

758.96 Acres • Lincoln & Turner Counties, SD

Land Lease Auction

BIDDING OPENS: Friday, January 23, 2026 – 10:00 a.m.

BIDDING CLOSES: Wednesday, January 28, 2026 – 2:00 p.m.



LANDOWNER: Shade Family

STOCK PHOTO



 **Pifer's**
LAND MANAGEMENT

605.351.4931

www.pifers.com

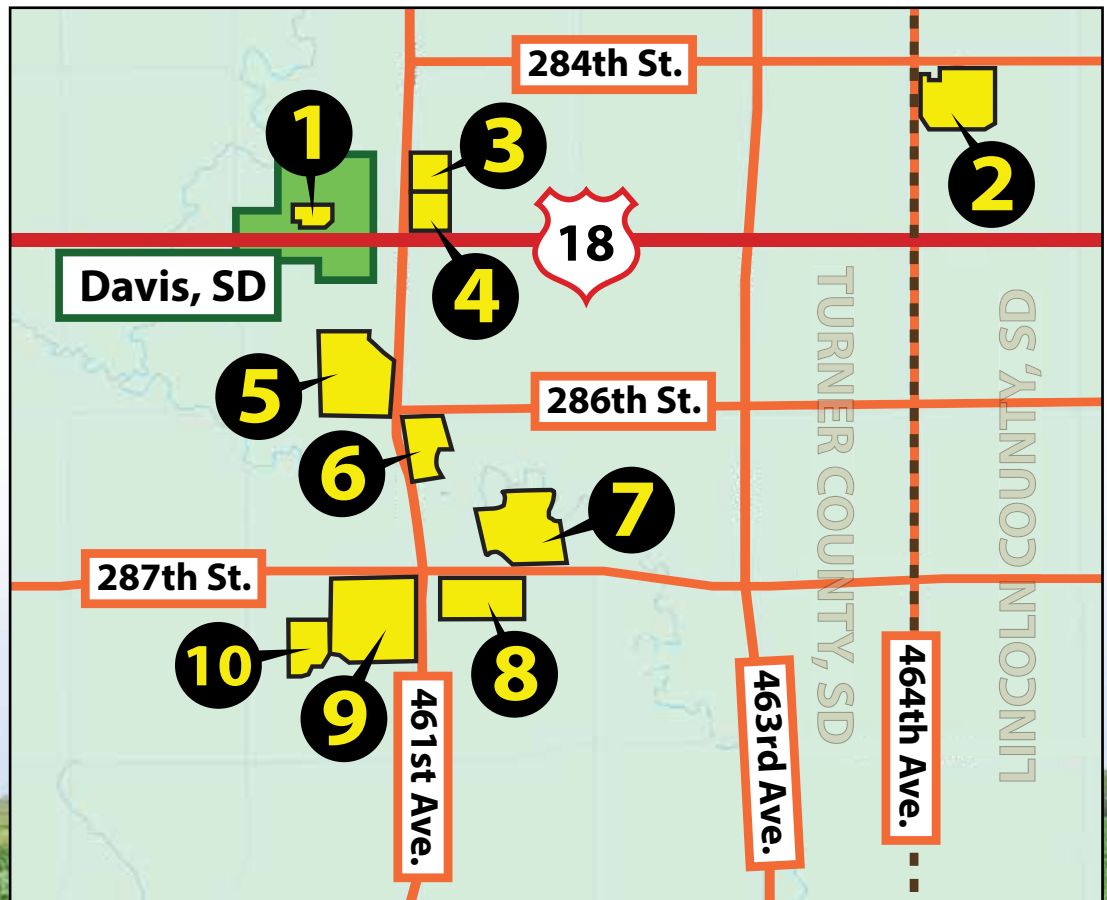
INTRODUCTION

Auction Note: This is a rare opportunity to lease highly productive farmland for the 2026 through 2028 crop years located in Turner and Lincoln Counties, South Dakota, within 4 miles of Davis, SD. The properties have been farmed and carefully managed by the Shade family for more than 30 years, reflecting long-term stewardship and consistent agricultural performance.

The leased parcels range in size from approximately 17 +/- to 156 +/- acres, offering flexibility for both small expansions and larger operational growth. Many of the parcels feature highway frontage with excellent access, allowing for efficient movement of equipment and grain hauling. Proximity to local grain elevators and ethanol plants further enhances logistical efficiency, making these leases well suited for operations of any size.

