

LAND AUCTION

320+/- acres
POTTER COUNTY, SD



Tuesday, October 27, 2026 – 11:00 am CT
Bob's Steakhouse, 29336 US HWY 212, Gettysburg, SD

Offering two parcels of exceptionally productive cropland complemented by outstanding wildlife habitat, this property presents a rare opportunity to own land that delivers both strong income potential and exceptional recreational appeal. For the first time in over 75 years, these parcels are being offered for public sale, having been carefully held by the same family for generations. Ideally located just minutes from Bob's Steakhouse, the Missouri River, and adjoining the renowned Sutton Bay Golf Course, these parcels combine prime agricultural productivity with excellent hunting habitat in one of the area's most desirable locations. Whether you're looking to expand your farming operation, invest in quality land, or enjoy the outdoors, this is a truly unique opportunity to acquire land with a remarkable history, exceptional location, and outstanding combination of value, productivity, and versatility.

OWNER: Blue Horizon LLC

This sale is managed by Gill Land Company, Kristen Gill, SD #16339.
All statements made the day of the auction take precedence over all printed materials.



KRISTEN GILL
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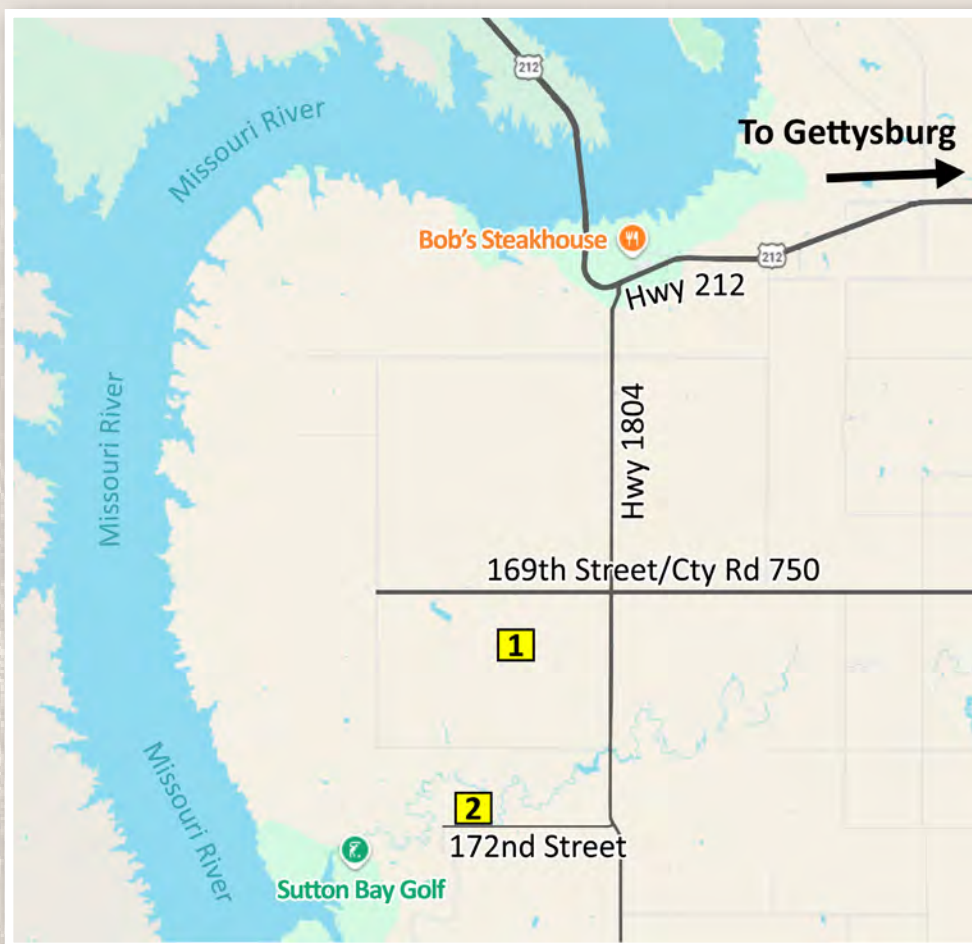
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DRIVING DIRECTIONS:

Driving Directions from Gettysburg, SD: Drive west on US Highway 212 for 16 miles. Go south on Hwy #1804 for four miles and then west on 169th Street/County Road 750 for one mile. Parcel 1 will be $\frac{1}{2}$ mile south of the road. For Parcel 2, continue another three miles south on Hwy #1804 and then west on 172nd Street for 1.5 miles to reach the southeast corner.



