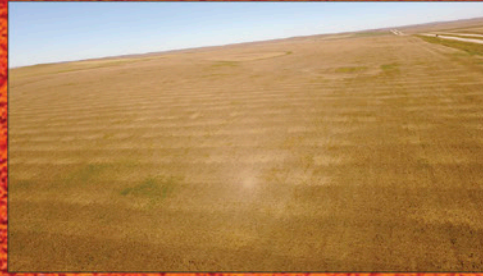


LAND AUCTION

LYMAN COUNTY, SD 480+/- TOTAL ACRES



Tracts are located 4 miles North of Vivian SD, and 9 miles Northwest of Presho, SD

DECEMBER 8TH, 2025
WRITTEN BID OFFERS DUE

DECEMBER 9TH-10TH, 2025
ESCALATION PERIOD

CROPLAND – RECREATIONAL – INVESTMENT

**OWNERS: MARY LOU HABBEN
TERRY AND TOM HABBEN**

Bidding Procedure

Dakota Land Company is offering 3 tracts for continual bidding. Written bid forms can be downloaded from www.dakotalandco.com or attached to a Property Information Packet. All written bid forms are due by **December 8th, 5:00pm**. Email (dakotalandco@gmail.com) or mail (1010 West Second Street Pierre, SD 57501) You must be in the top 3 bidders for each tract to be part of the auction escalation period. During the escalation period (December 9th - 10th) bids can be increased. Bidding must be by phone, text, or email. You must pre-register to bid and use provide 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

Graham Schuetzle - Pierre, SD

Broker Associate 605-220-4014 or 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** 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.

MARY LOU HABBEN, TERRY & TOM HABBEN

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the **Mary Lou Habben, Terry and Tom Habben** Ag land for Auction. This 480 +/- acre unit will offer 3 tracts of top quality cropland located in Lyman county. Tract #1 and Tract #2 are located 4 miles north of Vivian, SD and Tract #3 is located 9 miles northwest of Presho, SD. All are located in the heart of the Pheasant Capital of the world, Presho, SD.

You have an opportunity to bid on these tracts with excellent cropland Class III soils with a soil productivity index ratings ranging from 68-85. Detail information in the following pages will give you actual cropland acres, aerial map, and soil map for each individual tract.

Come and be part of the Greatest Opportunity for Land Investment. Recent sales in the Lyman county area have showed a strong upward trend in quality cropland values. 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 any of these tracts 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 December 8th 2025**, Emailed to 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 (December 9th -December 10th) 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 or use the form that is in the bid packet.**

BUYERS PREMIUM:

Buyers Premium will be charged to the Buyer: See Terms and Conditions

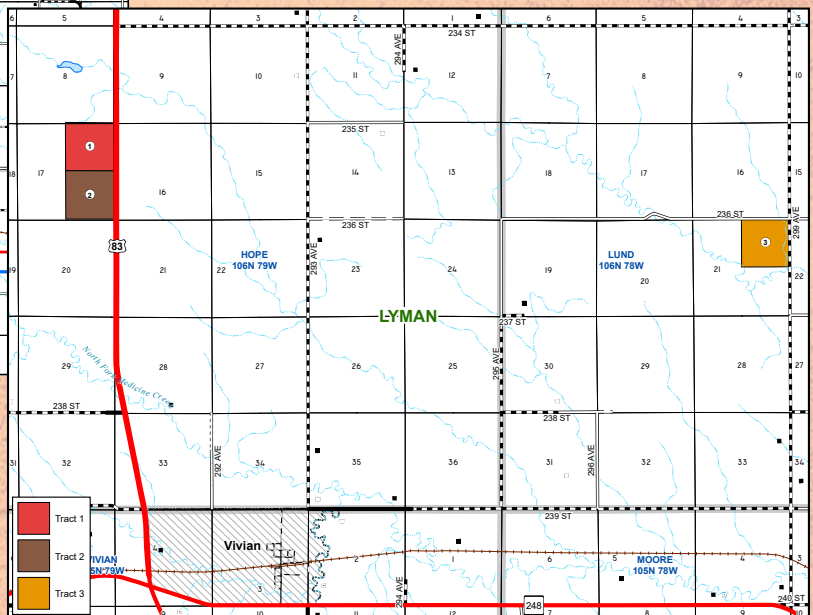
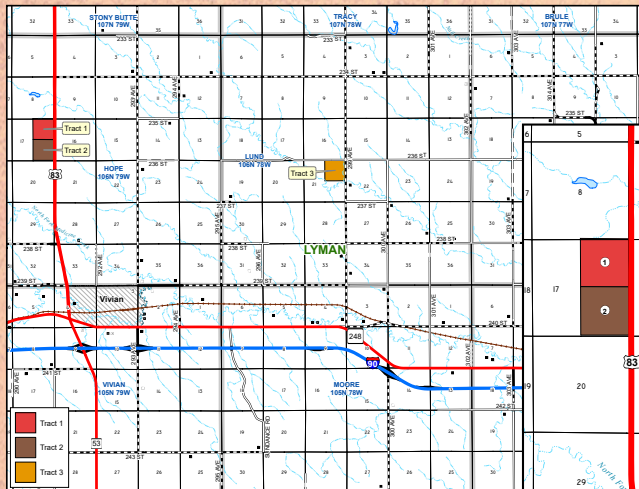
PROPERTY INSPECTION:

