

# LAND AUCTION

SULLY COUNTY, SD - 1221 +/- TOTAL ACRES

**FEB. 25TH - 2:00 PM CST**

AUCTION HELD AT  
RED ROSSA ITALIAN GRILLE, PIERRE SD

OWNER: MM OPPORTUNITY FUND, LLC



**OFFERED IN  
4 INDIVIDUAL  
TRACTS**

**CROPLAND  
RECREATIONAL  
INVESTMENT**

Dakota Land Company is honored to offer a combination of Sully County Cropland and Grassland. Located 17 miles east of Agar, SD and 17 miles east of Onida, SD. 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. **Subject to Prior Sale**

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

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

Tracts will be marked.  
Call for Property Showing  
concerning Tract #4.

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.

# MM OPPORTUNITY FUND LLC

## THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the MM Opportunity Fund LLC Ag land for Public Auction. This nice unit is a combination of approximately 326 acres of cropland, 635 acres of grassland and 252 acres of hayland. It is located 17 miles east of Agar, SD and 17 miles of Onida, SD.

You have an opportunity to come and bid on the tract or tracts that fits your operation. Four tracts offer productive cropland, grassland and hayland in these units. 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. Recent surge in commodity prices have bolstered land enthusiasm, and we see land values increasing due to this surge. 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 4 tracts might work for your operation. 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.

## AUCTION LOCATION:

Red Rossa Italian Grille – Pierre SD

## DIRECTIONS TO THE PROPERTY:

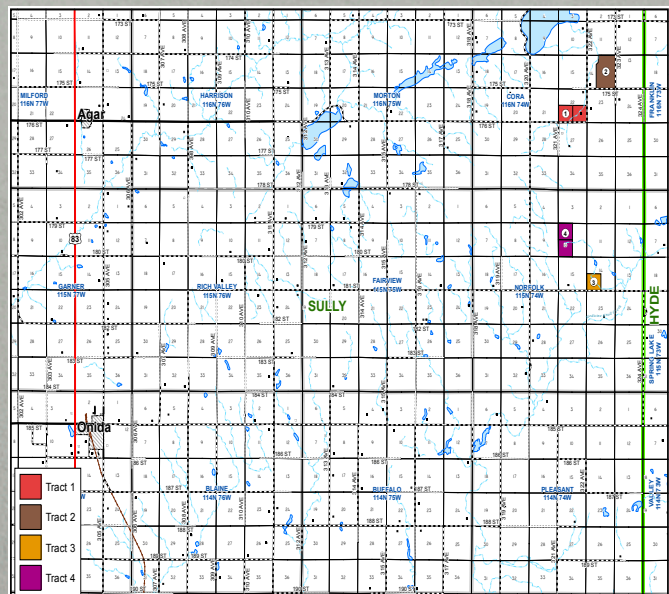
Check out Location maps for best directions or use latitude and longitude

## 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. CALL FOR PROPERTY SHOWING FOR TRACT #4

## DRONE VIDEO:

<https://vimeo.com/504511488>



[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. 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 2020 real estate taxes, payable in 2021 will be paid in full by the Seller. The 2021 real estate taxes payable in 2022 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 Sully 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:** Cropland in Tract #1 has been sprayed and fertilized ready to plant or previous tenant would lease the property. Cropland portion of Tract 2 is planted to winter wheat and new Buyer will receive a revenue portion of the winter wheat which will be disclosed prior to auction date. All other tracts possession will be upon final closing.

**ACCESS EASEMENT:** An Easement thru Section 15 to Tract #4 is in place.

**GRASS LAND EASEMENT:** Tract # 3 and Tract #4 are encumbered by U.S. Fish and Wildlife grass easement. Easement 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 29th, 2021, 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.