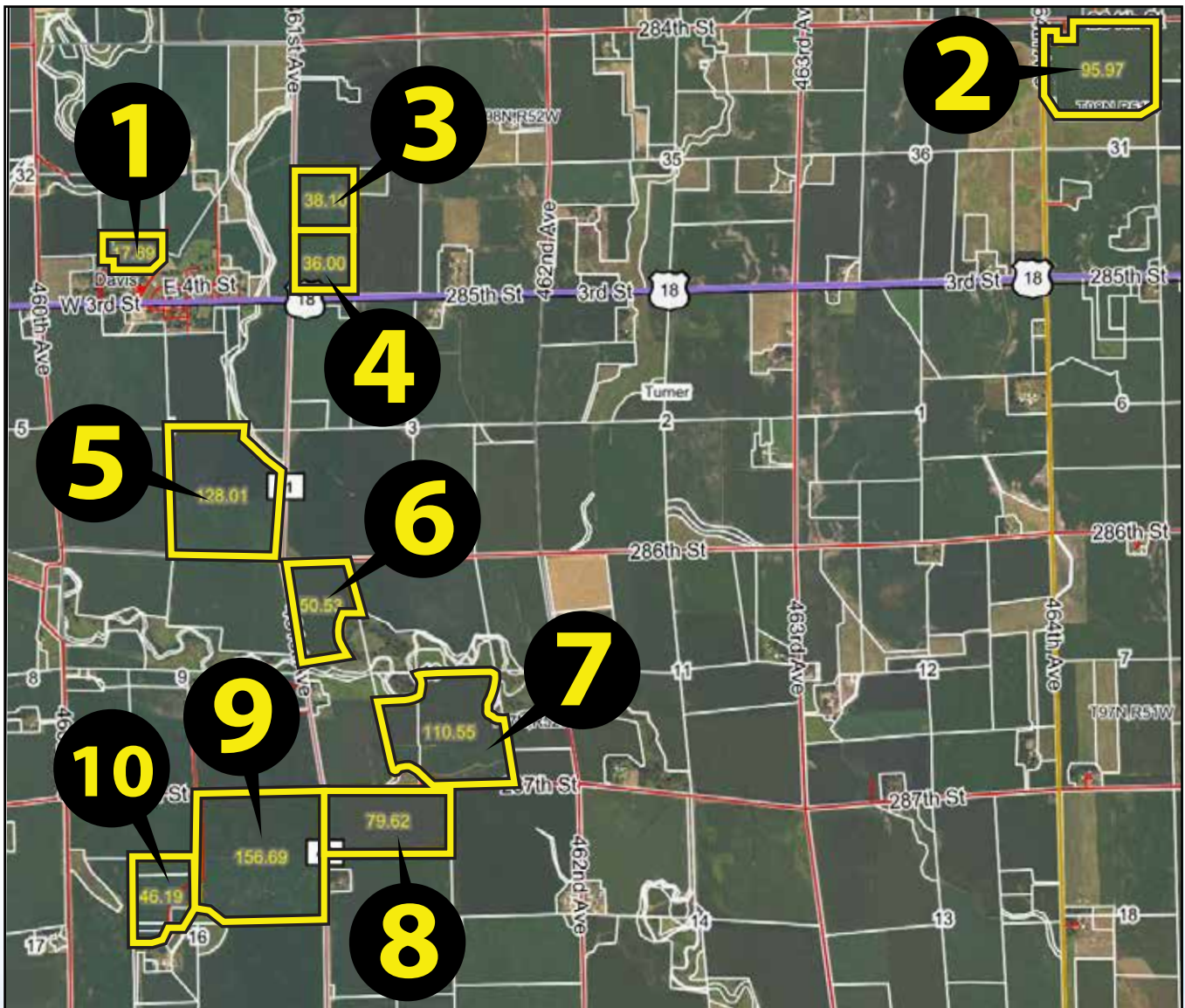
The combination of productive soils, strong access, and location near key agricultural markets creates an excellent opportunity for producers looking to strengthen or expand their farming operation.

The successful bidder will receive possession on or before February 16, 2026, allowing adequate time for planning and preparation ahead of the 2026 crop year.



