

LAND AUCTION

POTTER COUNTY, SD

800+/- TOTAL ACRES

FEB. 27TH, 2020 - 2PM CST



Offered in 3 Individual Tracts And/Or 1 Unit

CROPLAND - RECREATIONAL - INVESTMENT

OWNER: EDNA MACHAN ESTATE

Dakota Land Company is honored to offer a very productive farm. Located 2 miles north of Gettysburg, SD and 2.5 miles east of SD Hwy #83. Farm consists of a combination of productive cropland and grassland. Don't miss this opportunity to add a agricultural unit to your investments. The security of land will stabilize your investment portfolio.

Be sure to visit website for a complete property information packet.

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.



Property Inspection:
Feel free to view property
on your own, or call
agent for personal showing
of property.
Tracts will be marked.

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.

EDNA MACHAN ESTATE

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Edna Machan Estate Ag land for Public Auction. This nice unit is a combination of approximately 350 acres of cropland and 450 acres of grassland or hayland. It is located just 1.5 miles north of Gettysburg in Potter County.

You have an opportunity to come and bid on the tract or tracts that fits your operation. Each tract has productive cropland and grassland in each unit. Detail information in the following pages will give you actual acres, aerial map, and soil maps.

Come and be part of the Greatest Opportunity for Land Investment. Now is the time, the bubble has burst from the high market in 2013-2014. Don't miss your entry level into this market. Many of you have been waiting for this time to buy into the down market. If the stock market is making you nervous, pull some out and put your investment into one of the most secure investments: LAND

Study the enclosed property information packet and see which of the 3 tracts might work for your operation. It will also be offered as a whole unit as well. This Auction will afford farmers, ranchers, investors, and recreational buyers the opportunity to put together the size of tract to meet their investment portfolio.

PRODUCTION:

For the Ag Producer this Auction will provide a once in a lifetime opportunity to add to an existing operation, or buy as a stand alone unit.

AUCTION LOCATION:

American Legion, Gettysburg SD

LATITUDE AND LONGITUDE:

45.053198, -99.993406 Tract #2

DIRECTIONS TO THE PROPERTY:

Check out Location maps for best directions or use latitude and longitude

From Gettysburg,SD go east on SD Hwy #212 to 309th Avenue approximately 1 mile, go north 2.5 miles and you will be at Tract #3. From SD Hwy #83 go to 161st and head east 2.5 miles and you will be at Tract #1.

PROPERTY INSPECTION:

Feel free to view the property on your own, or call agent for personal showing of the property. Tracts will be marked with signs, be sure to download complete Property Information Packet with complete maps for tract locations and boundaries.

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. An entire unit purchase will be subject to auction terms and conditions.

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/tracts without cause or reason for such rejection.

REAL ESTATE TAXES: The 2019 real estate taxes, payable in 2020 will be paid in full by the Seller. The 2020 real estate taxes payable in 2021 will be paid by the new Buyer. Real Estate Taxes are subject to reassessment under new owner.

COUNTY/FSA RECORDS: Tracts will be sold by legal description and acres as provided by the Potter County offices. Acres are not survey accurate. All maps used are for illustration and marketing purposes only and are from sources deemed reliable; however, accuracy is not guaranteed and may not depict actual boundary lines. All FSA Farm Program crop bases and yields if any, as determined by the local FSA office, will transfer upon final closing. Crop bases will be divided according to the county FSA office.

POSSESSION/LEASE: Subject to existing written lease. Lease to expire December 31st, 2021. Rents for the 2020 and 2021 season to be assigned to the Buyer. Lease available upon request.

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. Seller agrees 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 March 24th, 2020, 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.

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 Potter 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. Existing fence boundaries may change from actual survey conducted. All acreages are approximate and have been estimated based on legal descriptions. Announcements made by the auctioneer or broker prior to the start of the auction will take precedence over any previously printed material.

