MELVIN KIECKSEE & CAROL KIECKSEE, Owners

MOODY COUNTY, SD LAND AUCTION

+/-179.14 Acres of Very Well Located Union Twp., Moody County, SD Land with a Mixture of Highly Productive Cropland, Pasture & Hayland Situated in Prominent Agricultural Area!! This Land is bordered by an Oil Highway & may also offer areas for establishment of a future rural acreage site(s)!

We will offer the following land onsite at Public Auction with the land located from Flandreau, SD (Jct. of SD Hwy #13 & Pipestone Ave) – 5 miles E. on 230th St./Co. Hwy. #8C & 1 ¼ miles N. on 486th Ave/Co. Hwy. #17. Or from Rolling Plains Mennonite Church – 2 ¾ miles S. on 486th Ave/Co. Oil Hwy. #17.

SUTTON AUCTIONEERS & LAND BROKERS LLC

MONDAY NOVEMBER 16, 2026
SALE TIME: 10:00 AM

AUCTIONEER'S NOTE: ATTENTION - Row Crop Operators, Crop-Livestock Operators & Investors!! Sutton Auctioneers and Land Brokers have been awarded the privilege to offer this Union Twp., Moody County land at public auction. This land has been in the Kiecksee Family ownership for nearly 60 years, making this a once-in-a-lifetime opportunity to purchase this land! The land being offered will consist of a mixture of highly productive cropland as well as scenic areas & good location which may have potential for a future rural acreage site(s). If you are in the market for land as an addition to a row crop or farming operation, crop livestock operation, or as an investment, you will want to inspect this property and make plans to be in attendance at this auction!

MELVIN KIECKSEE & CAROL KIECKSEE, Owners

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

DEAN STOLTENBERG – Auctioneer & RE Broker Assoc. –Jasper, MN – ph. 507-348-7352

GAGE GULLICKSON – Auctioneer & RE Broker Assoc. Flandreau, SD – ph. 605-651-3867

This Surveyed +/-179.14 Acre Farm will be offered as – **PARCEL #1** – The S. +/-139.21 Acres – LEGAL DESC. – The SW ¼ Exc. Tr. 1A, 2A, Tr. 3 & Tr. #4 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD; **PARCEL #2** – +/-39.93 Acres – LEGAL DESC. – To be Platted as Tr. #4 of Kiecksee's Addn. in Sec. 17, T. 107N., R. 47W., Union Twp., Moody County, SD. **COMBINATION OF PARCEL #1 & #2**: Unit Legal Desc.: The SW ¼ of Sec. 17, Exc. Tr. 1A, 2A, & Tr. 3 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD

The land being offered for sale on this auction consists of a parcel of land with highly productive tillable acres tillable inclusive of choice high caliber cropland with some extremely high quality soils & existing pasture & hayland. This land will be offered in individual Parcels or as a combined +/-179.14 Acre Unit, with the acres being sold to be in accordance with a survey as completed by Midwest Land Surveying Inc. According to FSA information the SW ¼ (Farm #5684) is indicated to approximately 107.66 acres of cropland with a 27.60 acre corn base with a 133 Bu. PLC Yield, a 7.00 acre soybean base with a 43 bu. PLC yield, a 5.00 acre oats base with a 59 Bu. PLC yield & a 2.60 acre wheat base with a 29 Bu. PLC yield. The southern +/-40 acres in Farm According to FSA information Farm #5685 is indicated to have +/-21.24 acres of cropland with a 5.30 acre corn base & a 149 Bu. PLC yield, a 1.40 acre soybean basw & a 45 Bu. PLC yield as well as a .50 acre wheat base with a 29 Bu. PLC yield. According to county assessor's information this parcel has an overall soil rating of a .732 on the SE ¼ of Sec. 17 & a .587 on the NW ¼ of the NE ¼ of Sec. 20. Comparatively, information from Surety Agridata Inc. indicates this farm has a weighted average productivity index of a 70.0 in its entirety. Parcel #1 is indicated to have a weighted average productivity index of a 74.7 with over 70% of Class I & II soils & lower soils on the pasture & non-tillable areas. Parcel 1 will have access to the pasture along the section line located through 229th St. (Existing acreage & cattle yards along 229th St. of Parcel #1 is not included in the land being sold). Parcel #2 is currently utilized as hayland but could have potential to be convert areas back to cropland as prev. +/-24.49 acres had a cropland history. This parcel could also have the potential to be used for pasture or with its good location being bordered by an oil highway may have the potential to be utilized as a future Rural Acreage Site/Hobby Farm w/ some scenic terrains that would make for an attractive site for establishment of a new home.

