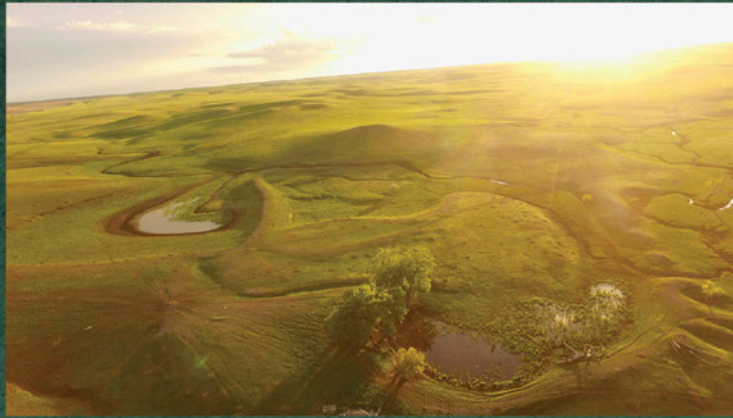


LAND AUCTION

DEEP CREEK ROAD RANCH
HAAKON COUNTY, SD- 2,164.91 TOTAL ACRES



Tracts are located 40 miles west of Pierre-Ft. Pierre, SD

MARCH 2, 2026
WRITTEN BID OFFERS DUE

MARCH 3RD - 5TH, 2026
ESCALATION PERIOD

GRASSLAND - RECREATIONAL - INVESTMENT

OWNER: THOR ROSETH LAND LLC

BIDDING PROCEDURE

Dakota Land Company is offering 4 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 March 2nd, 5:00pm (MST). Emailed (dakotalandco@gmail.com) or mailed (1010 West Second Street Pierre, SD 57501) You must bid a minimum bid of \$1500 per acre for each tract to be part of the auction escalation period. During the escalation period (March 3rd-March 5th) 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

Property Inspection: Call Broker or Agent for private showing or Public Showing February 10th, 2026, 10:00-1:00 (MST)

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.

DEEP CREEK ROAD RANCH

THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Deep Creek Road Ranch Ag land for Auction. This 2,164.91 +/- acre unit will be offered in 4 individual, self supporting tracts. It is located 40 miles west of Pierre-Ft.Pierre, SD and 8 miles west of Hayes, SD. Individual grass tracts have great access from SD Hwy #34, and Deep Creek Road. These roads run parallel to the ranch. The best cattle livestock markets in the Midwest are located near the ranch. Ft. Pierre Livestock Auction – 44 miles east, Philip Livestock Market – 50 miles southwest, and Faith Livestock Auction – 80 miles northwest of the ranch.

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 cattle market allows the beef producer the opportunity to safe guard their cattle production for generations. The benefits of ownership of your ag land will prevent the uncertainty and volatility of losing pastureland. The greatest investment in your operation is 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 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 (MST) March 2nd, 2026. Emailed to Dakotalandco@gmail.com or mailed to 1010 West Second Street, Pierre, SD 57501. You must submit a minimum bid of \$1500 per tract to be part of the auction escalation period. During the escalation period (March 3rd – March 5th, 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:

Buyers Premium of 3% will be charged to the Buyer: See Terms and Conditions

PROPERTY INSPECTION:

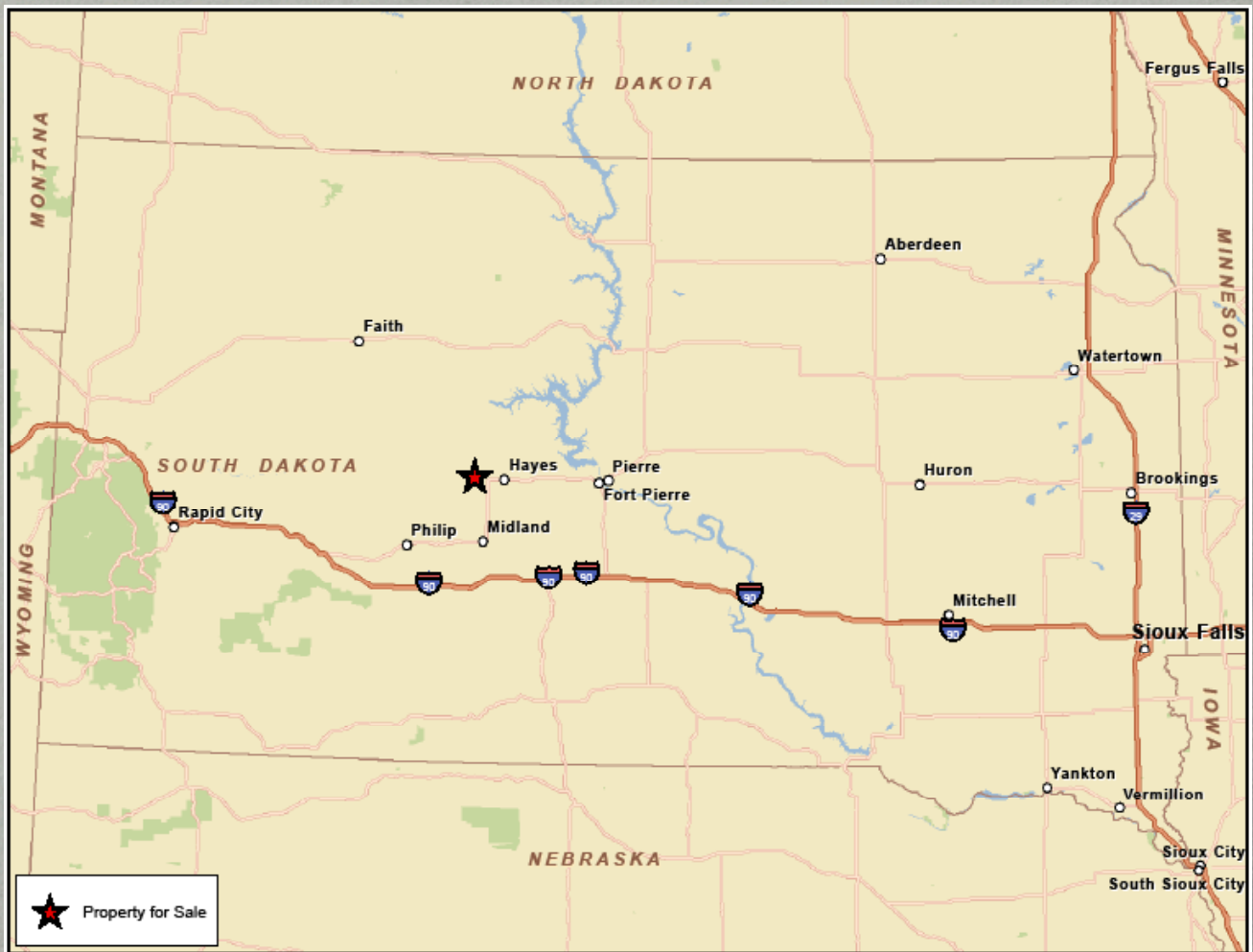
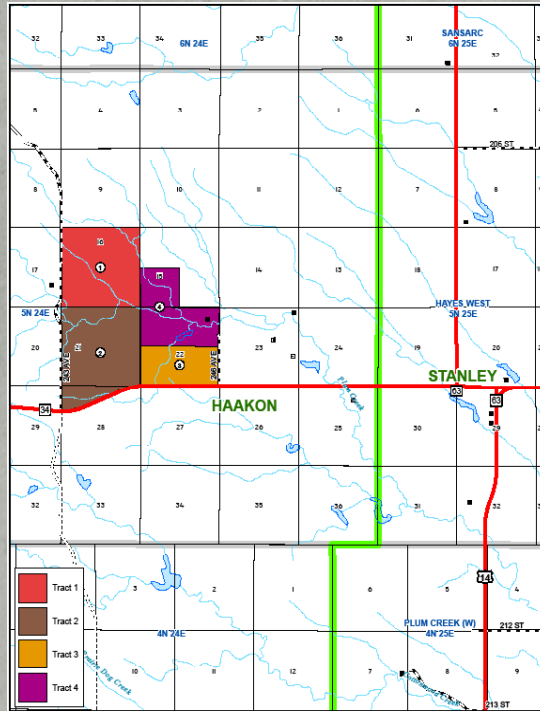
Call Broker or Agent for private showing or Public Showing February 10th, 2026, 10:00-1:00 (MST)

