

LAND AUCTION

320 AC± | 1 TRACT | CLARK CO, SD

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/22/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: COMMUNITY ROOM IN THE ULLYOT BUILDING
120 N COMMERCIAL ST, CLARK, SD 57225



If you have been searching for a well-balanced South Dakota farm that offers strong agricultural value along with outstanding recreational opportunities, this approximately 320-acre property deserves a close look. Combining productive tillable acreage, quality pasture ground, excellent access, and proven wildlife habitat, this farm presents an opportunity for producers, investors, and outdoor enthusiasts alike.

The farm features approximately 179.01 acres of productive tillable land with an impressive 56.55 average NCCPI and a 75.24 Crop Productivity Index (CPI). These soil ratings reflect quality farmland for the area and provide excellent potential for crop production. Whether you are expanding an existing farming operation or seeking an investment property with dependable agricultural value, the tillable acres offer long-term appeal.

Complementing the cropland are approximately 140.99 acres of pasture, providing excellent grazing opportunities for livestock. The pasture blends naturally with the tillable acres, creating a diversified agricultural property that offers flexibility for a variety of operations. This combination of productive cropland and quality grazing ground makes the property well-suited for both row crop and livestock producers.

Beyond its agricultural value, this property offers exceptional recreational appeal. Located just west of the Crocker Hills, the farm sits in an area well known for its strong populations of whitetail deer and ring-necked pheasants. The surrounding habitat creates excellent travel corridors for wildlife, making this property attractive for hunting throughout the season.

Waterfowl enthusiasts will also appreciate the property's location within a recognized migration corridor. The area is known as an excellent flyway for ducks and geese, providing exciting opportunities during both spring and fall migrations. The combination of nearby habitat, open agricultural fields, and the surrounding landscape creates excellent conditions for attracting migrating birds.

Accessibility is another standout feature. The property enjoys outstanding frontage along paved County Road 12, providing convenient year-round access for farm equipment, livestock operations, recreational use, or future ownership needs. Easy access adds value for both agricultural efficiency and hunting convenience. Pivot will be removed prior to closing.

Properties offering productive tillable acres, quality pasture, paved road frontage, and exceptional recreational opportunities are becoming increasingly difficult to find. Whether your goals include expanding your farming operation, building a diversified land investment portfolio, grazing livestock, or enjoying some of the area's best deer, pheasant, and waterfowl hunting, this farm offers a rare combination of features that make it a standout opportunity.

Deeded Acres:	320± acres
FSA Farmland Acres:	179.01±
Soil Types:	La Prairie loam, 0 to 2 percent slopes; Barnes-Buse-Svea loams, 0 to 6 percent slopes; Forman-Buse-Aastad loams, 1 to 6 percent slopes
Soil PI/NCCPI/CSR2:	75.24 CPI Average; 56.55 NCCPI Average; 2.29 Cap. Average
CRP Acres/Payment:	NO CRP
Taxes:	\$3,874.22
Lease Status:	Open Tenancy for 2027
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	S ½ S5 T118N R59W Clark Co SD
PIDs:	4026, 4027
Lat/Lon:	45.05525, -97.95815
Zip Code:	57434

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

Ranch & Farm Auctions, LLC LIC15136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Katie Graeb, Whitetail Properties Agent/Land Specialist, 605.690.8582 | Brian Graeb, Whitetail Properties Agent/Land Specialist, 605.690.3026



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