Neil Broughton • 605.351.4931 or nbroughton@pifers.com

PROPERTY LAYOUT & BIDDING PROCEDURE



BIDDING PROCEDURE

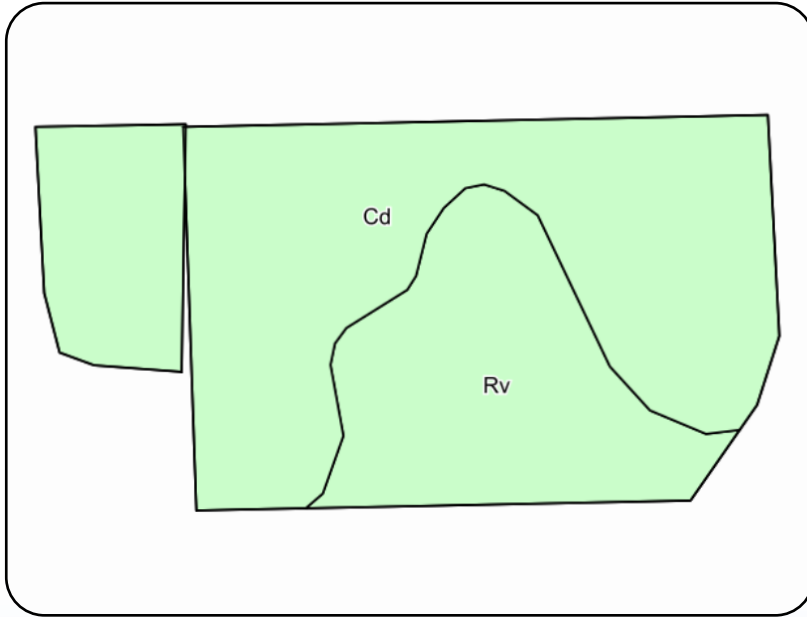
1. Online bidding will Open January 23, 2026 at 10:00 a.m. (CT), Bidding will close January 28, 2026 at 2:00 p.m. (CT)
2. All bids will be submitted on an annual per acre basis.
3. The winning bidder will (upon Landowner acceptance) receive a lease agreement provided by Pifer's Land Management.
4. Bidders are bidding on a 3-year lease agreement. The agreement will begin at the signing of the contract and terminate December 31, 2028.
5. Annual rent will be due on or before March 15th of each year of the lease agreement.
6. The awarded bidder must provide Farm Liability insurance policy that meets lease agreement standards.
7. At the Landowners request, Crop residue will remain on the leased property, and any manure application may be considered with prior landowner approval.
8. The Landowner reserves the right to accept or reject any and all bids.
9. All statements made the day the last day of bidding will take precedence over all printed materials.

PARCEL 1 • TURNER COUNTY

Crop Acres: 17.89 +/-

Legal: Part of the SE¼SW¼ 33-98-52

Parcel 1 consists of 17.89 +/- acres of highly productive agricultural land located on the north side of Davis, SD. The parcel is primarily tillable row crop ground and features excellent driveway access, allowing for efficient equipment entry and field operations. While this is the smallest parcel offered in the lease auction, it provides a strong opportunity for an operation seeking to add a focused number of productive acres.



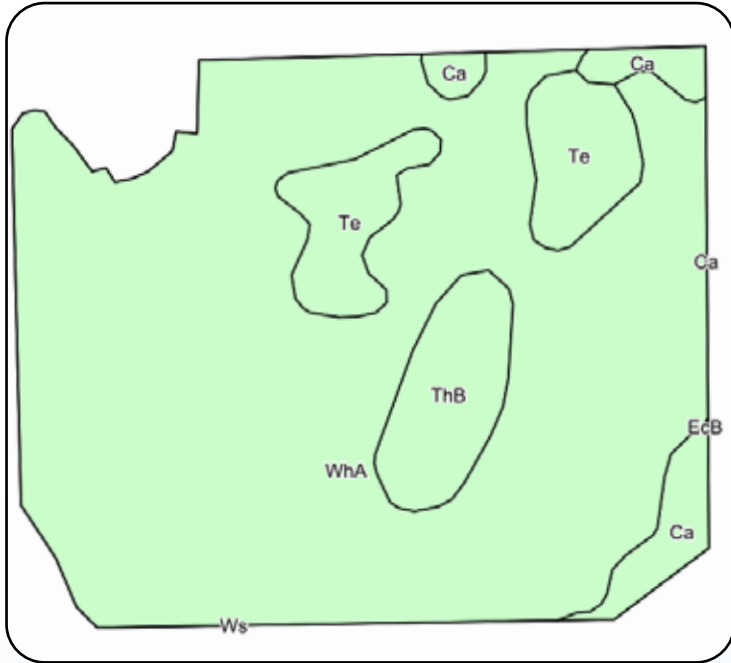
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Cd	Clamo silty clay	12.29	69.2%	IVw	62
Rv	Roxbury variant silt loam	5.46	30.8%	Iw	86
Weighted Average					69.4

PARCEL 2 • LINCOLN COUNTY

Crop Acres: 95.97 +/-

Legal: Lot 1, Part of 1, Part of 2 & Part of 2 in 31-98-51

Parcel 2 includes 95.97 +/- acres of quality cropland. The parcel has been tiled and features multiple driveway approaches, providing easy access for field operations. The land is largely tillable and well suited for high-producing row crop production.