Both parcels are subject to a lease through December 31, 2026.



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PARCEL 1:

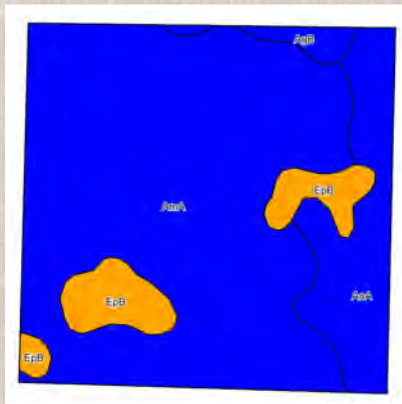
Acres: 160 +/-

Legal: SE¼ 24-117-79

FSA Cropland: 159.67 acres

Taxes (2025): \$1548.42

Wow! With an incredible Soil Productivity Index of 88.2 and 100% tillable acres, this parcel is nothing less than outstanding! Nearly 75% of it consists of a single blanket of 90 PI Agar-Mobridge silt loam soil on a virtually flat 0-3% slope. This parcel represents a highly uniform, flat, and intensely productive cropland asset designed for maximum bushel output and peak machinery efficiency. For the investor seeking top-tier cash rent power, or the operator looking to elevate their data-proven yields, this quarter of land is an absolutely trophy.



Crop	Base Acres	PLC Yield
Wheat	51.49	43
Corn	25.73	96
Soybeans	25.74	28
Total	102.96	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
AmA	Agar-Mobridge silt loams, 0 to 3 percent slopes	118.89	73.8%		IIc	90
AoA	Agar-Mobridge-Tetonka silt loams, 0 to 3 percent slopes	24.65	15.3%		IIc	86
EpB	Eakin-Peno complex, 2 to 6 percent slopes	14.13	8.8%		Ile	78
AgB	Agar silt loam, 2 to 6 percent slopes	3.46	2.1%		Ile	85
Weighted Average					2.00	88.2

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PARCEL 2:

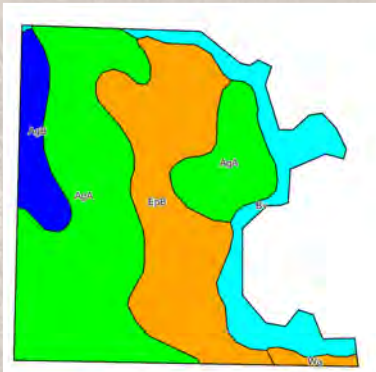
Acres: 160 +/-

Legal: SW $\frac{1}{4}$ 36-117-79

FSA Cropland: 137.28 acres

Taxes (2025): \$1212.34

Situated adjacent to the Sutton Bay Golf & Resort property, this tract is an absolute powerhouse. Parcel 2 includes 137.28 FSA cropland acres of highly productive farmland with an impressive Soil Productivity Index of 79. Meandering along the east side of the property, Artichoke Creek enhances the landscape with outstanding wildlife habitat. The combination of productive cropland and exceptional recreational opportunities makes this 160-acre parcel an attractive investment for both farmers and outdoor enthusiasts.