Parcel #2 is indicated to have a weighted average productivity index of a 53.9. According to information provided by Big Sioux Community Water, this parcel has an existing RW line which runs along the W. side of 486th Ave. For specific inquiries interested parties should contact Big Sioux Community Rural Water at 605-997-2098 concerning water availability or costs.

According to Moody County Planning & Zoning this land will have 4 Rural Housing Eligibilities assigned to Parcel #1 (which are tied into the Eastern portion of the land), & 1 Rural Housing Eligibility on Parcel #2. This land will be available to farm or lease for the 2027 crop year, The 2025 taxes payable in 2026 on this land are $3,649.28 on the SE ¼ of Sec. 17 & $678.52 on the NW ¼ of the NE ¼ of Sec. 20. This is a choice offering of land that has 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 investment portfolio as well as crop-livestock operators & for individuals seeking a smaller hobby farm or potential Rural Acreage Site!

LEGAL DESC.: Unit Legal Desc.: The SW ¼ of Sec. 17 Exc. Tr. 1A, 2A, & Tr. 3 of Kiecksee's Addn. in Sec. 17 & the NW ¼ of the NE ¼ of Sec. 20, T. 107N., R. 47W., Union Twp., Moody County, SD

TERMS: Cash – Short Term Installment Sale – A 10% non-refundable earnest money payment on the day of the sale, an additional 40% on or before Dec. 28, 2026 and the remaining 50% on Jan. 4, 2027 and not prior to Jan. 1, 2027, with full possession for the 2027 crop year and Fall tillage privileges subsequent to the rights of the existing tenants to harvest the 2027 standing crops. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee to be divided 50-50 between the buyer(s) and sellers. All of the 2026 RE taxes payable in 2027 will be paid by the sellers with purchaser(s) to be responsible for the 2027 RE taxes payable in 2028. The total acres being sold will be sold in accordance with the acres as determined by a recent survey completed by Midwest Land Surveying Inc., with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed & will be subject to an updated reconstitution of acres. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Moody County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

