

LIVE & ONLINE AUCTION

Romkema Estate Auction

Online Starting Oct 12 at 10:00 am | Live auction starts Oct 13 at 10:00 am

Auction will end when Live bidding ends



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HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Auction
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Upland Birds, Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake

Land Details

Address: 31558 409th Ave, Springfield,
South Dakota 57062, USA
Closest Town: Avon, SD
Total Acres: 480.20
Deeded Acres: 480.20
Zoning: Ag
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Bedrooms: 3
Full Bathrooms: 2
Basement: Unfinished
Parking Types: Detached & Attached Garage
Outbuildings: 5
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters
Appliances: Dishwasher, Dryer,
Refrigerator, Oven, Washer
Roofing: Asphalt

Auction Details

Live Auction Date: October 13th
Live Auction Location:
Tyndall Community Center
1609 Laurel St
Tyndall, SD 57066
Live Auction Time: 10:00 AM
Online Bidding: Opens October 12th and
concludes when live bidding ends
Method: Offered in multiple tracts and as a whole



Property Summary

An exceptional southeastern South Dakota offering combining productive farmland, quality CRP, rural living, and recreational appeal. Located in Bon Homme County near Tyndall and Avon, this property features 461.07± acres of agricultural land plus a 19.13± acre rural property with a home and extensive improvements. Offered in four tracts on October 13, 2026 creating opportunities for farmers, investors, and outdoor-minded buyers.





Land

An exceptional opportunity to acquire quality agricultural land and a versatile rural property in Bon Homme County, South Dakota, near Tyndall and Avon. Tracts 1–3 are being Sold Absolute and consist of 461.07± acres of agricultural land, offered individually and as a whole. This will be the first time these 3 tracts have been offered for sale in over 75 years. Tract 4 was homesteaded by the family over 100 years ago. It is approximately 19.13± acres with a rural residence and an extensive collection of improvements. It is offered subject to Seller Confirmation.

The agricultural offering features 429.87± acres classified as cropland, strong Cropland Productivity Index (CPI) ratings of 77.77 on Tract 1 and 77.61 on Tract 2, and 146.85± acres of CRP with a 75.58 CPI on Tract 3. Tract 4 provides an entirely different opportunity, combining a rural residence, established tree belt, open acreage, extensive storage, livestock improvements, and multiple outbuildings.

Whether you are an established farmer looking to expand, a neighboring operator seeking additional acres, an investor searching for quality agricultural land, or a buyer looking for a rural residence and versatile acreage, this auction offers a variety of opportunities in an established southeastern South Dakota agricultural region.

Tract 1

156± Acres | 127.08± Cropland Acres | 77.77 CPI

Tract 1 offers 156± total acres, including 127.08± acres classified as cropland according to the 2026 USDA FSA records.

With a 77.77 CPI, this tract brings a strong agricultural foundation to the offering. The combination of productive cropland, overall acreage, and established farming history makes Tract 1 an attractive opportunity for an operator looking to expand an existing land base or an investor seeking quality agricultural property.

Its size provides an efficient addition to a farming operation while maintaining the flexibility to purchase the tract individually or as part of the entire 461.07± acre offering.

Tract 1 Highlights

- Productive agricultural ground
- Established farming region
- Excellent opportunity for an operator or investor
- Offered individually or as part of the entire offering



Tract 2

156± Acres | 155.02± Cropland Acres | 77.61 CPI

Tract 2 represents one of the strongest agricultural components of the offering, consisting of 156± total acres with the entire tract classified as cropland according to the 2026 FSA records.

With a 77.61 CPI, Tract 2 offers an impressive combination of acreage and soil productivity. The tract's nearly all-cropland composition creates an efficient agricultural unit and an excellent opportunity for farmers looking to add productive acres to their operation.

For buyers seeking a substantial block of quality farmland, Tract 2 stands out as a strong individual tract while also adding significant agricultural value to the offering as a whole.

Tract 2 Highlights

- Entire tract classified as cropland
- Strong agricultural productivity
- Efficient addition to an existing farming operation
- Offered individually or as part of the entire offering



Tract 3

149.07± Acres | 146.85± CRP Acres | 75.58 CPI

Tract 3 offers a unique opportunity within the auction, consisting of 149.07± total acres with 146.85± acres identified as CRP in the 2026 USDA FSA records.

What makes this tract particularly noteworthy is the quality of the underlying soils, which carry a 75.58 CPI, combined with an established CRP program providing an annual payment of \$21,379. This creates an attractive blend of conservation income, quality underlying soils, and long-term land value.