**COVID-19:** Dakota Land Co will require social distancing from Auction company and other attendees. Face Masks are encouraged, hand sanitizer will be provided at multiple locations. Please limit the number of your bidding party to as few as possible. Dakota Land Company and Seller are not responsible for any person coming down with Covid-19 or any other related illness. Auction company will be enforcing half the capacity for the Red Rossa Grille banquet halls.

**DISCLAIMER:** All information gathered for auction purposes was provided by the Sully 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:** 318.46+/-

**Crop Land Acres:** 229.09 (FSA Figures)

**Pastureland-Grassland- Hayland Acres:** 82.73

**Summary:** Tract 1 is a nice combination unit with cropland and grassland, with old homestead. Currently sunflower stubble, ready to be planted for the 2021 cropping season. Sprayed and fertilized fall of 2020. The primary soils for the cropland include Mobridge Silt Loam and Eakin-Raber Complex. These class II soils have productivity indexes ranging from 80-94 SPI. Other soils complex included Java-Glenham Loams which is a class IV of SPI of 63. These productive soils provide for an excellent grain rotation including corn, soybeans, wheat, grain sorghum and sunflowers. This particular area can produce 100-140 per acre bushel corn, with 40-70 bushels/acre of winter or spring wheat, and the most profitable crop of sunflowers which can yield over #2,500 -3000 lbs per acre.

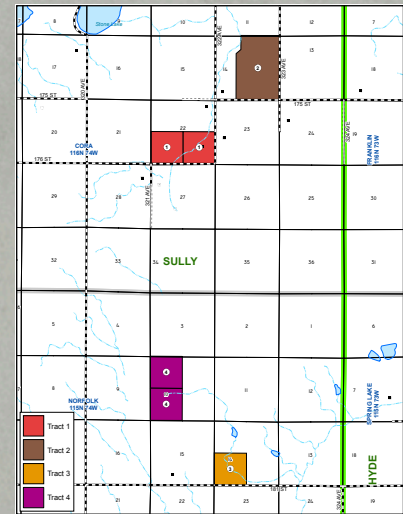
Located Northeast of Onida and Southeast of Gettysburg. Access to several grain elevators located in Onida, Gettysburg, Pierre, Harrold, and Ringneck Energy the new ethanol plant located in Onida,SD. Access is excellent gravel roads from 322nd Avenue & Agar Road.

**Legal Description:** TWN 116N- RG 74W - Sully County

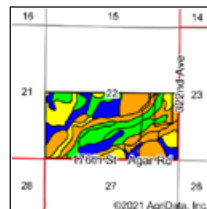
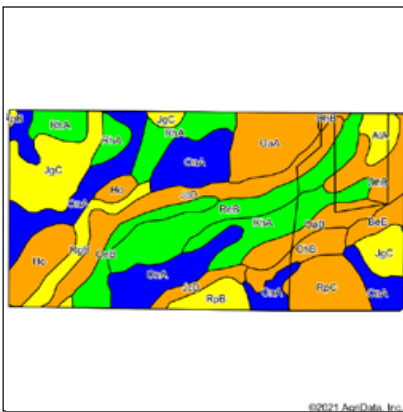
Section 22: SW1/4; SE1/4