Call Broker or Agent for private showing or feel free to inspect property on your own

DRONE VIDEO:

[HTTPS://VIMEO.COM/1133596999](https://vimeo.com/1133596999)

LOCATION MAPS



WRITTEN OFFER FORM

Dakota Land Co.

Schuetzle Real Estate & Auction Firm

Multiple Offer Auction Form:

Mary Lou Habben, Terry and Tom Habben Land Auction

Legal Description:

TWN 106N- RG 79W - Lyman County

Section 17: NE1/4 (160 acres) TRACT #1

Section 17: SE1/4 (160 acres) TRACT #2

TWN 106N-RG 78W- Lyman County

Section 21: NE1/4 (160 acres) TRACT #3

Total Acres being represented for the purposes of the auction are approximately **480**

This offer must be RECEIVED by December 8th , 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 each tract will be invited to raise bids during the Escalation period. In order to move from tract to tract you must be a top 3 bidder on a tract .
- Escalation period will extend from **December 9th to December 10th 2025 7:00PM (CST) . During this time bidder 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.

WWW.DAKOTALANDCO.COM

WRITTEN OFFER FORM

TRACT #1 160 Acres x \$ _____ price per acre = \$ _____

TRACT # 2 160 Acres x \$ _____ price per acre = \$ _____

TRACT # 3 160 Acres x \$ _____ price per acre = \$ _____



This form is a legal binding contract to enter into a purchase agreement

Purchaser: _____ Date: _____

Broker/Auctioneer: _____ Date: _____

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

Dakota Land Co.
Schuetzle Real Estate & Auction Firm

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 2025 real estate taxes payable in 2026 will be paid in full by the Sellers. A credit for the 2025 taxes due and payable in 2026 will be issued as a credit from the Sellers to the Buyers at the time of final closing. Buyer will be responsible for the 2025 tax payable in 2026 when due. The 2026 real estate taxes payable in 2027 will be paid in full by Buyer. Real Estate Taxes are subject to reassessment.

OFFERS DUE: Sealed bid offers are due on December 8th 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 December 9th till December 10th, 2025, 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 Lyman County offices. Acres are not survey accurate.

POSSESSION: Possession will be upon final closing, unless prior arrangements for fall fertilizer work or chemical application is agreed upon between Seller and Buyer prior to closing.

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 January 12th, 2026, 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 Lyman 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 1

Total Acres: 160 +/-

Crop Land Acres: 160 +/- acres estimated according to FSA maps.

