

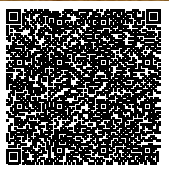
# 5,056.98± Acres Sully County, South Dakota Unreserved Online Land Auction Selling in 9 Tracts



Bid Online  
**JAN. 16-30,  
2025**

**BIDDING ENDS AT 11 A.M. CST**

Get a salebill, register and bid at  
[www.bigiron.com](http://www.bigiron.com)



**SELLER: ROLLING MEADOW RANCH INC.**

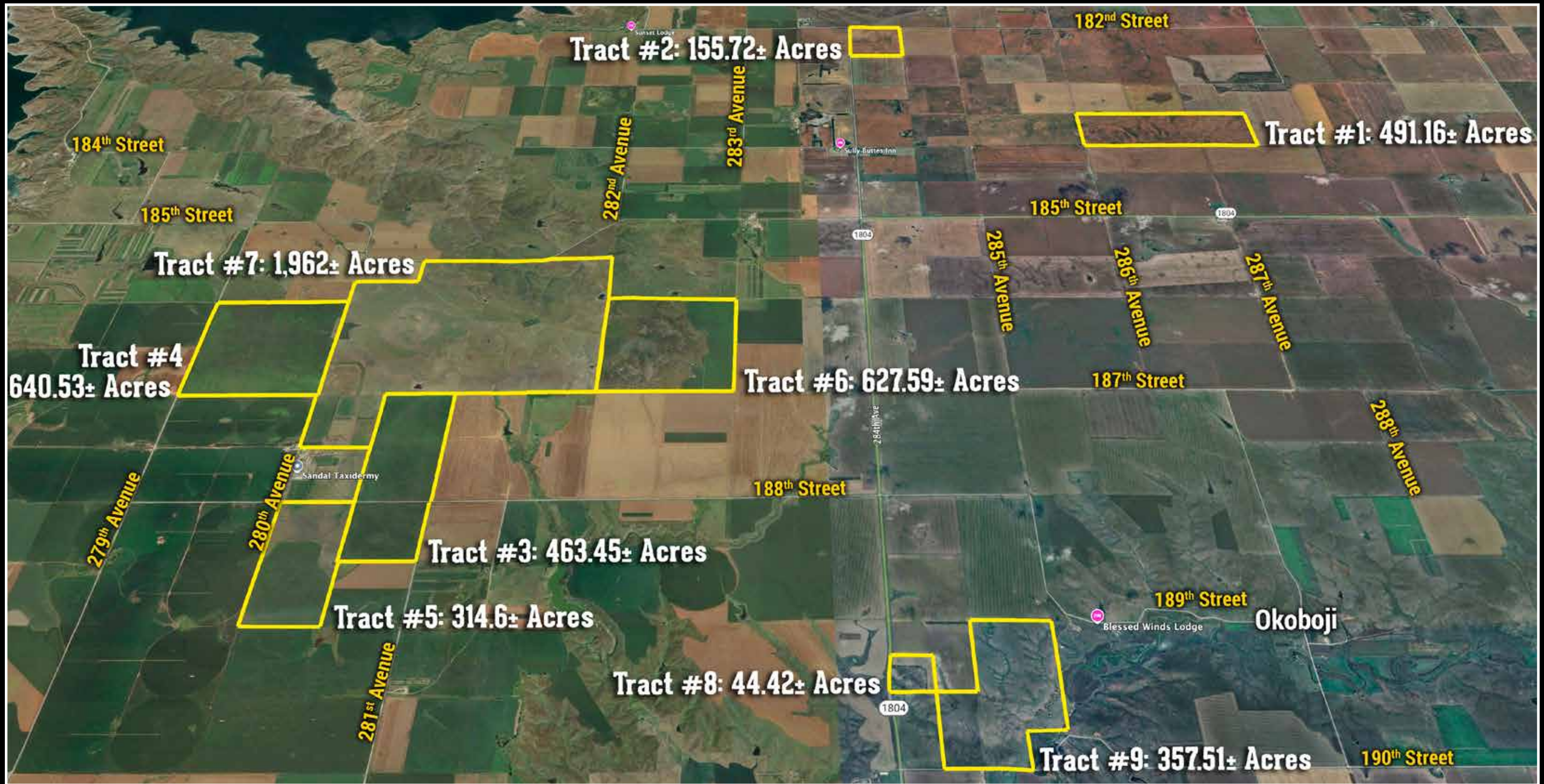
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Seller  
**Rolling Meadow Ranch Inc.**

