

LAND AUCTION

2752.89+/- acres
CORSON COUNTY, SD



Tuesday, November 17, 2026 • 11:00 am MT
Beeler Community Center, Lemmon, SD

Open House, Monday, October 12, 2026 • 10 am – noon

This exceptional land offering consists of five parcels ranging from approximately 160 acres to 973 acres, with a combined total of more than 2,700 acres. The properties feature a mix of cropland, established grassland, natural water sources, livestock infrastructure, and, on Parcel 3, a well-appointed rural homesite.

Water is a notable feature throughout the offering, with dugouts, dams, wells, and natural waterways providing options for livestock and enhancing the usability of the grassland acres. Whether you're looking to add acres to an existing agricultural operation, expand grazing capacity, acquire a rural homesite, or secure land with recreational appeal, this offering provides a range of possibilities across five unique parcels.

OWNER: Anne K Riehl Estate

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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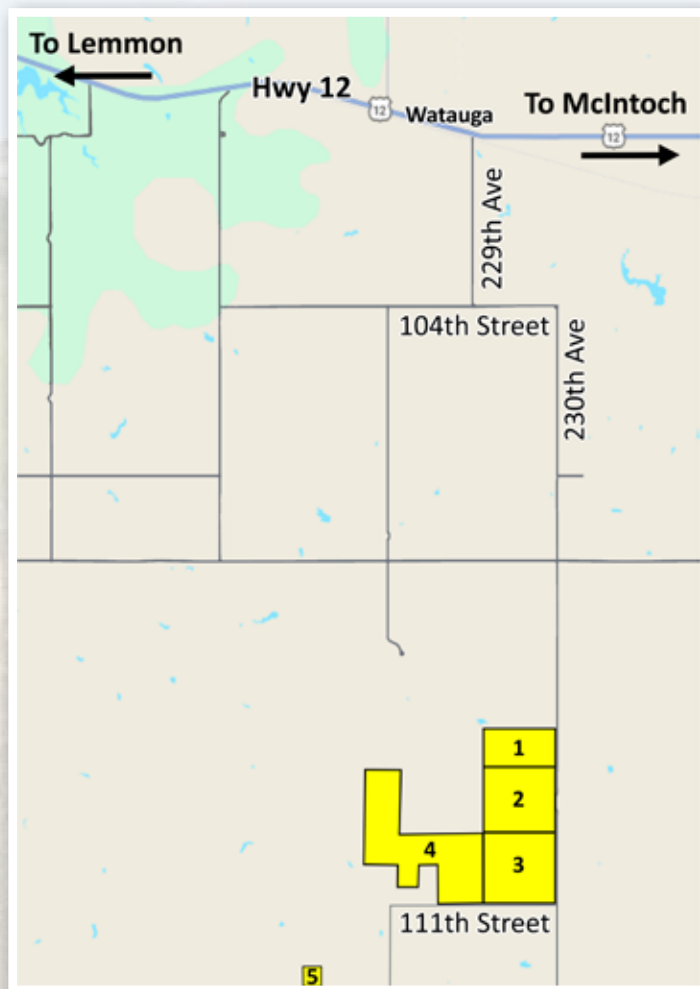
GILL
LAND
COMPANY

Sod. Soil. *SOLD!*[®]



DRIVING DIRECTIONS:

Driving Directions from Watauga, SD: Drive south on 229th Ave for two miles, east on 104th Street for one mile and south on 230th Ave for five miles to reach the southeast corner of Parcel 1/northeast corner of Parcel 2.



Cropland subject to a lease through April 15, 2027.
Seller is reserving subsurface minerals except gravel.