**2020 Taxes:** \$ 2,122.12

**Latitude & Long:** 44.840392, -99.721073



**Soils Map**



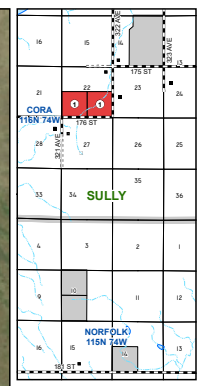
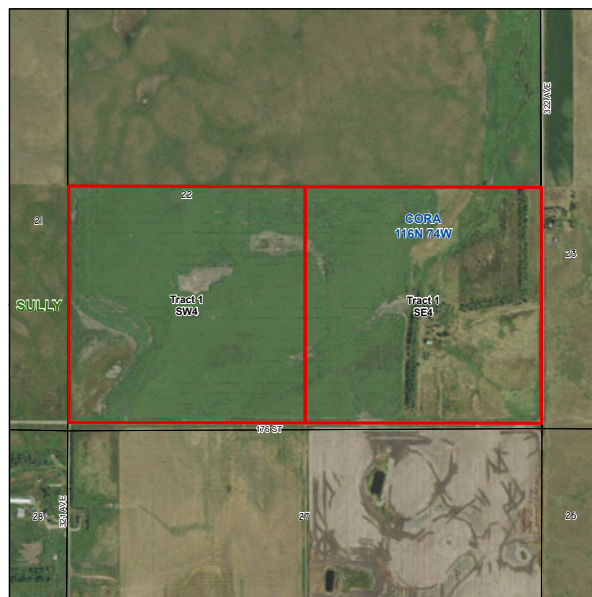
State: South Dakota  
 County: Sully  
 Location: 22-116N-74W  
 Township: East Sully  
 Acres: 311.82  
 Date: 1/25/2021

Dakota Land Co.



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Irr Class °C	Productivity Index	Alfalfa hay	Alfalfa hay Irrigated	Bromegrass alfalfa	Cool season grasses	Corn
OnA	Mobridge silt loam, 0 to 2 percent slopes	63.52	20.4%	IIc	IIc		94					
RbA	Eakin-Raber complex, 0 to 2 percent slopes	40.00	12.8%	IIc	IIc		83					
JpC	Java-Glenham loams, 3 to 9 percent slopes	30.62	9.8%	IVe	IVe		63	1.5		2.5		22
JdD	Java-Betts silt loam complex, 3 to 12 percent slopes	29.14	9.3%	Vlls	Vlls		24	1.5		2.5		22
ReB	Rae loam, 2 to 5 percent slopes	28.30	9.1%	IIe	IIe		80	1.8		3		36
OnB	Oshe-Talmo loams, 2 to 6 percent slopes	20.95	6.7%	IIle	IIle		38	1.1			1.8	28
OaA	Oshe-Delmont loams, 0 to 2 percent slopes	19.13	6.1%	IIIls	IIIls		52					



Tract 1  
 Other Tracts

**Tract 1**

# TRACT 1



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

# TRACT 2

**Total Acres:** 422.73+/-

**Crop Land Acres:** 97 (FSA Figures)

**Hay Land Acres:** 170 approximately

**Pastureland-Grassland Acres:** 155 approximately

**Summary:** Tract 2 is a nice combination unit with cropland, grassland and hayland. This tract would provide quality grazing or haying for the livestock producer. There are 97 acres of winter wheat currently planted that belongs to a tenant. The 170 acres of hayland was recently broken and converted to cropland, but no crop on it the last two seasons. The 155 acres of grassland could be hayed as well. The primary soils for the 97 acre piece of cropland include Java-Glenham Loams which is a class IV of SPI of 63. These productive soils provide for an excellent grain rotation including corn, soybeans, wheat, grain sorghum and sunflowers. There are small pockets of Class II soils in the 170 acre fallowed piece that have soil productivity of 65-80. This 170 acre piece has been rocked but will need additional rocking to make for a nice feed unit, planting back to grass or alfalfa. This particular area can produce 100-140 per acre bushel corn, with 40-70 bushels/acre of winter or spring wheat, and the most profitable crop of sunflowers which can yield over #2,500 -3000 lbs per acre.

