

160.4 Acres • Turner County, SD

Farmstead Auction

Tuesday, September 29, 2026 - 12:00 p.m.
Pifer's Regional Office: 28020 Boondock Ave. • Worthing, SD



OWNER: Yttreness Sisters



Pifer's

605.271.7730
www.pifers.com

INTRODUCTION

Located in Turner Township, this 160 +/- acre property offers a combination of productive cropland, pasture, and a rural homesite with plenty of potential.

The property features an older homesite with mature trees and rural water available along 486th St. With some cleanup, the homesite would make an excellent location for a new home, shop, or farmstead.

The land has a Soil Productivity Index (SPI) of 79.6, making it well suited for both crop production and livestock operations. Whether you're looking for a starter farm, a country acreage, or additional land to add to your current farming operation, this property offers a variety of possibilities.

Conveniently located a short drive from Lennox, Sioux Falls, and Beresford, the property provides the benefits of rural living while remaining close to area communities. This property is a great opportunity for first-time land buyers, producers looking to expand their operation, or investors seeking quality agricultural land in Turner County!



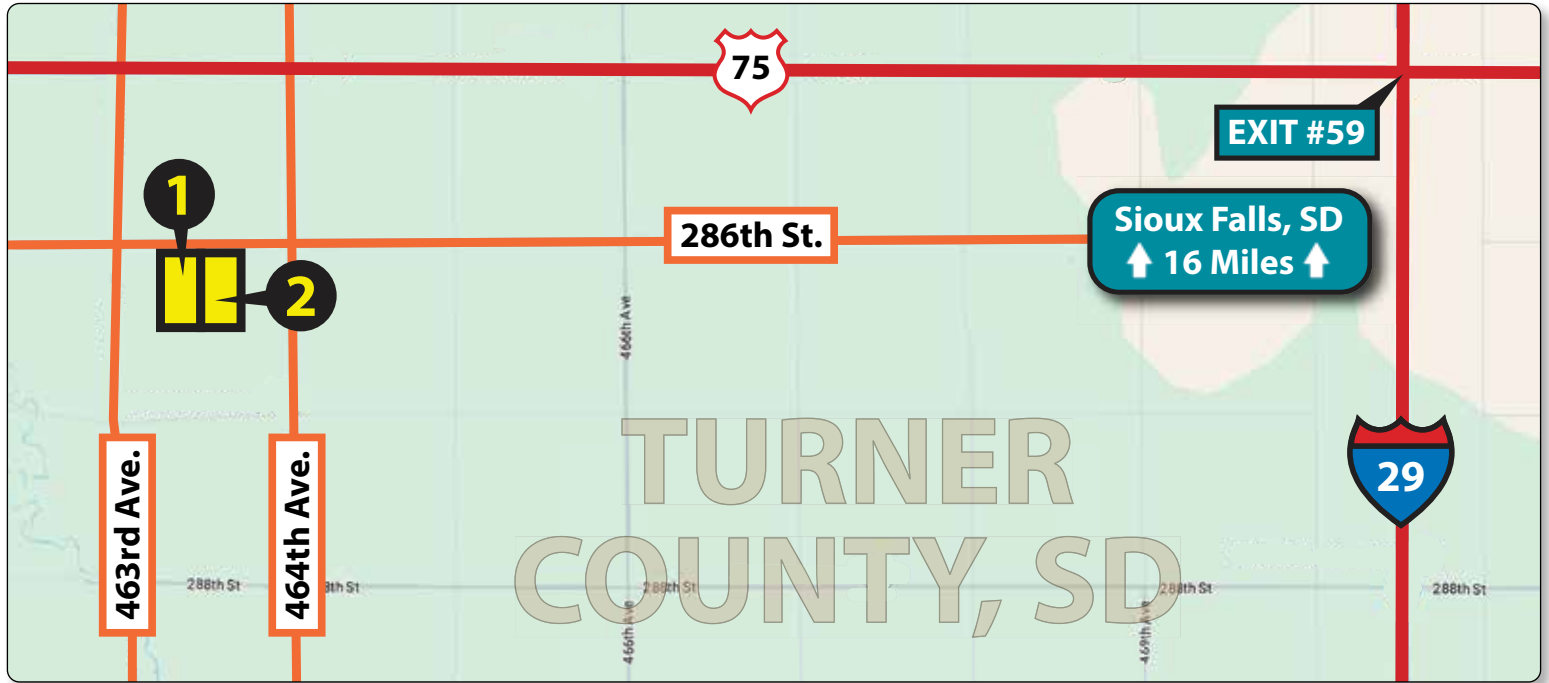
PROPERTY HIGHLIGHTS

- 160 +/- total acres
- Combination of productive cropland and pasture
- Older homesite with mature trees
- Rural water available along 486th St.
- Good potential building site after cleanup
- Convenient location near Lennox, Sioux Falls, and Beresford
- Current tenant in place
- Possession of the farmland will be given December 31, 2026, subject to the existing lease