Summary: Tract #1 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 4 miles north of Vivian, SD. The predominate soils of the cropland consist of the Millboro silty clay. Slopes range 0 to 6%. These soils are a Class III soil with the soil productivity index ranging from 79-85. Some of the highest producing cropland soils in Lyman county. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, milo and wheat. This tract provides an excellent opportunity to farm some of the most productive soils in Lyman county. Truly an excellent investment opportunity to own quality land in Lyman County. Access is excellent from SD Hwy #83, which runs parallel to this tract.

Access to several grain elevators in the area including Agtegra grain terminal in Kennebec, SD and Dakota Mill and Grain in Presho, SD. These grain terminals are within 27 miles of the property.

Legal Description: Township 106 North – Range 79 West Lyman County-
Section 17:NE1/4 (160 acres) (#5347)

2025 Taxes: \$1310.14

Vimeo Link: <https://vimeo.com/1133596999>



TRACT 2

Total Acres: 160 +/-

Crop Land Acres: 137.12 +/- acres estimated according to FSA maps. There are approximately 14 acres of recreational habitat and 8 acres of low land.

Summary: Tract #2 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 4 miles north of Vivian, SD. The predominate soils of the cropland consist of the Millboro silty clay. Slopes range 0 to 6%. These soils are a Class III soil with the soil productivity index ranging from 79-85. Some of the highest producing cropland soils in Lyman county. Other soils that make up the recreational land include the Kolls silty clay. These soils have a productivity rating of 30. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, milo and wheat. This tract provides an excellent opportunity to farm some of the most productive soils in Lyman county. Also small recreational habitat land provides area for excellent upland game hunting. Near the Ft. Pierre National grasslands as well. Truly an excellent investment opportunity to own quality land in Lyman County. Access is excellent from SD Hwy #83, which runs parallel to this tract.

Access to several grain elevators in the area including Agtegra grain terminal in Kennebec, SD and Dakota Mill and Grain in Presho, SD. These grain terminals are within 27 miles of the property.

Legal Description: Township 106 North – Range 79 West Lyman County-
Section 17: SE1/4 (160 acres) (#5349)

2025 Taxes: \$ 1094.78

Vimeo Link: <https://vimeo.com/1133596999>



TRACT 3

Total Acres: 160 +/-

Crop Land Acres: 144.10 +/- acres estimated according to FSA maps. There are approximately 15.9 acres of recreational habitat and food plots

Summary: Tract #3 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 9 miles northwest of Presho, SD. The predominate soils of the cropland consist of Promise clay and Millboro silty clay. Slopes range 0 to 6%. These soils are a Class III soil with the soil productivity index ranging from 68-79. Some of the highest producing cropland soils in Lyman county. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, milo and wheat. This tract provides an excellent opportunity to farm some of the most productive soils in Lyman county. Also small recreational habitat land provides area for excellent upland game hunting in the Pheasant Capital of the world. Truly an excellent investment opportunity to own quality land in Lyman County. Access is excellent from 299th Avenue, which runs parallel to this tract. Access to several grain elevators in the area including Agtegra grain terminal in Kennebec, SD and Dakota Mill and Grain in Presho, SD. These grain terminals are within 15-20 miles of the property.

Legal Description: Township 106 North – Range 78 West Lyman County-
Section 21: NE1/4 (160 acres) (#5239)

