LAND AUCTION

By Sealed Bid - Bids due Dec. 1st, 1:00 PM

SELLERS: ROBERT THOMAS AND CARMEN HALL

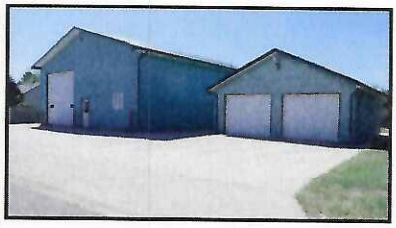
PARCEL #1



160 ACRES-POTTERCOUNTY, SD
6 MILES EAST OF GETTYSBURG
ON HWY 212, THEN
2 MILES SOUTH ON 316TH AVE.

LEGAL DESCRIPTION:
SW ¼ OF SECTION 13 -118-75;
CUNNINGHAM TOWNSHIP
CROPLAND ACRES: 157.95
SOIL PRODUCTIVITY INDEX: 67.8
THIS PROPERTY IS AVAILABLE
FOR THE 2027 GROWING SEASON!

PARCEL #2







LOCATION: 506 EAST COMMERCIAL AVENUE, GETTYSBURG, SD

LEGAL DESCRIPTION: E 100' OF LOT 1, BLOCK 3 BURDICK'S ADDITION SITUATED ON A 15,000 SQUARE FT. CORNER LOT, THIS PROPERTY HAS A 40' X 60' SHOP WITH FINISHED SPACE, AND A 24' X 28' GARAGE.

AUCTIONEERS NOTES:

ALL OFFERS MUST BE MADE ON FORMS/BID SHEET OBTAINED FROM ACTION BUYERS RESOURCE, LLC. OFFERS MADE MUST BE RECEIVED BY TUESDAY, DECEMBER 1ST, 2026 NO LATER THAN 1:00 PM. OFFERS CAN BE MAILED TO ACTION BUYERS RESOURCE LLC, 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 DECEMBER 1ST, 2026. 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 or 605-258-2828

Dave Richardson, Broker #4808
605-222-6592

ACTION BUYERS RESOURCE

P.O. Box 505
Onida, SD 57564
1-605-258-2828
Toll Free: 1-866-867-7253
Emily Sovell
Responsible Broker #11457

Announcements/Instructions-Sealed Bid -Parcel #1

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 by December 31, 2026.

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 to be divided 50-50 between Buyer and Seller. Seller to pay transfer fees and Buyer 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 2025 real estate taxes payable in 2026 will be paid by the Seller at closing. The 2026 real estate taxes due in 2027 shall be paid by the Seller as a credit to the Buyer at closing based upon the most current information as provided by the Potter County Treasurer. Buyer shall then be responsible for the 2026 taxes when due in 2027 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.

7) County data, FSA 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 FSA will make final determination of all farm program crop bases and yields transferred to the Buyer.

8) Action Buyers Resource LLC acts as agents for the Seller, and property sales are subject to the 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 December 1st, 2026 at 1:00pm Central time.

PARCEL #1

Mark your calendars for a rare opportunity to bid on 160 acres of productive cropland in the heart of Potter County, South Dakota. This parcel boasts 157.95 FSA cropland acres with a soil productivity index of 67.8. Positioned perfectly for producers and investors alike, this land is 100% open and available for the 2027 growing season, allowing the winning bidder operational control for the upcoming crop year.



Total Acreage: 160.0

FSA Cropland: 157.95

Soil Productivity: 67.8

Location: Potter County, SD

Availability: Open for the 2027 Crop Year

Access: Excellent Road access

Bonus Features: Notable pheasant and whitetail hunting

Proximity: 6 miles East and 2 miles South of Gettysburg, SD

USDA United States Department of Agriculture

Potter County, South Dakota

Farm **4570**



Tract Boundary 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

Producer Initial _____

Date _____

2026 Program Year
Phy. County: Potter
2023 imagery
S13 T118N R075W

0 340 680 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 04/22/2026

SOUTH DAKOTA
POTTER

Form: FSA-156EZ

See Page 7 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4570
Prepared : 10/13/26 9:29 AM CST
Crop Year : 2027

Tract Number : **7501**

Description : N1/2SW & 16.0 acresN1/2N1/2S1/2SW 13-118-75
FSA Physical Location : SOUTH DAKOTA/POTTER
ANSI Physical Location : SOUTH DAKOTA/POTTER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : [redacted] CARMEN LOUISE THOMAS
Other Producers : None

Tract 7501 Continued ...

