

# SEALED BID LAND AUCTION

**610 +/- ACRES OF POTTER COUNTY FARM  
AND HUNTING LAND OFFERED IN 3 TRACTS**



- Located in Section 21 & 28 of Avon Springs Township.
- Full Possession Available for the 2026 growing season.
- Productive Farmland with hunting potential.
- Excellent Access.

**Sellers: Nelson Family**

## **Auctioneers Notes:**

All offers must be made on forms/bid sheet obtained from Action Buyers resource, LLC. Offers made must be received by Tuesday, September 30, 2025 no later than 1:00 PM. Offers can be mailed to Action Buyers Resource, PO Box 505, Onida, SD 57564 with "Sealed Bid" clearly identified on the mailing envelope, or personally delivered to the office at 110 South Main Street, Onida, SD no later than 1:00 PM September 30th, 2025. Seller reserves the right to reject any and all bids. The top bidders may, at the discretion of the Seller, be invited to a private auction to increase offers made.

**To obtain complete details, a personal showing or a bidder's packet, contact:**

**Joe Sovell, Broker Associate #12502: 605-280-7656**  
**Emily Sovell, Responsible Broker: 605-280-4799**  
**Dave Richardson, Broker #4808: 605-222-6592**

**ACTION BUYERS  
RESOURCE LLC**



**P.O. Box 505  
Onida, SD 57564  
1-605-258-2828**

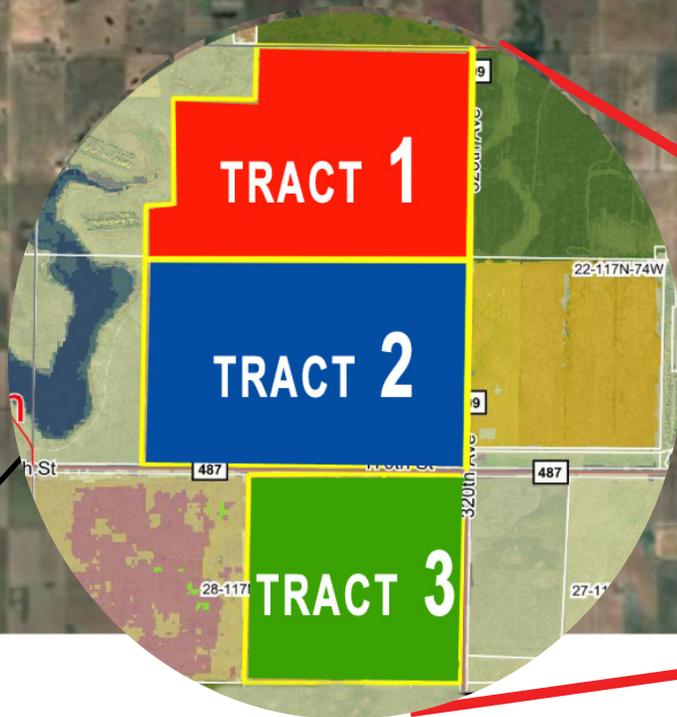
**Action Buyers Resource LLC [www.actionbuyersresource.com](http://www.actionbuyersresource.com)**

**Toll Free: 1-866-867-7253**

LEBANON

212

GETTYSBURG



POTTS DAM



**Auctioneer's Notes:**

We are privileged to offer 610 acres of land from the Nelson Family. This sealed bid land auction provides the opportunity to purchase productive farmland and hunting potential. This land is now being offered to the public, giving everyone a fair chance to purchase. The property will be parceled into 3 tracts, providing prospective buyers opportunity to buy acres that fit their needs.