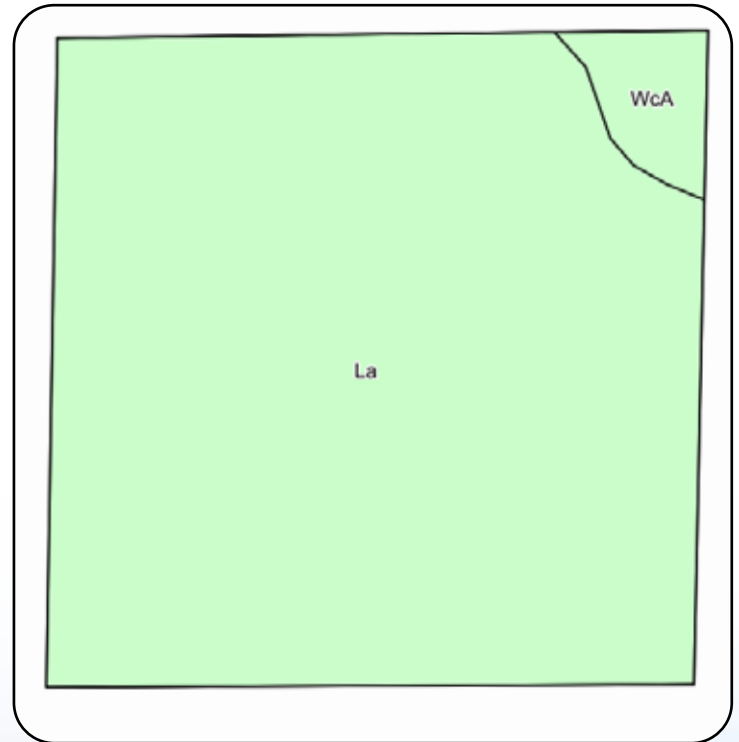
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	79.08	81.4%	Iw		88
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	8.13	8.4%	IVw		59
ThB	Thurman loamy fine sand, terrace, 2 to 6 percent slopes	5.63	5.8%	IVe	IVe	46
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	4.24	4.4%	IIw		75
Weighted Average						82.6

PARCEL 3 • TURNER COUNTY

Crop Acres: 38.1 +/-

Legal: NW¼SW¼ & Part of the NE¼SW¼ 34-98-52

Parcel 3 offers 38.1 +/- acres of productive farmland. The parcel has been drain tiled and features a driveway approach off the county highway, supporting efficient equipment access.



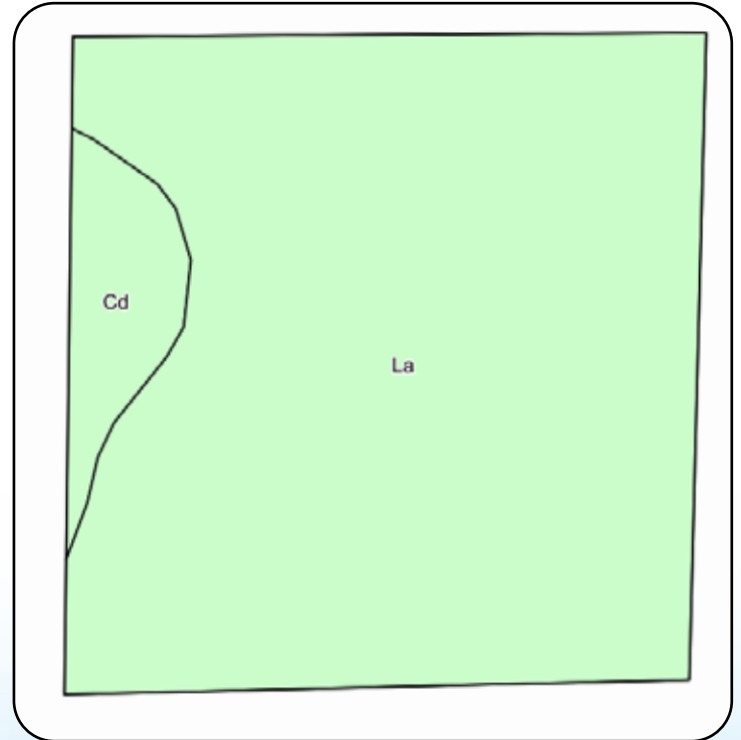
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	36.64	96.2%	IIw	IIw	70
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	1.46	3.8%	Iw		86
Weighted Average						70.6

PARCEL 4 • TURNER COUNTY

Crop Acres: 36 +/-

Legal: Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ & SW $\frac{1}{4}$ SW $\frac{1}{4}$ 34-98-52

Parcel 4 is made up of 36 +/- acres of agricultural ground. The parcel has been drain tiled and offers excellent highway frontage on the south and west sides, providing convenient access for farming operations. The land is predominantly tillable and well suited for all types of row crop.