Recon ID : 46-107-2013-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
96.07	96.07	96.07	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	96.07	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	22.35	0.00	62
Corn	44.13	0.00	141
Sunflowers	0.14	0.00	1949
Soybeans	22.66	0.00	39
TOTAL	**89.28**	**0.00**	

NOTES

Tract Number	: 7502
Description	: S1/2SW less 16.0 N1/2N1/2S1/2SW 13-118-75
FSA Physical Location	: SOUTH DAKOTA/POTTER
ANSI Physical Location	: SOUTH DAKOTA/POTTER
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: [redacted] CARMEN LOUISE THOMAS
Other Producers	: None
Recon ID	: 46-107-2013-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.88	61.88	61.88	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	61.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

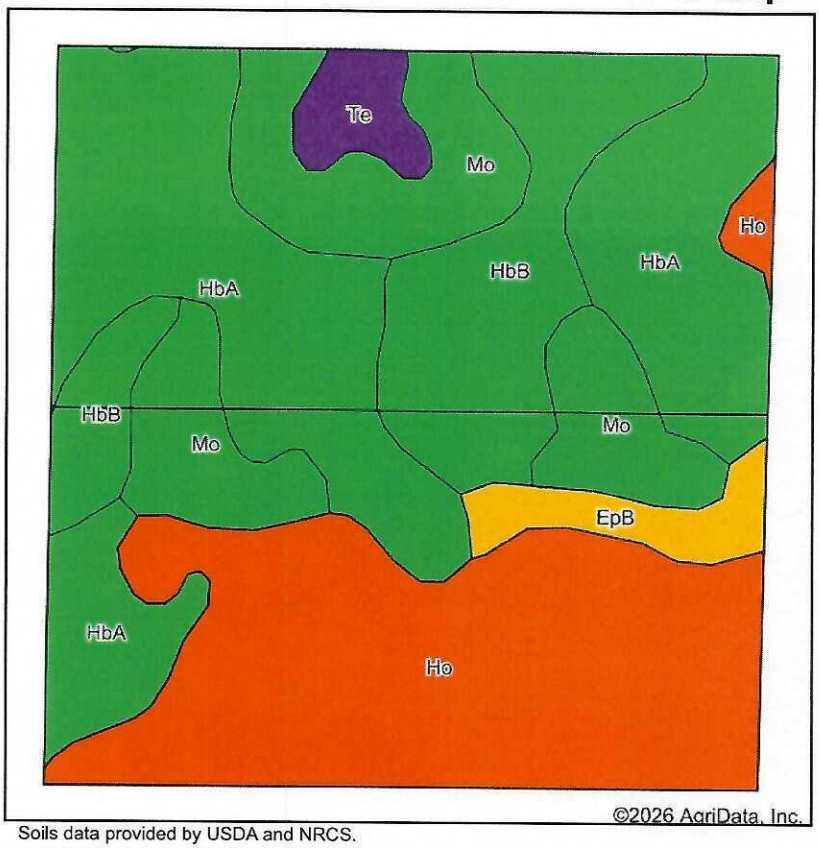
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Tract 7502 Continued ...

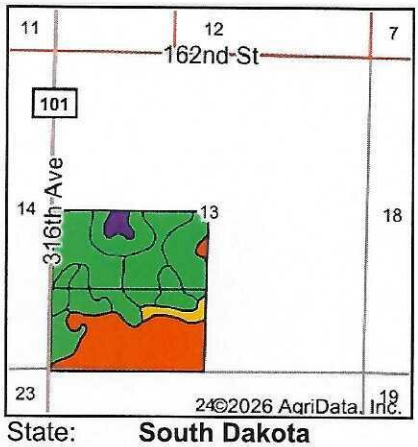
Wheat	48.36	0.00	62
Corn	0.59	0.00	94
Sunflowers	0.25	0.00	1954
Soybeans	0.71	0.00	34
TOTAL	**49.91**	**0.00**	

NOTES

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Potter**
Location: **13-118N-75W**
Township: **East Potter**
Acres: **157.84**
Date: **10/26/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2025 www.AgriDataInc.com



