

LAND AUCTION

280.72 AC± | 3 TRACTS | GRANT CO, SD



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/27/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: MILBANK COMMUNITY ROOM

1001 E 4TH AVE, MILBANK, SD 57252

ENTIRE FARM: Approximately 280.72 Acres in Three Tracts

If you have been searching for a well-balanced South Dakota farm that combines an updated rural residence, established livestock infrastructure, productive farmland, pasture, and recreational opportunities, this approximately 280-acre property near Stockholm in Grant County deserves a close look. Offered in three individual tracts, the property provides flexibility for livestock producers, row-crop farmers, investors, neighboring landowners, and buyers seeking a complete rural operation.

Tract 1 consists of approximately 151.85 acres and includes a five-bedroom, three-bathroom home, multiple agricultural outbuildings, pasture, open ground, and established livestock infrastructure. The main floor of the home underwent a significant renovation in 2016, improving the functionality of the living areas while maintaining the character of a rural residence. The basement includes improvements completed by Blackburn Basement Systems and supported by a lifetime warranty.

The farmstead is served by both rural water and an artesian well, providing multiple water resources for residential and agricultural use. The main barn features a recently installed roof with a 20-year transferable warranty. This level of infrastructure supports livestock systems, agricultural equipment, ventilation, feeding equipment, and other operational needs.

Tract 1 also holds a Class E Concentrated Animal Feeding Operation permit, allowing up to 298 animals. This permit, combined with the existing barns, water resources, pasture, and supporting infrastructure, may provide a valuable starting point for a livestock producer. Buyers should independently verify the permit's status and applicable compliance requirements.

The soils on Tract 1 carry a 74.59 average Crop Productivity Index and a 68.16 average National Commodity Crop Productivity Index. These ratings add productive agricultural value to a tract already distinguished by its residence, pasture, livestock facilities, and water resources.

Tract 2 consists of approximately 81.61 acres, including approximately 64.83 acres of tillable land. The tillable soils feature an impressive 77.17 average Crop Productivity Index and a 69.79 average National Commodity Crop Productivity Index. These soil ratings reflect quality farmland for the region and offer strong potential for continued crop production or agricultural rental income.

Tract 3 consists of approximately 47.26 acres and is also primarily tillable. The soils carry a 75.00 average Crop Productivity Index and a 68.52 average National Commodity Crop Productivity Index. Its manageable size and productive soils make it an attractive addition to an existing farming operation or a potential standalone agricultural investment.

Together, the three tracts create a diversified agricultural property offering residential improvements, livestock capability, pasture, and productive cropland. The property may be operated as a complete farm, divided among multiple buyers, or assembled in combinations to suit a variety of ownership and operational goals.

Tract 1: Approximately 151.85 Acres With Home and Pasture

If you have been searching for a well-equipped rural property offering an updated home, established livestock infrastructure, quality pasture, and productive soils, this approximately 151-acre tract near Stockholm in Grant County deserves a close look. Combining comfortable country living with agricultural capability, this property presents an opportunity for livestock producers, horse owners, farmers, and buyers seeking a versatile rural acreage in northeastern South Dakota.

At the center of the tract is a five-bedroom, three-bathroom home that has been thoughtfully updated in recent years. A significant main-floor renovation was completed in 2016, improving the layout and functionality of the primary living spaces while maintaining the character of a rural residence. With multiple bedrooms and bathrooms, the home provides flexibility for family living, guest accommodations, a home office, or additional recreational space.

The basement includes improvements completed by Blackburn Basement Systems and supported by a lifetime warranty. These improvements were designed to address basement structure and moisture management, providing documentation of the completed work and additional peace of mind for future owners.

Water resources include both rural water service and an artesian well. Rural water provides a dependable source of potable water for the residence and farmstead, while the artesian well offers an additional water source that may support livestock or other agricultural uses, subject to the buyer's intended operation and management practices.

Deeded Acres: 151.85
FSA Farmland Acres: 77.07
Soil Types: Forman-Buse-Aastad loams, 1 to 6 percent slopes, Forman-Buse-Aastad loams, 2 to 9 percent slopes, Tonka silty clay loam, 0 to 1 percent slopes
Soil PI/NCCPI/CSR2: 74.59 CPI Average; 68.16 NCCPI Average; 2.58 Cap. Average
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: replat
PIDs: 14.50.22.1100; 14.50.22.4100; 14.50.22.1000; 22.90.22.01
Lat/Lon: 45.1031, -96.81215
Zip Code: 57264

Tract 2: Approximately 81.61 Acres of Productive Farmland

If you have been searching for productive Grant County farmland with strong soil ratings and a high percentage of tillable acreage, this approximately 81-acre tract near Stockholm deserves a close look. Featuring approximately 64.83 acres of tillable land, this tract offers quality agricultural value for producers, investors, and neighboring landowners seeking to expand their existing operations.

The tillable acres carry an impressive 77.17 average Crop Productivity Index and a 69.79 average National Commodity Crop Productivity Index. These soil ratings reflect productive farmland for the area and provide strong potential for continued crop production. The quality of the soils, combined with the tract's manageable size, makes this property an attractive addition to a diversified agricultural portfolio.

Approximately 64.83 acres are currently identified as tillable, providing substantial income-producing potential. Depending on the buyer's goals, the land may be incorporated into an existing farming operation, leased to an area producer, or held as a long-term agricultural investment. The tract's configuration and predominantly tillable character support efficient agricultural management.