The substantial CRP acreage adds diversification to the overall offering and may appeal to buyers looking for an established income-producing conservation asset while maintaining ownership of quality soils.

Tract 3 Highlights

- \$21,379 annual CRP payment
- Quality underlying soils
- Established CRP component
- Conservation and income potential
- Long-term agricultural investment opportunity





Tract 4— Seller Confirmation

Approximately 19.13± Acres | Rural Residence & Improvements

Tract 4 offers an exciting opportunity to acquire approximately 19.13± acres homesteaded by the family over 100 years ago. It features a 3-bedroom, 2-bathroom rural residence and an impressive collection of improvements. The main level includes a bedroom, two bathrooms, kitchen, living room, and office space, while the upper level provides two additional bedrooms and a bonus room.

The property also features a two-stall attached garage and multiple outbuildings, highlighted by a substantial 50' x 100' shed, along with additional buildings measuring approximately 14' x 32' and 15' x 27'. A barn, livestock corrals, and multiple grain bins add versatility for storage, livestock, equipment, or a small agricultural operation.

An established tree belt provides privacy, shelter, and character, while the combination of open acreage and extensive improvements creates an appealing setting for a rural residence, hobby farm, livestock operation, or additional agricultural uses.

Tract 4 Highlights

- 3-bedroom, 2-bathroom home
- Kitchen, living room & office
- Upstairs bonus room
- 2-stall attached garage
- 50' x 100' shed
- 14' x 32' building
- 15' x 27' building
- Barn
- Livestock corrals
- Multiple grain bins
- Established tree belt
- Open acreage
- Homesteaded by the family over 100 years ago
- Offered subject to Seller Confirmation

Recreation

The property is also located in a region well known for South Dakota hunting, fishing, and outdoor recreation. Bon Homme County and the surrounding Missouri River corridor offer excellent opportunities for pheasant, whitetail deer, mule deer, and waterfowl, adding another dimension to the overall appeal of this land.

From Tyndall, the Missouri River is approximately 21 miles to the south near Running Water, providing convenient access to the river and the many recreational opportunities found throughout the surrounding corridor. The Missouri River region offers opportunities for fishing, boating, and other outdoor activities.

For buyers looking beyond the agricultural value, this location provides an appealing combination of quality farmland, conservation ground, wildlife, and access to the outdoor recreation that makes southeastern South Dakota such a desirable region.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

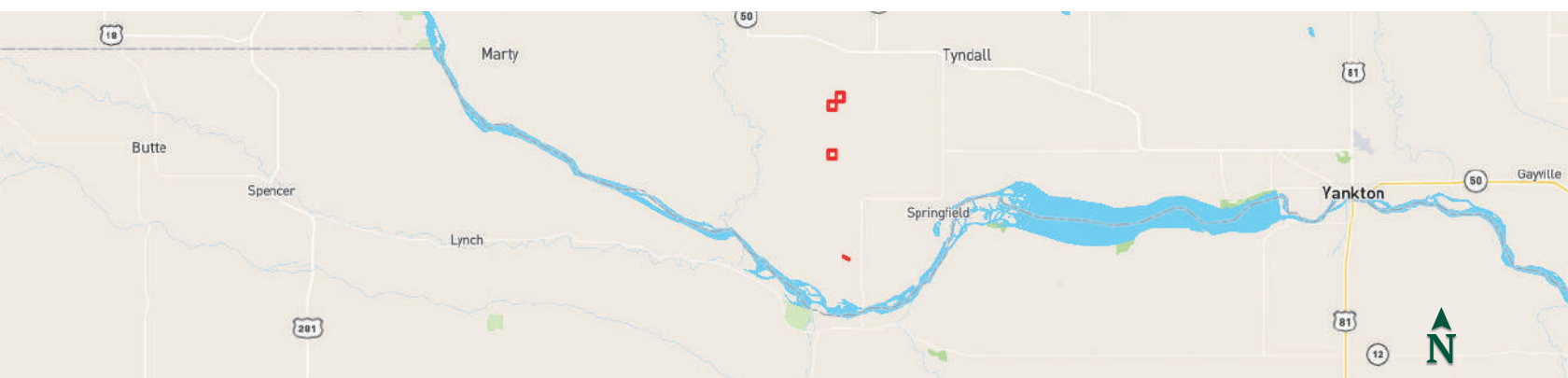
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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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FARM, RANCH & RECREATIONAL REAL ESTATE



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