**ACTION BUYERS  
RESOURCE LLC  
ONIDA, SD  
1-605-258-2828**



## **Announcement/ Instructions- Sealed Bid**

- 1) TERMS: This will be a cash sale, and 10% of the offered price must be submitted with your bid. If your offer is rejected, the 10% will be voided and returned. If your offer is accepted, the 10% will be deposited in ABR Trust Account as non-refundable earnest money, and bidder will be required to complete and sign a purchase agreement reflecting the terms of the sale as set forth herein, or otherwise announced. Seller reserves the right to reject any and all bids. The top bidders may be invited to increase their bid through private auction sale or personal contact at Seller's discretion.
- 2) Possession will occur at closing subject to the existing lease which expires at the end of this year. Closing to occur within 45 days of the conclusion of the sealed bid auction.
- 3) Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided with the cost of the owner's policy and a title company closing fee, if any, to be divided 50-50 between Buyer(s) and Seller. Seller to pay transfer fees and Buyer(s) to pay recording fees.
- 4) This property is being sold based on the tax acres assessed by the Potter County Director of Equalization; this property is sold by legal description, subject to easements and restrictions of record.
- 5) All of the 2024 real estate taxes payable in 2025 will be paid by the Seller at closing. The 2025 real estate taxes due 2026 shall be paid by the Seller as a credit to Buyer(s) at closing based upon the 2024 due 2025 taxes as provided by the Potter County Treasurer. Buyer(s) shall then be responsible for the 2025 taxes when due in 2026 and all future real estate taxes.
- 6) The Seller does not provide warranty or guarantee that existing fences are located on the correct boundary. Location of field boundaries is the responsibility of the Buyer(s).
- 7) County data, Farm Service Agency reports, mapping, yields, bases, payments or data obtained for distribution is not guaranteed by Seller or Seller's agents. Information contained herein is deemed to be correct but is not guaranteed. The Farm Service Agency will make final determination of all farm program crop bases and yields transferred to the Buyer(s).
- 8) Action Buyers Resource LLC acts as agents for the Seller, and property sales are subject to confirmation of the Seller.
- 9) The Sealed Bid Form enclosed herewith must have all highlighted blanks completed by Bidder.
- 10) Please remove and return the sealed bid form only to: Action Buyers Resource, LLC in order to submit your bid. "Sealed Bid" shall be clearly marked on the exterior of the envelope. Personal delivery can be made to the office at 110 South Main Street, Onida, SD or mailed bids can be sent to Action Buyers Resource LLC, PO Box 505, Onida, SD 57564. No submissions will be accepted after Sept 30th, 2025 at 1:00pm Central time.

# SEALED BID FORM

(FILL IN ALL HIGHLIGHTED INFORMATION)

Bidder's Contact Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

I, \_\_\_\_\_ (Bidder), hereby make the following offer:

## POTTER COUNTY:

TRACT 1: NE 21-117N-74W and the E2NW LessN2NENW; W2SWNENW; W2NWSNW all in 21-117N-74W

Offer on Tract 1: Price per Acre: \$ \_\_\_\_\_ X 210 acre = \$ \_\_\_\_\_

total bid \$ \_\_\_\_\_

TRACT 2: SE 21-117N-74W and the E2SW 21-117N-74W

Offer on Tract 2: Price per Acre: \$ \_\_\_\_\_ X 240 acres = \$ \_\_\_\_\_

total bid \$ \_\_\_\_\_

TRACT 3: SE NE 28-117N-74W

Offer on Tract 2: Price per Acre: \$ \_\_\_\_\_ X 160 acres = \$ \_\_\_\_\_

total bid \$ \_\_\_\_\_

I, the above-stated bidder, make the foregoing offer. By making said offer, bidder agrees to accept the terms and conditions set forth in the Announcements and correspondence from ACTION BUYERS RESOURCE, LLC.

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date:

(RETURN SEALED BID FORM WITH APPLICABLE EARNEST MONEY)