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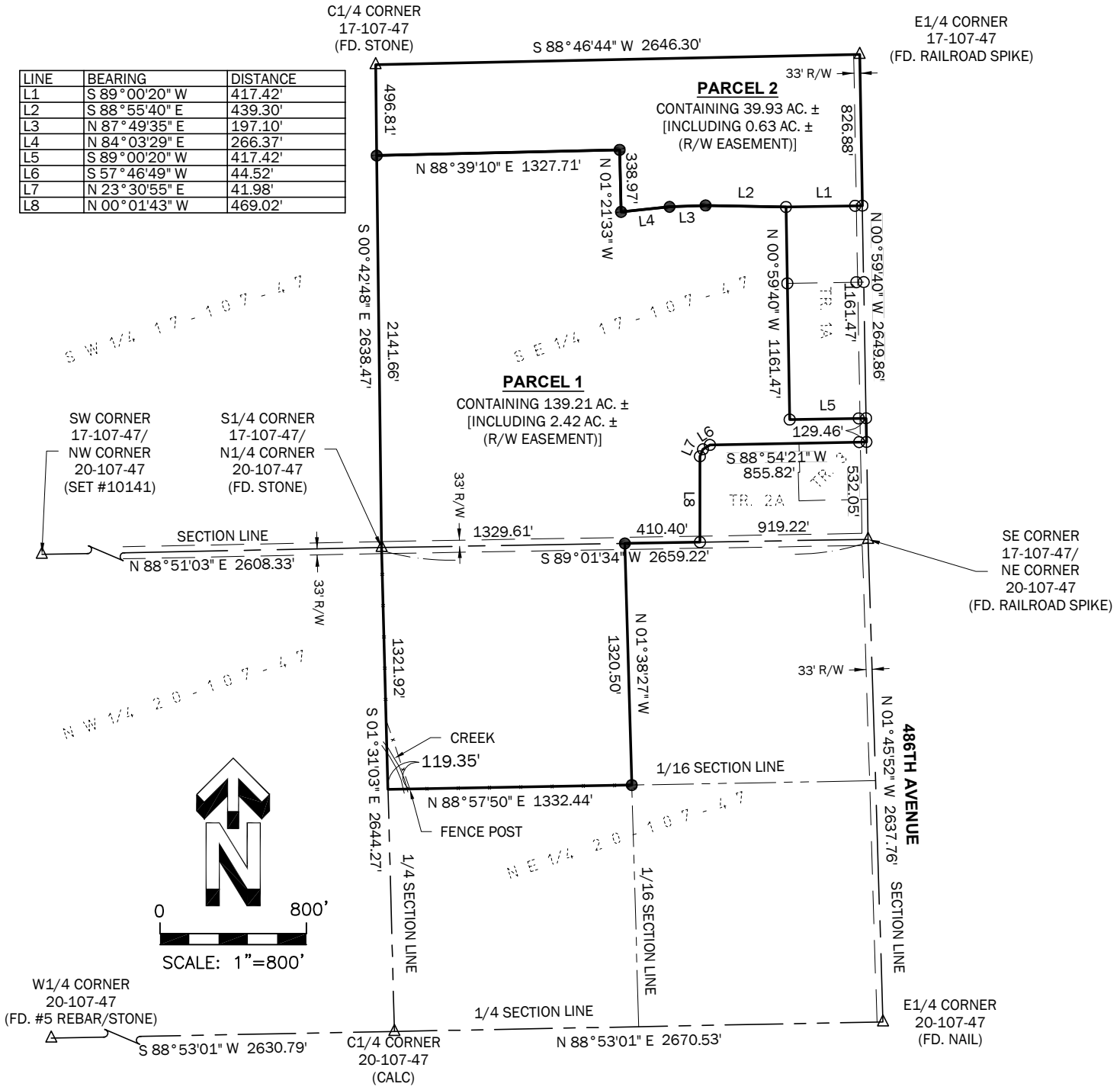
SALE DRAWING - PARCEL 1 AND PARCEL 2

IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, T107N, R47W, MOODY COUNTY, SOUTH DAKOTA.

LINE	BEARING	DISTANCE
L1	S 89°00'20" W	417.42'
L2	S 88°55'40" E	439.30'
L3	N 87°49'35" E	197.10'
L4	N 84°03'29" E	266.37'
L5	S 89°00'20" W	417.42'
L6	S 57°46'49" W	44.52'
L7	N 23°30'55" E	41.98'
L8	N 00°01'43" W	469.02'



OWNERS: MELVIN KIECKEE ETAL

CLIENT: CHUCK SUTTON

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- — — — PREVIOUSLY PLATTED LINE
- - - - - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.

PROJECT #26-473
DRAWN BY: JJW

PARCEL 1 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 107 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT KIECKSEE'S ADDITION CONTAINED THEREIN.

PARCEL 2 LEGAL DESCRIPTION:

TO BE PLATTED AS TRACT 4 OF KIECKSEE'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 107 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

TOTAL ACRES
179.14 ACRES± [INCLUDING 3.05 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 1
139.21 ACRES± [INCLUDING 2.42 AC.± OF R/W (EASEMENT)]