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PARCEL 1:

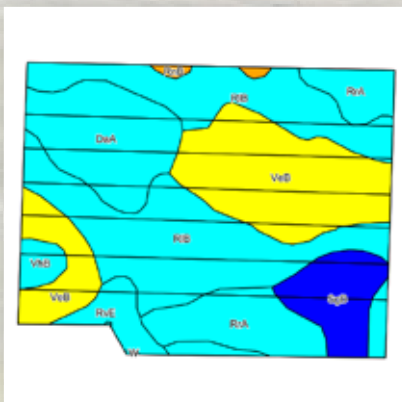
Acres: 320 +/-

Legal: S½ 33-22-21

FSA Cropland: 123.74 acres

Taxes (2025): \$745.14

Parcel 1 offers approximately 320 acres with a productive combination of cropland and pasture. The property includes 123.74 acres of FSA cropland, planted to sunflowers for the 2026 crop year. The remaining acreage consists of pasture with two natural water sources, adding value for livestock grazing. The combination of tillable ground, grassland, and naturally occurring water creates a versatile property with both farming and ranching appeal. Access is provided from the east side along 230th Avenue.



Crop	Base Acres	PLC Yield
Wheat	30.7	24
Corn	80.2	53
Barley	96.8	33
Total	207.7	

Base acres & PLC Yield for Parcels 1&2 combined

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	46.17	37.3%		VIIs	28
VeB	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	30.56	24.7%		IIIe	62
DaA	Daglum-Rhoades complex, 0 to 6 percent slopes	16.35	13.2%		IVs	35
RrA	Rhoades loam, 0 to 6 percent slopes	14.58	11.8%		VIIs	12
SgB	Wyola silt loam, 3 to 6 percent slopes	8.91	7.2%		Ile	81
RvE	Rhoades-Slickspots-Rock outcrop complex, 0 to 40 percent slopes	4.10	3.3%		VIIIIs	6
VhB	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	2.28	1.8%		IVe	38
RnB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.73	0.6%		Ile	79
W	Water	0.07	0.1%		VIII	0
Weighted Average					4.71	39

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PARCEL 2:

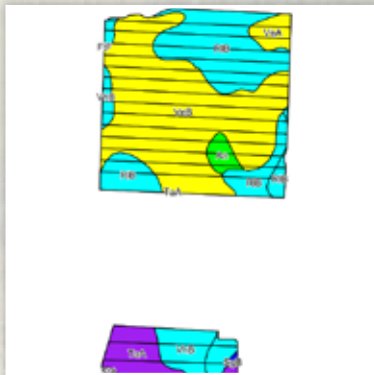
Acres: 634.72 +/-

Legal: Lots 1-4, S½N½, S½ 4-21-21

FSA Cropland: 186.89 acres

Taxes (2025): \$2441.98

With approximately 634.72 acres, Parcel 2 offers a versatile mix of cropland and pasture with several water sources. The property includes 186.89 acres of FSA cropland, complemented by grassland suitable for livestock grazing. Prairie dogs are present on portions of the property, providing hunting opportunity for those interested. Two dugouts provide water for the pasture, while a well located on the northeast side of the south cropland supplies three tanks, including two tanks located on Parcel 4. If Parcels 2 and 4 are purchased by separate buyers, a Shared Water Service Agreement will be included.



Crop	Base Acres	PLC Yield
Wheat	30.7	24
Corn	80.2	53
Barley	96.8	33
Total	207.7	

Base acres & PLC Yield for Parcels 1&2 combined

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
VeB	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	91.47	49.0%		IIIe	62
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	55.75	29.8%		VIIs	28
TaA	Tally fine sandy loam, 0 to 6 percent slopes	13.59	7.3%		IIIe	54
VhB	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	12.78	6.8%		IVe	38
VeA	Vebar-Parshall fine sandy loams, 0 to 3 percent slopes	5.49	2.9%		IIIe	65
An	Arnegard loam, 0 to 2 percent slopes	4.16	2.2%		IIc	94
RTB	Rhoades-Daglum-Rhoades, severely eroded complex, 0 to 9 percent slopes	2.68	1.4%		VIIs	22
SgB	Wyola silt loam, 3 to 6 percent slopes	0.51	0.3%		Ile	81
StA	Stady loam, 0 to 2 percent slopes	0.48	0.3%		IIIs	55
Weighted Average					3.98	49.9