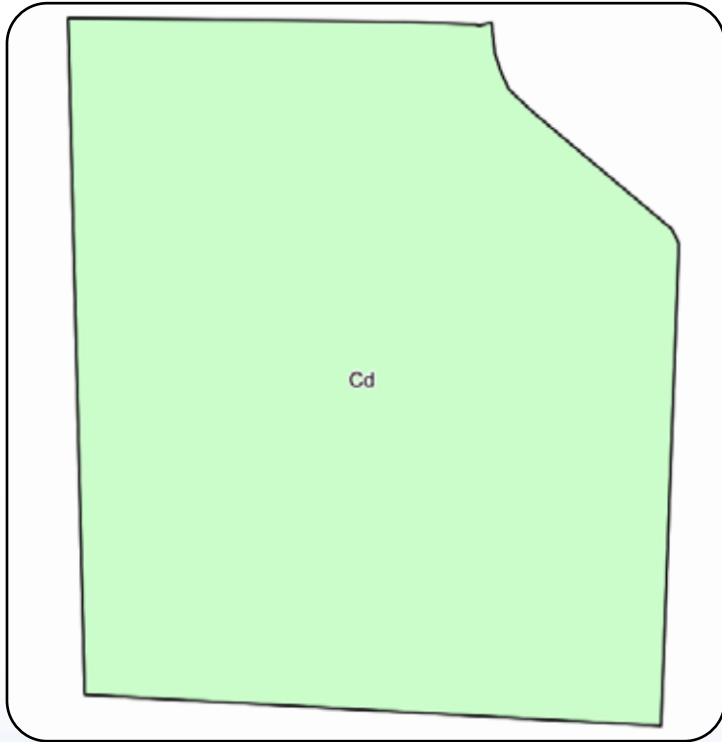
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	33.40	92.8%	IIw	IIw	70
Cd	Clamo silty clay	2.60	7.2%	IVw		62
Weighted Average						69.4

PARCEL 5 • TURNER COUNTY

Crop Acres: 128.01 +/-

Legal: W½SE¼, Part of NE¼ SE¼ & Part of the SE¼SE¼ 4-97-52

Parcel 5 features 128.01 +/- acres of cropland. The parcel is primarily row crop ground, with the east side sloped to a well-maintained CRP waterway that supports drainage and field integrity. This is one of the larger parcels offered for lease and allows for high efficiency in field operations.



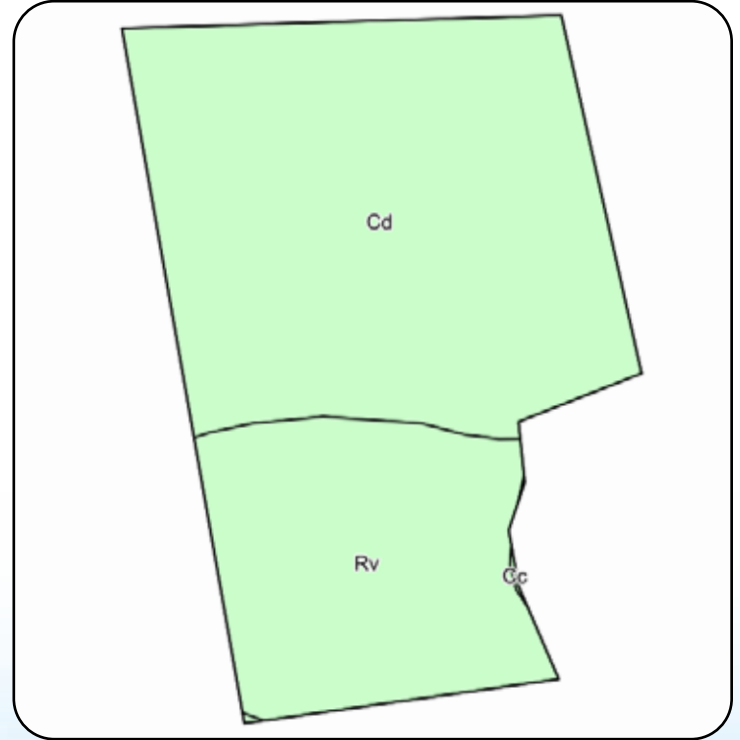
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Cd	Clamo silty clay	128.01	100.0%	IVw	62
Weighted Average					62