PROPERTY INFORMATION

From Sioux Falls, SD, travel south on I-29 for 16 miles to Exit 59. From there, head west on Highway 18 for 6.4 miles. Turn south onto 463rd Ave. and continue 1.5 miles, then turn west onto 286th St. The northern border of both parcels begins approximately 0.5 miles west.



Chris Bair | 605.271.7730 | cbair@pifers.com



PARCEL 1

Acres: 83.72 +/-
 Legal: W1½NE¼ 12-97-52 (OSR= .882)
 FSA Crop Acres: 70.6 +/-
 Taxes (2025): \$2,383.84

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Corn	65.32	129 bu.
Soybeans	64.48	38 bu.
Total Base Acres: 128.80		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	35.46	50.1%	Ile	84
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	20.31	28.8%	Iw	86
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.87	12.6%	Vw	30
Ba	Baltic silty clay loam, 0 to 2 percent slopes, occasionally ponded	2.86	4.1%	Vw	40
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.26	3.2%	Ilw	81
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	0.46	0.7%	Iw	90
Te	Tetonka silt loam, 0 to 1 percent slopes	0.38	0.5%	IVw	56
Weighted Average					75.8



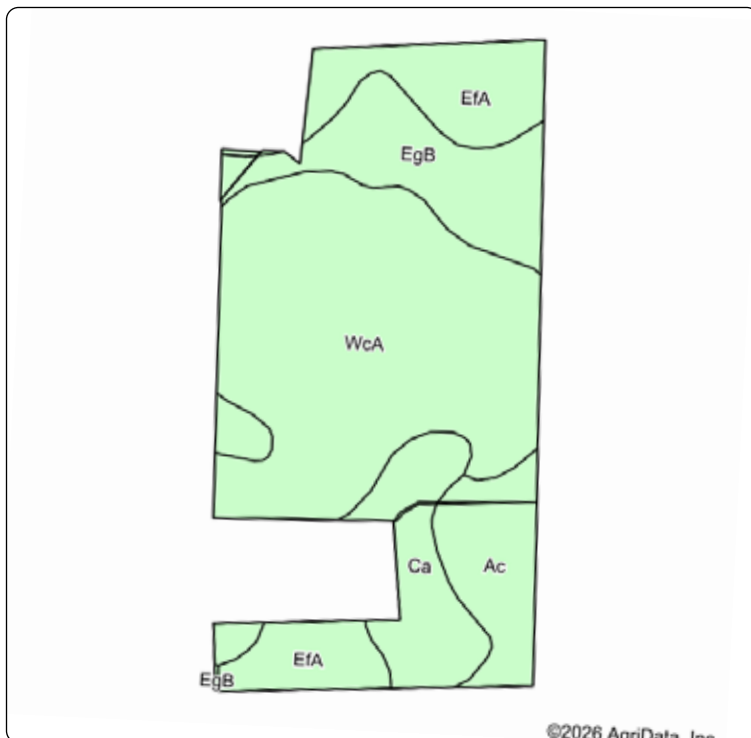
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PARCEL 2

Acres: 76.68 +/-
 Legal: E½NW¼ 12-97-52 (OSR= .750)
 FSA Crop Acres: 67.02 +/-
 Taxes (2025): \$1,827.28

PARCELS 1 & 2 COMBINED		
Crop	Base Acres	Yield
Corn	65.32	129 bu.
Soybeans	64.48	38 bu.
Total Base Acres: 128.80		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	32.55	48.6%	Iw	86
EgB	Egan-Wentworth complex, 2 to 6 percent slopes	10.40	15.5%	Ile	84
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	10.25	15.3%	Iw	90
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	7.51	11.2%	IIw	81
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	6.31	9.4%	I	94
Weighted Average					86.5



PROPERTY PHOTOS



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TERMS & CONDITIONS

I. 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.

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 10/26/26. 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.

II. 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 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.

III. 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 Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before October 26, 2026, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes 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 The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property. It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. 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.

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

Purchaser'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 Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. 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.

VII. 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, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

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, Pifer's Auction & Realty.

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

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, SD #12782 & Chris Bair, SD #17588.

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