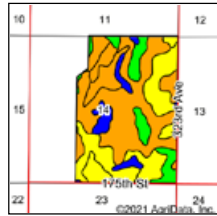
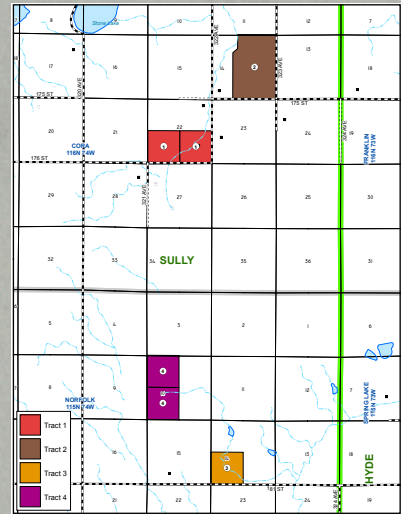
Located Northeast of Onida and Southeast of Gettysburg. Access to several grain elevators located in Onida, Gettysburg, Pierre, Harrold, and Ringneck Energy the new ethanol plant located in Onida,SD.

Access is excellent gravel roads from 322nd Avenue & 175th Street.

**Legal Description:** TWN 116N- RG 74W - Sully County  
Section 14: Bown Tract #2 a replat of Bown Lots 1 & 2

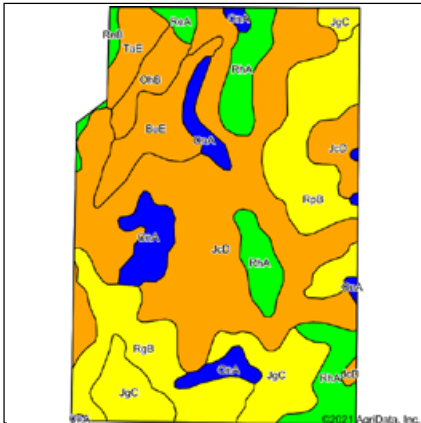
**2020 Taxes:** \$ 1,940.42

**Latitude & Long:** 44.857813, -99.701200



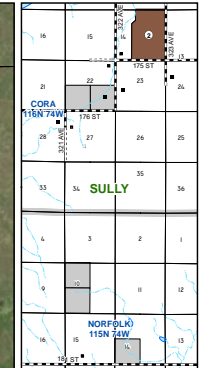
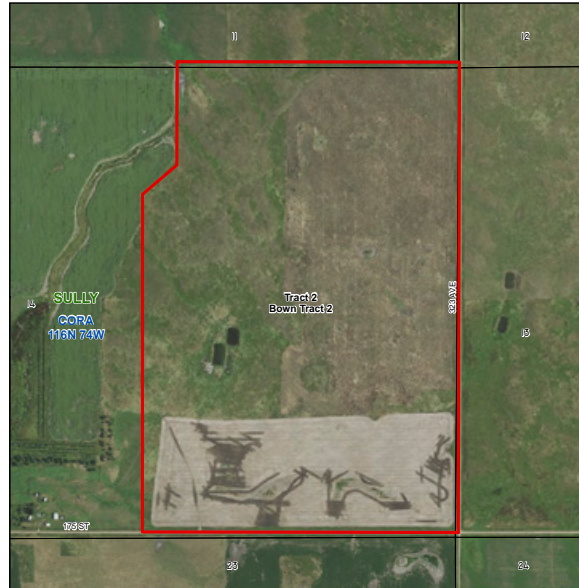
State: South Dakota  
County: Sully  
Location: 14-116N-74W  
Township: East Sully  
Acres: 422.69  
Date: 1/25/2021

Dakota Land Co.



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cool season grasses	Corn
JcD	Java-Betts stony complex, 3 to 12 percent slopes	173.09	41.0%		Vils	24	1.5	2.5		22
RgB	Raber-Pano loams, 2 to 6 percent slopes	46.04	10.9%		Ile	65				
JgC	Java-Glenham loams, 3 to 9 percent slopes	41.68	9.9%		Ive	63	1.5	2.5		22
RgB	Eakin-Raber complex, 2 to 6 percent slopes	41.24	9.8%		Ile	76				
RhA	Eakin-Raber complex, 0 to 2 percent slopes	40.02	9.5%		Ilc	83				
OnA	Mobridge silt loam, 0 to 2 percent slopes	28.08	6.6%		Ilc	94				
BeE	Betts loam, 6 to 25 percent slopes	22.72	5.4%		Vls	23				
TaE	Talmo gravelly loam, 9 to 25 percent slopes	11.67	2.8%		Vls	9				
OhB	Oshe-Talmo loams, 2 to 6 percent slopes	11.43	2.7%		Ile	38	1.1		1.8	28
ReA	Ree loam, 0 to 2 percent slopes	3.49	0.8%		Ilc	85	1.9	3.2		39
ReB	Ree loam, 2 to 5 percent slopes	3.13	0.7%		Ile	80	1.8	3		36
<b>Weighted Average</b>						<b>48.6</b>	<b>0.8</b>	<b>1.3</b>		<b>12.5</b>



