

# LAND AUCTION

HUGHES COUNTY, SD - 148.97 +/- TOTAL ACRES



Tract is located 6 miles North of Pierre, SD

CROPLAND - POTENTIAL ACREAGES  
RECREATIONAL - INVESTMENT

**SEPTEMBER 9, 2025**  
WRITTEN BID OFFERS DUE

SEPTEMBER 10-11  
ESCALATION PERIOD

**OWNER: ULISES PESCE & BONNIE SIMMERMAN**

#### Bidding Procedure

Dakota Land Company is offering 1 tract for continual bidding. Written bid forms can be downloaded from [www.dakotalandco.com](http://www.dakotalandco.com) or attached to a Property Information Packet. All written bid forms are due by September 9th, 5:00pm. Emailed ([dakotalandco@gmail.com](mailto:dakotalandco@gmail.com)) or mailed (1010 West Second Street Pierre, SD 57501)

You must be in the top 3 bidders to be part of the auction escalation period. During the escalation period (September 10th - September 11th) bids can be increased. Bidding must be by phone, text, or email.

You must pre-register to bid and use bid/offer form provided by Dakota Land Co. Buyer's Premium applies.

#### Auction Professionally Conducted by:

Todd Schuetzle - Pierre, SD

Broker/Auctioneer 605.280.3115 or [todd@placetohunt.com](mailto:todd@placetohunt.com)

Graham Schuetzle - Pierre, SD

Broker Associate 605-220-4014 or [dakotalandco@gmail.com](mailto:dakotalandco@gmail.com)

Brokerage Firm: Dakota Land Co.



**Dakota Land Co.**

Schuetzle Real Estate & Auction Firm

Feel free to inspect property on your own.

Call or visit **[www.DakotaLandCo.com](http://www.DakotaLandCo.com)** for complete property information packet on the real estate.

Dakota Land Co. will be acting as agent to the seller with the duty to represent the sellers interest.

# ULISES PESCE & BONNIE SIMMERMAN

## THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Ulises Pesce & Bonnie Simmerman Ag land for Auction. This 148.97 +/- acre unit will offer top quality cropland with an opportunity to develop country acreages this close to Pierre, SD. It is located 6 miles north of Pierre, SD adjacent to Grey Goose Road.

You have an opportunity to bid on this tract with excellent cropland Class II soils with a soil productivity index rating of 91-94. Detail information in the following pages will give you actual cropland acres, aerial map, and soil map.

Come and be part of the Greatest Opportunity for Land Investment. The uncertainty and volatile markets of the financial world should drive your investments toward an ag land purchase. The stock market has been explosive but it might be time to pull some out and put your investment into one of the most secure investments: **LAND** Study the enclosed property information packet and see if this tract might work for your investment portfolio. This Auction will afford the farmer, the investor, and recreational buyer the opportunity to put together a tract with excellent options.

For the Ag Producer this Auction will provide a once in a lifetime opportunity to add to an existing operation.

## AUCTION PROCEDURE:

All written bids are due by 5:00 pm September 9th 2025, Emailed to [Dakotalandco@gmail.com](mailto:Dakotalandco@gmail.com) or mailed to 1010 West Second Street, Pierre, SD 57501. You must be in the top 3 bidders to be part of the auction escalation period. During the escalation period (September 10th – September 11th ) bids can be increased. Bidding must be by phone, text, or email. You must pre register to bid and use the provided bid/offer form that can be downloaded at [www.dakotalandco.com](http://www.dakotalandco.com) or use the form that is in the bid packet.

## DRONE VIDEO:

[HTTPS://VIMEO.COM/1106815625](https://vimeo.com/1106815625)

## GREY GOOSE COMMUNITY- POTENTIAL ADDITIONAL ACREAGE DEVELOPMENT

This little community is located 6 miles north of Pierre, SD along the Grey Goose Road. Pierre is the State Capitol of South Dakota. A small town offering all the amenities of a larger city. Over 100 country acreages call Grey Goose place home. Great location has allowed this community to continue to grow. Located only 1.5 miles from the Oahe Dam and 5 miles from the Spring Creek Recreation area. The location provides a treasure trove or recreational opportunities in an area known as the Sportsman's Destination area of South Dakota.

The Grey Goose Store & Social Club is located in the heart of the Grey Goose community. It is the destination for not only the locals but for visitors to the area. Enjoy some of the best food in central South Dakota. Live entertainment and events include the annual Oahe Blues Festival, ROADHOUSE BIKE NIGHTS for bands and other upcoming events! There is always plenty of excitement at the Grey Goose Store & Social Club. Not only a great dining experience, but it is the perfect place for travelers to stop, fill up the gas tank. At the Grey Goose Store, you'll have no trouble getting supplies for your camping, fishing or hunting adventure. All this allows for tremendous opportunity to add additional country acreages to the area.

[WWW.DAKOTALANDCO.COM](http://WWW.DAKOTALANDCO.COM)



# TERMS AND CONDITIONS

**DOWN PAYMENT:** This is a cash sale auction. Buyer is required to pay ten percent (10%) nonrefundable earnest money deposit of purchase price on the day of sale. Balance of purchase price shall be paid in cash at the time of final closing. Your bidding is not conditional upon any financing. Buyer must have financing in place prior to sale day.