TRACT 1

Total Acres: 320+/-

Crop Land Acres: 108.30 (FSA Figures)

Pastureland-Grassland Acres: 207.65

Summary: Tract 1 is a nice combination unit with cropland and grassland. Grassland is currently hayed and soybeans were harvested in the 2019 cropping season. Great access from county road 161st Street. Soils for this tract predominately consist of Eakin-Peno complex and Highmore -Peno complex with a 2-6% slope. These soils are a Class II soils with a productivity index of 55-73. The predominate soils for the cropland is Highmore silt loams. These Class II soils have a productivity index of 91-92 and some of the most productive cropland soils in Potter County. Portions of the grassland could be converted into cropland. Current operation is under written lease. Lease available upon request.

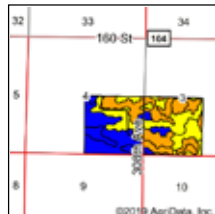
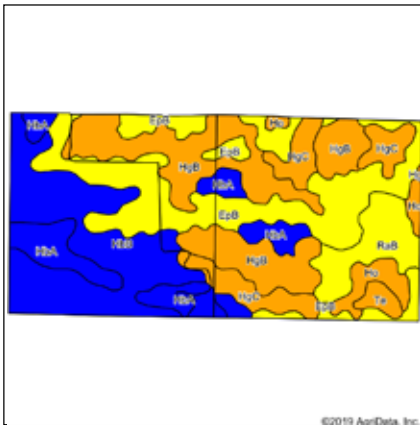
Legal Description: TWN 118N- RG 76W - Potter County

Section 3: SW1/4

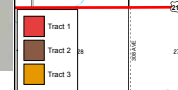
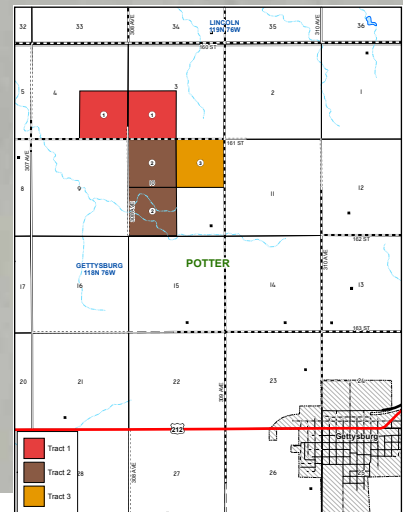
Section 4: SE1/4

2019 Taxes: \$ 3340.90

Soils Map

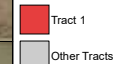
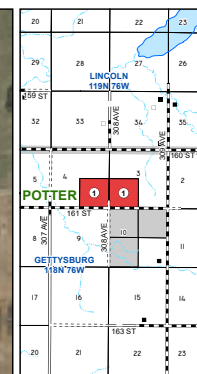
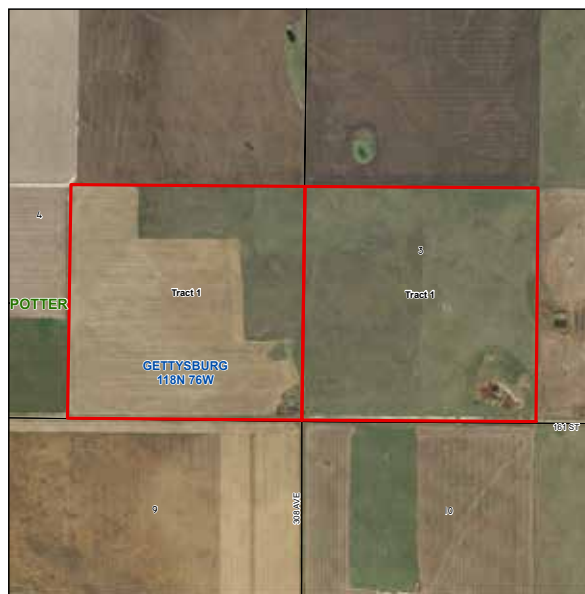


