

# LAND AUCTION



## 467 AC± | 3 TRACTS | POTTER CO, SD

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 9/25/25 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** BOB'S STEAKHOUSE, 29336 US HWY 212, GETTYSBURG, SD 57442

### 467± Acre Multiuse Farm Auction – Potter County, SD | 3 Tracts – Prime Farmland & Pasture – Minutes from Gettysburg

Don't miss this rare opportunity to purchase 467± contiguous acres of prime multiuse farmland in Potter County, South Dakota. Ideally located just minutes south of Gettysburg, this property offers an excellent balance of tillable ground and pastureland—with potential for conversion to nearly 100% tillable acres. The farm boasts a strong Crop Production Index (CPI) of 79.69, supporting excellent yield potential and long-term investment value.

This farm also offers strong recreational appeal, with abundant upland bird and deer hunting opportunities. Rural water is on site, including a new water tank, enhancing agricultural and livestock operations.

Whether you're a farmer seeking to expand row crop or pasture operations, an investor looking for high-quality farmland, or a recreational buyer, this auction provides options for every buyer. Offered in three individual tracts, buyers can bid on one tract, multiple tracts, or the entire property.

- **Total Acres:** 467± contiguous acres
- **Location:** Just minutes south of Gettysburg, South Dakota
- **Land Use:** Balanced mix of tillable and pastureland; potential conversion to nearly 100% tillable
- **Soil Quality:** High productivity with a CPI of 79.69
- **Water Access:** Equipped with rural water and a new water tank
- **Recreational Potential:** Excellent upland bird and deer hunting opportunities
- **Auction Offering:** Selling in 3 tracts, allowing flexibility for buyers
- **Ideal For:** Crop expansion, pasture use, investment, or recreation

#### TRACT 1 – 157± ACRES | PREMIUM PASTURE WITH QUALITY SOILS

This 157± acre tract offers high-quality soils with a PI of 76.4, making it ideal for grazing livestock or potential conversion to cropland. With established rural water and a new water tank on-site, it's ready for immediate use. The mix of open pasture and good soil composition provides flexibility for agricultural production or future development. Excellent location and easy access make this an attractive investment for ranchers or crop producers alike.

**Deeded Acres:** 157± acres  
**Soil Types:** Eakin Peno complex, Mobridge silt loam, Highmore silt loam

**Soil PI/NCCPI/CSR2:** PI 76.4  
**CRP Acres/Payment:** No CRP

**Taxes:** \$3724  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025

**Survey Needed?:** No survey needed  
**Brief Legal:** 157± acres NW ¼ S7 T117N R75W Potter Co, SD  
**PIDs:** 2027  
**Lat/Lon:** 44.96645, -99.93506  
**Zip Code:** 57442

#### TRACT 2 – 160± ACRES | MIXED TILLABLE & PASTURE WITH EXPANSION POTENTIAL

Tract 2 features approximately 98± acres of tillable ground paired with 61± acres of pasture, creating a versatile operation for farming and livestock use. With a PI of 76.7, the tillable acres provide solid yield potential, while the pasture acreage offers rotational grazing or additional conversion opportunities. Convenient access and diverse land use make this tract an appealing choice for buyers seeking both production and flexibility.

**Deeded Acres:** 160±  
**Soil Types:** Highmore silt loam, Eakin-Peno complex, Mobridge silt loam

**Soil PI/NCCPI/CSR2:** PI 76.7  
**CRP Acres/Payment:** No CRP  
**Taxes:** \$2669  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey Needed?:** No survey needed  
**Brief Legal:** 160± acres NE ¼ S7 T117N R75W Potter Co, SD  
**PIDs:** 2026  
**Lat/Lon:** 44.96651, -99.92499  
**Zip Code:** 57442

#### TRACT 3 – 150± ACRES | PRODUCTIVE TILLABLE ACRES WITH PASTURE & HIGH PI

This highly productive tract includes 96± acres of tillable ground with a strong PI of 86.2 and 22± acres of pasture. The exceptional soil quality supports strong crop yields, while the pasture provides grazing or recreational opportunities. Perfect for expanding row crop operations or diversifying your agricultural portfolio, this tract combines proven income potential with long-term versatility.