**SELLER CONFIRMATION:** Sale shall be subject to confirmation by the Seller. The Seller reserves the right to reject any and/or all bids received on tract without cause or reason for such rejection.

**REAL ESTATE TAXES:** The 2024 real estate taxes, payable in 2025 will be paid in full by the Sellers. The 2025 real estate taxes payable in 2026 will be prorated to the date of final closing. Real Estate Taxes are subject to reassessment.

**OFFERS DUE:** Sealed bid offers are due on September 9th at 5:00PM (CST). Offers must be mailed to Dakota Land Co. 1010 West Second, Pierre, SD 57501, or emailed or texted to Broker or Associate Broker. The top 3 bidders for the tract will be invited to continue to increase their bids during the Escalation Period which is September 10th – September 11th till 7:00PM. Bid form offered in Property Information Packet must be used for submission of all bids.

**BUYERS PREMIUM:** A Five percent (5%) buyers premium will be added to the final successful bid price of each tract and included in the final purchase price. The premium will be included in the final purchase agreement with appropriate SD sales tax.

**COUNTY RECORDS:** Tract will be sold by legal description and acres as assessed and provided by the Hughes County offices. Acres are not survey accurate.

**POSSESSION:** Possession will be upon the termination of the verbal lease agreement, unless prior arrangements for fall fertilizer work or chemical application can be worked out with the current tenant.

**TITLE:** Title insurance will be provided following the execution of a real estate purchase agreement. Title insurance costs to be split 50% Seller—50% Buyer. Sellers agree to provide and execute a proper deed conveying the real estate to the Buyer(s) by appropriate deed. Real Estate will be free and clear of all liens, but subject to easement, reservations, mineral conveyances, and exceptions of records, as well as statutory rights of way.

**FINAL CLOSING:** Final closing shall take place on October 10th 2025, or as soon after the auction date as closing arrangements and documents can be completed. In addition to Seller's retention of the non-refundable earnest money, seller shall have all remedies, in law or in equity in the event that the Buyer fails to close.

**MINERAL RIGHTS:** 100% of the mineral rights now owned by the Seller will pass to the Buyer. Seller makes no warranty of mineral rights owned, if any.

**WATER AND EASEMENTS:** Seller makes no representation regarding the availability of any additional or new water taps. It will be the responsibility of the Buyer to contact and pay for any additional or new water taps and water meters.

**FENCING:** Tracts may or may not be fenced. Existing fence boundaries may change from actual survey if conducted. It is the responsibility of the new Buyer for any additional new fencing.

**PURCHASE AGREEMENT:** Successful bidders will execute a real estate purchase agreement immediately following the auction. Purchase agreement will be made available for review prior to the start of the auction.

**AGENCY:** Dakota Land Company will be acting as exclusive agents of the Seller with the duty to represent the Seller's interest exclusively.

**DISCLAIMER:** All information gathered for auction purposes was provided by the Hughes County Governmental offices. The information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, water supply, or soil productivity, or acreages, is made by the seller or the broker/auction company. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Dakota Land Co will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, County Offices, or County FSA Office. All maps that have been put together for Property Information Package are approximate and are from sources deemed reliable; however, accuracy is not guaranteed. Maps are not to scale. All acreages are approximate and have been estimated based on legal descriptions.

# TRACT

**Total Acres: 148.97 +/-**  
**Crop Land Acres: 144.26 acres**  
**according to FSA maps.**

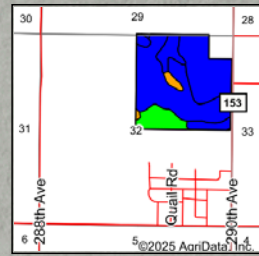
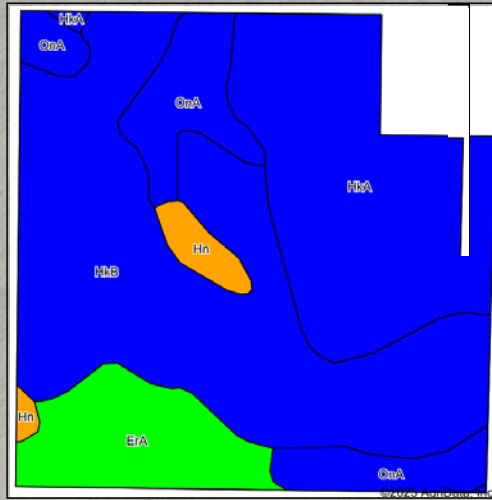
**Summary:** Tract 1 is a great quarter of cropland that would be an excellent addition to your operation. Located 6 miles north of Pierre, SD. This property is located .5 miles north of the Grey Goose Store and Social Club. The predominate soils for the cropland include Highmore silt loams, with 0-6% slopes. These Class II soils have productivity index rating of 91-92. Other cropland soils include Mobridge silt with 0 to 2% slopes. These Class II soils have a soil productivity index rating of 94. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, and wheat. This tract provides an excellent opportunity to farm some of the most productive soils in Hughes county.