Deeded Acres: 81.61
FSA Farmland Acres: 64.62
Soil Types: Forman-Buse-Aastad loams, 1 to 6 percent slopes, Forman-Buse-Aastad loams, 2 to 9 percent slopes
Soil PI/NCCPI/CSR2: 77.17 CPI Average; 69.79 NCCPI Average; 2.21 Cap. Average
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: replat
PIDs: 14.50.23.2100; 14.50.23.1110
Lat/Lon: 45.1038, -96.797
Zip Code: 57264

Tract 3: Approximately 47.26 Acres of Productive Farmland

If you have been searching for a manageable tract of productive Grant County farmland, this approximately 47-acre property near Stockholm presents an excellent opportunity. Consisting primarily of tillable land and featuring strong soil productivity ratings, this tract may appeal to area producers, investors, and neighboring landowners seeking additional crop acres. The soils carry an impressive 75.00 average Crop Productivity Index and a 68.52 average National Commodity Crop Productivity Index. These ratings reflect productive soils for the region and support the tract's continued use for crop production. The combination of soil quality and a manageable tract size makes the property well-suited for incorporation into an existing farming operation.

With the majority of the property devoted to tillable production, Tract 3 offers income potential through owner operation or agricultural leasing. The tract may serve as a practical expansion opportunity for a nearby producer or as a standalone investment for a buyer seeking agricultural land in northeastern South Dakota.

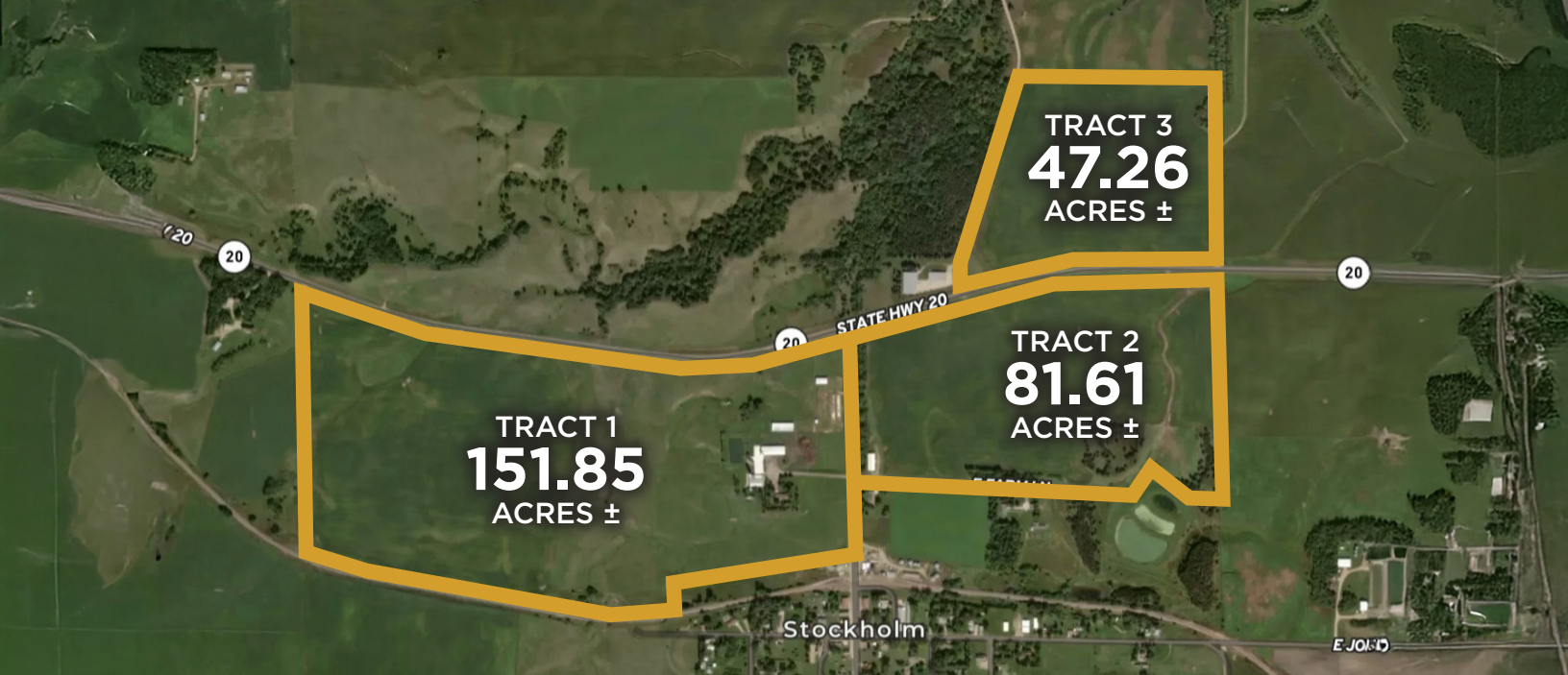
Deeded Acres: 47.26
FSA Farmland Acres: 47.36
Soil Types: Forman-Buse-Aastad loams, 1 to 6 percent slopes, Forman-Buse-Aastad loams, 2 to 9 percent slopes, Vallery-Parnell complex, coteau, 0 to 2 percent slopes
Soil PI/NCCPI/CSR2: 75 CPI Average; 68.52 NCCPI Average; 2.44 Cap. Average
Lease Status: Open Tenancy for 2027
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: replat
PIDs: 14.50.14.3100
Lat/Lon: 45.10885, -96.7951
Zip Code: 57264

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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

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