For more information on these properties, visit  
[www.bigiron.com](http://www.bigiron.com) or contact the listing agent,  
**Tyce Meyer 605.842.6104**

# Tract #1: 491.16± Acres

## Description

3 continuous quarters farmed as one piece and planted to corn the last two cropping seasons.

## Legal

S ½ of Section 31 and the SW ¼ of Section 32-T115N-R79W, Sully County, SD.

## Location

15 miles west of Onida, SD, and 1 mile north of the highway via the section line.



# Tract #3: 463.45± Acres

## Description

3 connecting quarters of farm ground planted to corn the last 2 cropping seasons. Divided only by a well-maintained gravel road.

## Legal

E ½ of Section 19 and NE ¼ of Section 30-T114N-R80W, Sully County, SD.

## Location

3 miles west of State Hwy 1804 on 188th St less than 4 miles from Pike Haven resort on the Missouri River.



# Tract #2: 155.72± Acres

## Description

One quarter of farm ground planted to corn the last two cropping seasons.

## Legal

NW ¼ of Section 26-T115N-R80W, Sully County, SD.

## Location

4 miles east of the beautiful Missouri River, ½ mile east of West Prairie Resort, and 2 miles east of Sunset Lodge, or 18 miles west of Onida, SD and 3 miles north.



# Tract #4: 640.53± Acres

## Description

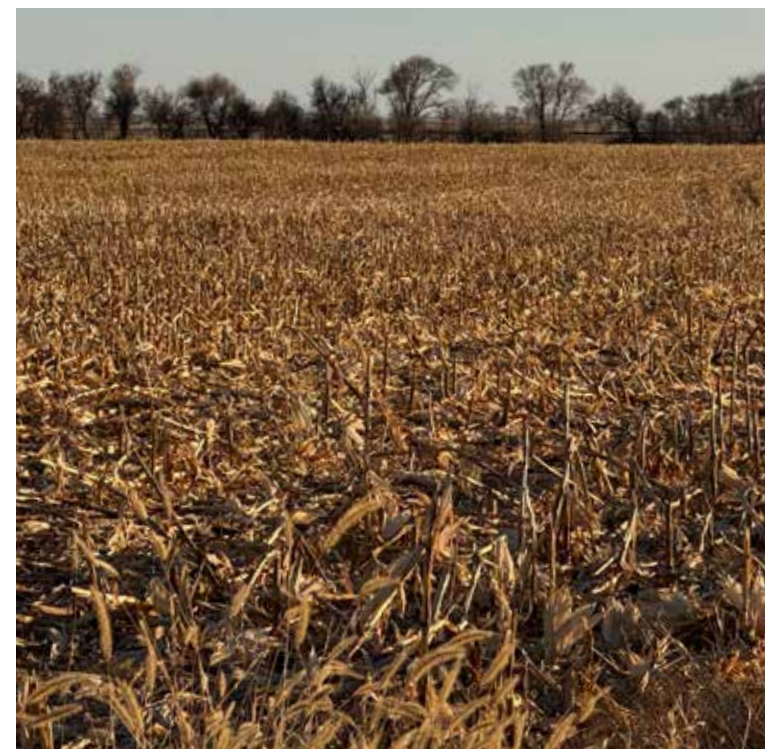
Roughly 634 acres of farm ground planted to corn the last two seasons with roughly 7 acres of grassland on the northeast side.

