

LAND AUCTION

HUGHES AND SULLY COUNTY, SD- 478.98 TOTAL ACRES



Tracts are located 6.5 miles North and 10 miles North of Pierre, SD

DECEMBER 1, 2025
WRITTEN BID OFFERS DUE

DECEMBER 2ND-3RD, 2025
ESCALATION PERIOD

CROPLAND – DEVELOPMENT – RECREATIONAL – INVESTMENT

OWNER: BETTY NORMAN ESTATE

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 1st, 5:00pm. Emailed (dakotalandco@gmail.com) or mailed (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 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. 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.

BETTY NORMAN TRUST

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Betty Norman Estate Ag land for Auction. This 478.98 +/- acre unit will offer top quality cropland with an opportunity to develop country acreages this close to Pierre, SD. It is located 6.5 miles north of Pierre and the tract in Sully county is 10 miles north of Pierre, SD. Tract #1 and Tract #2 are adjacent to Grey Goose Road.

You have an opportunity to bid on these tracts with excellent cropland Class II soils with a soil productivity index rating of 92-94. Detail information in the following pages will give you actual cropland acres, aerial map, and soil map.

Come and be part of the Greatest Opportunity for Land Investment. Our recent land auction of Grey Goose cropland only .5 miles south of this property 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:

Auction Procedure: All written bids are due by 5:00 pm December 1st 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 2nd -December 3rd) 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:

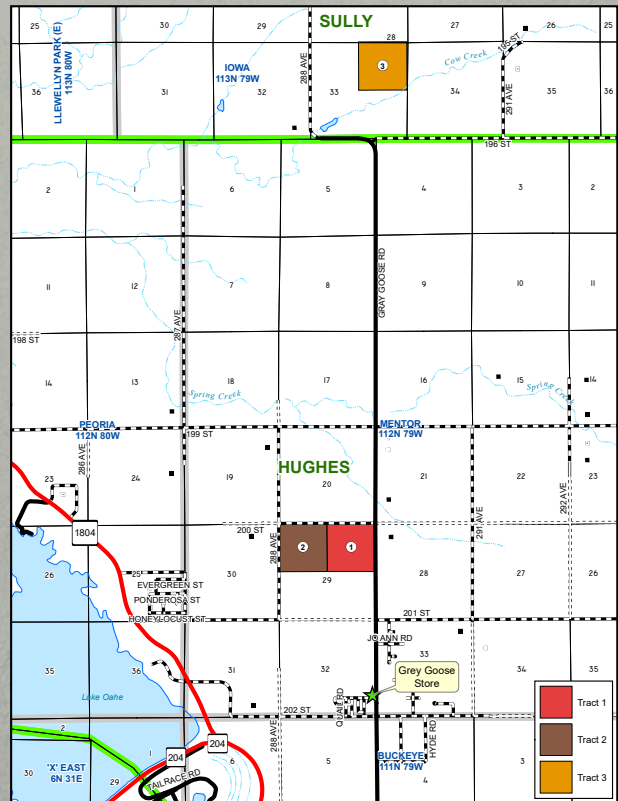
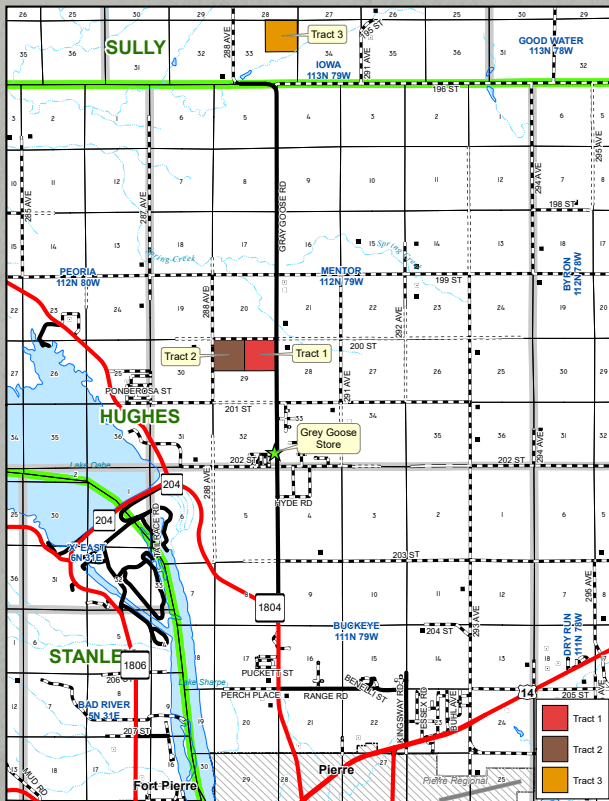
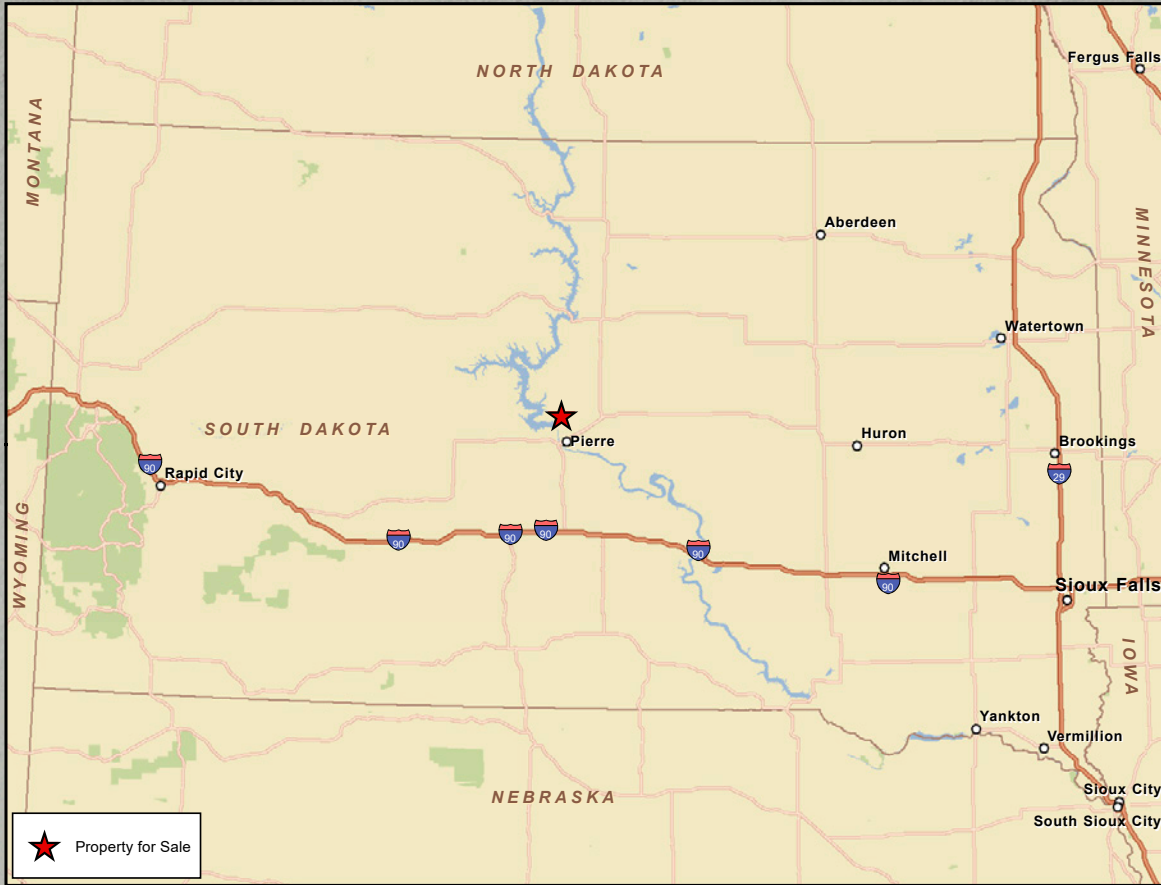
Call Broker or Agent for private showing or view from the Grey Goose Road for Tracts #1 and Tract #2 and Section line access for Tract #3 location in Sully county.

DRONE VIDEO:

<https://vimeo.com/1127318106>

WWW.DAKOTALANDCO.COM

LOCATION MAPS



WRITTEN OFFER FORM

Dakota Land Co.