State: **South Dakota**
 County: **Potter**
 Location: **3-118N-76W**
 Township: **Central Potter**
 Acres: **315.75**
 Date: **1/29/2020**



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cor'n
EPB	Eakin-Peno complex, 2 to 6 percent slopes	81.97	26.0%	IIIe	73	1.9		3.2	43
HgB	Highmore-Peno complex, stony, 2 to 6 percent slopes	68.29	21.6%	IIIe	55	2		3.3	40
HB	Highmore silt loam, 2 to 6 percent slopes	68.06	21.6%	IIIe	91				
HBA	Highmore silt loam, 0 to 2 percent slopes	33.63	10.7%	IIIc	92				
HgC	Highmore-Peno complex, stony, 6 to 9 percent slopes	27.13	8.6%	IIIe	44	1.7	2.8		35
RaB	Eakin-Raber complex, 2 to 6 percent slopes	21.17	6.7%	IIIe	76				
Ho	Hoven silt loam, 0 to 1 percent slopes	11.50	3.6%	VIs	15				
Te	Tetenka silt loam, 0 to 1 percent slopes	4.00	1.3%	IVw	56				
Weighted Average						70.4	1.1	1.8	22.8

"n": The aggregation method is "Weighted Average using major components"
 "c": Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Tract 1

TRACT 1



TRACT 2

Total Acres: 320 +/-

Crop Land Acres: 210.77 (approximate FSA Figures)

Pastureland-Grassland Acres: 92.70

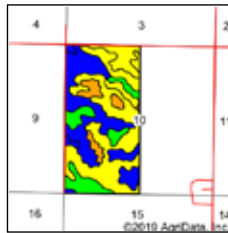
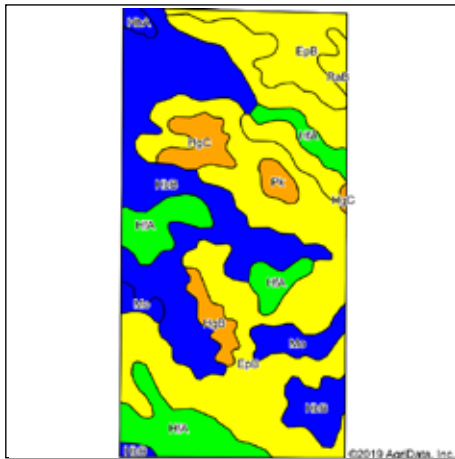
Summary: Tract 2 is a nice combination unit with cropland and grassland. Grassland is currently hayed and corn was harvested in the 2019 cropping season. Great access from county road 161st Street. Soils for this tract predominately consist of Eakin-Peno complex and Highmore -silt loams. These soils are a Class II soils with a productivity index of 73-91. The other soils are Highmore-Mobridge silt loams, which are a Class II soil with productivity index of 87. The above soils are some of the most productive cropland soils in Potter County. Portions of the grassland could be converted into cropland. Current operation is under written lease. Lease available upon request.

Legal Description: TWN 118N- RG 76W - Potter County

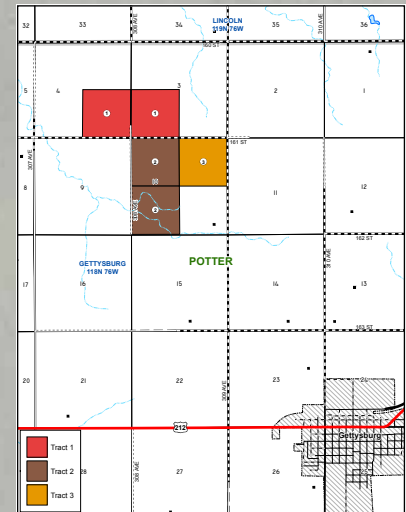
Section 10: SW1/4;NW1/4

2019 Taxes: \$ 4335.14

Soils Map



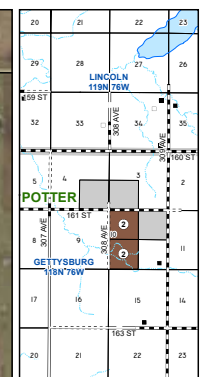
State: **South Dakota**
 County: **Potter**
 Location: **10-118N-76W**
 Township: **Central Potter**
 Acres: **322.8**
 Date: **1/29/2020**



Soils data provided by USDA and NRCS.