Tract 2  
Other Tracts

Tract 2

# TRACT 2



# TRACT 3

**Total Acres:** 160+/-

**Pastureland-Grassland Acres:** 160 approximately

**Summary:** Tract 3 is nice pasture unit with excellent grass. Has not been grazed for the past two seasons, so ready to put pounds of beef on to your cattle. Would be an excellent pasture to add to your existing operation. Could keep a small herd of cattle from your other cattle for special breeding or other cattle management opportunities.

Tract is enrolled in a grassland easement.

Located 17-18 miles east of Onida, SD.

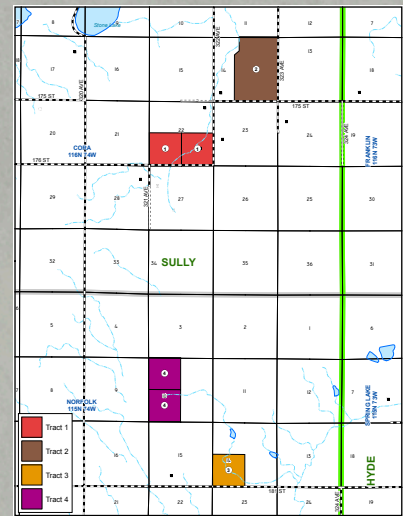
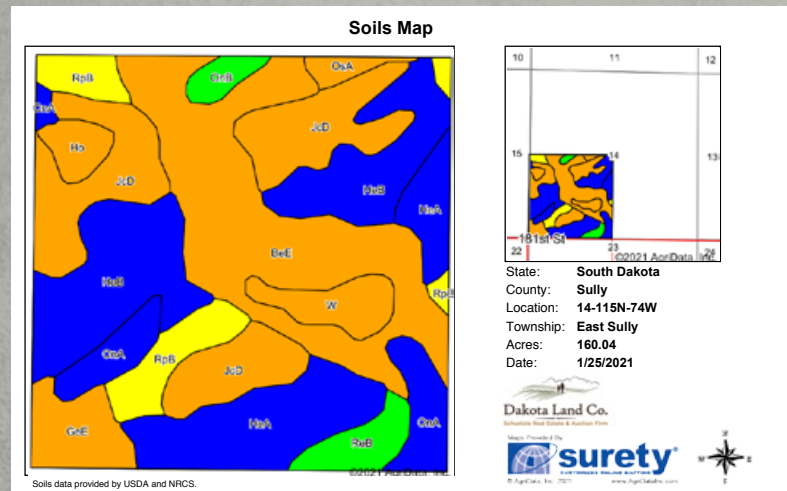
Access is excellent gravel roads from 181st Street east of Onida, SD.