DRONE VIDEO:

[DRONE VIDEO PREVIEW: HTTPS://VIMEO.COM/1156713860](https://vimeo.com/1156713860)

WWW.DAKOTALANDCO.COM

LOCATION MAPS



WRITTEN OFFER FORM

Dakota Land Co.

Schuetzle Real Estate & Auction Firm

Multiple Offer Auction Form:

Deep Creek Road Ranch Land Auction

Legal Description

Township 5 North - Range 24 East Haakon County

Tract #1 - (640 Acres) Section 16: ALL

Tract #2 - (732.78 Acres) Section 21: ALL

Section 28: That Part of N1/2 of Section 28 Lying N of Hwy Ex 24.69

Tract #3 - (312.13 Acres) Section 22: S1/2 Ex 3.89

Tract #4 - (480 Acres) Section 22: N1/2

Section 15: SW1/4

Total Acres being represented for the auction are approximately- 2,164.91+/- Acres

This offer must be RECEIVED by March 2nd, 2026 - 5:00PM(MST)



-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 **\$1500 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 **March 3rd to March 5th 2026 5:00PM (MST)** . 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 Dakota Land Company to solicit new offers.

WWW.DAKOTALANDCO.COM

WRITTEN OFFER FORM

Deep Creek Road Ranch Land Auction

TRACT #1 640 Acres x \$ _____ price per acre = \$ _____

TRACT # 2 732.78 Acres x \$ _____ price per acre = \$ _____

TRACT # 3 312.13 Acres x \$ _____ price per acre = \$ _____

TRACT # 4 480 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 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 Buyer. Real Estate Taxes are subject to reassessment.

OFFERS DUE: Sealed bid offers are due on March 2nd, 2026 at 5:00PM (MST). 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 \$1500 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 March 3rd till March 5th, 2026 5:00PM (MST). In the event of multiple bids of the same amount, priority will 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 Three percent (3%) 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 Haakon County offices. Acres are not survey accurate.

SURVEY: Any survey required to identify tracts will be the responsibility of the successful tract Buyer/Buyers.

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 April 10th , 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. Disclosure: Previous owner has retained 50% of the mineral rights and the State of South Dakota owns the mineral interests in Section 16.

WATER : Seller will transfer West River/Lyman Jones rural water tap to the Buyer of each tract/tracts.

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. All fencing material and portable corrals located in Tract #4 will be removed prior to closing.

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 Haakon 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: 640 +/-