Schuetzle Real Estate & Auction Firm

Multiple Offer Auction Form:

Betty Norman Estate Land Auction

Legal Description:

TWN 112N- RG 79W - Hughes County

Section 29: NE1/4 (158.98 acres) TRACT #1

Section 29: NW1/4 (160 acres) TRACT #2

TWN 113N-RG 79W- Sully County

Section 33: NE1/4 (160 acres) TRACT #3

Total Acres being represented for the purposes of the auction are approximately **478.98**
This offer must be RECEIVED by December 1st , 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 2nd 2025 to December 3rd 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 #1 158.98 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 1st 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 2nd till December 3rd, 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 Hughes and Sully 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 8th, 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 Hughes and 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. All acreages are approximate and have been estimated based on legal descriptions.

TRACT 1

Total Acres: 158.98 +/-

Crop Land Acres: 149.72 +/- acres estimated according to FSA maps. There is a 3.33 acre established older tree grove.

Summary: Tract #1 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 6.5 miles north of Pierre, SD. This property is located 1 mile north of the Grey Goose Store and Social Club. The predominate soils of the cropland consist of the Highmore silt loams and Mobridge silt loams. These soils are a Class II soil and the soil productivity index ranges from 92-94. Some of the highest producing cropland soils in Hughes county. 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 Hughes county. Mid Dakota Rural water tap on this tract. Other options for this property include developing country acreages located in the Grey Goose community. Truly an excellent investment with development potential. Access is excellent from Grey Goose Road.

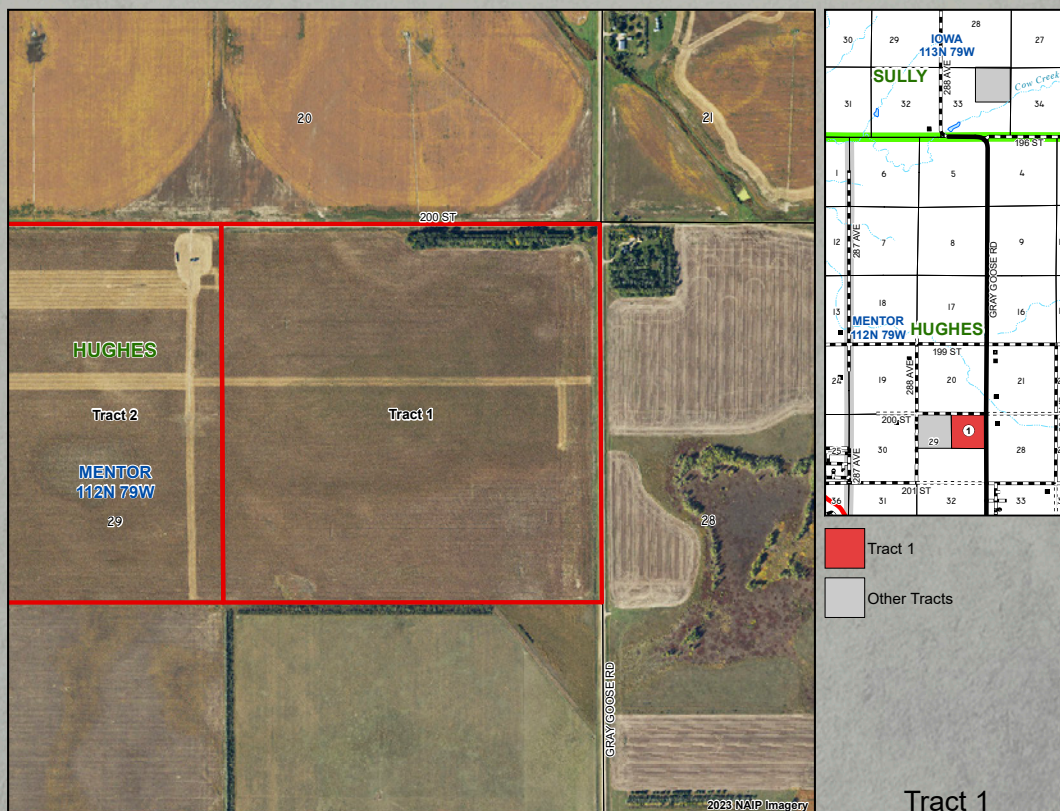
Access to several grain elevators in the area and Ringneck Energy Ethanol plant in Onida, SD. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices.