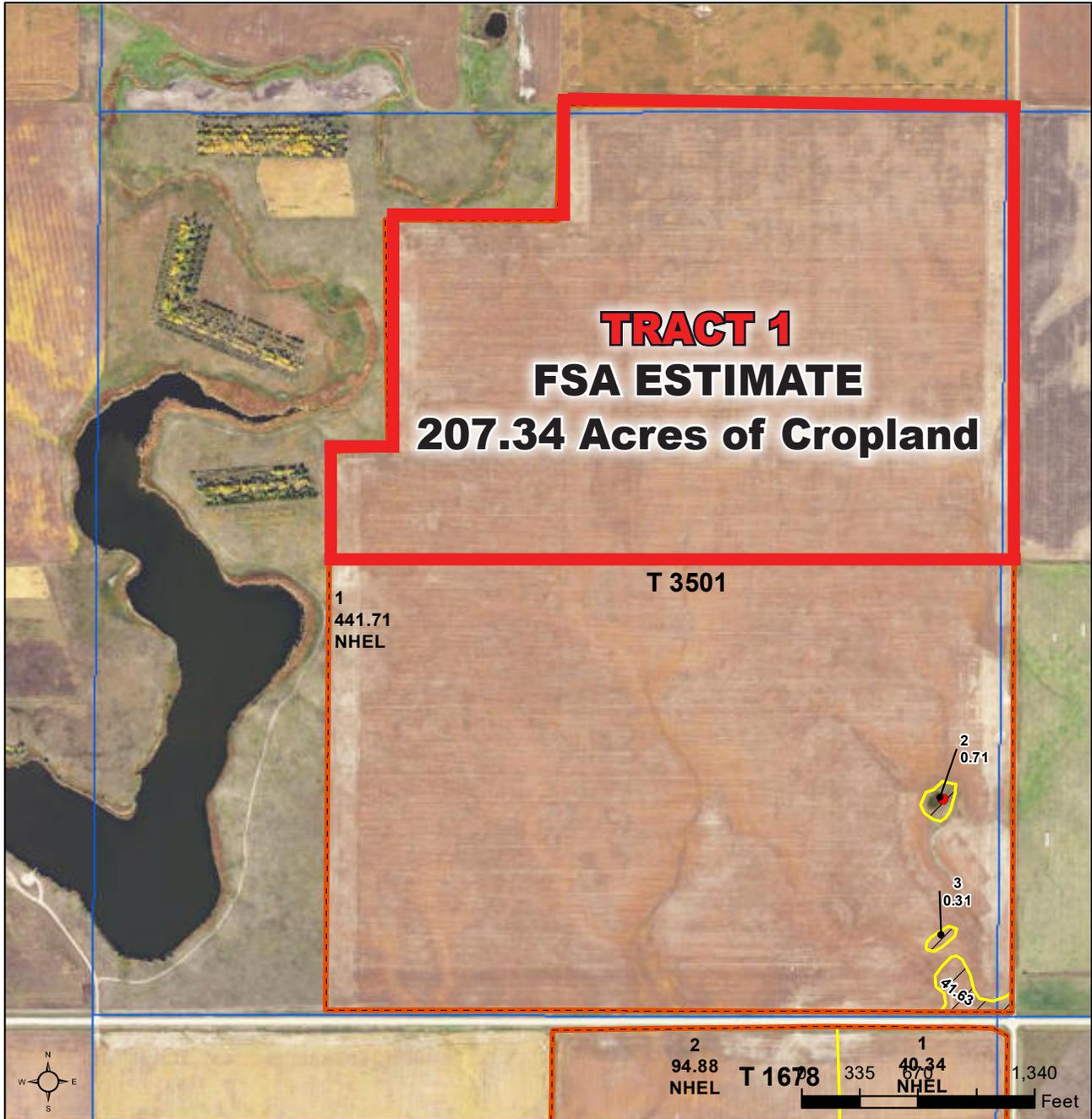
# TRACT 1

**Legal Description:**

NE 21-117N-74W and the E2NW LessN2NENW; Estimated FSA Cropland Acres: 207.34  
 W2SWNENW; W2NWSENW all in 21-117N-74W Surety Productivity Index: 82.3

Total Taxable Acres: 210

Real Estate Tax Amount: \$1,829.46



**Common Land Unit**   Tract Boundary  
  PLSS  
  Non-Cropland  
  Cropland

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

2025 Program Year

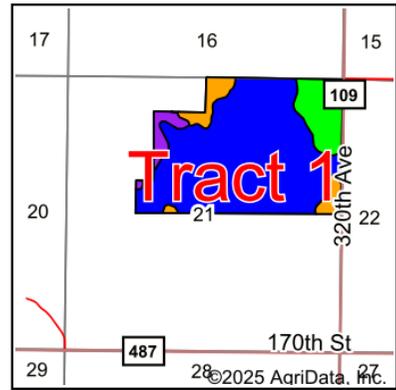
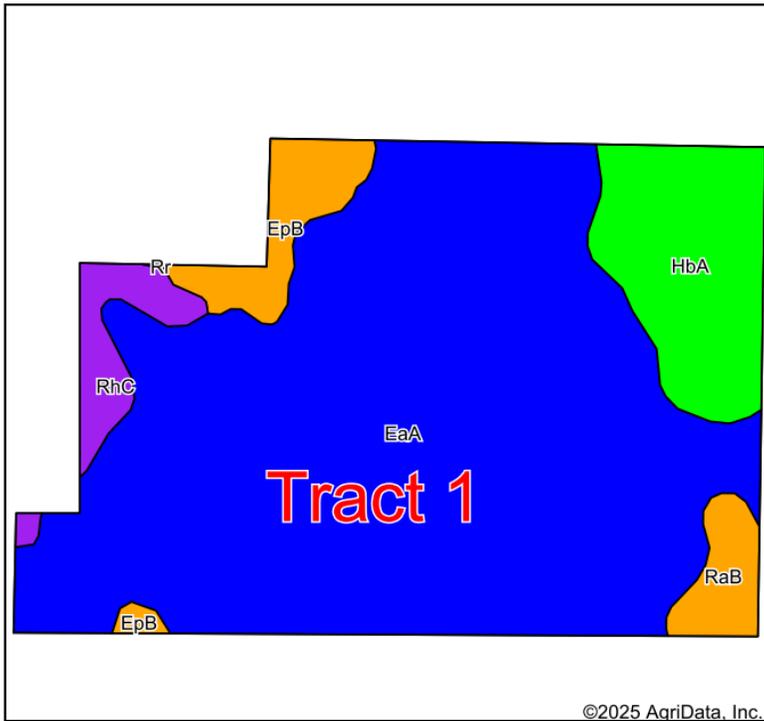
Map Created March 26, 2025

Farm 3095

21-117N-74W-Potter

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).