Area Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class ^c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cor n
EaB	Eakin-Peno complex, 2 to 6 percent slopes	127.77	39.6%		Ile	73	1.9		3.2 43
HbB	Highmore silt loam, 2 to 6 percent slopes	89.17	27.6%		Ile	91			
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	42.72	13.2%		Ilc	87			
RaB	Eakin-Raber complex, 2 to 6 percent slopes	30.28	9.4%		Ile	76			
Mo	Mobridge silt loam, 0 to 2 percent slopes	11.11	3.4%		Ilc	94			
HgC	Highmore-Peno complex, stony, 6 to 9 percent slopes	9.40	2.9%		IIIc	44	1.7	2.8	35
HgB	Highmore-Peno complex, stony, 2 to 6 percent slopes	6.25	1.9%		Ile	55	2		3.3 40
Pk	Plankinton silt loam	3.91	1.2%		IVw	51			20
HbA	Highmore silt loam, 0 to 2 percent slopes	2.19	0.7%		Ilc	92			
Weighted Average						79.5	0.8	1.4	19.1

ⁿ: The aggregation method is "Weighted Average using major components"
^c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Tract 2 (orange)
 Other Tracts (grey)

Tract 2

TRACT 2



TRACT 3

Total Acres: 160+/-

Crop Land Acres: 26.06 (FSA Figures)

Pastureland-Grassland Acres: 134 acres approximate

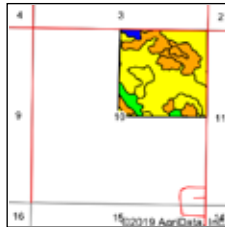
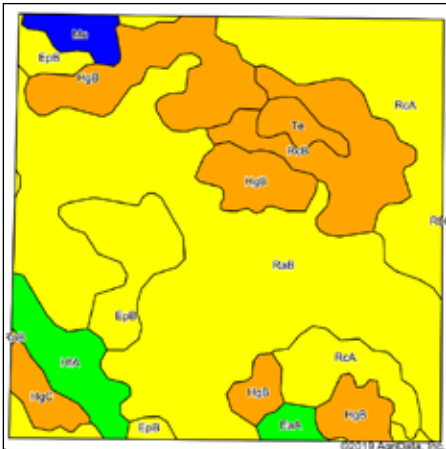
Summary: Tract 3 is a nice combination unit with cropland and grassland. Grassland is currently hayed and winter wheat was harvested in the 2019 cropping season. Great access from county road 161st Street and 309th Avenue. Soils for this tract predominately consist of Eakin-Raber complex and Raber-Cavo loams with a 2-6% slope. These soils are a Class II soils with a productivity index of 60-76. These soils are considered very productive soils in Potter County. Portions of the grassland could be converted into cropland or continued to be hayed with grazing opportunities. Current operation is under written lease. Lease available upon request.