Grass Land Acres: 640 +/-

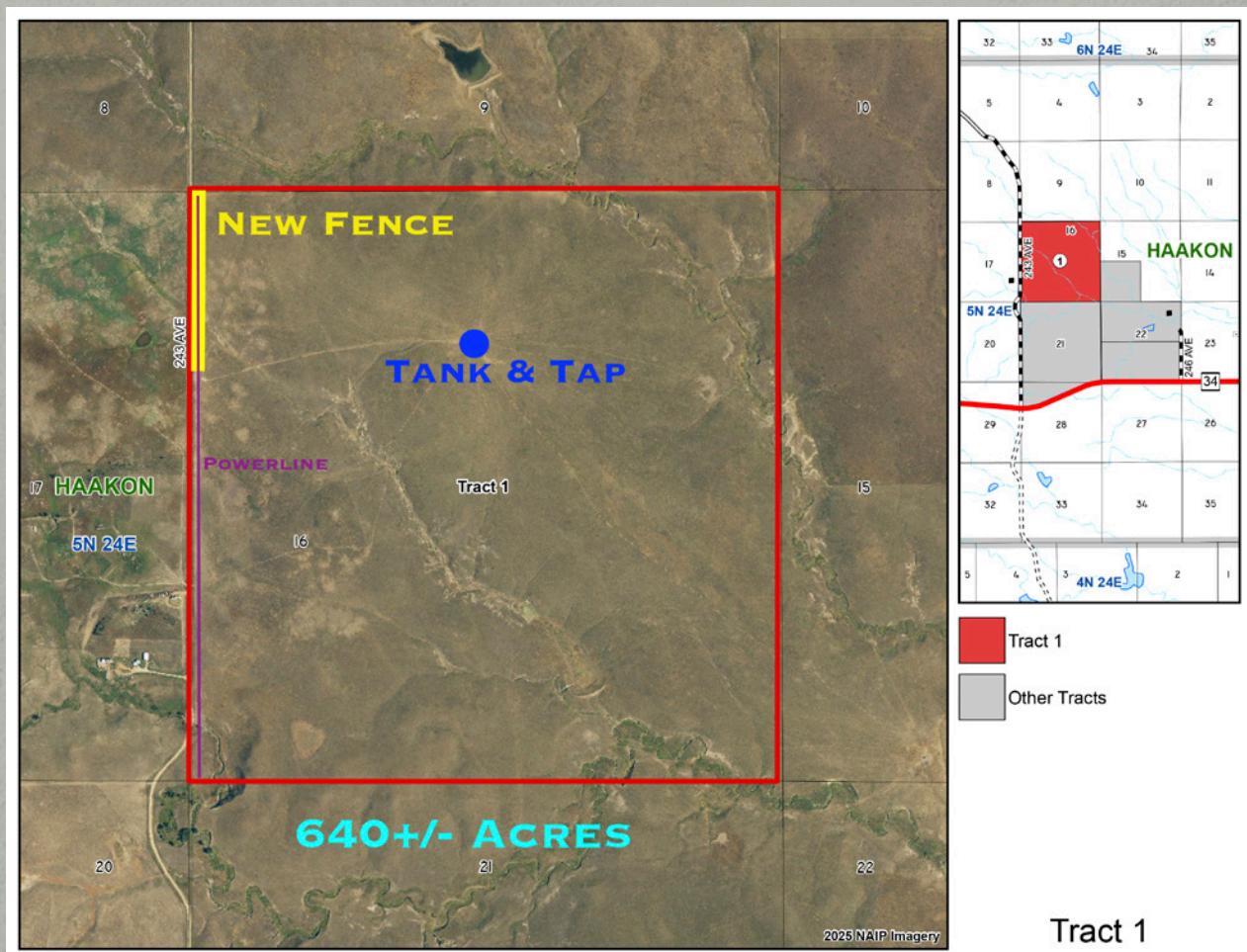
Summary: Tract #1 is a very productive section of pastureland that would be an excellent addition to your operation or a stand alone unit. Western hard protein grasses will add the pounds of beef to your cattle operation. New fence on portions of the north and west side. West River/Lyman Jones rural water tap and meter and (1) tire tank provide excellent water to this pasture. Rural electric runs along Deep Creek Road. Located 40 miles west of Pierre-Ft. Pierre, SD. This tract has great access from Deep Creek Road which runs parallel to the ranch for one mile. The best cattle livestock markets in the Midwest are located near the ranch. Ft. Pierre Livestock Auction – 44 miles east, Philip Livestock Market – 50 miles southwest, and Faith Livestock Auction – 80 miles northwest of the ranch.