# Soils Map



State: **South Dakota**  
 County: **Potter**  
 Location: **21-117N-74W**  
 Township: **East Potter**  
 Acres: **206.25**  
 Date: **8/9/2025**

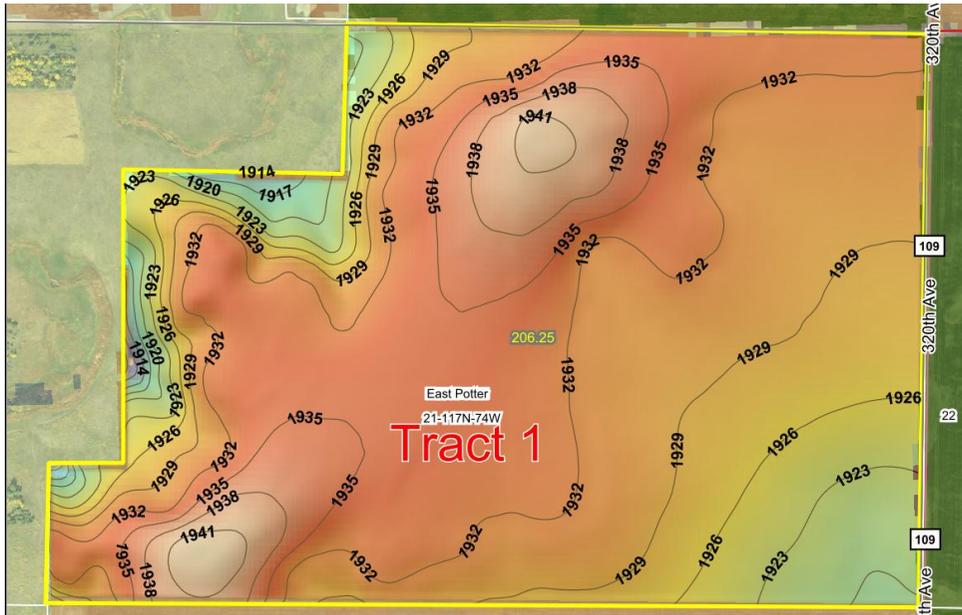


Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EaA	Eakin-Raber complex, 0 to 2 percent slopes	158.85	77.0%		IIc	83
HbA	Highmore silt loam, 0 to 2 percent slopes	24.48	11.9%		IIc	92
EpB	Eakin-Peno complex, 2 to 6 percent slopes	9.64	4.7%		IIe	73
RhC	Raber-Peno loams, 6 to 9 percent slopes	7.52	3.6%		IIIe	52
RaB	Eakin-Raber complex, 2 to 6 percent slopes	5.76	2.8%		IIe	76
<b>Weighted Average</b>					<b>2.04</b>	<b>82.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,909.1  
 Max: 1,942.5  
 Range: 33.4  
 Average: 1,930.9  
 Standard Deviation: 4.89 ft



**21-117N-74W**  
**Potter County**  
**South Dakota**



© AgriData, Inc. 2023 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

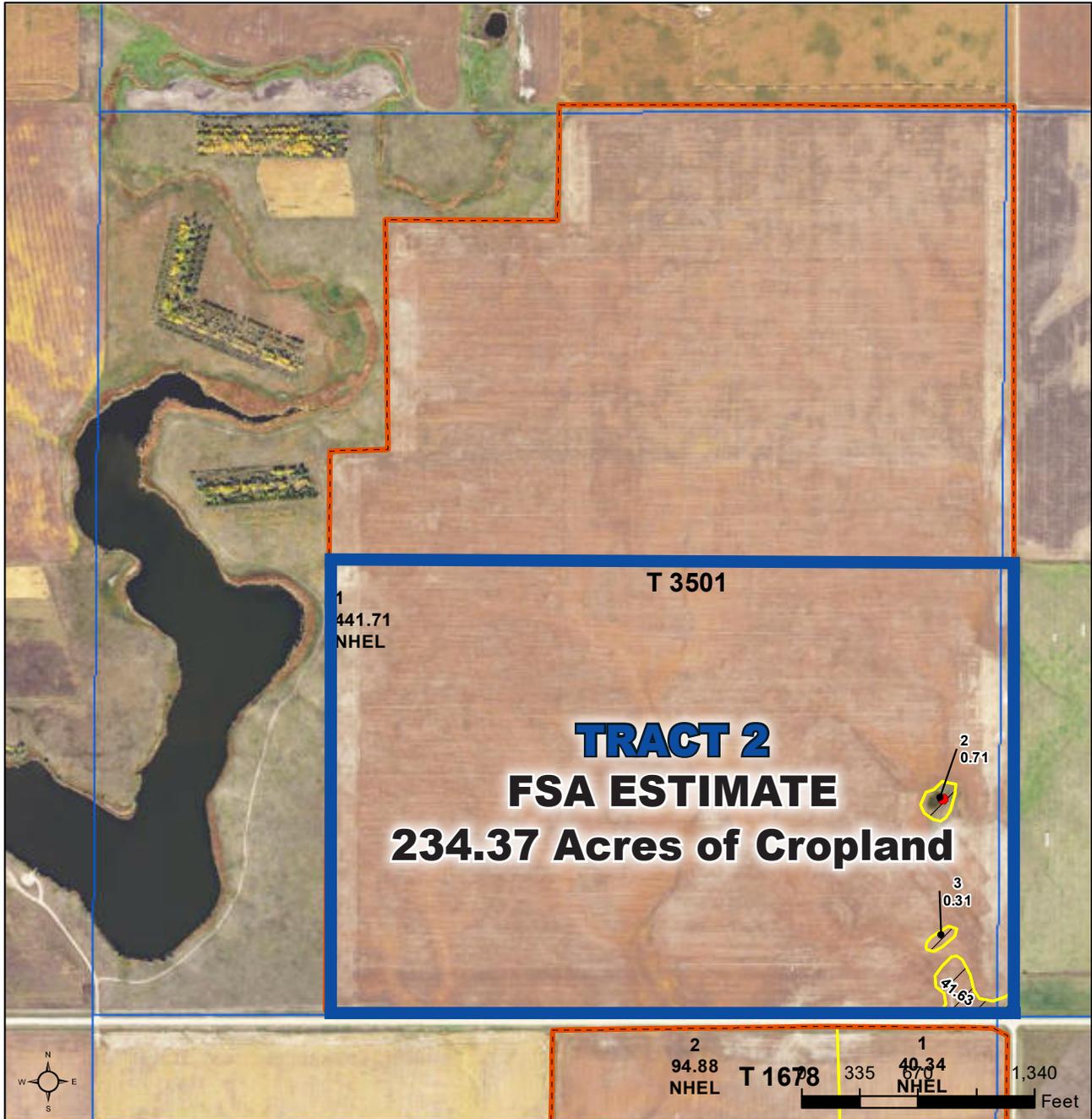
Boundary Center: 44° 56' 14.65, -99° 45' 50.24