**Legal Description:** TWN 115N- RG 74W - Sully County

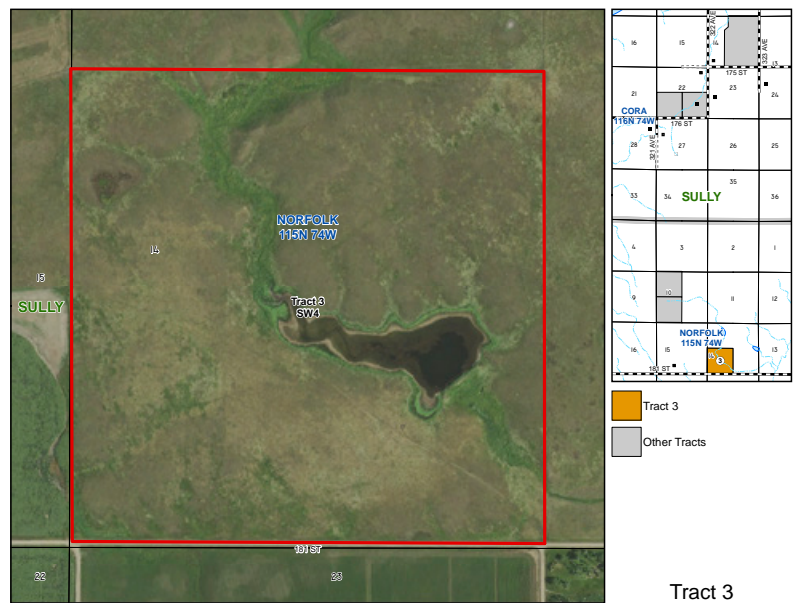
Section 14: SW1/4

**2020 Taxes:** \$ 792.80

**Latitude & Long:** 44.768452, -99.708014



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Irr Class °C	Productivity Index	Alfalfa hay	Alfalfa hay irrigated	Brome/grass alfalfa	Com
BeE	Betts loam, 6 to 25 percent slopes	38.34	24.0%		Vie		23				
JcD	Jave-Betts stony complex, 3 to 12 percent slopes	29.19	18.2%		Vlls		24	1.5		2.5	22
HeB	Highmore silt loam, 2 to 6 percent slopes	29.03	18.1%		lle		91				
HeA	Highmore silt loam, 0 to 2 percent slopes	19.99	12.5%		llc		92				
RpB	Ruber-Peno loams, 2 to 6 percent slopes	10.29	6.4%		lle		65				
OnA	Mobridge silt loam, 0 to 2 percent slopes	9.97	6.2%		llc		94				
GeE	Gethys clay loam, 6 to 25 percent slopes	6.71	4.2%		Vie		13				
W	Water	5.17	3.2%		Vlll		0				
ReB	Ree loam, 2 to 5 percent slopes	4.48	2.8%		lle		80	1.8		3	36





# TRACT 3



# TRACT 4

**Total Acres:** 320+/-

**Pastureland-Grassland Acres:** 320 approximately

**Summary:** Tract 4 is nice pasture unit with excellent grass. Has not been grazed for the past two seasons, so ready to put pounds of beef on to your cattle. Would be an excellent pasture to add to your existing operation. Could be used as very productive hayland as portions of the north quarter have pretty productive soils scattered throughout. The soils in the NW1/4 include some Highmore silt loam and Mobridge silt loams which are Class II soils with soil productivity of 92. There are some Raber-Peno loams which are a Class II soil with soil productivity of 65. If not used as productive hayland, could be converted to cropland.

Tract is enrolled in a grassland easement.

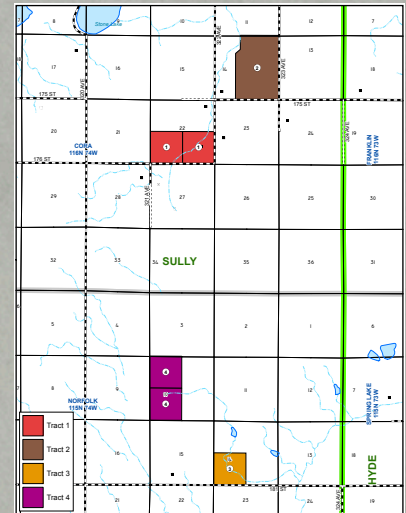
Located 17-18 miles east of Onida, SD.