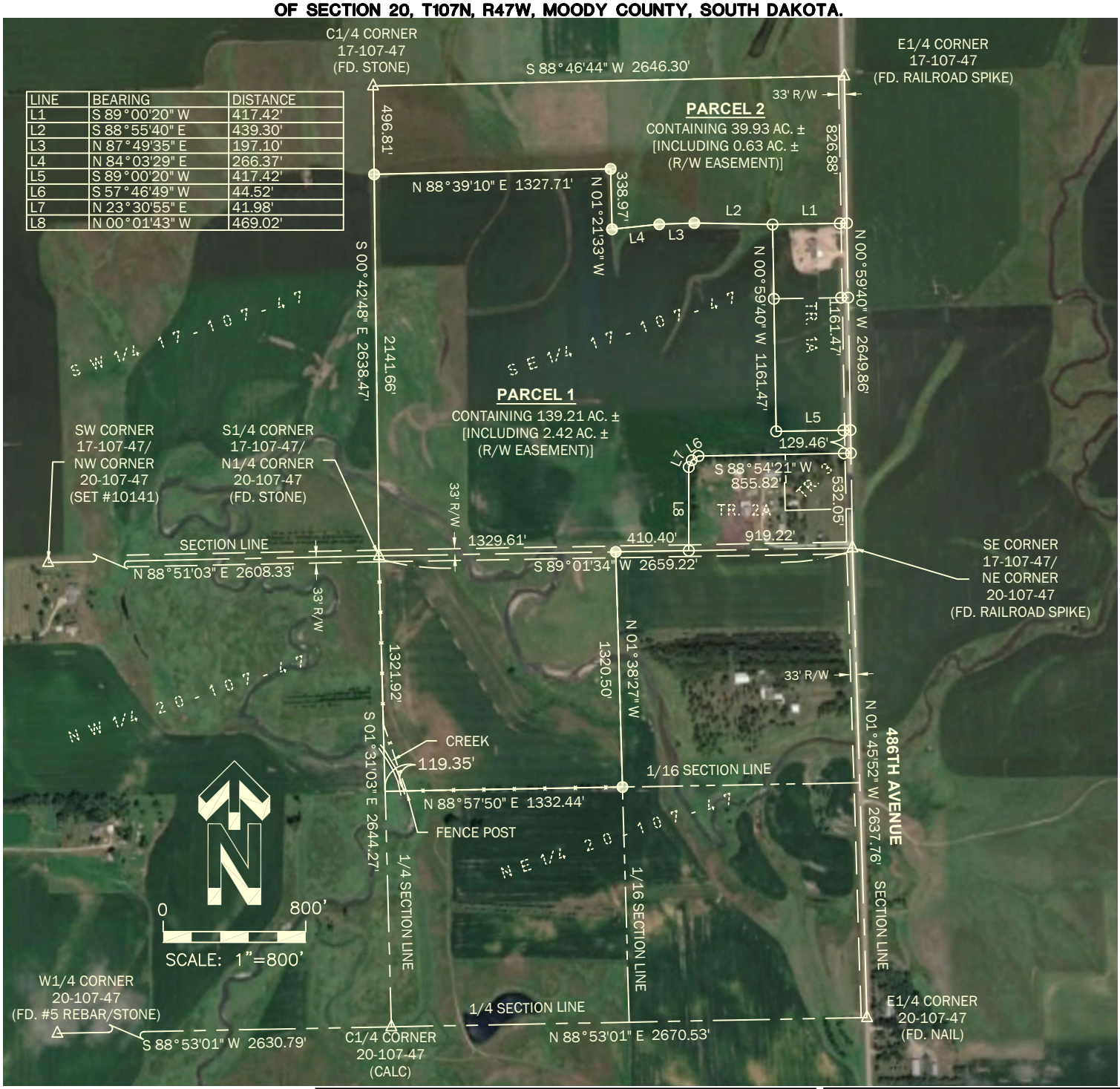
TOTAL ACRES FOR PARCEL 2
39.93 ACRES± [INCLUDING 0.63 AC.± OF R/W (EASEMENT)]

Midwest LAND SURVEYING, INC.

211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

SALE DRAWING - PARCEL 1 AND PARCEL 2

IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, T107N, R47W, MOODY COUNTY, SOUTH DAKOTA.



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USDA United States Department of Agriculture

Moody County, South Dakota

Farm **5685**

Tract Boundary Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless Otherwise Noted
crops listed below are:
Non-Irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common