# TRACT 2

**Legal Description:**

SE 21-117N-74W and the E2SW 21-117N-74W  
 Total Taxable Acres: 240

Estimated FSA Cropland Acres: 234.37  
 Surety Productivity Index: 74.8  
 Real Estate Tax Amount: \$1,920.60



- Common Land Unit**
- Tract Boundary
  - PLSS
  - Non-Cropland
  - Cropland

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

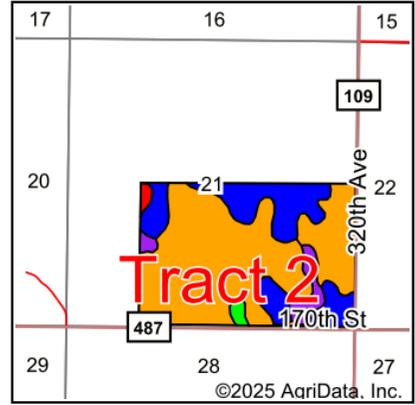
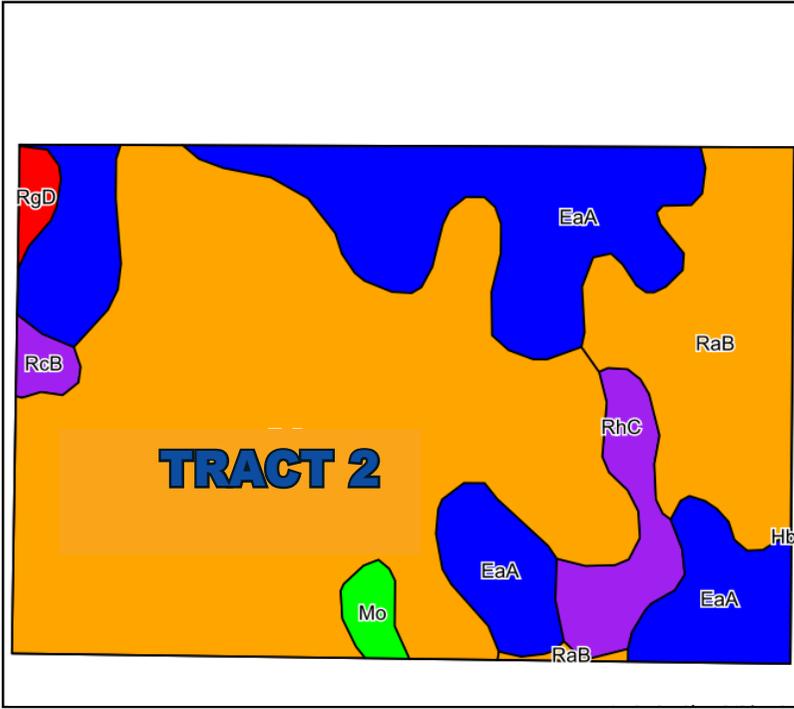
Unless otherwise noted, crops listed below are:  
 Non-irrigated  
 Intended for Grain      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

2025 Program Year  
 Map Created March 26, 2025  
**Farm 3095**

**21-117N-74W-Potter**

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# Soils Map



State: **South Dakota**  
 County: **Potter**  
 Location: **21-117N-74W**  
 Township: **East Potter**  
 Acres: **235.97**  
 Date: **8/9/2025**