**Deeded Acres:** 150± acres  
**Soil Types:** Highmore silt loam, Eakin-Peno complex, Mobridge silt loam

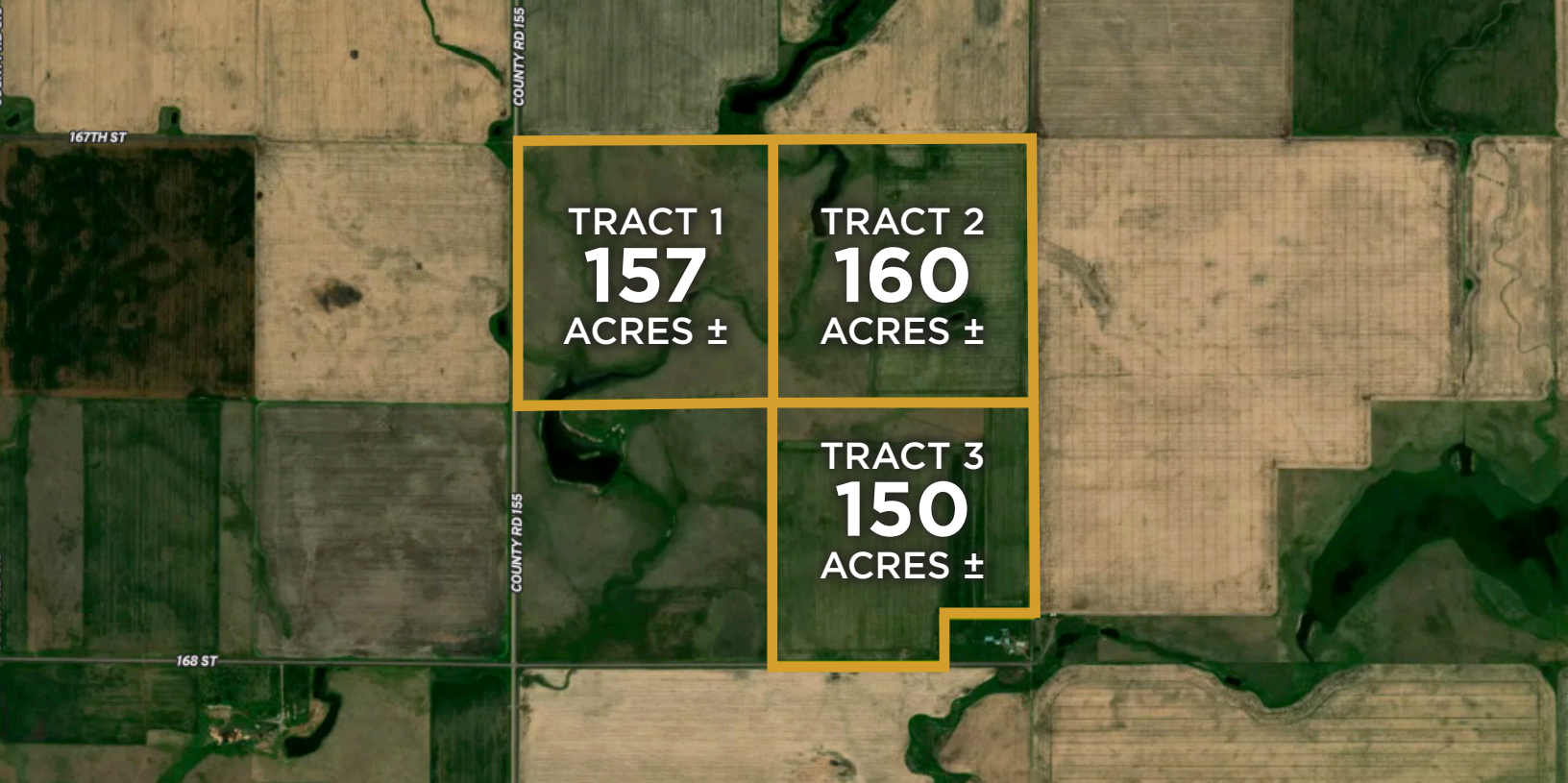
**Soil PI/NCCPI/CSR2:** PI 86.2  
**CRP Acres/Payment:** No CRP  
**Taxes:** TBD after the homestead is surveyed off  
**Lease Status:** Open Tenancy for 2026 crop year  
**Possession:** Immediate possession subject to the current tenant's rights for 2025  
**Survey Needed?:** No survey needed  
**Brief Legal:** 150± acres pt SE ¼ S7 T117N R75W Potter Co, SD  
**PIDs:** Part of 7570  
**Lat/Lon:** 44.95991, -99.92499  
**Zip Code:** 57442

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
**BEN DOTY, AGENT: 920.369.6869 | [ben.doty@whitetailproperties.com](mailto:ben.doty@whitetailproperties.com)**

**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**  
**GO TO [RANCHANDFARMAUCTIONS.COM](https://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





## 467 AC± | 3 TRACTS | POTTER CO, SD

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 9/25/25 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** BOB'S STEAKHOUSE, 29336 US HWY 212, GETTYSBURG, SD 57442



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
BEN DOTY, AGENT: 920.369.6869 | [ben.doty@whitetailproperties.com](mailto:ben.doty@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://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