Access is difficult, but an easement has been provided on the west side of Section 15. Other access is from county section lines with very limited approaches. Please call for showing instructions, as conditions are still dry in Sully county.

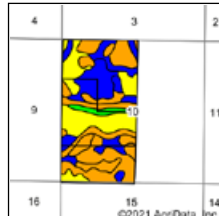
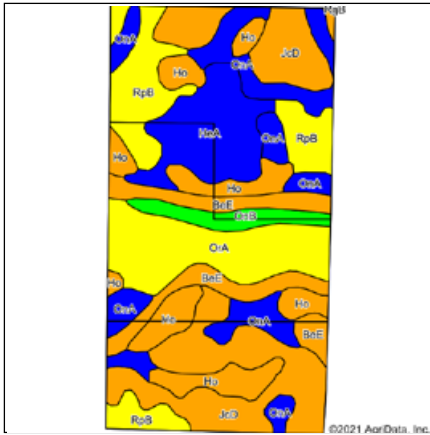
**Legal Description:** TWN 115N- RG 74W - Sully County  
Section 10: NW1/4;SW1/4

**2020 Taxes:** \$ 1,732.46

**Latitude & Long:** 44.786014, -99.729118



**Soils Map**

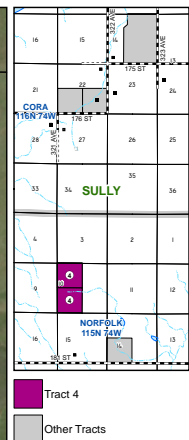
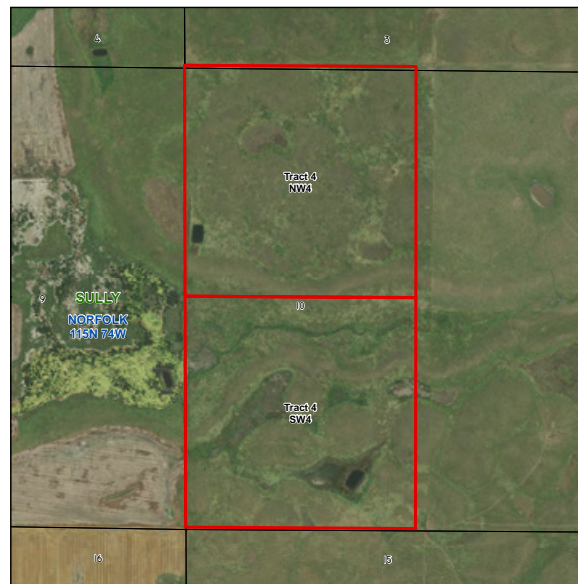


State: **South Dakota**  
County: **Sully**  
Location: **10-115N-74W**  
Township: **East Sully**  
Acres: **335.22**  
Date: **1/25/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °C	Irr Class °C	Productivity Index	Alfalfa hay	Alfalfa hay Irrigated	Bromegrass alfalfa	Corn
JcD	Java-Betts stony complex, 3 to 12 percent slopes	77.07	23.0%		Vils		24	1.5			2.5
OnA	Mobridge silt loam, 0 to 2 percent slopes	47.64	14.2%		Ilc		94				
OrA	Onita-DeGrey silt loams, 0 to 2 percent slopes	45.07	13.4%		Ilc		76	2.8			4.7
Ho	Hoven silt loam, 0 to 1 percent slopes	44.05	13.1%		Vils		15				
RpB	Raber-Peno loams, 2 to 6 percent slopes	43.20	12.9%		Ilc		65				
HeA	Highmore silt loam, 0 to 2 percent slopes	36.09	10.8%		Ilc		92				
BeE	Betts loam, 6 to 25 percent slopes	30.67	9.1%		Vilc		23				
OnB	Onita silt loam, 2 to 5 percent slopes	11.43	3.4%		Ilc	Ilc	88	2.6	5		4.2



Tract 4

# TRACT 4



# 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**