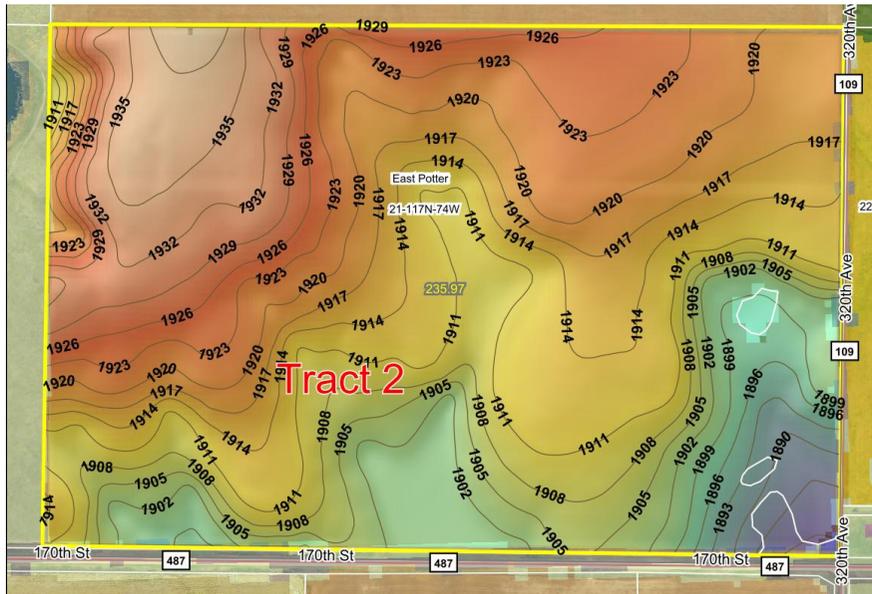
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Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EpB	Eakin-Peno complex, 2 to 6 percent slopes	126.14	53.4%		Ile	73
EaA	Eakin-Raber complex, 0 to 2 percent slopes	59.90	25.4%		Ilc	83
RaB	Eakin-Raber complex, 2 to 6 percent slopes	33.17	14.1%		Ile	76
RhC	Raber-Peno loams, 6 to 9 percent slopes	9.91	4.2%		IIle	52
Mo	Mobridge silt loam, 0 to 2 percent slopes	2.67	1.1%		Ilc	94
RcB	Raber-Cavo loams, 2 to 6 percent slopes	2.17	0.9%		Ile	57
RgD	Raber-Gettys complex, 9 to 25 percent slopes	2.01	0.9%		IVe	26
<b>Weighted Average</b>					<b>2.06</b>	<b>74.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,883.5  
 Max: 1,939.8  
 Range: 56.3  
 Average: 1,915.4  
 Standard Deviation: 11.12 ft

0ft 620ft 1240ft  
  
 21-117N-74W  
 Potter County  
 South Dakota  
 8/9/2025  
 Boundary Center: 44° 55' 48.84, -99° 45' 50.37

Maps Provided By:  
  
 SURETY  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

# TRACT 3

Legal Description:

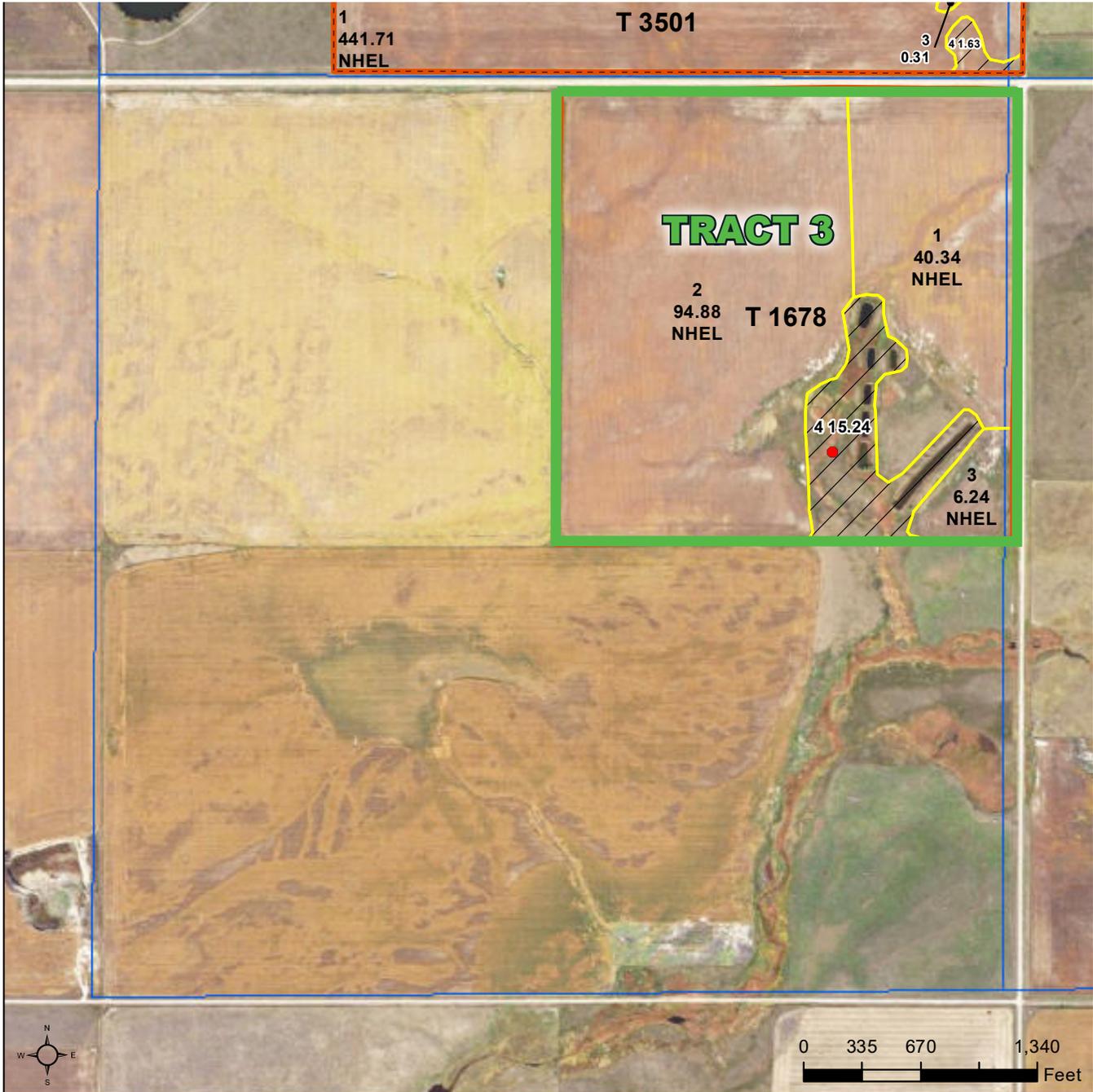
NE 28-117N-74W

Total Taxable Acres: 160

Estimated FSA Cropland Acres: 141.46

Surety Productivity Index: 63.1

Real Estate Tax Amount: \$1,111.16



**Common Land Unit** Tract Boundary PLSS

- Non-Cropland
- Cropland

**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  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2025 Program Year

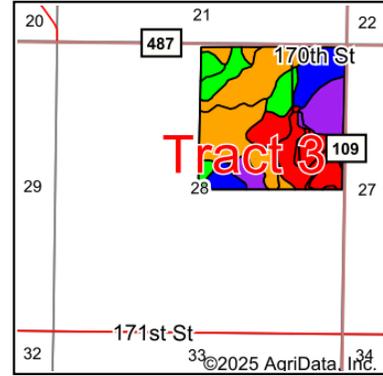
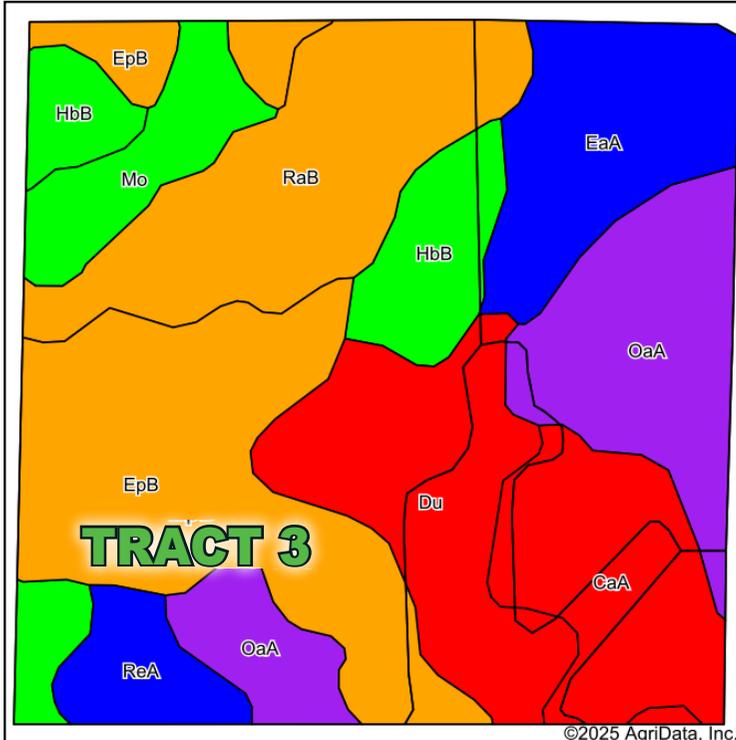
Map Created March 26, 2025

Farm 3095

28-117N-74W-Potter

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# Soils Map



State: **South Dakota**  
 County: **Potter**  
 Location: **28-117N-74W**  
 Township: **East Potter**  
 Acres: **156.7**  
 Date: **8/9/2025**

