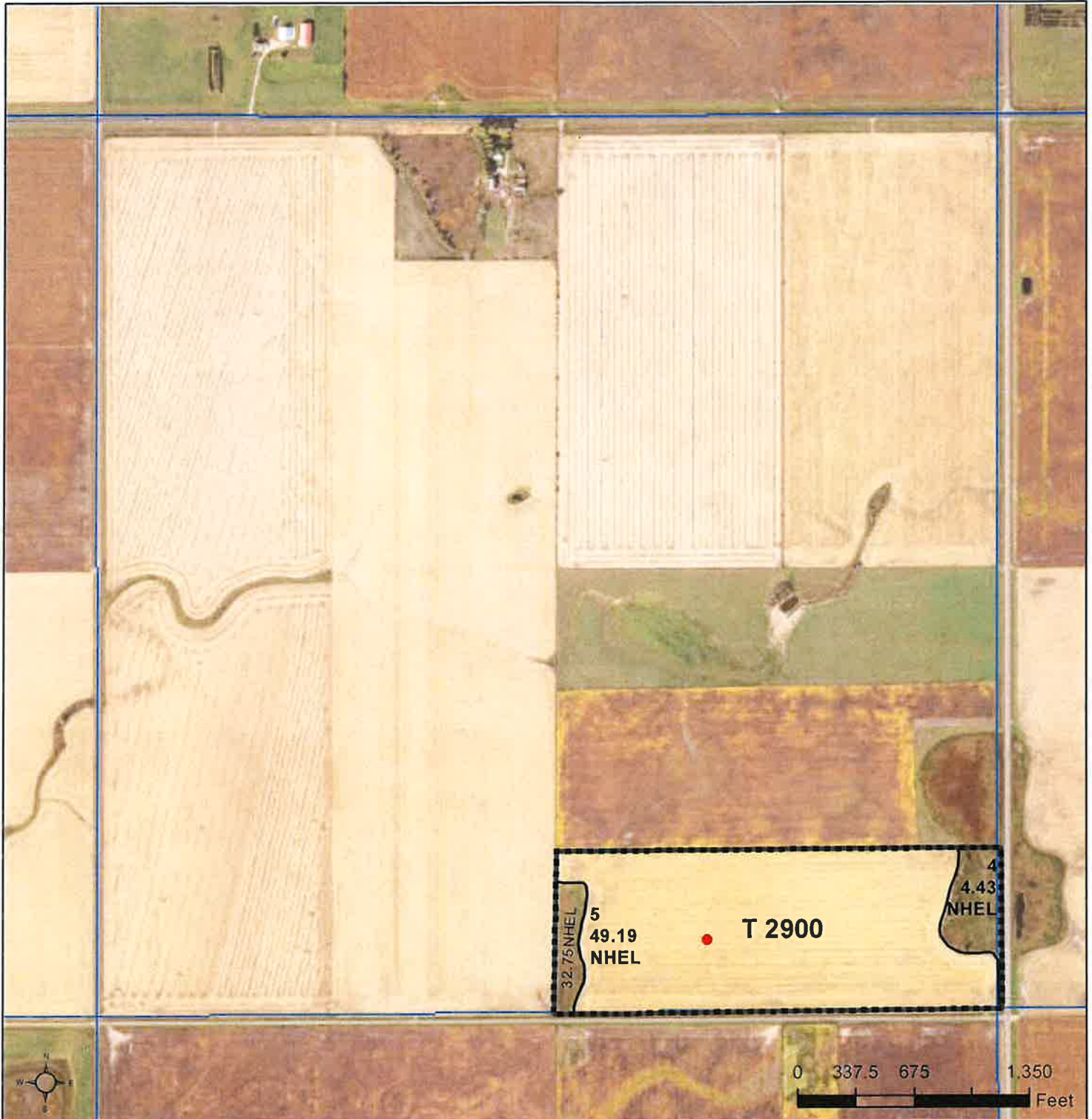
*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Hutchinson County, South Dakota

