

UNION COUNTY, SD LAND AUCTION

2 Choice Farms Consisting of +/-168.43 Acres of Highly Productive Union County, SD Cropland
– Consisting of +/-120 Acres of Irrigated Cropland in Elk Point Twp. & +/-48.43 Acres of High Percentage Tillable Cropland in Civil Bend Twp. – Both with Highly Productive Soils & Extremely High Percentages Tillable!

We will offer the following Land at Public Auction "On Site" at Farm #1 – Located from Elk Point, SD (Jct. of Union Co. Hwy. #1B & 325th St./Co. Hwy. #9) – 1 Mile E. on 325th St./Co. Hwy. #9, then 1/10 Mile South on 478th Ave to the NW corner of the land.

TUESDAY DECEMBER 16, 2025

Sale Time: 11:00 AM

AUCTIONEER'S NOTE: ATTENTION – Row Crop Operators & Investors!! The Heirs of Elizabeth Schmitz have awarded Sutton Auctioneers and Land Brokers, LLC the privilege to offer these Two Choice Parcels of Union County Land at Public Auction. This land has been in the Schmitz Family for many decades; thus, this auction provides a "Once in a Lifetime Opportunity" to purchase these Union County, SD farms. Additionally, these farms have an excellent location being located within a close proximity to Elk Point, SD, near to Southeast Farmers Coop Elevator & other nearby grain markets and points of interest. Each of these parcels will be available to farm or lease as the buyer should desire for the 2026 crop year. If you are in the market for land as an addition to a row crop or farming operation, or as an investment, you will want to inspect these choice farms and make plans to attend this auction!

FARM #1: +/-120.00 Acres in Elk Point Twp., Union Co., SD – LEGAL DESC.: The NE ¼ Exc. The N. 40 Rods Less the NW¼ of the NW¼ of the NW¼ of Sec. 29, T. 91N., R. 49W., (Elk Point Twp.), Union County, SD
Farm #1 is an exceptional irrigated inside +/-120 acre parcel with superb soils and is bordered only on the west by roadway (476th Ave.).

FARM #2: +/-48.43 Acres in Civil Bend Twp., Union Co., SD – LEGAL DESC.: The E. ½ of Lot 2 in the NE ¼ of Sec. 3, T. 90 N, R. 49W, Civil Bend Twp., Union County, SD - **Located from the South Side of Farm #1** – ½ Mile South on 478th Ave, then 1 mile SE on Co. Hwy. #1B to 327th St., then approx. 1 Mile East on 327th St. to the NE Corner of the land at the Jct. of 480th Ave & 327th St. or **From Elk Point** – 3 miles East on 325th St., then 2 miles South on 480th Ave.

Farm #2 is an excellent productive and virtually all tillable parcel of land located within 1 mile of Southeast Farmers Coop Elevator, near Elk Point, SD.

TERMS: Cash - A 10% nonrefundable downpayment on sale day with the balance on or before Feb. 4, 2026. Sold subject to confirmation of the Trustee. **Each of these individual parcels have the potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/ or their investment portfolio. To view complete terms and other information see www.suttonauction.com or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.**

ELIZABETH SCHMITZ ESTATE/TRUST, Owner
Cynthia Heiberger – Trustee

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315
JARED SUTTON, CAI – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-864-8527
DAN UTHE – RE Broker Associate – Sioux Falls, SD – ph. 605-351-2230
TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates – Canton, SD – Ph. 605-987-2404
& GAGE GULLICKSON – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-651-3867