Area Symbol: SD107, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HbA	Highmore silt loam, 0 to 2 percent slopes	51.93	32.9%		IIc	92
Ho	Hoven silt loam, 0 to 1 percent slopes	47.19	29.9%		VIs	15
Mo	Mobridge silt loam, 0 to 2 percent slopes	26.17	16.6%		IIc	94
HbB	Highmore silt loam, 2 to 6 percent slopes	23.63	15.0%		IIe	91
EpB	Eakin-Peno complex, 2 to 6 percent slopes	5.09	3.2%		IIe	78
Te	Tetonka silt loam, 0 to 1 percent slopes	3.83	2.4%		IVw	56
			Weighted Average		**3.24**	**67.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

POTTER COUNTY TREASURER

09/30/2026

201 SOUTH EXENE ST
GETTYSBURG SD 57442-1597
(605) 765-9403

Parcel Information for Bill #: 2026— 1 —5567

Record #: 3242

TAXPAYER: ROBERT A THOMAS
PO BOX 69
GETTYSBURG SD 57442-

Also: CARMEN L THOMAS

Prop Addr: STR 13-118-75

Title:

Legal: CUNNINGHAM TOWNSHIP
SW 13-118-75

13 - 118 - 75 3 - 0

School: 53-1

Acres / Lots: 160.00

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	838.92	.00	.00	.00	04/28/2026	4733
2nd Half:	838.92	.00		838.92		0
Totals:	1,677.84			838.92		

******* Interest *******
Thru: 09/30/2026

	AG	NA-Z	OO	M-OO	NA	M
Total Valuation:	211527	0	0	0	0	0
Total Tax:	1677.84	.00	.00	.00	.00	.00

1st half paid by: SELF
2nd half paid by:

Announcement/Instructions- Parcel #2

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 Action Buyers Resource LLC 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 established herein or otherwise provided.

2) Possession will occur at closing, on or before December 31st, 2026

3) Title Insurance costs shall be divided equally (50%-50%) between Buyer and Seller. Real Estate Taxes will be prorated to the date of closing.

4) Transfer fees will be the responsibility of the Seller and Recording fees shall be the responsibility of the Buyer. Buyer is responsible for Buyer's inspection of the property prior to close of the sealed bid auction. The property is selling as is, where is. Seller makes no guarantee on boundaries or borders.

5) The Sealed Bid Form enclosed herewith must have all yellow, highlighted blanks completed by the bidder.

6) 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 S. Main Street, Onida, SD or mailed bids can be mailed to Action Buyers Resource LLC., PO Box 505, Onida SD 57564. No submissions will be accepted after December 1st, 2026 at 1:00 pm. The top bidders may be selected, at the discretion of the Seller, to attend a private auction, or to otherwise increase offers made.

7) Buyer and Seller shall equally share the cost of the preparing closing statements and Warranty Deed. Seller shall be responsible for their individual attorney's fees incurred, and Buyer shall be responsible for his/her/their own separate attorney's fees or buyer's broker fees incurred, if any.

8) Seller reserves the right to reject any and all bids. The top bidders may be invited to increase their bids through private auction sale or personal contact at Seller's discretion.

PARCEL #2

Maximize your business potential, hobbies, or building plans with this exceptionally well-built property offering unmatched versatility. Situated on a 100' x 150' lot framed by beautiful, mature trees to the north and east, this property provides immediate operational utility alongside plenty of room to build a home or additional structures.

At the heart of the property is a 40' x 60' fully insulated shop, built in 2005, engineered for year-round comfort and productivity. The shop features radiant underfloor heat powered by an 18-kW electric boiler, ensuring efficient and even warmth. Supported by a 200-amp electrical service, the finished interior space is strategically laid out to include a dedicated office, a restroom and highly adaptable square footage perfectly suited for a future living suite, office expansion or customer reception area.

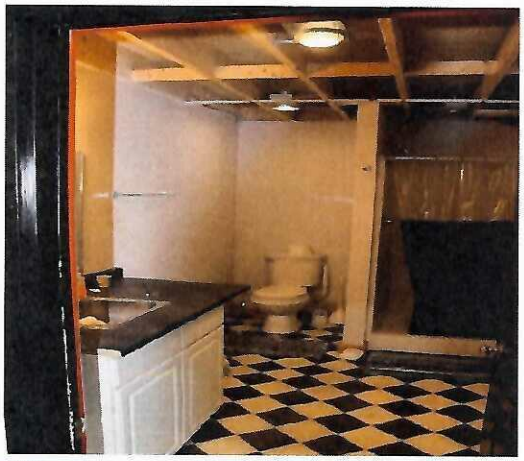
Adding to the property's incredible utility is a separate 24' x 28' heated garage, offering the perfect footprint for secondary vehicle parking, specialized equipment storage, or a dedicated workshop.