Farm #3



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 02, 2025

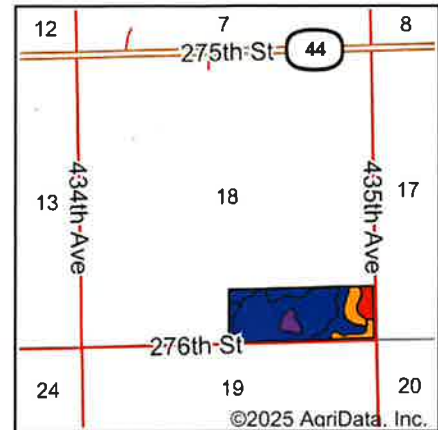
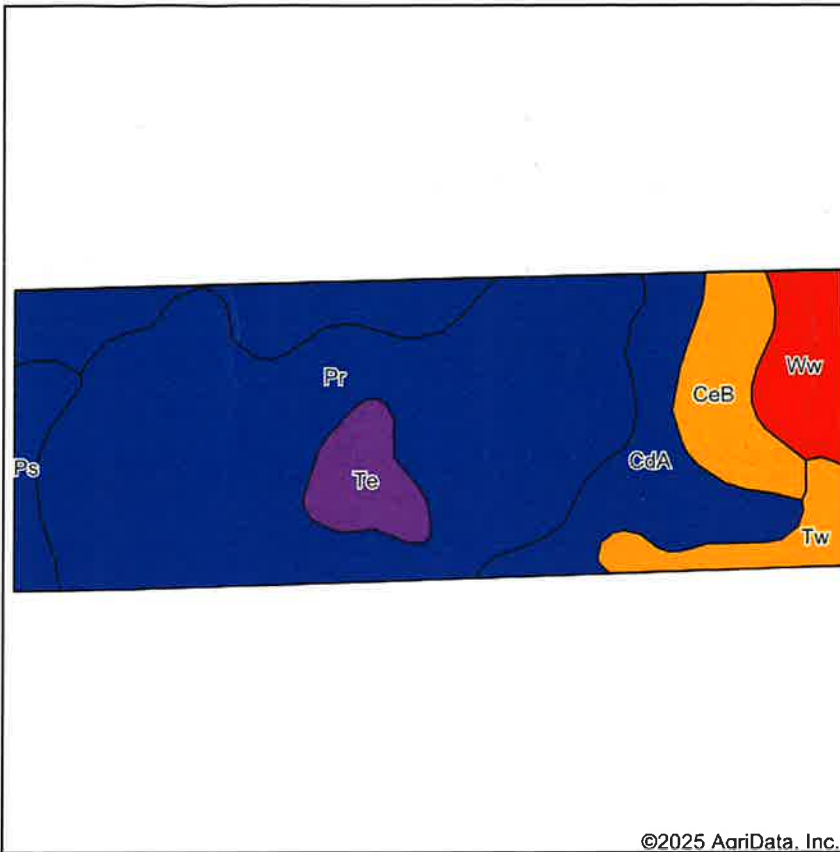
Farm 5581

18-99N-56W-Hutchinson

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).

Farm #3

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **18-99N-56W**
 Township: **Grandview**
 Acres: **56.26**
 Date: **7/11/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	30.14	53.5%		IIc		85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	11.86	21.1%		IIc		88
CeB	Clarno-Davison loams, 2 to 4 percent slopes	4.12	7.3%		Ile	IIle	79
Ww	Worthing silty clay loam, 0 to 1 percent slopes	3.25	5.8%		Vw		30
Te	Tetonka silt loam, 0 to 1 percent slopes	2.63	4.7%		IVw		56
Tw	Tetonka and Whitewood silty clay loams	2.34	4.2%		IVw		73
Ps	Prosper and Crossplain complex	1.92	3.4%		IIc		86
Weighted Average					2.35	*-	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.



Email

office@suttonauction.com

Website

www.suttonauction.com

Address

1116 N. West Ave.
Sioux Falls, SD 57104



**Remember:
Successful
Auctions don't just
happen - They're
Planned! Call us
today to plan your
successful
auction!**

SUTTON AUCTIONEERS & LAND BROKERS, LLC

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

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

www.suttonauction.com