Producer Initial _____

Date _____

2026 Program Year
Phy. County: Moody
2023 imagery
S20 T107N R047W

0 350 700 Ft

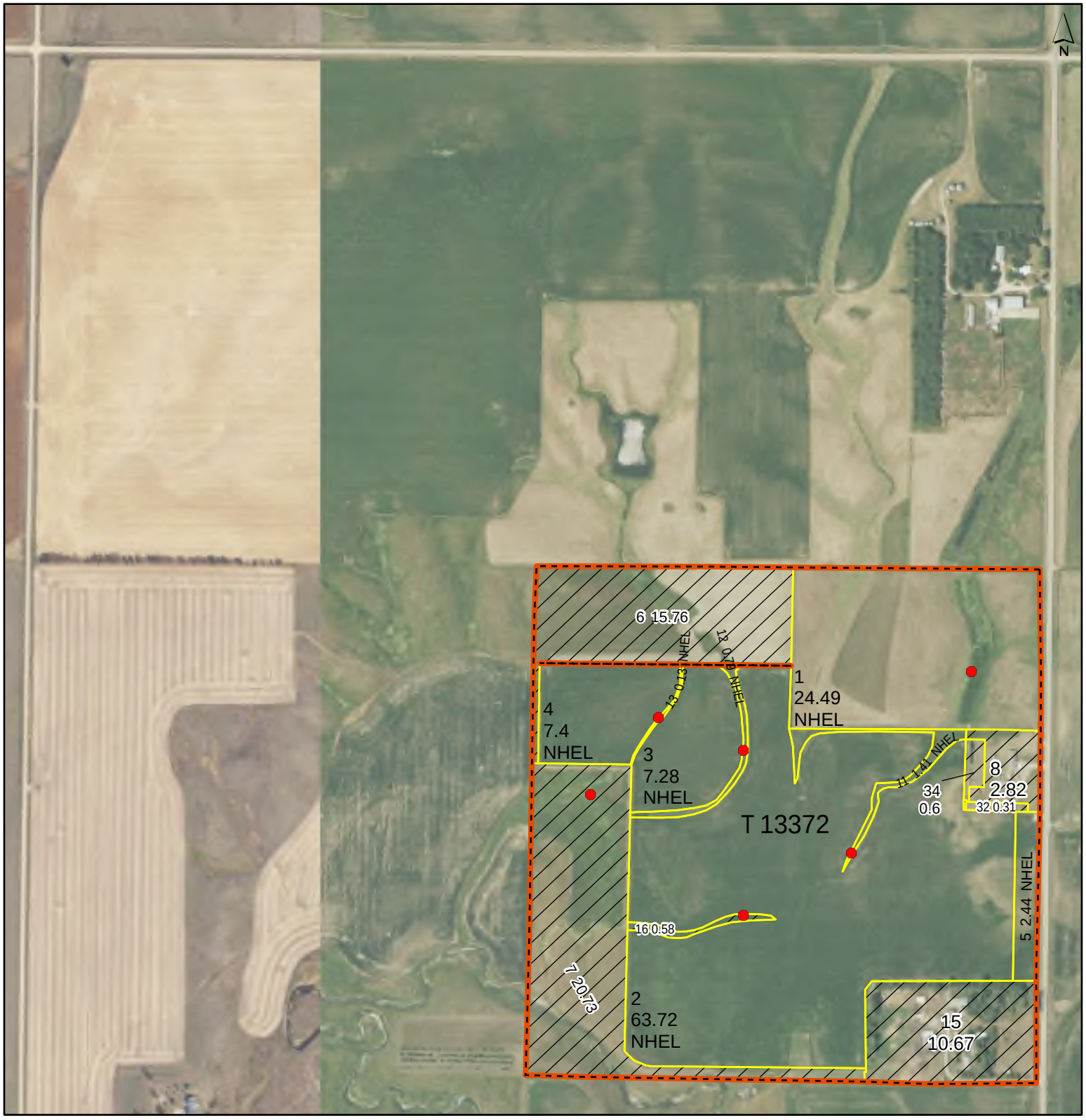
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/29/2026