Legal Description: Township 5 North – Range 24 East Haakon County

Section 16: NE1/4 (160 acres) (#6165); NW1/4 (160 acres) (#6166); SW1/4 (160 acres) (#6167); SE1/4 (160 acres) (#6168).

2026 Taxes: \$ 1,180.26

Vimeo Link: <https://vimeo.com/1156713860>



TRACT 2

Total Acres: 732.78 +/-

Grass Land Acres: 732.78 +/-

Summary: Tract #2 is a very productive pastureland tract that would be an excellent addition to your operation or a stand alone unit. Western hard protein grasses will add the pounds of beef to your cattle operation. New fence on the southern portion along the Hiway for over 1 mile. West River/Lyman Jones rural water tap and meter and (2) tire tanks provide excellent water to this pasture. Rural electric runs along Deep Creek Road. Located 40 miles west of Pierre-Ft. Pierre, SD. This tract has great access from Deep Creek Road and SD Hwy #34 which runs parallel to the ranch for one mile. There are a number of approaches off SD Hwy #34 The best cattle livestock markets in the Midwest are located near the ranch. Ft. Pierre Livestock Auction – 44 miles east, Philip Livestock Market – 50 miles southwest, and Faith Livestock Auction – 80 miles northwest of the ranch.

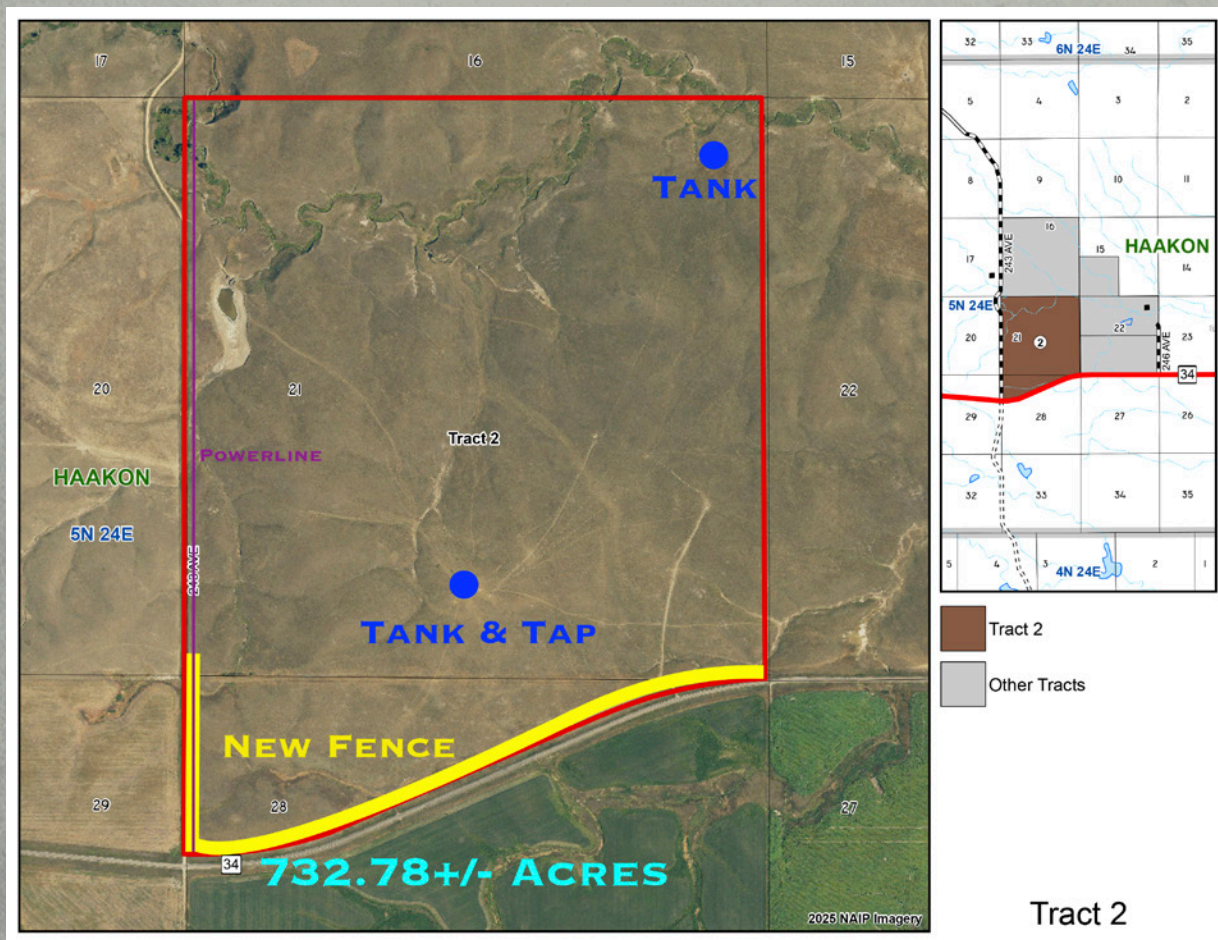
Legal Description: Township 5 North – Range 24 East Haakon County