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PARCEL 3:

Acres: 640 +/-

Legal: ALL 9-21-21

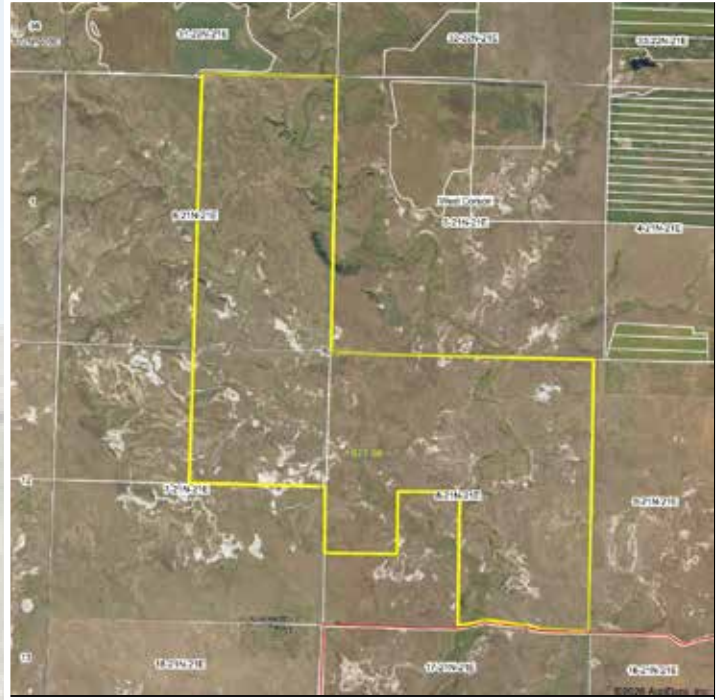
Taxes (2025): \$1589.70

Parcel 3 is a full section of pasture, including a rural homesite with livestock infrastructure, water sources, and established improvements. The property includes a 1,176-square-foot home with a full basement, providing a comfortable base for a ranching operation or rural residence. A 40' x 96' pole barn offers substantial space for equipment, livestock, storage, or other agricultural needs. Mature tree rows surrounding the homesite provide valuable protection from prevailing north winds. Water sources include a dugout, a larger dam, and two wells at the homesite. One of the wells has not been used for some time, while the active well currently supplies water to the house as well as the hydrants in the yard and pole barn, and waterers in the corrals. If Parcel 3 is purchased by a different owner than Parcels 2 and 4, the owner of Parcel 3 will provide an easement for an underground water line crossing the northwest corner.



PARCEL 4:**Acres:** 973.17 +/-**Legal:** Lots 1-2, S½NE¼, SE¼ 6-21-21;
NE¼ 7-21-21; N½, NW¼SW¼, SE¼ 8-21-21**Taxes (2025):** \$3282.88

At approximately 973.17 acres, Parcel 4 is a substantial grassland property offering excellent potential for a livestock operation. One of the property's standout features is Red Willow Creek, which runs through the property and provides a natural water source. In addition, a water line installed in 2015 carries water from the well located on Parcel 2 to two livestock tanks on Parcel 4. If Parcels 2 and 4 are purchased separately, a Water Service Agreement will be included to provide for continued use of this water system. The property has perimeter fencing, with the exception of the southwest quarter of Section 8, which is fenced together with the remaining 120 acres of that section not owned by these sellers. Access is available along the south side from 111th Street.



Parcel 4



Parcel 4

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PARCEL 5:

Acres: 160 +/-

Legal: NE $\frac{1}{4}$ 24-21-20

Taxes (2025): \$263.26

This remote parcel is 100% pasture with Dirt Lodge Creek meandering through, providing a simple and private grassland property.

Parcel 2



Parcel 3



Parcel 4



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 31, 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 31, 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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