USDA United States Department of Agriculture

Moody County, South Dakota

Farm **5684**



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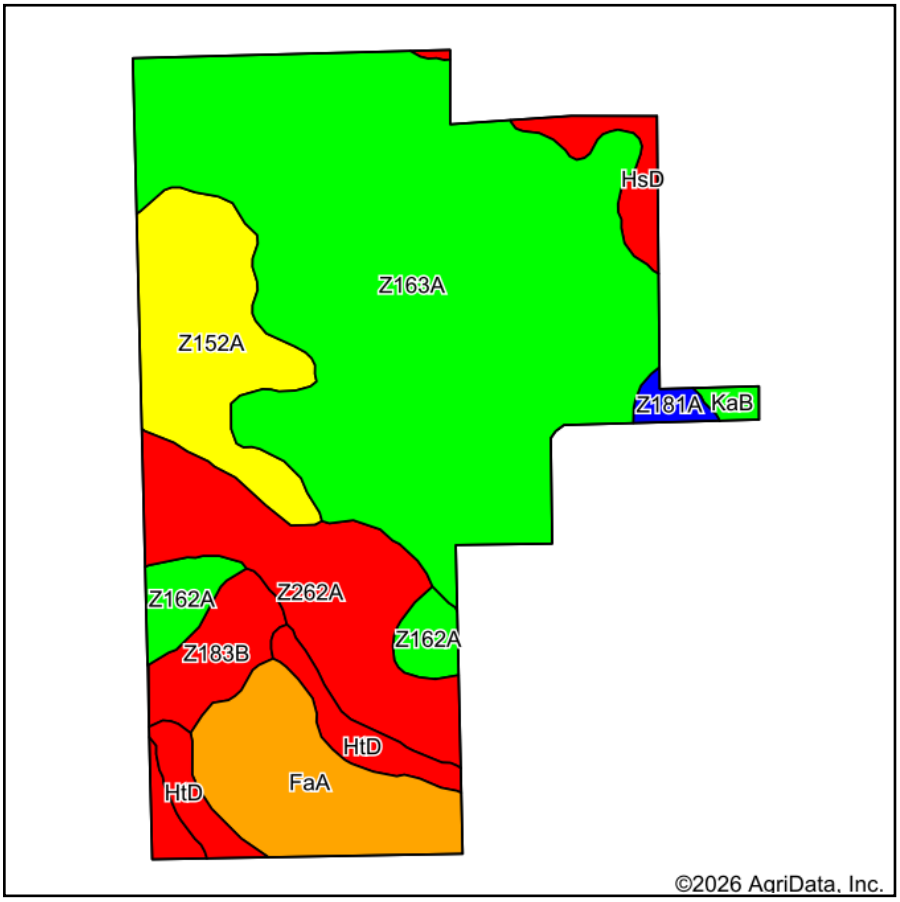
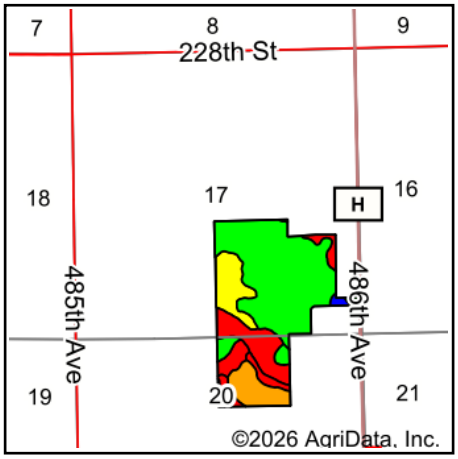
Map Created 04/29/2026

Kiecksee Parcel #1 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **17-107N-47W**
Township: **Union**
Acres: **139.21**
Date: **10/19/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

