

LAND AUCTION

HIEB FAMILY LAND AUCTION

RELIANCE, SD- 330.30 TOTAL ACRES



Tract is located 5 miles west of Reliance, SD

OCTOBER 26TH, 2026

WRITTEN BID OFFERS DUE

OCTOBER 27TH-28TH, 2026

ESCALATION PERIOD

CROPLAND – RECREATIONAL – INVESTMENT

OWNERS: CURTIS HIEB AND PATRICIA MONSON

Bidding Procedure

Dakota Land Company is offering 1 tract 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 **October 26th, 5:00 pm CST**. Email (dakotalandco@gmail.com) or mail (1010 West Second Street Pierre, SD 57501)

You must bid a minimum bid of \$5000 per acre for tract to be part of the auction escalation period. During the escalation period (October 27th - 28th) 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.

HEIB FAMILY

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Hieb Family Land for Auction. This 330.30 +/- acre unit will be offered in one tract. It is located 5 miles west of Reliance, SD and 6 miles east of Kennebec, SD. Access is great. From Kennebec, SD, take Exit off of I-90 to 321st Avenue, 1 mile south, take 244th Street east for 1 mile to property. From Reliance, SD, the Reliance Exit south to 244th Street and head west 5 miles. Tract runs parallel to I-90. Detail information in the following pages will give you aerial and location maps.

Come and be part of the Greatest Opportunity for Land Investment. Historic appreciation of the land market allows the producer or investor the opportunity to safe guard their investment portfolio. One of the most secure investments is Land. Quality and productive cropland such as the Hieb Family land should fit your investment portfolio.

Study the enclosed property information packet and see if this cropland tract might work for your operation. This Auction will afford the ag producer, 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 (CST) October 26th , 2026. Emailed to Dakotalandco@gmail.com or mailed to 1010 West Second Street, Pierre, SD 57501. You must submit a minimum bid of \$5000 per tract to be part of the auction escalation period. During the escalation period (October 27th – October 28th, 2026) 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 OF 4%: will be charged to the Buyer: See Terms and Conditions

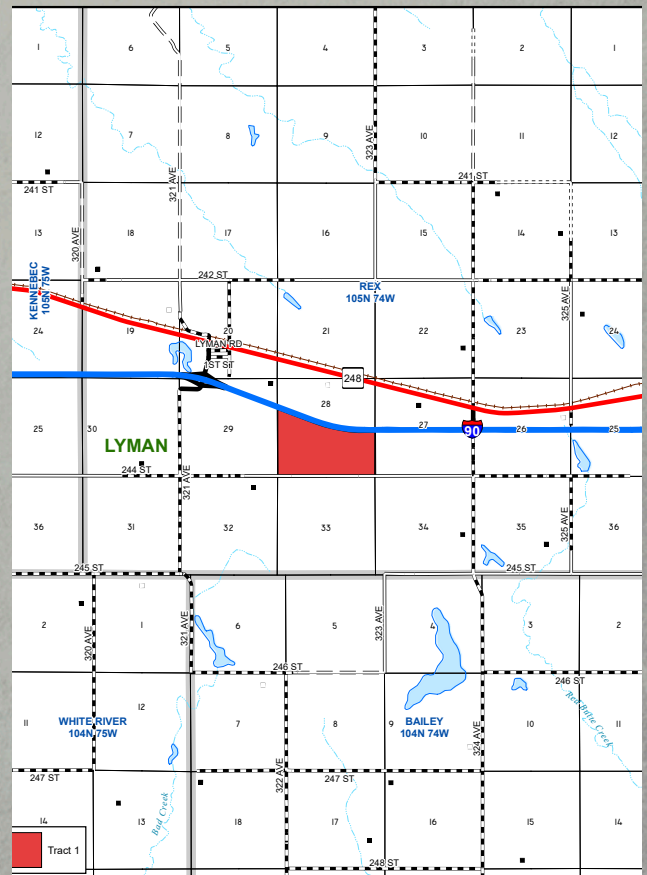
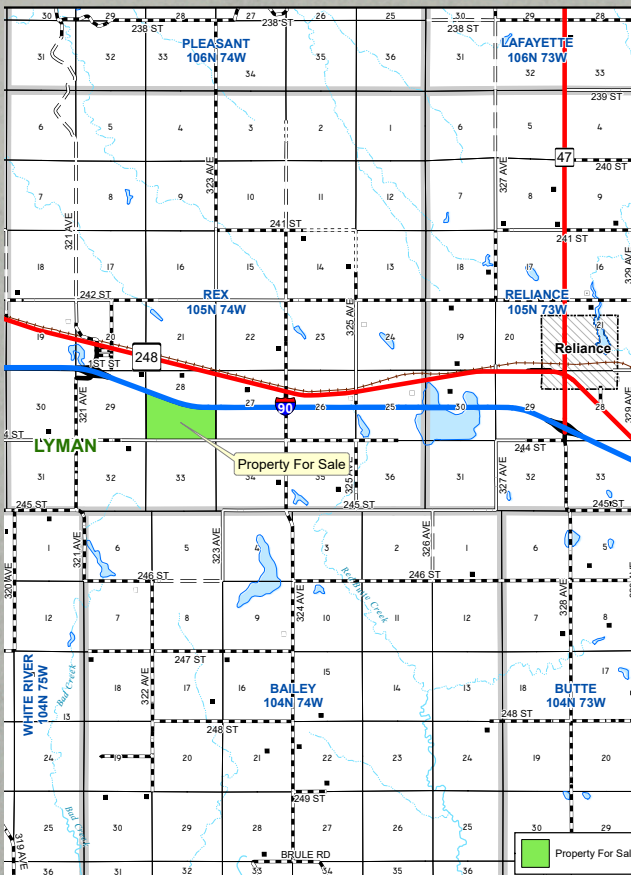
PROPERTY INSPECTION: Call Broker or Agent for private showing or inspect property on your own.