Access is excellent via Grey Goose Road and 200th Street

Legal Description: TWN 112N- RG 79W - Hughes County
Section 29: NE1/4

2025 Taxes: \$1,942.84

Vimeo Link: <https://vimeo.com/1127318106>



TRACT 2

Total Acres: 160 +/-

Crop Land Acres: 156.37 +/- acres estimated according to FSA maps.

Summary: Tract #2 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 6.5 miles north of Pierre, SD. This property is located 1 mile north of the Grey Goose Store and Social Club. The predominate soils of the cropland consist of the Highmore silt loams and Moberidge silt loams. These soils are a Class II soil and the soil productivity index ranges from 92-94. Some of the highest producing cropland soils in Hughes county. 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 Hughes county. Other options for this property include developing country acreages located in the Grey Goose community. Truly an excellent investment with development potential.

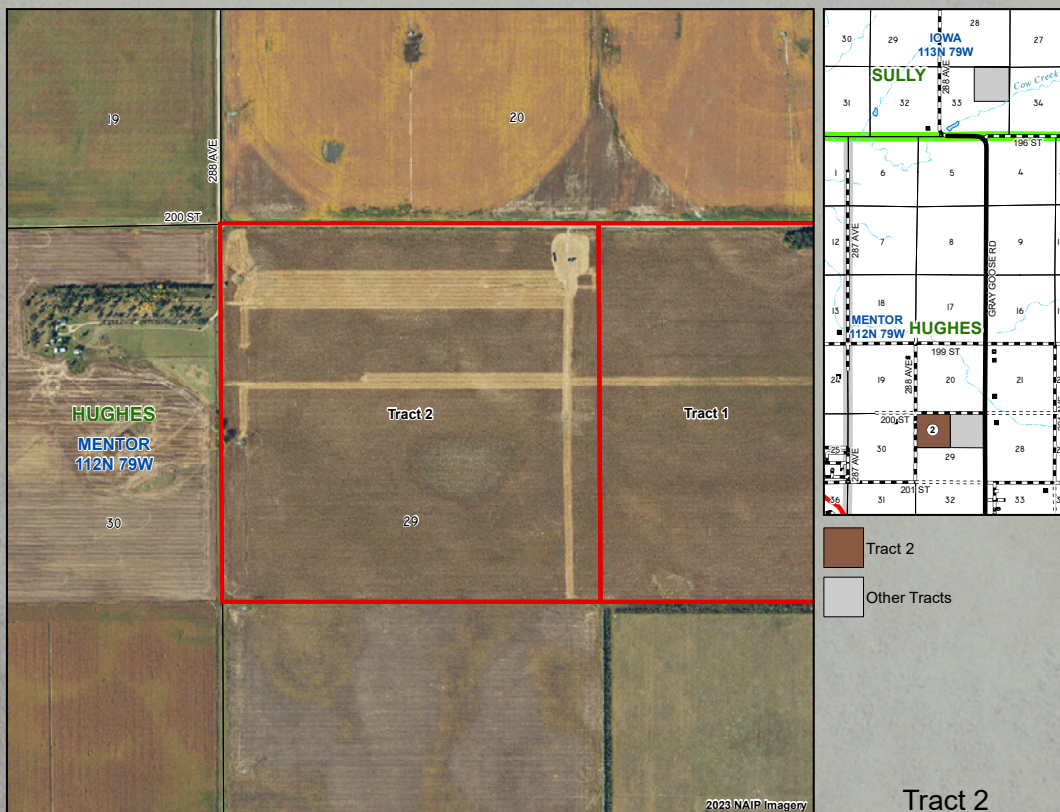
Access to several grain elevators in the area and Ringneck Energy Ethanol plant in Onida, SD. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices.

Access is excellent via Grey Goose Road and 200th Street and Juniper Place.

Legal Description: TWN 112N- RG 79W - Hughes County
Section 29: NW1/4

2025 Taxes: \$1,961.22

Vimeo Link: <https://vimeo.com/1127318106>



Tract 2

TRACT 3

Total Acres: 160 +/-

Crop Land Acres: 147.79 +/- acres estimated according to FSA maps. There is a 12.21 acres of grassland.