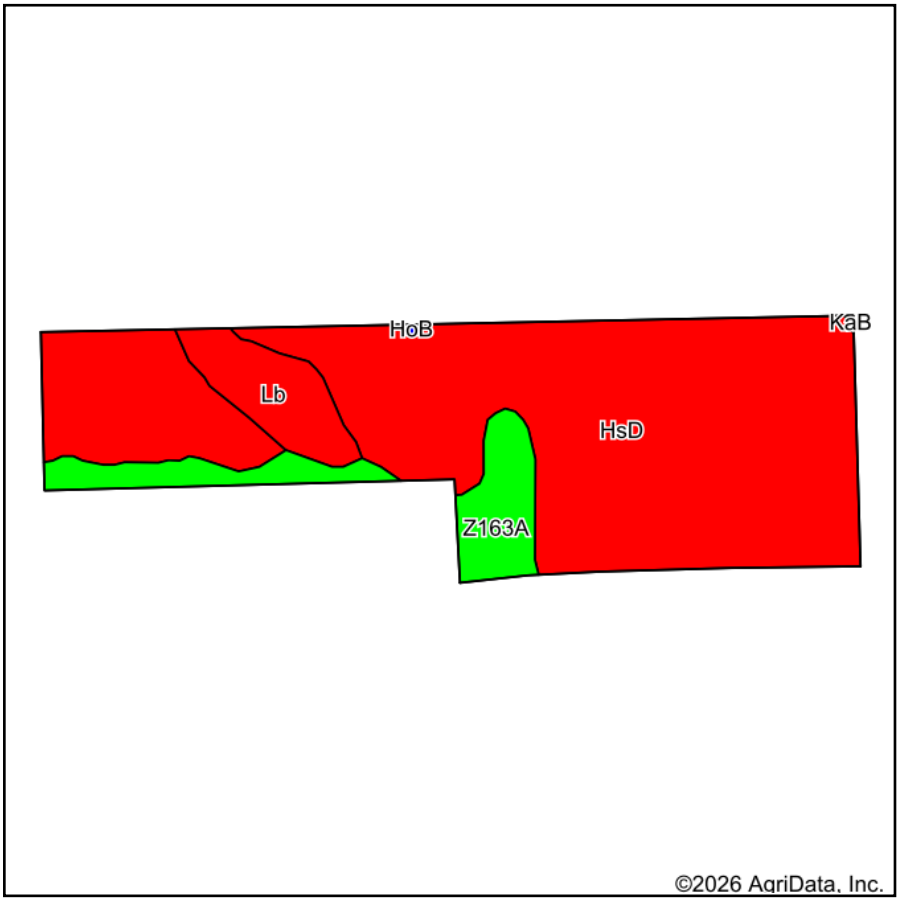
Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Z163A	La Prairie loam, coteau, 0 to 2 percent slopes, rarely flooded	73.92	53.2%		Iw		94
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	17.87	12.8%		VIw		15
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	14.63	10.5%		IIIw		67
FaA	Flandreau loam, 0 to 2 percent slopes	13.08	9.4%		IIs	IIe	77
HtD	Houdek-Talmo complex, 6 to 40 percent slopes	5.20	3.7%		IVe		40
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	4.97	3.6%		IIe		49
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	4.57	3.3%		Is		93
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	3.10	2.2%		IVe		50
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	1.13	0.8%		Is		86
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.74	0.5%		IIe		93
			Weighted Average		**2.17**	***-**	**74.7**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Kiecksee Parcel #2 Soils Map



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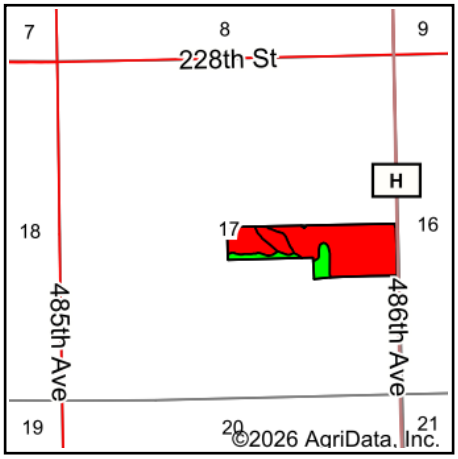

State: **South Dakota**
County: **Moody**
Location: **17-107N-47W**
Township: **Union**
Acres: **39.93**
Date: **10/19/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
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N W E S