## Legal

Section 13-T114N-R81W, Sully County, SD.

## Location

5 miles west of State Hwy 1804 on 188th St and 1 mile north on 279th St. Less than 4 miles from Pike Haven resort on the Missouri River.



# Tract #5: 314.6± Acres

## Description

Roughly 184 acres of farm ground planted to corn the last 2 cropping seasons. With roughly 131 acres of newly broken pasture planted to corn in 2024.

## Legal

W ½ of Section 30-T114N- R80W, Sully County, SD.

## Location

4 miles west of State Hwy 1804 on 188th St and less than 6 miles from Pike Haven resort on the Missouri River.



# Tract #7: 1,962± Acres

## Description

Roughly 1,962 continuous acres, very well maintained, almost new fences surrounding the property, dividing it into multiple grazing areas. On the farthest south quarter, you will find 40 acres of farm ground, connected to 2 separate pens divided by established tree rows. Perfect for sorting, feeding or separating cattle.

## Legal

Section 17 and 18, including the S ½ of Section 8, SE ¼ of Section 7 and the S ½ of the SW ¼ of Section 7. Lastly the NW ¼ of Section 19-T114N-R80W, Sully County, SD.

## Location

The north boundary is 3 miles west of Hwy. 1804 on 185th St. Less than 5 miles from Pike Haven Resort.



# Tract #6: 627.59± Acres

## Description

All of section 16 consisting of roughly 195 acres of farm ground on the east ½ planted to corn the last 2 seasons, connected to roughly 433 acres of pasture on the west.

## Legal

Section 16-T114N-R80W, Sully County, SD.

## Location

2 miles west of State Hwy 1804 on 188th St, then 1 mile north via the section line. Also, less than 6 miles from Pike Haven resort on the Missouri River.



# Tract #8: 44.42± Acres

## Description

Very potential homestead consisting of 44 acres directly off of Highway 1804, of which roughly 20 acres is farm ground, and 25 acres of pasture, of which 15 was planted to corn in 2024.

## Legal

SW ¼ of the NW ¼ of Section 35-T114N-R80W, Sully County, SD.

## Location

Bordered on the west by Hwy 1804 and is located about 25 miles north of Pierre or 25 west of Onida, SD.



