

CLAY COUNTY, SOUTH DAKOTA ABSOLUTE AUCTION

5,302 ACRES M/L

CLAYCOUNTYFARMS.COM

*Thursday, November 14, 2019 at 10:00 AM
The Bridges at Beresford Golf Course and Community Center
601 S 7th Street, Beresford, South Dakota 57004*



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601 S 7th Street, Beresford, South Dakota 57004

EXECUTIVE SUMMARY

Peoples Company is proud to offer 5,302 gross acres m/l located in Clay County, South Dakota. The property will be sold in 31 tracts ranging from 7.99 acres m/l to 522 acres m/l via the multi-parcel auction method, where tracts can be purchased individually or any combination. The farm will sell "Absolute" to the highest bidder. The farm currently consists of 4,317 FSA crop acres m/l with the balance of the farm in grass, pasture or timber acres. Primary soil types include Egan-Clarno-Trent Complex, Egan-Clarno-Chancellor complex, Lex Clay Loam, and Dalesburg-Dimo Complex. The farm has numerous improvements including 42 irrigation pivots that irrigate approximately 3,200 acres m/l from both the Upper and Lower Vermillion Missouri Aquifer. The farm also has 195,000 bushels of grain storage built in 2008, a 12'x140' scale with probe and a grain elevator leg equipped with a high throughput dump pit. The property is ideally situated between Sioux City, Iowa and Sioux Falls, South Dakota with quick access to Interstate 29.