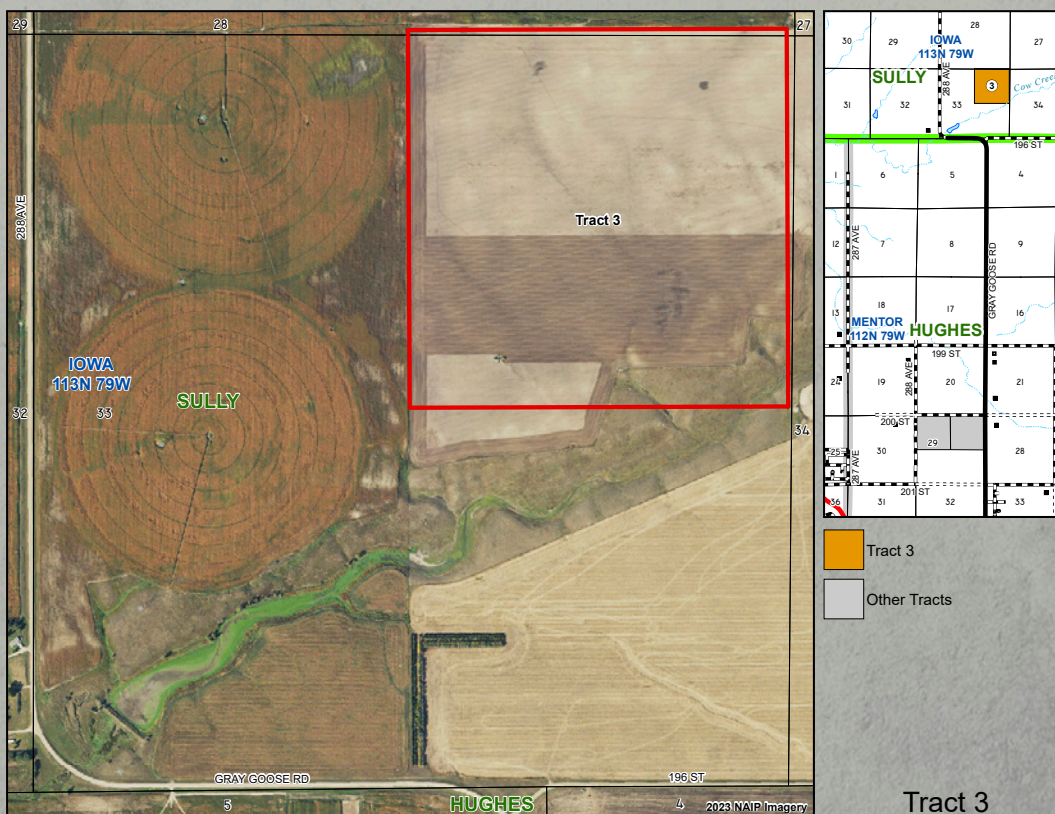
Summary: Tract #3 is a tremendous quarter of cropland that would be an excellent addition to your operation. Located 10 miles north of Pierre, SD. The predominate soils of the cropland consist of the Agar-Eakin silt loams and Eakin-Raber complex. The Agar-Eakin silt loams with a slope of 0 to 2% is a Class II soil with 91 for soil productivity index. This series makes up over 48% of the cropland soils. The Eakin-Raber complex with a 2 to 6% slope, is a Class II soil with soil productivity index of 76. Some of the highest producing cropland soils in Sully county. 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 Hughes county. Access is possible via section lines.

Access to several grain elevators in the area and Ringneck Energy Ethanol plant in Onida, SD. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices.