# Tract #9: 357.51± Acres

## Description

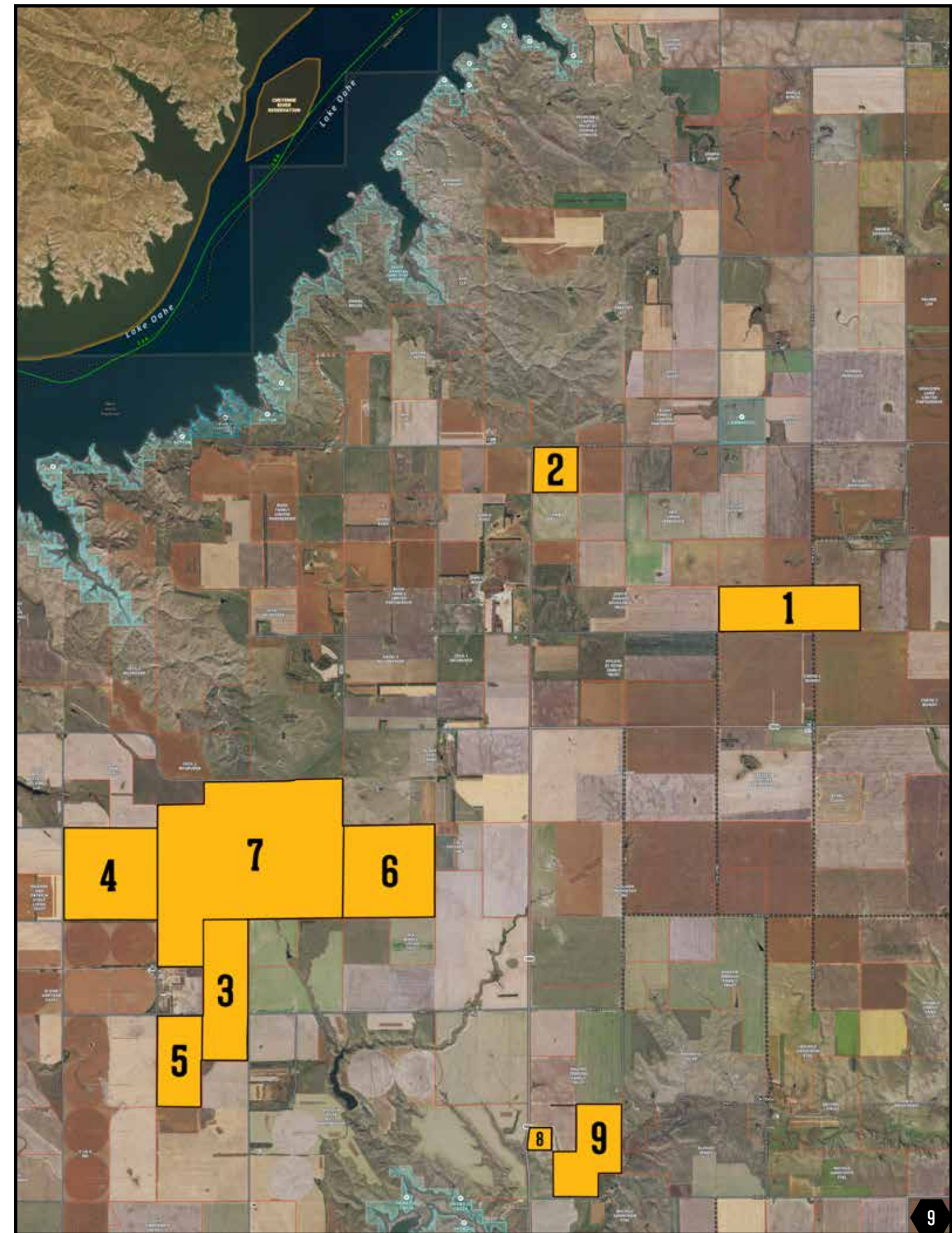
357 acres of prime cattle grazing or hunting opportunity, with rolling hills, valleys, dams, and scattered tree groves. This tract has access from a well-maintained gravel road on the south, although, no other major roads, or trails give access to this semi secluded piece of ground.

## Legal

NE ¼ and the N ½ of the SE ¼ of Section 35 including the E ½ of the SW ¼ and the SW ¼ of the SE ¼ of Section 35-T114N-R80W, Sully County, SD.