DRONE VIDEO:

DRONE VIDEO PREVIEW: [HTTPS://VIMEO.COM/1225136228](https://vimeo.com/1225136228)

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TRACT LOCATION



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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 or tracts without cause or reason for such rejection.

REAL ESTATE TAXES: The 2026 real estate taxes payable in 2027 will be paid in full by Seller. A credit for the 2026 taxes due and payable in 2027 will be issued as a credit from the Sellers to the Buyers at the time of final closing. Buyer will be responsible for the 2027 tax payable in 2028 when due. The 2027 real estate taxes payable in 2028 will be paid in full by Buyer. Real Estate Taxes are subject to reassessment.

OFFERS DUE: Sealed bid offers are due on October 26th, 2026 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. Minimum bid of \$5000 per acre is required, this is not the Reserve Bid. Only those bidders submitting the Minimum Bid to get into the auction will be allowed to continue to increase their bids during the Escalation Period which is October 27th till October 28th, 2026 7:00PM (CST). In the event of multiple bids of the same amount, priority will be given to the first bid/bids received by Dakota Land Company. Bid form offered in Property Information Packet must be used for submission of all bids.

BUYERS PREMIUM: A Four percent (4%) Buyer's 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 written arrangements are made by the Seller.

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 December 1st, 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: Seller will convey any and all mineral interests owned by the Seller to the Buyer.

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.

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TRACT

Total Acres: 330.30 +/-
Crop Land Acres: 325.91 acres
according to FSA maps.

Summary: Tract 1 is a highly productive quality cropland that would be an excellent addition to your operation. Located 5 miles west of Reliance, SD or 6 miles east of Kennebec, SD. The predominate soils for the cropland include Millboro silty clay loam with 3-6% slopes. These Class III soils have productivity index rating of 83-89. Other cropland soils include Boro-Millboro silty clay with 3 to 6% slopes. These Class III soils have a soil productivity index rating of 68. 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 Lyman county. Grain terminals near Presho and Kennebec provide excellent markets for the surrounding area. Access is excellent from 244th Street and 321st Ave.

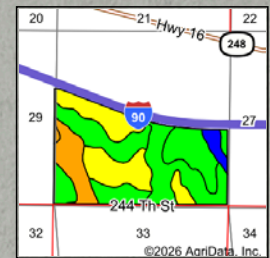
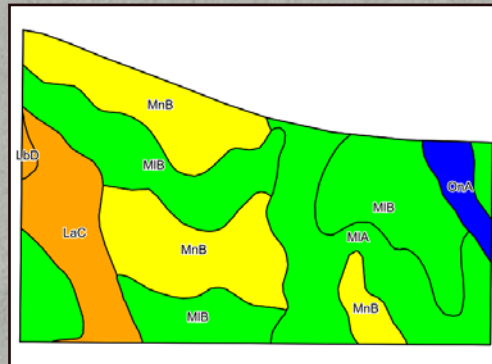
Legal Description:
 TWN 105N- RG 74W
 - Lyman County
 Section 28: S1/2 and
 that portion of the
 NW1/4 lying south
 of Interstate Highway
 90 as presently
 constituted (record
 #3408)

2026 Taxes: \$2762.60

Video Link:

<https://vimeo.com/1225136228>

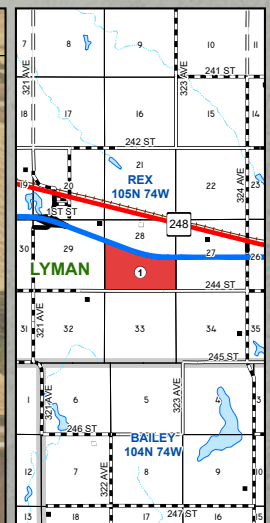
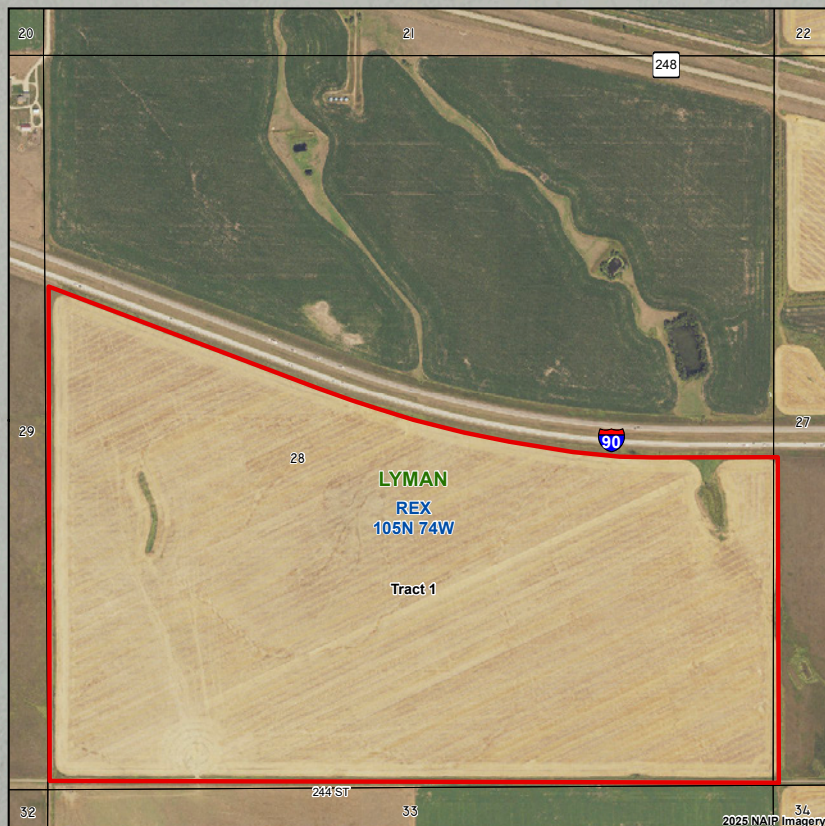
Soils Map



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
MIB	Millboro silty clay loam, 3 to 6 percent slopes	121.47	37.5%		IIIe	IIIe	83	36
MnB	Boro-Millboro silty clays, 3 to 6 percent slopes	89.91	27.7%		IIIe	IIIe	68	33
MIA	Millboro silty clay loam, 0 to 3 percent slopes	63.37	19.5%		IIIa	IIIa	89	36
LaC	Lakoma silty clay, 6 to 9 percent slopes	37.51	11.6%		Vle	Vle	51	26
OnA	Onita silt loam, 0 to 2 percent slopes	10.50	3.2%		IIc	Ile	93	57
LbD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	1.63	0.5%		IVe	IVe	38	27
Weighted Average					3.32	3.29	76.4	*n 34.6

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



Tract 1

BID FORM

Dakota Land Co.

Schuetzle Real Estate & Auction Firm

Multiple Offer Auction Form: Hieb Family Land Auction

Legal Description:

Township 105N Range 74W Lyman County

Section 28: S1/2 and that portion of the NW1/4 lying south of Interstate Highway 90
as presently constituted (record # 3408)

Total Acres being represented for the auction are approximately- 330.30+/- Acres



**This offer must be RECEIVED by October 26th , 2026 -
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**
- **Minimum bid of \$5000 per acre is required, this is not the Reserve Bid.
Only bidders submitting the Minimum Bid will be allowed to continue to
increase their bids during the Escalation Period. **In the event of multiple
bids of the same amount, priority will given to the first bid/bids
received by Dakota Land Company.****
- **Escalation period will extend from **October 27th to October 28th 2026
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's Premium of 4% applies.**
- **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 Dakota Land Company to solicit new offers.**

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BID FORM

TRACT #1 330.30 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

WWW.DAKOTALANDCO.COM

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.



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