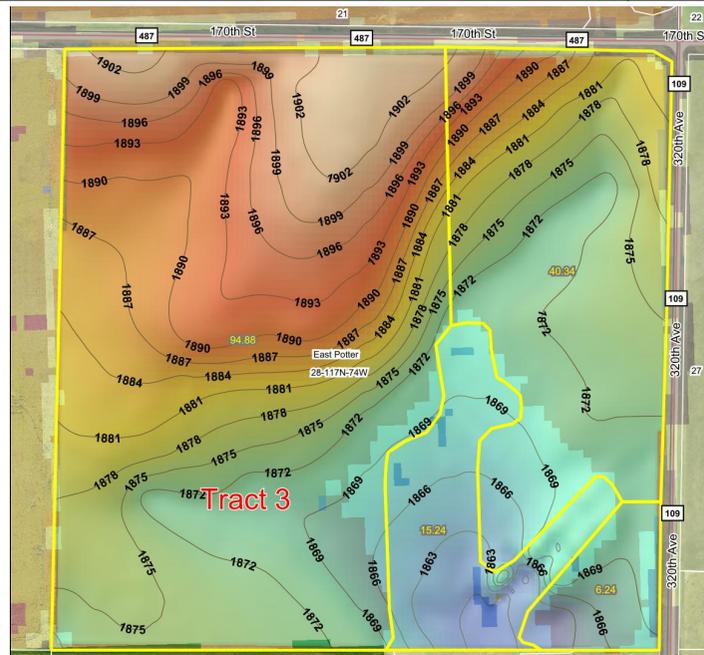


Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD107, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EpB	Eakin-Peno complex, 2 to 6 percent slopes	34.23	21.9%		Ile	73
RaB	Eakin-Raber complex, 2 to 6 percent slopes	23.26	14.8%		Ile	76
OaA	Oahe-Delmont loams, 0 to 2 percent slopes	22.37	14.3%		IIIs	52
Du	Durrstein silt loam	19.68	12.6%		VIIs	8
CaA	Cavo loam, 0 to 2 percent slopes	15.23	9.7%		IVs	39
EaA	Eakin-Raber complex, 0 to 2 percent slopes	15.23	9.7%		IIc	83
HbB	Highmore silt loam, 2 to 6 percent slopes	10.96	7.0%		Ile	91
Mo	Mobridge silt loam, 0 to 2 percent slopes	10.23	6.5%		IIc	94
ReA	Ree loam, 0 to 2 percent slopes	5.51	3.5%		IIc	88
<b>Weighted Average</b>					<b>2.84</b>	<b>63.1</b>



Low Elevation High

Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,858.9  
 Max: 1,904.1  
 Range: 45.2  
 Average: 1,879.7  
 Standard Deviation: 11.38 ft



28-117N-74W  
 Potter County  
 South Dakota

Maps Provided By: **surety**  
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Field borders provided by Farm Service Agency as of 9/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Boundary Center: 44° 55' 22.03", -99° 45' 41.71"

SOUTH DAKOTA  
SULLY  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3095  
Prepared : 8/12/25 4:24 PM CST  
Crop Year : 2025

**Tract Number** : 3501  
**Description** : E & E/SW & 50A/E/NW-21-117-74 POTTER  
**FSA Physical Location** : SOUTH DAKOTA/POTTER  
**ANSI Physical Location** : SOUTH DAKOTA/POTTER  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : PAUL D & CHERYL E NELSON FAMILY LAND LTD PTRSHIP  
**Other Producers** : MR ERIK LYLE NELSON, CHERYL E NELSON  
**Recon ID** : None

Tract Land Data

Tract 3501 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
444.36	441.71	441.71	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	441.71	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	242.31	0.00	51
Corn	65.22	0.00	111
Sunflowers	41.49	0.00	2201
Soybeans	92.69	0.00	33
<b>TOTAL</b>	<b>441.71</b>	<b>0.00</b>	

SOUTH DAKOTA  
SULLY  
Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 3095**  
Prepared : 8/12/25 4:24 PM CST  
Crop Year : 2025

**Tract Number** : 1678  
**Description** : NE-28-117-74 POTTER  
**FSA Physical Location** : SOUTH DAKOTA/POTTER  
**ANSI Physical Location** : SOUTH DAKOTA/POTTER  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : PAUL D & CHERYL E NELSON FAMILY LAND LTD PTRSHIP  
**Other Producers** : MR ERIK LYLE NELSON, CHERYL E NELSON  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.70	141.46	141.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	141.46	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	77.54	0.00	51
Corn	20.87	0.00	111
Sunflowers	13.28	0.00	2201
Soybeans	29.71	0.00	33
<b>TOTAL</b>	<b>141.40</b>	<b>0.00</b>	

**ACTION BUYERS RESOURCE**

P.O. Box 505  
Onida, SD 57564  
1-605-258-2828  
Toll Free: 1-866-867-7253



# **SEALED BID LAND AUCTION**

**610 +/- Acres of Potter County Land  
Bids Due by Sept 30, 2025**

**SELLERS: NELSON FAMILY**