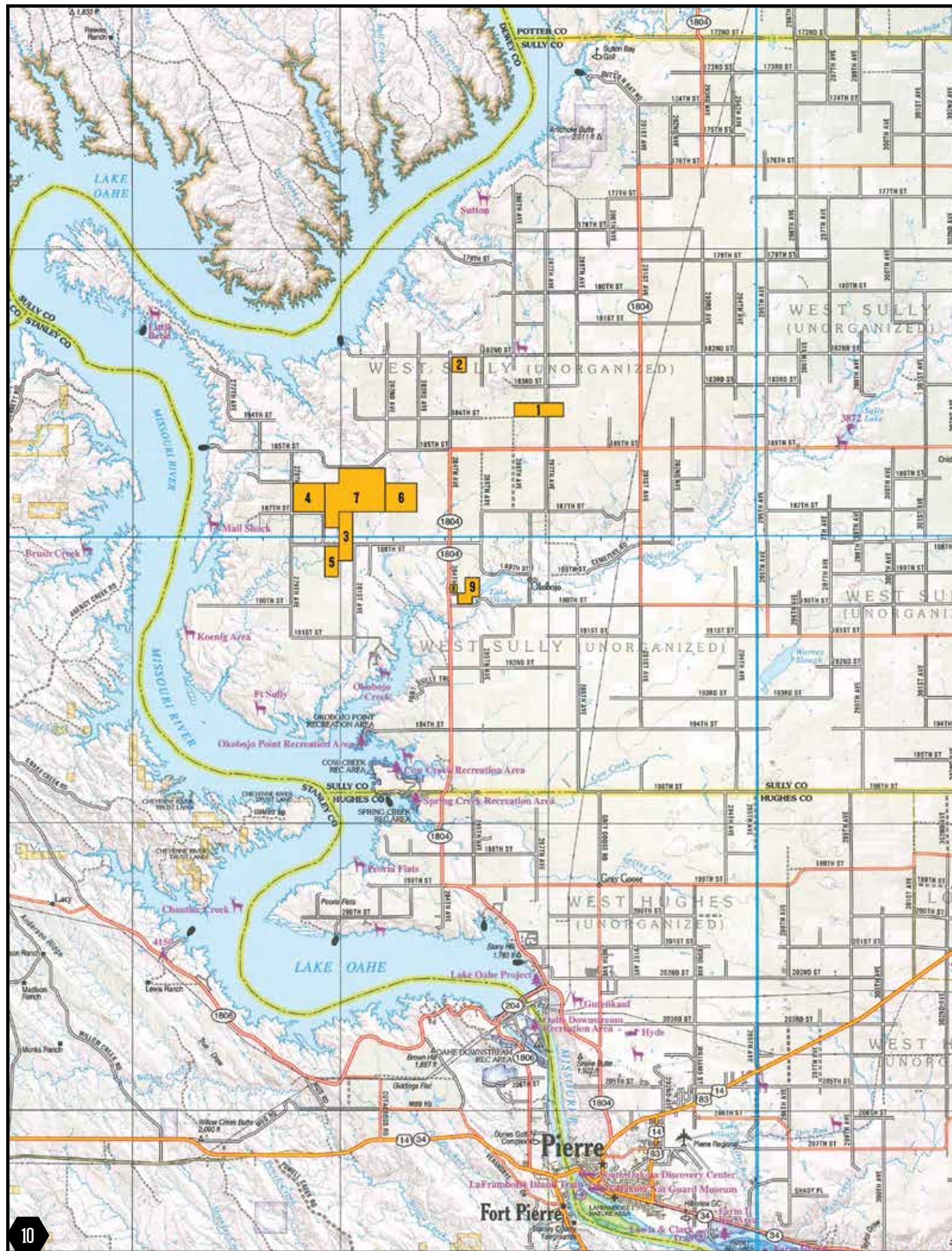
## Location

Just east of Hwy 1804 bordered on the south by 190th St.



# Additional Tract Photos





### BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be calculated per acre basis times the highest bid received on each tract. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on these tracts for 14 days beginning January 16, 2025, and ending January 30, 2025, at 11:00 a.m. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

### TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the Title Company. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before March 1, 2025. The seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and owners' policy premium will be paid by the seller and lender fees will be paid by the buyer. The 2025 real estate taxes will be prorated to the day of closing. Property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.



## Attend the Auction

**Thursday**  
**January 30, 2024**  
 9 a.m. CST until bidding ends

**Governor's Inn**  
 700 W Sioux Avenue  
 Pierre, SD 57501

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** Thinking of selling your property? Please attend this auction to see how it works!

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

## CONTACT YOUR LISTING AGENT



**TYCE MEYER**

605.842.6104

tyce.meyer@bigironrealty.com

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# BigIron REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601

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# CROPLAND & PASTURE

## 5,056.98± ACRES SULLY COUNTY, SD

» SELLING IN 9 TRACTS «

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Seller: Rolling Meadow Ranch Inc.

Contact Your Listing Agent

# Tyce Meyer 605.842.6104

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Explore the Property from Above

DRONE TOUR