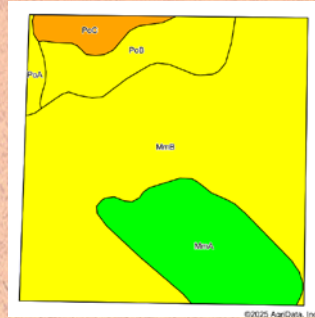
2025 Taxes: \$1195.56

Vimeo Link: <https://vimeo.com/1133596999>



SOIL MAPS

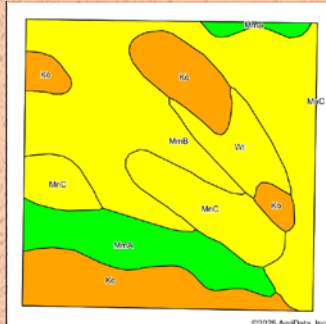
TRACT 1



Area Symbol: SD085, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Irr Class °c	Productivity Index	*n NCCPI Small Grains		
MmB	Milboro silty clay, 3 to 6 percent slopes	101.86	63.4%			IIIc	79		32	
MnA	Milboro silty clay, 0 to 3 percent slopes	31.58	19.7%			IIIc	85		35	
PoB	Promise clay, 3 to 6 percent slopes	18.18	11.3%			IVc	64		25	
PoC	Promise clay, 6 to 9 percent slopes	6.60	4.1%			IVc	55		25	
PoA	Promise clay, 0 to 3 percent slopes	2.49	1.5%			IIIc	68		25	
Weighted Average							3.04	3.04	77.3	*n 31.4

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

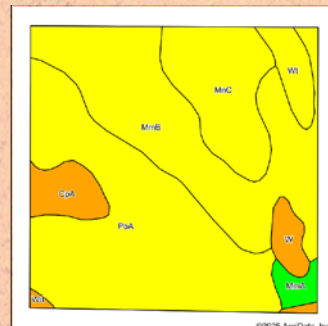
TRACT 2



Area Symbol: SD085, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Irr Class °c	Productivity Index	*n NCCPI Small Grains		
MmB	Milboro silty clay, 3 to 6 percent slopes	71.52	44.5%			IIIc	79		32	
Ko	Koils silty clay	35.29	22.0%			Vw	30		8	
MnA	Milboro silty clay, 0 to 3 percent slopes	22.47	14.0%			IIIc	85		35	
MmC	Boro-Milboro silty clays, 6 to 9 percent slopes	21.33	13.3%			IVc	62		34	
Wt	Witten silty clay, 0 to 3 percent slopes	9.88	6.2%			IIIc	79		37	
Weighted Average							3.51	3.51	66.8	*n 27.7

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

TRACT 3



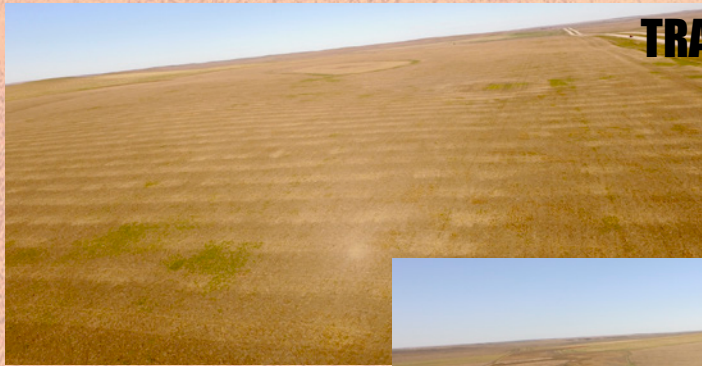
Area Symbol: SD085, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Irr Class °c	Productivity Index	*n NCCPI Small Grains		
PoA	Promise clay, 0 to 3 percent slopes	62.96	39.6%			IIIc	68		25	
MmB	Milboro silty clay, 3 to 6 percent slopes	52.10	32.8%			IIIc	79		32	
MmC	Boro-Milboro silty clays, 6 to 9 percent slopes	22.63	14.3%			IVc	62		34	
CpA	Capa silt loam, 0 to 6 percent slopes	7.13	4.5%			Vs	11		30	
Wt	Witten silty clay, 0 to 3 percent slopes	5.84	3.7%			IIIc	79		37	
W	Water	3.94	2.5%			VIII	0		0	
MnA	Milboro silty clay, 0 to 3 percent slopes	2.97	1.9%			IIIc	85		35	
Wd	Wendle silty clay, channelled, occasionally flooded	1.08	0.7%			VIIw	33		16	
Weighted Average							3.39	-	67	*n 28.8

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

TRACT 1



TRACT 2



TRACT 3



DAKOTA LAND COMPANY



TODD SCHUETZLE

BROKER/AUCTIONEER

605-280-3115

TODD@PLACETOHUNT.COM



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



WWW.DAKOTALANDCO.COM