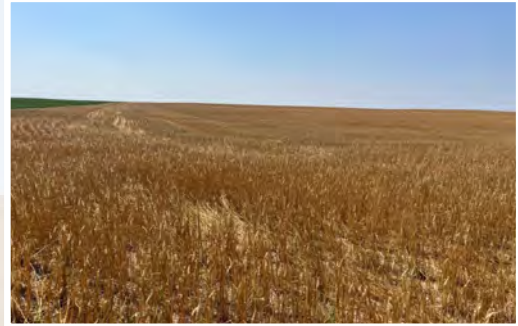
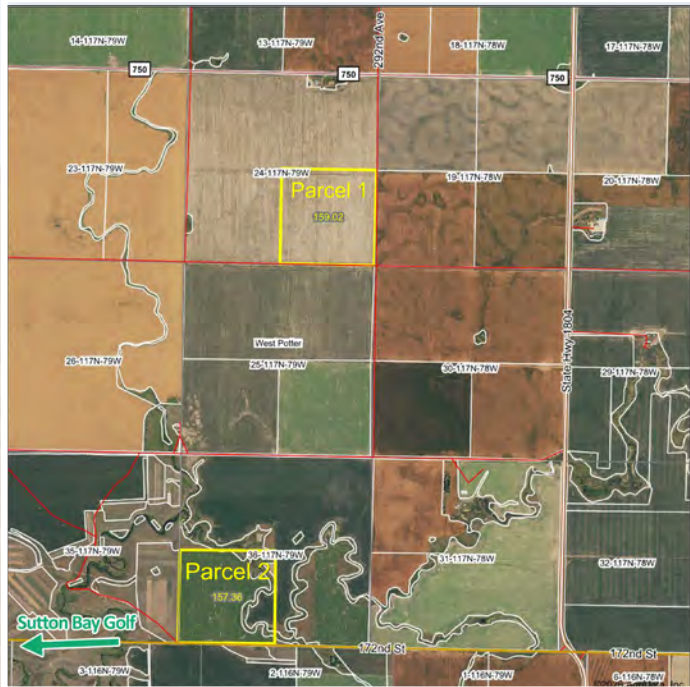


Crop	Base Acres	PLC Yield
Wheat	44.25	43
Corn	22.11	96
Soybeans	22.12	28
Total	88.48	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
AgA	Agar silt loam, 0 to 2 percent slopes	57.09	48.1%		IIc	92
EpB	Eakin-Peno complex, 2 to 6 percent slopes	35.57	29.9%		IIe	78
Bv	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	16.67	14.0%		VIw	34
AgB	Agar silt loam, 2 to 6 percent slopes	8.10	6.8%		IIe	85
Wa	Walke silt loam	1.44	1.2%		IIIs	78
Weighted Average					2.57	79

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TERMS & CONDITIONS - LIVE AUCTION

1. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder, you will be required to complete and sign a standard Real Estate Purchase Agreement. Your bidding is not contingent upon any financing. Buyer must have financing in place prior to sale day.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before December 10, 2026. After the auction sale, you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

2. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces "sold", identifies the winning bid number and the amount of the bid, and the information is recorded by the Auctioneer or his/her designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

3. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 10, 2026, or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller. Gill Land Company, LLC, and the Seller assume that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is, where is" condition. The Buyer agrees to hold Gill Land Company LLC and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Buyer's responsibility to make needed repairs or improvement, if any, to bring the property up to necessary

state, local and federal codes. Gill Land Company, LLC and the Sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by Buyer is strongly recommended.

4. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Buyer's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Buyer's earnest money deposit.

5. Closing

At closing, Buyer will be required to pay the difference between the earnest money deposit and the final selling price. Title insurance cost and closing agent fee will be split 50/50 between Buyer and Seller.

6. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

7. Agency

Gill Land Company, LLC will be acting as the exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

8. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid, will be conclusive.

Announcements made by the Auctioneer will take precedence over printed matter. For complete prospectus and earnest money requirements, contact Gill Land Company.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Gill Land Company.

We encourage you to inspect any property you wish to bid on. The Seller reserves the right to accept or reject any and all bids.

This sale is managed by Gill Land Company, LLC, Kristen Gill, SD #16339.

Black Hills Auction Company, Auctioneer, SD #374.



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