

LAND AUCTION

STANLEY COUNTY, SD

228 +/- TOTAL ACRES

OCTOBER 1ST, 2024

WRITTEN BID OFFERS DUE

OCTOBER 2ND - OCTOBER 3RD
ESCALATION PERIOD



This beautiful acreage overlooks Lake Oahe. Potential Development Land Multiple Building Sites Located 14 miles west of Ft. Pierre, SD adjacent to SD Hwy #1806

**OWNER: ALVIN N NELSON LIVING TRUST AND THE
LOIS A NELSON LIVING TRUST**

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 5:00pm October 1st. Emailed (dakotalandco@gmail.com) or mailed (1010 West Second Street Pierre, SD 57501)

A minimum bid of \$1100 per acre is required to be part of the auction escalation period. During the escalation period (October 2nd- 3rd) 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.

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 :
Call Agent for
personal property
showing, must have
Broker or agent present to
view property.

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.

NELSON PROPERTIES LLC

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Alvin N Nelson Living Trust and the Lois A. Nelson Living Trust Ag land for Auction. This 228.75 acre unit consist of all gently rolling grassland overlooking the beautiful Lake Oahe. Investment opportunity allows this property to be developed into small acreages with exceptional views of Lake Oahe. Unlimited recreational uses and Missouri River Break hunting at agland values. It is located 13-14 miles west of Ft. Pierre, SD adjacent to SD Hwy #1806. It is rare to be able and a challenge to find a property such as this in Central South Dakota. If you been looking for property with these views you won't find any on the market from Yankton, SD to Bismark, ND. Truly a gem waiting for your dream home and develop into several acreages. Only minutes from the Chantier Creek boat ramp.

AUCTION PROCEDURE: All written bids are due by 5:00 pm October 1st, 2024 Emailed to Dakotalandco@gmail.com or mailed to 1010 West Second Street, Pierre, SD 57501. A minimum of \$1100 per acre is required to be part of the auction escalation period in which you will be able to raise your bid. This escalation period will run from October 2nd-October 3rd. Bidding must be done by phone, email, or text. You must pre register to bid and use the provided bid/offer phone that can be downloaded at www.dakotalandco.com or use the form that is in the bid packet.

TOTAL ACRES: 228.75 +/- According to the Stanley County Courthouse there are 234.00 acres in legal description. Currently being represented as 228.75 acres due to the uncertainty that the house located on the western boundary of the property appears to have been built on portions of the Alvin N Nelson Living Trust and the Lois A. Nelson Living Trust land. Therefore an encroachment of the existing house may have occurred. The Sellers are willing to correct the boundary and allow the neighboring house to replat property so there is no longer an encroachment. Though the acres may change from the survey and platting process, the Buyer's final purchase price will not change from the Bid form submitted at the conclusion of the escalation period. Sellers are making full disclosure that Sellers intend to rectify the disputed lot lines and acres are subject to change prior to final closing.

SUMMARY: Currently all grassland, bordering the Corps of Engineers State land.