Legal Description: TWN 113N- RG 79W - Sully County
Section 33: NE1/4

2025 Taxes: \$1,388.56

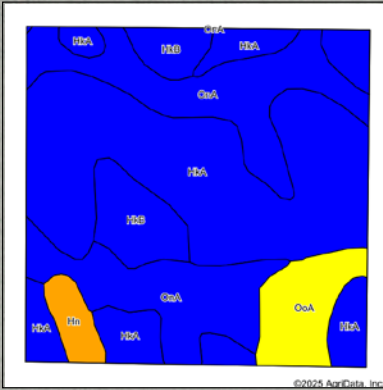
Vimeo Link: <https://vimeo.com/1127318106>



Tract 3

SOIL MAPS

TRACT 1



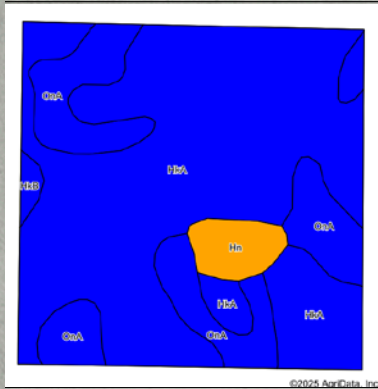
Soils data provided by USDA and NRCS.

Area Symbol: SD065, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %	Productivity Index	Alfalfa hay Tons	Brome-grass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu	% NCCPI Small Grains	
HKA	Highmore silt loam, 0 to 2 percent slopes	82.57	51.9%		Ilc	92								52	
OnA	Mobridge silt loam, 0 to 2 percent slopes	45.88	28.9%		Ilc	94								56	
HKB	Highmore silt loam, 2 to 6 percent slopes	14.14	8.9%		Ile	91								51	
OoA	Onita-Hoven silt loams, 0 to 1 percent slopes	11.88	7.5%		Ilc	75	2.8	4.7	60	63	63	29	35	49	
Hn	Hoven silt loam, 0 to 1 percent slopes	4.52	2.8%		Vls	15								9	
Weighted Average						2.11	89	0.2	0.4	4.5	4.7	4.7	2.2	2.6	% 61.6

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

TRACT 2



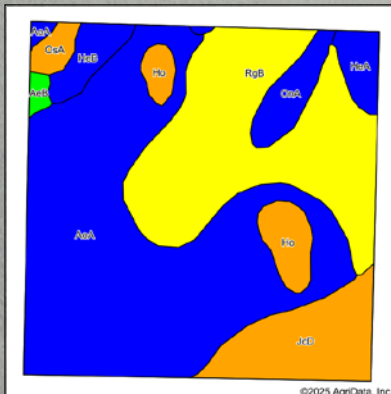
Soils data provided by USDA and NRCS.

Area Symbol: SD065, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %	Productivity Index	% NCCPI Small Grains
HKA	Highmore silt loam, 0 to 2 percent slopes	115.63	72.2%		Ilc	92	52
OnA	Mobridge silt loam, 0 to 2 percent slopes	36.23	22.6%		Ilc	94	56
Hn	Hoven silt loam, 0 to 1 percent slopes	6.69	4.2%		Vls	15	9
HKB	Highmore silt loam, 2 to 6 percent slopes	1.53	1.0%		Ile	91	51
Weighted Average						2.17	% 61.1

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

TRACT 3



Soils data provided by USDA and NRCS.

Area Symbol: SD119, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %	Productivity Index	Alfalfa hay Tons	Brome-grass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu	Spring wheat Bu	Winter wheat Bu	% NCCPI Small Grains	
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	77.30	48.4%		Ilc	91								52	
Rgb	Eakin-Raber complex, 2 to 6 percent slopes	44.27	27.7%		Ile	76								49	
JcD	Java-Betts stony loams, 3 to 12 percent slopes	15.10	9.4%		IVe	35								45	
Ho	Hoven silt loam, 0 to 1 percent slopes	6.66	4.2%		Vls	15								9	
OnA	Mobridge silt loam, 0 to 2 percent slopes	5.48	3.4%		Ilc	94								56	
HKB	Highmore silt loam, 2 to 6 percent slopes	4.24	2.6%		Ile	91								51	
HKA	Highmore silt loam, 0 to 2 percent slopes	3.71	2.3%		Ilc	92								52	
OoA	Onita-Hoven silt loams, 0 to 1 percent slopes	2.27	1.4%		Ilc	59	2.8	4.7	60	63	63	29	35	41	
AeB	Agar-Eakin silt loams, 2 to 6 percent slopes	1.01	0.6%		Ile	84								52	
Weighted Average						2.36	78	*	0.1	0.9	0.9	0.9	0.4	0.5	% 48.7

*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.



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