Other options for this property include developing country acreages located in the Grey Goose community. Truly an excellent investment with development potential. Access is excellent from Grey Goose Road.

**Legal Description:**  
 TWN 112N- RG 79W  
 - Hughes County  
 Section 32: NE1/4 less  
 W 660' E 710' N 660'  
 & less Hwy ROW  
 2024 Taxes: \$ 1,656.52

**Video Link:**  
<https://vimeo.com/1106815625>

Soils Map

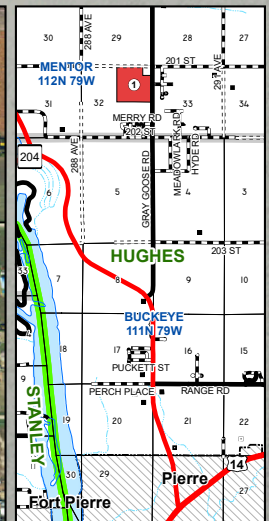


Location: 32-112N-79W  
 Township: West Hughes  
 Acres: 148.46

Soils data provided by USDA and NRCS.

Area Symbol: SD065, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Small Grains
HkB	Highmore silt loam, 2 to 6 percent slopes	67.84	45.7%		Ile	91	51
HkA	Highmore silt loam, 0 to 2 percent slopes	43.26	29.1%		Ilc	92	52
OnA	Mobridge silt loam, 0 to 2 percent slopes	18.11	12.2%		Ilc	94	56
ERA	Eakin-Raber complex, 0 to 2 percent slopes	15.72	10.6%		Ilc	83	49
Hn	Hoven silt loam, 0 to 1 percent slopes	3.53	2.4%		Vis	15	9
<b>Weighted Average</b>						<b>2.10</b>	<b>*n 50.7</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1

Tract 1

# BID FORM

## Multiple Offer Auction Form:

### Grey Goose Land Auction

Legal Description:

**Legal Description:** TWN 112N- RG 79W - Hughes County

**Section 32: NE1/4 less W 660' E 710' N 660' & less Hwy ROW**

Total Acres being represented for the purposes of the auction are approximately **148.97** acres



**This offer must be RECEIVED by September 9th 2025 - 5:00PM(CST)**

- **Offers must be Emailed or Mailed to Broker/Auctioneer todd@placetohunt.com, or dakotalandco@gmail.com, Dakota Land Co 1010 West Second, Pierre,SD 57501**
- **Only the top 3 Bidders on this tract will be invited to raise bids during the Escalation period. Escalation period will extend from **September 10th 2025 to September 11th 2025 7:00PM (CST)** . **During this time bidders may increase their bids.****
- **Purchaser agrees to enter into a Purchase Agreement at the conclusion of the auction.**
- **Buyer accepts Auction terms and conditions outlined in Exhibit "A"**
- **In the event an accepted offer does not result in a closed escrow, Seller reserves the right to re-open negotiations with any offeror and/ or Seller may request Listing Agent to solicit new offers.**

**TRACT # 1 148.97 Acres x \$ \_\_\_\_\_ price per acre = \$ \_\_\_\_\_**

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

Broker/Auctioneer: \_\_\_\_\_ Date: \_\_\_\_\_

Todd Schuetzle: 605-280-3115      Graham Schuetzle 605-220-4014\_



# DAKOTA LAND COMPANY



**TODD SCHUETZLE**

**BROKER/AUCTIONEER**

**605-280-3115**

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**GRAHAM SCHUETZLE**

**BROKER ASSOCIATE**

**605-220-4014**

**DAKOTALANDCO@GMAIL.COM**

**Strong Roots** – Our roots grow deep in agriculture and our commitment to the land produces exceptional results for our clients. We understand what it means to bring in the harvest. It is a time to reflect on all your hard work and the faith it takes to trust that your work will pay off. Allow our expertise to get you the results you deserve. When it comes to selling your property don't leave it to chance. We have owned, operated, developed and sold ag properties for over thirty years. When it is time to sell or buy land, don't leave that decision to someone who doesn't know agriculture. Our vast knowledge of the area and long time relationships with landowners allow us the opportunity to reach broad local markets, while using current technology to penetrate the vast internet market. We will help harvest the most from your land decisions.

**Strong Relationships** – We believe every client deserves a relationship handled with trust, integrity, compassion and care about your property. We are a firm that truly earns your business. Dakota Land Company is a family firm with all aspects of the ag real estate business being handled by family members. We pour our compassion for people and places into every client's transaction. Our firm has been in business selling ag real estate for over 30 years. Our logo reflects a landowner walking and passing on the legacy of land ownership to the next generation. Its about families, and their relationships to the land.

**Strong Results** – When it comes to marketing and selling your property, you need a firm that can produce results. Our past experience in ag land and our relationships prepare our marketing for tremendous success of your property. Dakota Land Company has an energetic and successful marketing concept that sells. The right property can bring financial security, enjoyment, and a lifetime of memories for you and your family.



**Dakota Land Co.**

**Schuetzle Real Estate & Auction Firm**



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