

LAND AUCTION

560 AC± | 2 TRACTS | HAND CO, SD



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/7/26 **AUCTION TIME:** 5:30 PM MT

AUCTION HELD AT: MILLER COMMUNITY CENTER

526 NORTH BROADWAY AVE, MILLER, SD 57362

NE 1/4 Sec 1-113N-70W (LOTS 1-2 & S 1/2) & N1/2 NW1/4 Sec 1-113N-70W & N1/2 Sec 12-113N-70W

This 560± acre property offers potential tillable acreage and high-quality pasture and hay ground with 4 livestock dugouts, creek access, and a mature tree grove. Good access via 350th Ave. Fencelines do not follow the tract boundary. Easily fenced if desired. Sold as Legally Described.



1



2

Tract 1 Description: 240± acres

NE 1/4 Sec 1-113N-70W (LOTS 1-2 & S 1/2) & N1/2 NW1/4 Sec 1-113N-70W

Tract 1 offers potential tillable acreage and high-quality pasture and hay ground with 1 livestock water dugout and a mature tree grove. Good access via 350th Ave. Fencelines do not follow the tract boundary. Easily fenced if desired.

Deeded Acres: 240± acres
Soil Types: Hoven silt loam, Dudley Jerauld silt loams
Soil PI/NCCPI/CSR2: PI 28.7
CRP Acres/Payment: NO CRP
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey Needed?: No survey needed
Brief Legal: 240± acres N ½ NW ¼ and NE ¼ S1 T113N R70W Hand Co SD
PIDs: PID 9917, 5082
Lat/Lon: 44.62920, -99.19665
Zip Code: 57371

Tract 2 Description: 320± acres

N1/2 Sec 12-113N-70W

Tract 2 offers potential tillable acreage and high-quality pasture and hay ground with 3 livestock dugouts and creek access. Good access via 350th Ave. Fencelines do not follow the tract boundary. Easily fenced if desired.

Deeded Acres: 2320± acres
Soil Types: Hoven silt loam, Dudley Jerauld silt loams
Soil PI/NCCPI/CSR2: PI 21.5
CRP Acres/Payment: NO CRP
Lease Status: Open Tenancy for 2027 crop year
Possession: Immediate possession subject to the current tenant's rights for 2026
Survey: No survey needed
Brief Legal: 320± acres NW ¼ and NE ¼ S12 T113N R70W Hand Co SD
PIDs: PID 5130, 5131
Lat/Lon: 44.61650, -99.19660
Zip Code: 57371

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BEN DOTY: 605.222.1197 | ben.doty@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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 | Ben Doty, Whitetail Properties Agent/Land Specialist, 605.222.1197



TRACT 1
240
ACRES ±

TRACT 2
320
ACRES ±

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