Legal Description: TWN 118N- RG 76W - Potter County

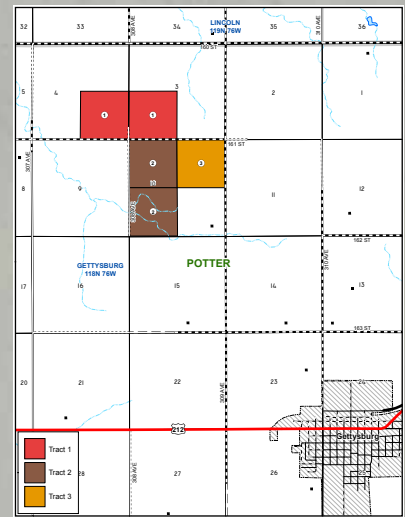
Section 10: NE1/4

2019 Taxes: \$ 1749.36

Soils Map



State: **South Dakota**
 County: **Potter**
 Location: **10-118N-76W**
 Township: **Central Potter**
 Acres: **160.18**
 Date: **1/29/2020**

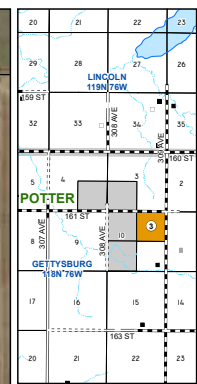


Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cor n
RaB	Eakin-Raber complex, 2 to 6 percent slopes	66.29	41.4%	IIc	76				
RaC	Raber-Cavo loams, 0 to 2 percent slopes	27.87	17.4%	IIc	60				
HgB	Highmore-Peno complex, stony, 2 to 6 percent slopes	23.08	14.4%	IIc	55	2	3.3	40	
EpB	Eakin-Peno complex, 2 to 6 percent slopes	13.13	8.2%	IIc	73	1.9	3.2	43	
RcB	Raber-Cavo loams, 2 to 6 percent slopes	12.76	8.0%	IIc	57				
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	7.00	4.4%	IIc	87				
HgC	Highmore-Peno complex, stony, 6 to 9 percent slopes	3.01	1.9%	IIIc	44	1.7	2.8	35	
Mo	Mobridge silt loam, 0 to 2 percent slopes	2.89	1.8%	IIc	94				
Te	Tatonka silt loam, 0 to 1 percent slopes	2.44	1.5%	IVw	56				
EaA	Eakin-Raber complex, 0 to 2 percent slopes	1.71	1.1%	IIc	83				
Weighted Average						68.4	0.5	0.8	9.9

"n": The aggregation method is "Weighted Average using major components"
 "c": Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Tract 3
 Other Tracts

Tract 3

TRACT 3



TRACT 4 – WHOLE TRACT

Total Acres: 800+/-

Crop Land Acres: 345.13 (approximate FSA Figures)

Pastureland-Grassland Acres: 434.35 approximate

Summary: Tract 4 is a nice combination of all three units. Being two miles North of Gettysburg the location is excellent for your agricultural opportunities. With multiple agronomy, marketing, and feed services in the area, this property, makes for a prime location for both crop and livestock value added ventures. Current operation is under written lease. Lease available upon request.

Legal Description: TWN 118N- RG 76W - Potter County

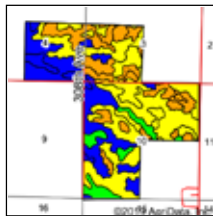
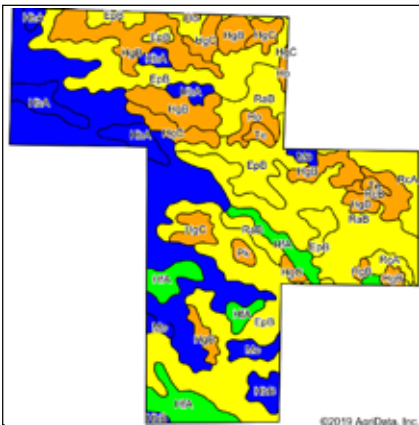
Section 3: SW1/4