PARCEL 6 • TURNER COUNTY

Crop Acres: 50.53 +/-

Legal: Part of the NE¼NE¼ & Part of the SE¼NE¼ 9-97-52

Parcel 6 consists of 50.53 +/- acres of well-maintained farmland. This parcel is largely tillable and suitable for row crop production with reliable access for equipment movement.



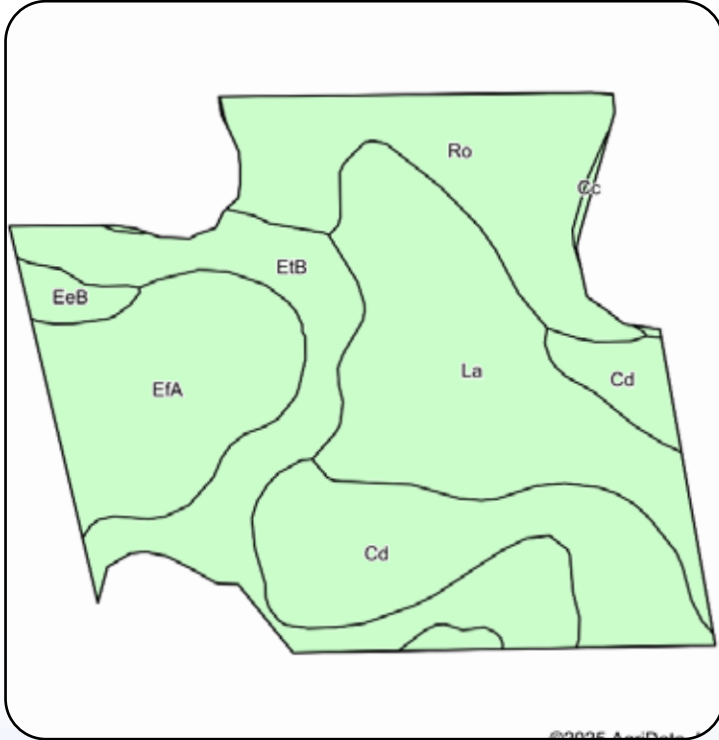
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Cd	Clamo silty clay	34.14	67.6%	IVw	62
Rv	Roxbury variant silt loam	16.33	32.3%	Iw	86
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.06	0.1%	VIw	34
Weighted Average					69.7

PARCEL 7 • TURNER COUNTY

Crop Acres: 110.55 +/-

Legal: Part of the SW¼NE¼, Part of the NE¼SW¼, NW¼SE¼, Part of the NE¼SE¼, Part of the SE¼SW¼, Part of the SW¼SE¼ & Part of the SE¼SE¼ 10-97-52

Parcel 7 contains 110.55 +/- acres of agricultural land made up primarily of highly productive row crop ground. The parcel features strong soil productivity ratings combined with gently sloped terrain that promotes natural runoff, creating excellent growing conditions and efficient field operations. This parcel stands out as a top-tier opportunity for high-performing crop production.



