

LAND AUCTION



160 AC± | 1 TRACT | STANLEY CO, SD

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/24/25 **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: SENIOR CENTER, 401 W PLEASANT DRIVE, PIERRE, SD 57501

The Rooster Retreat Farm is located in Stanley County, SD, on 156 tillable acres with access from 217th St. Promise clay and Kolls clay soils have a productivity Index of 60.4. The property has rural water on site, a hydrant and a stock tank for wildlife. This property proves to be a very productive hunting acreage. Open tenancy AFTER MARCH 1, 2026. Under a current rental agreement for the 2025 growing season. Buyer to receive 100% of 2025 rent. The current Crop Share is ⅓ renter and ⅔ property owner. Taxes will be paid by the buyer. Located west of Fort Pierre and NE of Midland.



Deeded Acres:	160± acres
FSA Farmland Acres:	156± FSA acres
Soil Types:	Promise clay, Kolls clay, Lakoma Okaton silty clays
Soil PI/NCCPI/CSR2:	60.3 PI
CRP Acres/payment:	No CRP
Taxes:	\$1018.18
Lease Status:	Open Tenancy for the 2026 crop year
Possession:	Immediate possession subject to current tenants' rights for 2025
Survey needed?:	No survey needed
Brief Legal:	160± acres located SE ¼ S6 T3N R26E Stanley Co, SD
PIDs:	000183
Lat/Lon:	44.24422, -101.0321
Zip Code:	57532



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BEN DOTY, AGENT: 920.369.6869 | ben.doty@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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, 920.369.6869

TRACT 1
160
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**SECOND
AUCTION
OF THE DAY**

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