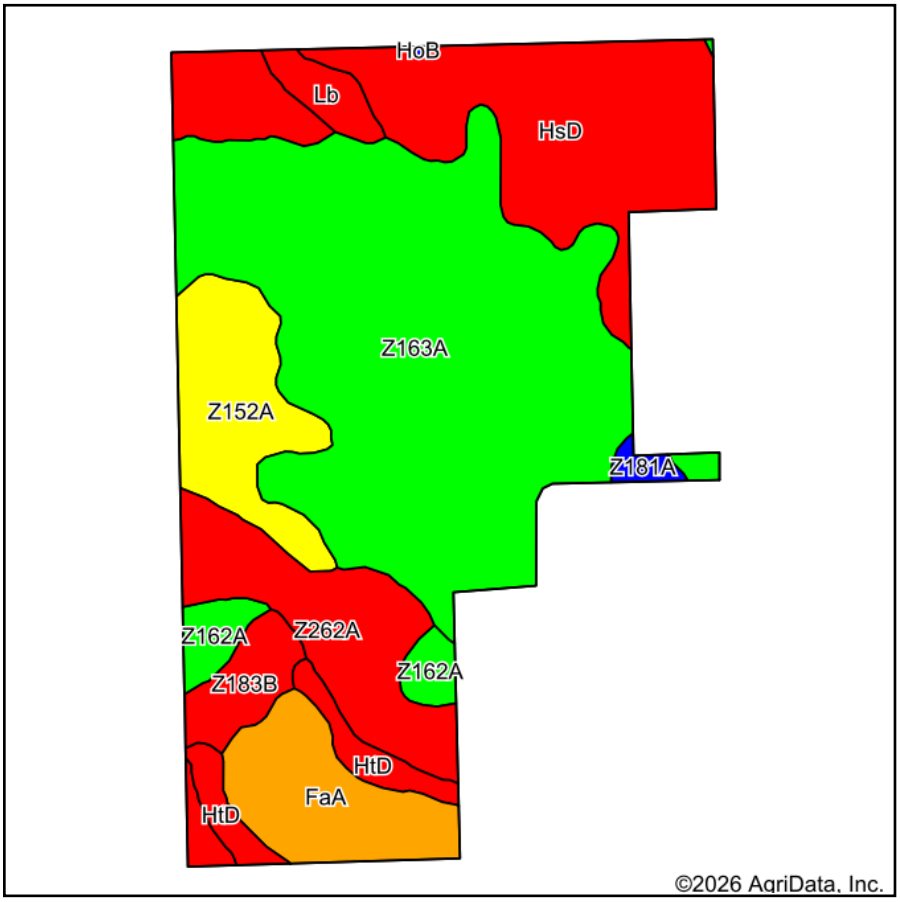
Area Symbol: SD101, Soil Area Version: 30

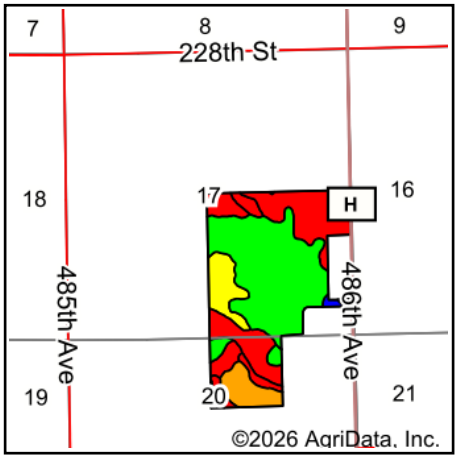
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	32.43	81.2%		IVe	50
Z163A	La Prairie loam, coteau, 0 to 2 percent slopes, rarely flooded	4.54	11.4%		Iw	94
Lb	Lamo silty clay loam, frequently flooded	2.96	7.4%		VIw	35
			Weighted Average		**3.81**	**53.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Kiecksee Unit Soils Map





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N W E S

Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Z163A	La Prairie loam, coteau, 0 to 2 percent slopes, rarely flooded	78.32	43.6%		Iw		94
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	36.10	20.2%		IVe		50
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	17.78	9.9%		VIw		15
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	14.46	8.1%		IIIw		67
FaA	Flandreau loam, 0 to 2 percent slopes	12.99	7.3%		IIs	IIe	77
HtD	Houdek-Talmo complex, 6 to 40 percent slopes	5.21	2.9%		IVe		40
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	4.96	2.8%		IIe		49
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	4.50	2.5%		Is		93
Lb	Lamo silty clay loam, frequently flooded	2.99	1.7%		VIw		35
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	1.09	0.6%		Is		86
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.67	0.4%		IIe		93
HoB	Houdek clay loam, 2 to 6 percent slopes	0.07	0.0%		IIe		86
			Weighted Average		**2.54**	***-**	**70**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

WWW.SUTTONAUCTION.COM

The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

Sutton Auctioneers & Land Brokers, LLC
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Sioux Falls, SD
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www.suttonauction.com

Pipestone Realty, LLC
120 N. Hiawatha Ave.
Pipestone, MN
ph. 507-825-3389
www.pipestonerealty.com

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"

NOTES:

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AUCTIONEERS &
LAND BROKERS LLC