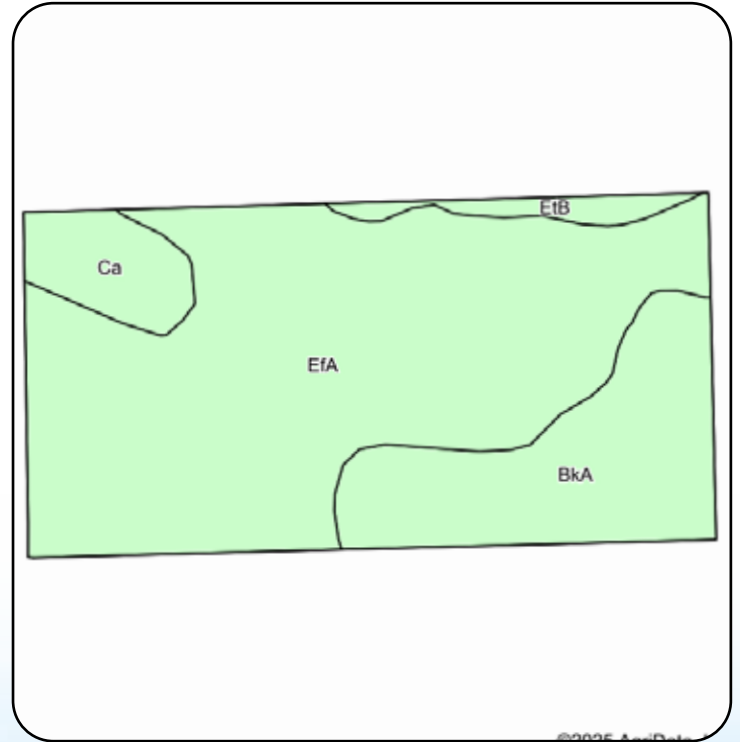
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	27.65	24.9%	IIw	IIw	70
Cd	Clamo silty clay	21.96	19.9%	IVw		62
EtB	Ethan-Egan complex, 2 to 6 percent slopes	21.63	19.6%	IIIe		75
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	18.55	16.8%	Iw	I	90
Ro	Bon loam, 0 to 2 percent slopes, rarely flooded	18.54	16.8%	IIc		84
EeB	Egan-Ethan complex, 2 to 6 percent slopes	1.79	1.6%	IIe		85
Cc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.43	0.4%	VIw		34
Weighted Average						75.2

PARCEL 8 • TURNER COUNTY

Crop Acres: 79.62 +/-

Legal: N½NW¼ 15-97-52

Parcel 8 encompasses 79.62 +/- acres of tillable cropland. The parcel carries one of the highest soil productivity ratings among the parcels offered for lease and is well configured for high-yield, efficient farming operations.



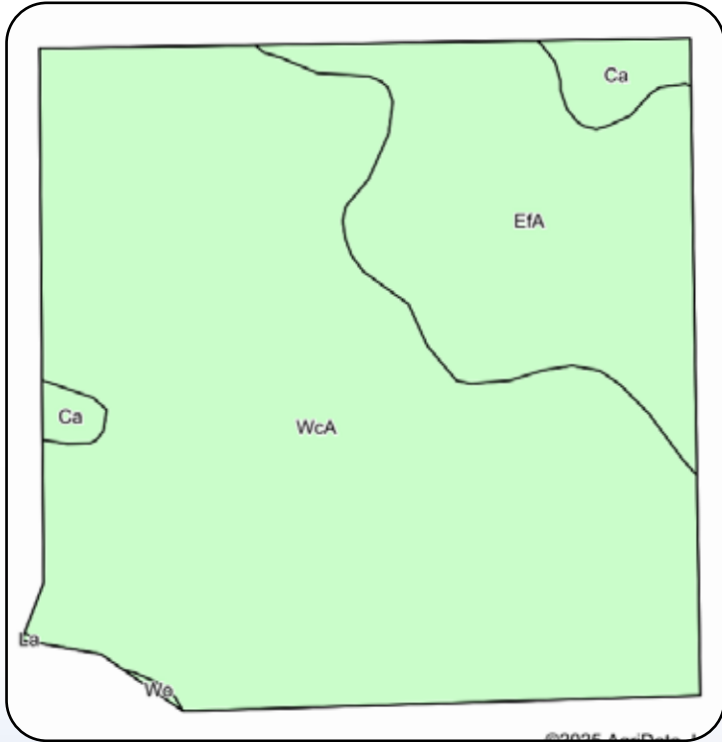
Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Irr Class %c	Productivity Index
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	54.25	68.2%	Iw	I	90
BkA	Blendon fine sandy loam, cool, 0 to 3 percent slopes	18.00	22.6%	IIIs	Ile	66
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.20	6.5%	IIw		81
EtB	Ethan-Egan complex, 2 to 6 percent slopes	2.17	2.7%	IIle		75
Weighted Average						83.6

PARCEL 9 • TURNER COUNTY

Crop Acres: 156.1 +/-

Legal: Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 9-97-52 and Part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ 10-97-52 and Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ & Part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ 15-97-52 and Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ & Part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 16-97-52

Parcel 9 is comprised of 156.1 +/- acres of productive row crop land. This parcel offers the largest scale among the parcels offered for lease and carries the highest Soil Productivity Index (SPI). The field is well suited for high-yield crop production, featuring minimal field obstructions and well-draining terrain that supports efficient, long-term farming operations.