Section 21: NE1/4 (160 acres) (#6187); NW1/4 (160 acres) (#6188); SW1/4 (160 acres) (#6189); SE1/4 (159.86 acres) (#6190).

Section 28: That Part N1/2 of Section 28 Lying North of Hwy Ex 24.69 (92.92 acres) (#6218)

2026 Taxes: \$ 1,333.24

Vimeo Link: <https://vimeo.com/1156713860>



TRACT 3

Total Acres: 312.13 +/-

Grass Land Acres: 312.13 +/-

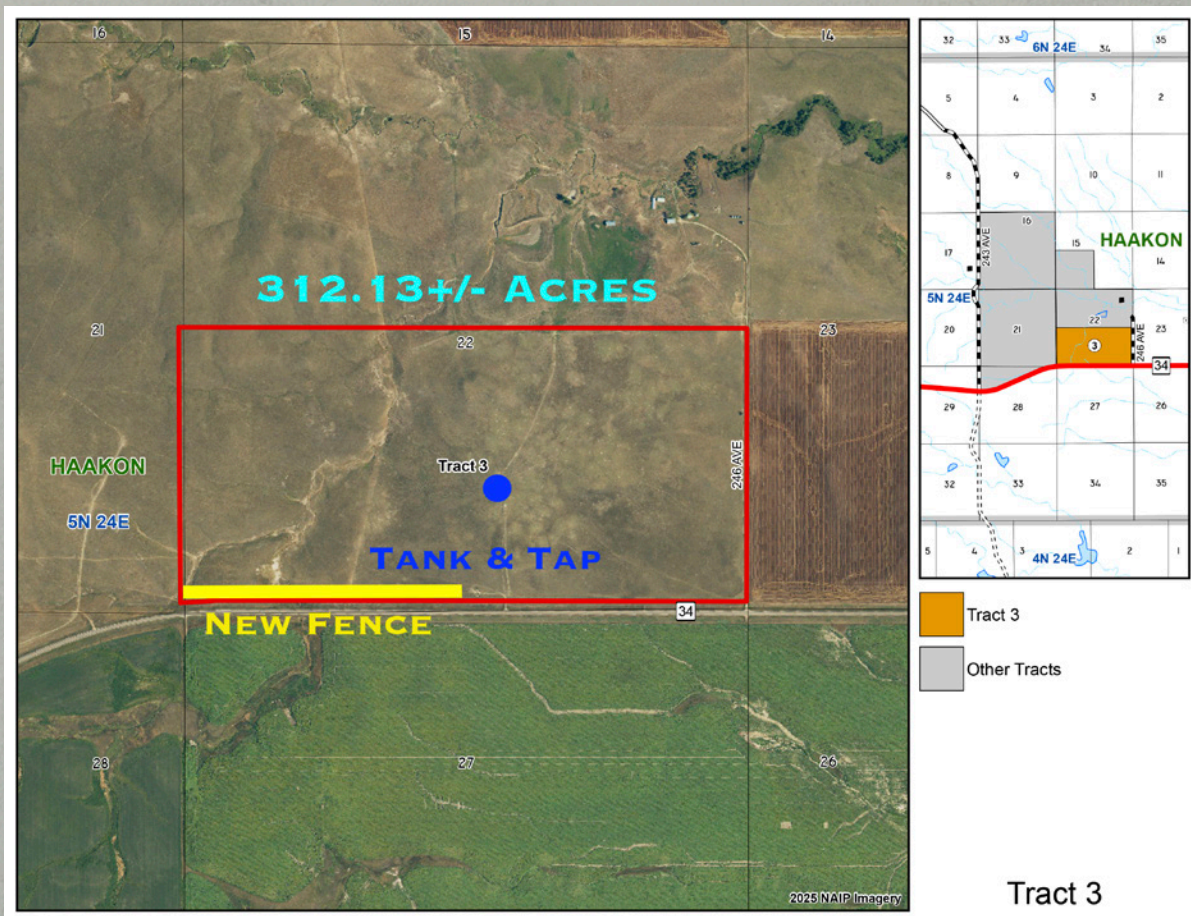
Summary: Tract #3 is a very productive pastureland tract that would be an excellent addition to your operation or a stand alone unit. Western hard protein grasses will add the pounds of beef to your cattle operation. New fence on the southern portion along the Hiway #34 for approximately 1/2 mile. West River/Lyman Jones rural water tap and meter and (1) tire tank provide excellent water to this pasture. Located 40 miles west of Pierre-Ft. Pierre, SD. This tract has great access from 246th Ave Road and SD Hwy #34 which runs parallel to the ranch for one mile. There are a couple of approaches off SD Hwy #34. The best cattle livestock markets in the Midwest are located near the ranch. Ft. Pierre Livestock Auction – 44 miles east, Philip Livestock Market – 50 miles southwest, and Faith Livestock Auction – 80 miles northwest of the ranch.

Legal Description: Township 5 North – Range 24 East Haakon County

Section 22:SE1/4 Ex 3.98 Hwy (156.02 acres) (#6194); SW1/4 Ex 3.89 Hwy (156.11 acres) (#6193)