Section 4: SE1/4

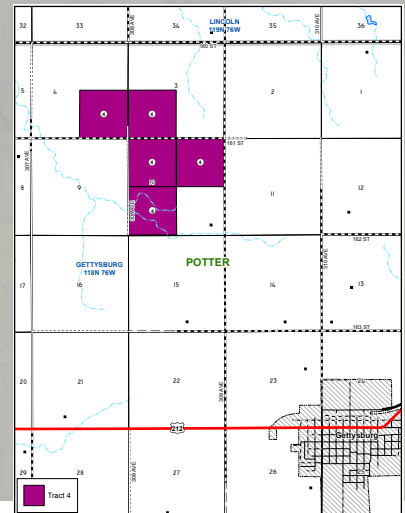
Section 10: SW1/4; NW1/4; NE1/4

2019 Taxes: \$ 9,425.40

Soils Map



State: South Dakota
 County: Potter
 Location: 10-118N-76W
 Township: Central Potter
 Acres: 802.34
 Date: 1/29/2020

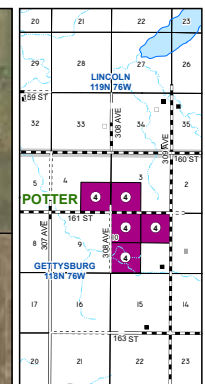
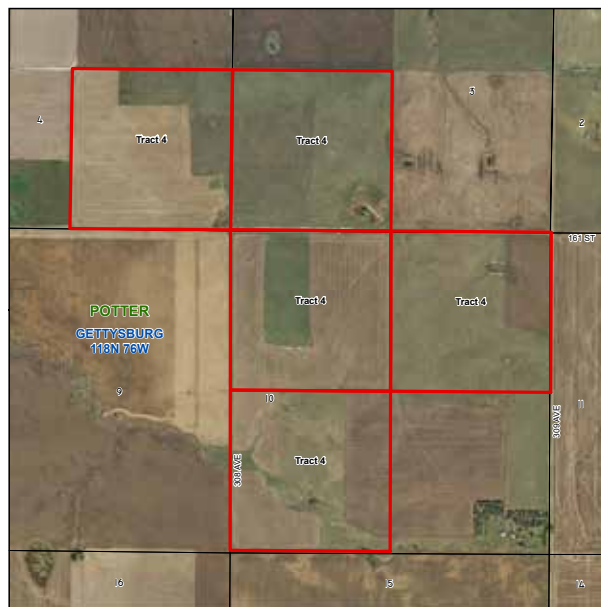


Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-IR Class °C	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cor n
EpB	Eakin-Peno complex, 2 to 6 percent slopes	220.74	27.5%		IIIe	73	1.9		43
HbB	Highmore silt loam, 2 to 6 percent slopes	163.31	20.4%		IIIe	91			
RaB	Eakin-Raber complex, 2 to 6 percent slopes	116.03	14.5%		IIIe	76			
HgB	Highmore-Peno complex, stony, 2 to 6 percent slopes	97.94	12.2%		IIIe	55	2	3.3	40
HbA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	51.21	6.4%		IIIc	87			
HgC	Highmore-Peno complex, stony, 6 to 9 percent slopes	39.14	4.9%		IIIe	44	1.7	2.8	35
HbA	Highmore silt loam, 0 to 2 percent slopes	37.20	4.6%		IIIc	92			
RcA	Raber-Cavo loams, 0 to 2 percent slopes	27.04	3.4%		IIIc	60			
Mo	Mobridge silt loam, 0 to 2 percent slopes	13.89	1.7%		IIIc	94			
RcB	Raber-Cavo loams, 2 to 6 percent slopes	12.76	1.6%		IIIe	57			
Ho	Hoven silt loam, 0 to 1 percent slopes	11.16	1.4%		VIa	15			
Te	Tetonka silt loam, 0 to 1 percent slopes	6.44	0.8%		IVw	56			
Pk	Plankinton silt loam	3.91	0.5%		IVw	51			20
EaA	Eakin-Raber complex, 0 to 2 percent slopes	1.57	0.2%		IIIc	83			
Weighted Average						73.9	0.8	1.4	18.5

*n: The aggregation method is "Weighted Average using major components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Tract 4

LOCATION MAPS