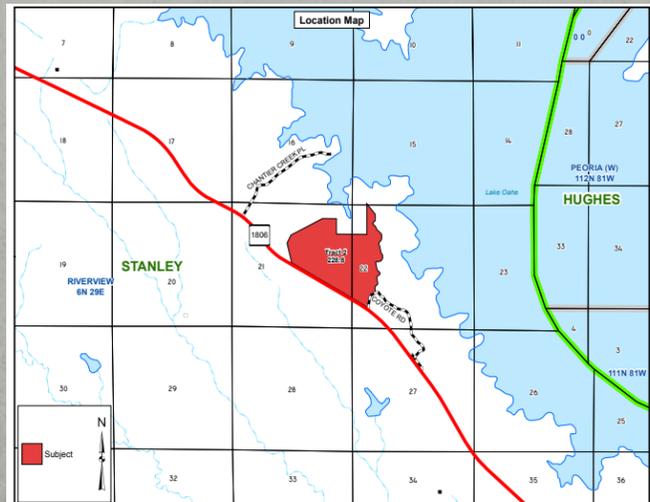
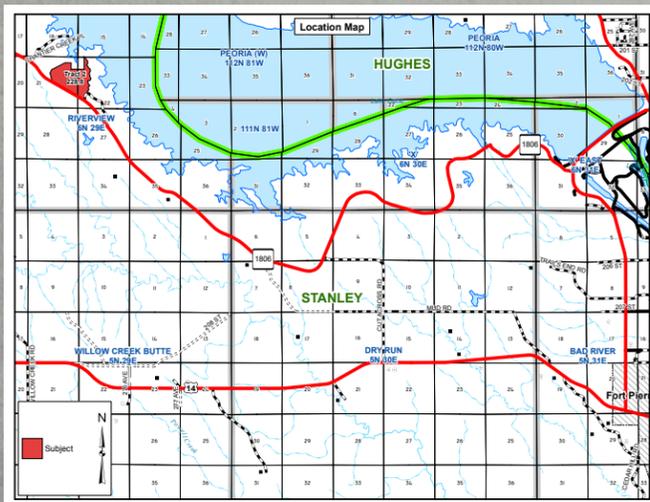
LEGAL DESCRIPTION: Township 6 North, Range 29 East - Stanley County
Tract #2. (Less proposed Anker Settlement acres, to be determined by survey and plat to be recorded)
Section 21: Part of N1/2 & SE1/4
Section 22: Part of W1/2
All lying N of HWY 1806

TAXES: \$302.46

LATITUDE & LONGITUDE: 44.464946 -100.616048

PROPERTY INSPECTION: Call Broker or Agent for private showing. Cannot view the property on your own.

DRONE VIDEO: <https://vimeo.com/1008069113>



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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/tracts without cause or reason for such rejection.

REAL ESTATE TAXES: The 2023 real estate taxes, payable in 2024 will be paid in full by the Sellers. The 2024 real estate taxes payable in 2025 will be prorated to the date of final closing. Real Estate Taxes are subject to reassessment.

COUNTY RECORDS: Tracts will be sold by legal description and acres as assessed and provided by the Stanley County offices. Acres are not survey accurate. Survey will be conducted.

FINAL ACRES: According to the Stanley County Courthouse there are 234.00 acres in legal description. Currently being represented as 228.75 acres due to the uncertainty that the house located on the western boundary of the property appears to have been built on portions of the Alvin N Nelson Living Trust and the Lois A. Nelson Living Trust land. Therefore an encroachment of the existing house may have occurred. The Sellers are willing to correct the boundary and allow the neighboring house to replat property so there is no longer an encroachment. Though the acres may change from the survey and platting process, the Buyer's final purchase price will not change from the Bid form submitted at the conclusion of the escalation period. Sellers are making full disclosure that Sellers intend to rectify the disputed lot lines and acres are subject to change prior to final closing.

POSSESSION: Possession will be upon final 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 November 1st, 2024, 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 from West River Lyman Jones rural water.



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 Stanley 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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MULTIPLE OFFER AUCTION FORM

Dakota Land Co.

Schuetzle Real Estate & Auction Firm

**Alvin N Nelson Living Trust and the Lois A. Nelson Living Trust
c/o Michael Nelson Trustee**

Property Legal Description:

Township 6 North, Range 29 East - Stanley County

Tract #2. (Less proposed Anker Settlement acres, to be determined by survey
and plat to be recorded)

Section 21: Part of N1/2 & SE1/4

Section 22: Part of W1/2

All lying N of HWY 1806

Total Acres being represented for the purposes of the auction are approximately 228.75 acres

This offer must be RECEIVED by October 1st , 2024 - 5:00PM(CST)

**- Offers must be Emailed or Mailed to Broker/Auctioneer
todd@placetohunt.com, or dakotalandco@gmail.com**

- Only written offers at or above minimum may be raised during the Escalation period.

The minimum bid must be **\$1100 per acre** or more to be able to participate in the auction.

**- Escalation period will extend from October 2nd 2024 to October
3rd 2024 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.

Whole Tract Purchase Price \$_____/acre x 228.75+/- acres

Total Bid Amount \$_____

Total Bid Amount will be used on the 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

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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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