2026 Taxes: \$ 734.98

Vimeo Link: <https://vimeo.com/1156713860>



TRACT 4

Total Acres: 480 +/-

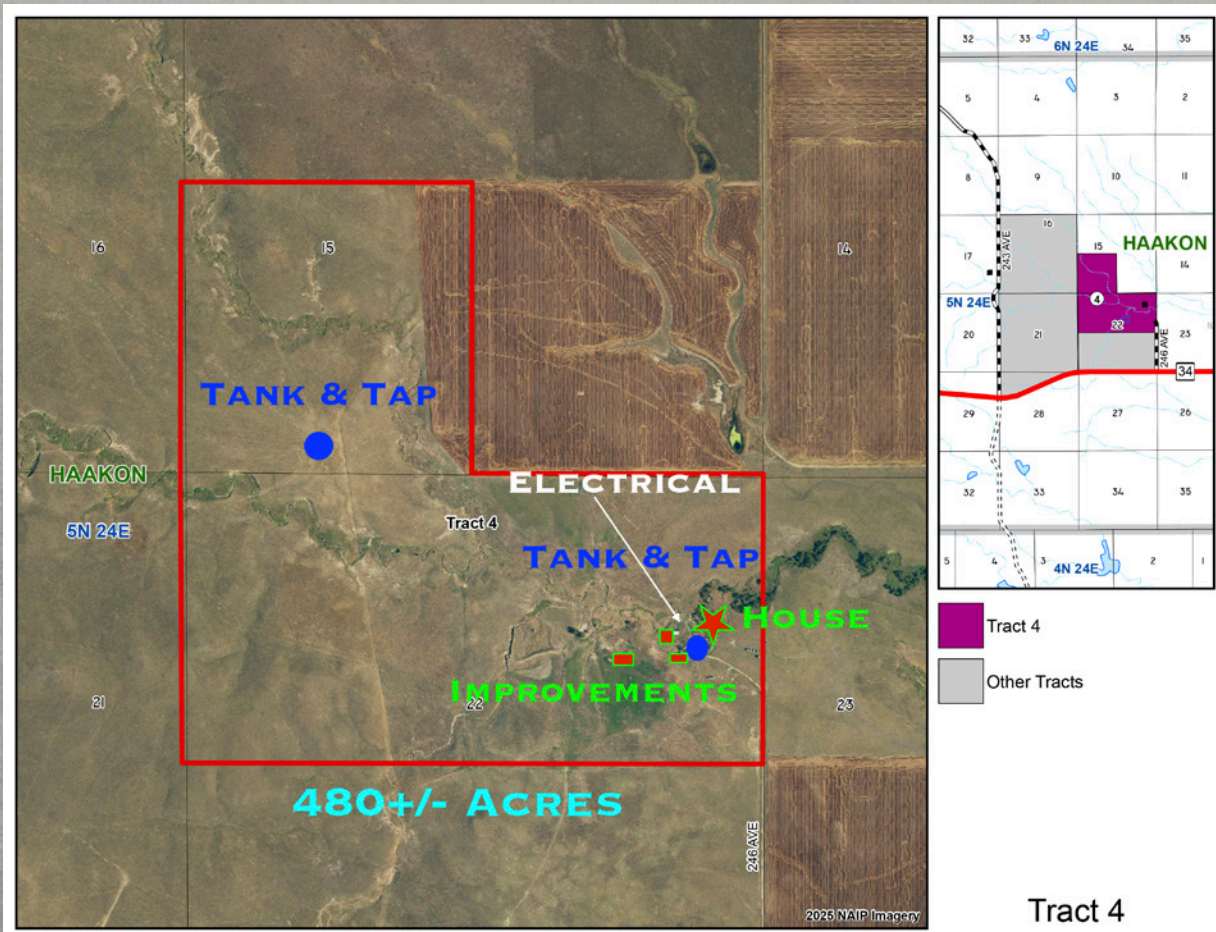
Grass Land Acres: 480 +/-

Summary: Tract #4 is the homestead unit with a ranch style home and set of multiple barns and livestock handling facilities. This tract would be an excellent addition to your operation or a stand alone unit. Western hard protein grasses will add the pounds of beef to your cattle operation. Plum Creek traverses through this tract, making a picturesque landscape of Haakon County. West River/Lyman Jones rural water includes (2) water taps and meters and (2) tire tanks provide excellent water to this pasture. Rural electric services the homestead. Located 40 miles west of Pierre-Ft. Pierre, SD. This tract has great access from 246th Ave Road. The best cattle livestock markets in the Midwest are located near the ranch. Ft. Pierre Livestock Auction – 44 miles east, Philip Livestock Market – 50 miles southwest, and Faith Livestock Auction – 80 miles northwest of the ranch.

Legal Description: Township 5 North – Range 24 East Haakon County
Section 15: SW1/4 (160 acres) (#6163);
Section 22: NE1/4 (160 acres) (#6191); NW1/4 (160 acres) (#6192);

2026 Taxes: \$ 1,631.16

Vimeo Link: <https://vimeo.com/1156713860>



TRACT 1



TRACT 2



TRACT 2 & 3



TRACT 3



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