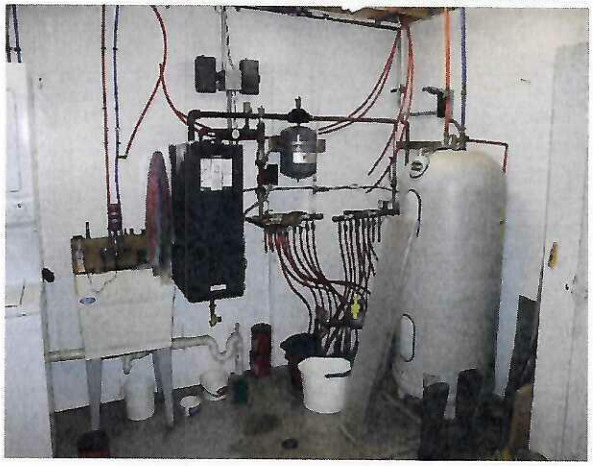
Equipped with city sewer, city power, and natural gas on site, the infrastructure is entirely turnkey. Whether you are looking to launch or scale a business, house an extensive vehicle collection, or create a unique live-work homestead, this property is fully primed and ready for your vision.

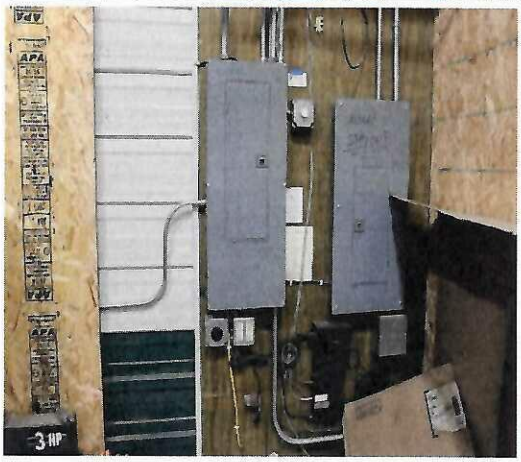











3 HP

POTTER COUNTY TREASURER

09/30/2026

201 SOUTH EXENE ST
GETTYSBURG SD 57442-1597
(605) 765-9403

Parcel Information for Bill #: 2026— 1 —5564

Record #: 2619

TAXPAYER: ROBERT A THOMAS
PO BOX 69
GETTYSBURG SD 57442-

Also: CARMEN L THOMAS

Prop Addr: 506 E COMMERCIAL AVENUE Title:

Legal: GETTYSBURG BURDICK'S 1 - 3 - 0 - 0
E100' OF LOT 1, BLK 3
BURDICK'S ADD'N
GETTYSBURG

School: 53-1 Acres / Lots: .00

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	1,248.61	.00	.00	.00	04/28/2026	4729
2nd Half:	1,248.61	.00		1,248.61		0
Totals:	2,497.22			1,248.61		

******* Interest *******
Thru: 09/30/2026

Total Valuation:	AG	NA-Z	OO	M-OO	NA	M
	0	0	0	0	110565	0
Total Tax:	.00	.00	.00	.00	2497.22	.00

1st half paid by: SELF
2nd half paid by:

Sealed Bid Form

Bidder's Contact Information:

Name: _____

Address: _____

Phone: _____

I, _____ (Bidder), hereby make the following offer:

Parcel #1: The SW ¼ of Section 13 Township 118N Range 75 West, Potter County, SD

Offer on Parcel #1: Price per Acre: $_____ X 160 Acres = $_____

Non-refundable Earnest money enclosed: $_____

Parcel #2: The East 100' of Lot 1, Block 3 Burdick's Addition, Gettysburg, SD
506 East Commercial Avenue, Gettysburg, SD

I, _____ (Bidder), hereby make the following offer to purchase the real property, buildings and structures of Parcel #2.

Total Bid Price: $_____

Non-refundable Earnest money enclosed: $_____

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 attached herewith and correspondence from Action Buyers Resource LLC. If bidder is the successful bidder, the non-refundable earnest fund shall be deposited upon execution of the purchase agreement.

Date: _____ Bidder's Signature: _____