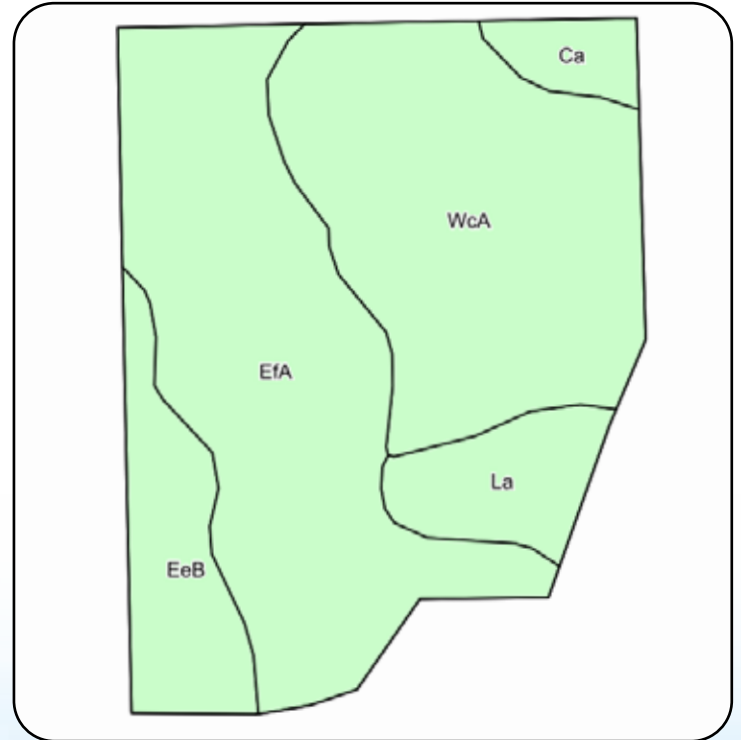
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	114.96	73.4%	Iw		86
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	37.04	23.6%	Iw	I	90
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	4.54	2.9%	IIw		81
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.15	0.1%	Vw		30
Weighted Average						86.7

PARCEL 10 • TURNER COUNTY

Crop Acres: 46.19 +/-

Legal: Part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; PT SWNE & Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ 16-97-52

Parcel 10 offers 46.19 +/- acres of agricultural land. The parcel is primarily tillable and supports row crop production with access provided off the owner's driveway. While smaller in size, this parcel has a strong production history and presents a practical opportunity to add acreage to an existing farming operation.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	19.22	41.6%	Iw	I	90
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	17.07	37.0%	Iw		86
EeB	Egan-Ethan complex, 2 to 6 percent slopes	4.95	10.7%	Ile		85
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	3.43	7.4%	Ilw	Ilw	70
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	1.52	3.3%	Ilw		81
Weighted Average						86.2

INSTRUCTIONS ON BIDDING ONLINE



LAND LEASE: 758.96 ACRES - LINCOLN & TURNER COUNTIES, SD

Bidding Opens:
Friday, January 23, 2026 - 10:00 AM


Bidding Closes:
Wednesday, January 28, 2026 - 02:00 PM

[Click Here For Online Bidding](#)
Owner:
Shade Family

STEP 1

**Click the Blue Bar
to Access Online
Bidding Portal**

CONTACT



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605.351.4931
nbroughton@pifers.com

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UPCOMING

Land Lease: 758.96 Acres - Lincoln & Turner Counties, SD



SUMMARY

LAND LEASE AUCTION

BIDDING OPENS: Friday, January 23, 2026 - 10:00 AM

BIDDING CLOSES: Wednesday, January 28, 2026 - 2:00 PM

Register to bid

View lots

STEP 2

**New Bidder? Register!
Bid on a Land Auction
Before? Login!**

STEP 4

**Once Steps 2 & 3 Are
Completed, Click The Blue
"Register To Bid" Button**

STEP 3

New Bidder

STEP 3

**Previous Bidder,
Enter Login
Information**

Log-In [or create a bidder account](#)

Email

Password

☐ Remember me

Next

[Forgot your password?](#)
[Account locked?](#)

INSTRUCTIONS ON BIDDING ONLINE

Receive Upcoming Auction SMS Notifications? (enable sms notifications for your phone number)

☐ Accept Terms (check this box)

Confirm Accept Terms

STEP 5

Click the "Accept Terms" Box & Then Click The Blue "Confirm Accept Terms" Box

IMPORTANT!

Scroll To The Bottom Of The Bidding Page To Access The Terms!

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Land Lease: 758.96 Acres - Lincoln & Turner Counties, SD



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LAND AUCTION

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Approved to bid

View lots

STEP 6

"Approved To Bid"
Will Appear if you are
Registered! Click "View
Lots" to Enter Bidding Page

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Bidding Site: Nextlot

Technical Issues: 701.289.5985

Website: land.pifers.com/bidder/support



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