LAND AUCTION RANCH& FARM

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 $\frac{3}{2}$ renter and $\frac{1}{2}$ property owner. Taxes will be paid by the buyer. Located west of Fort Pierre and NE of Midland.

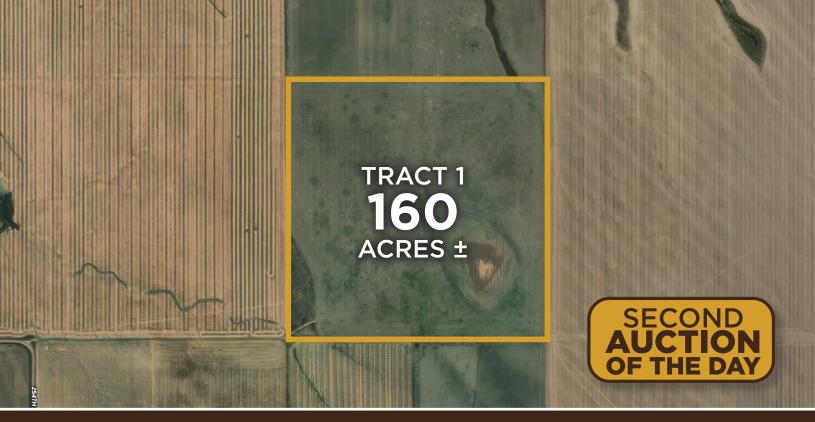


| Deeded Acres: | 160± acres |
|---------------------|---|
| FSA Farmland Acres: | 156± FSA acres |
| Soil Types: | Promise clay, Kolls clay, Lakoma Okaton silty clays |
| Soil PI/NCCPI/CSR2: | 60.3 PI |
| CRP Acres/payment: | No CRP |
| Taxes: | \$1018.18 |
| Lease Status: | Open Tenancy for the 2026 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

RANCHAND FARMAUCTIONS. COM GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS. Ranch & Farm Auctions, LLC LICI5136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ben Doty, Whitetail Properties Agent/Land Specialist, 920.369.6869



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



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 LICI5136 | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17883 | Ben Doty, Whitefail Properties Agent/Land Specialist, 920,369,6869