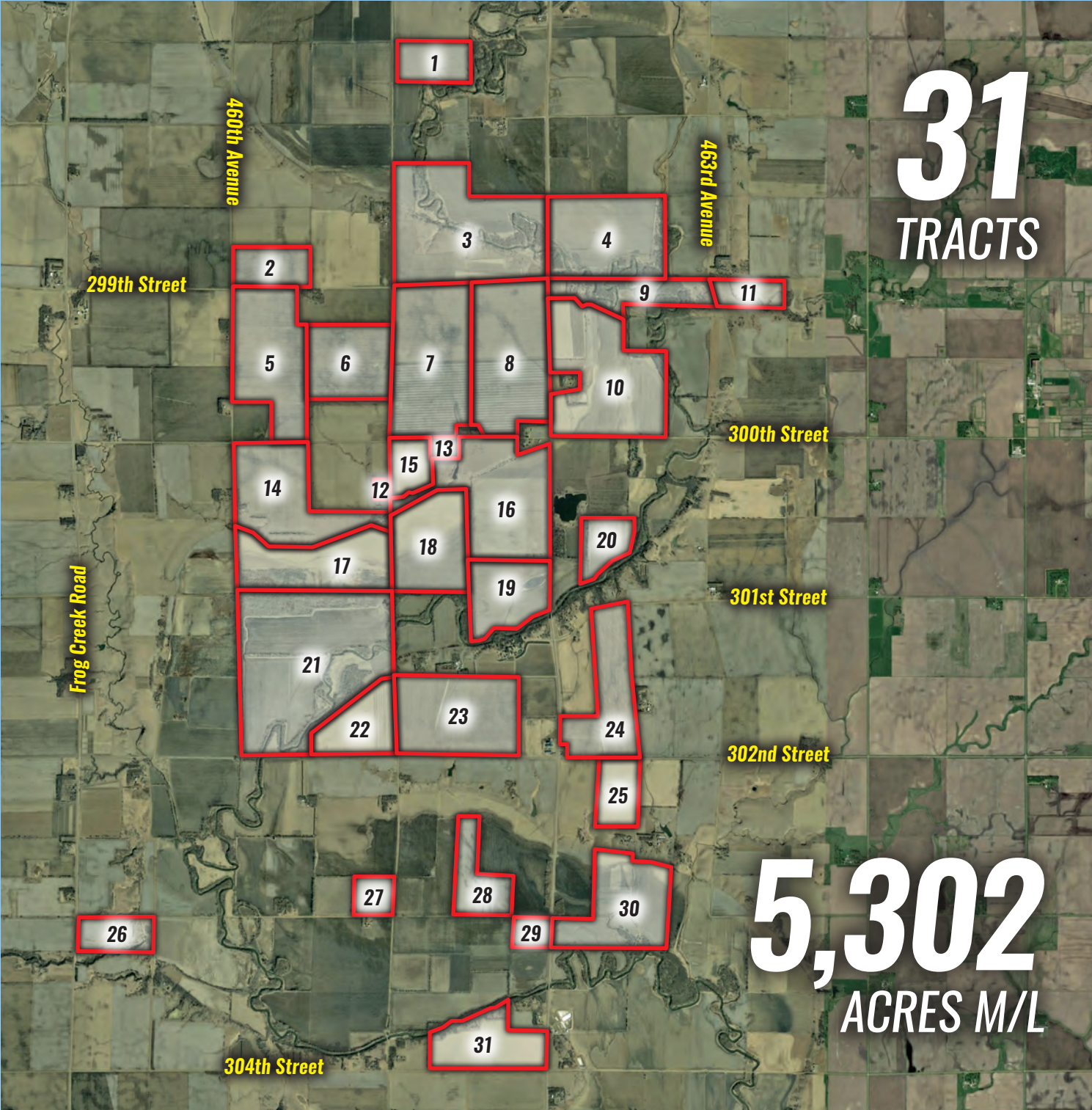
ClayCountyFarms.com



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AUCTIONEER
JARED CHAMBERS



For more photos, maps, data room resources,
and drone videos, please visit our website.



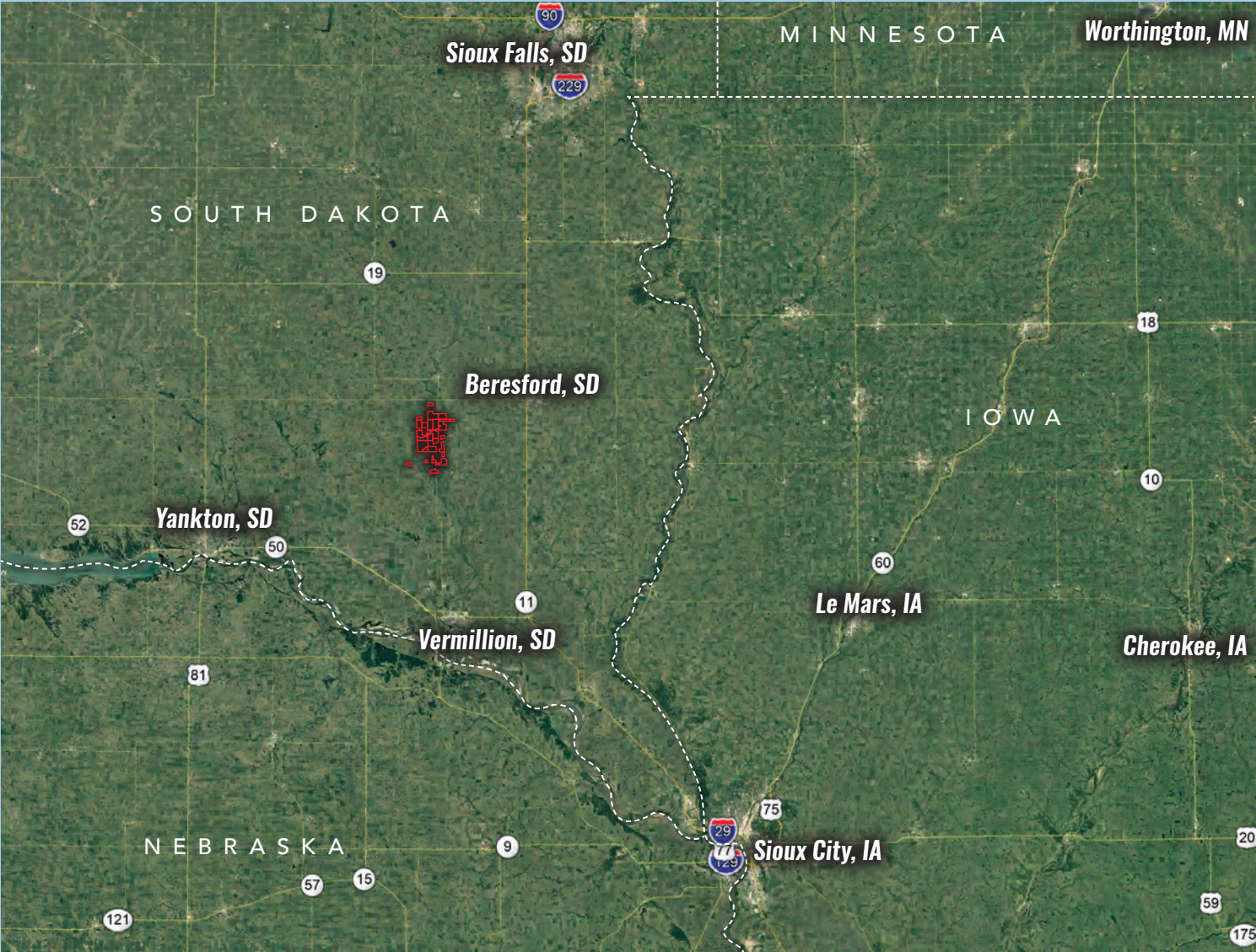
DIRECTIONS

FROM BERESFORD, SOUTH DAKOTA

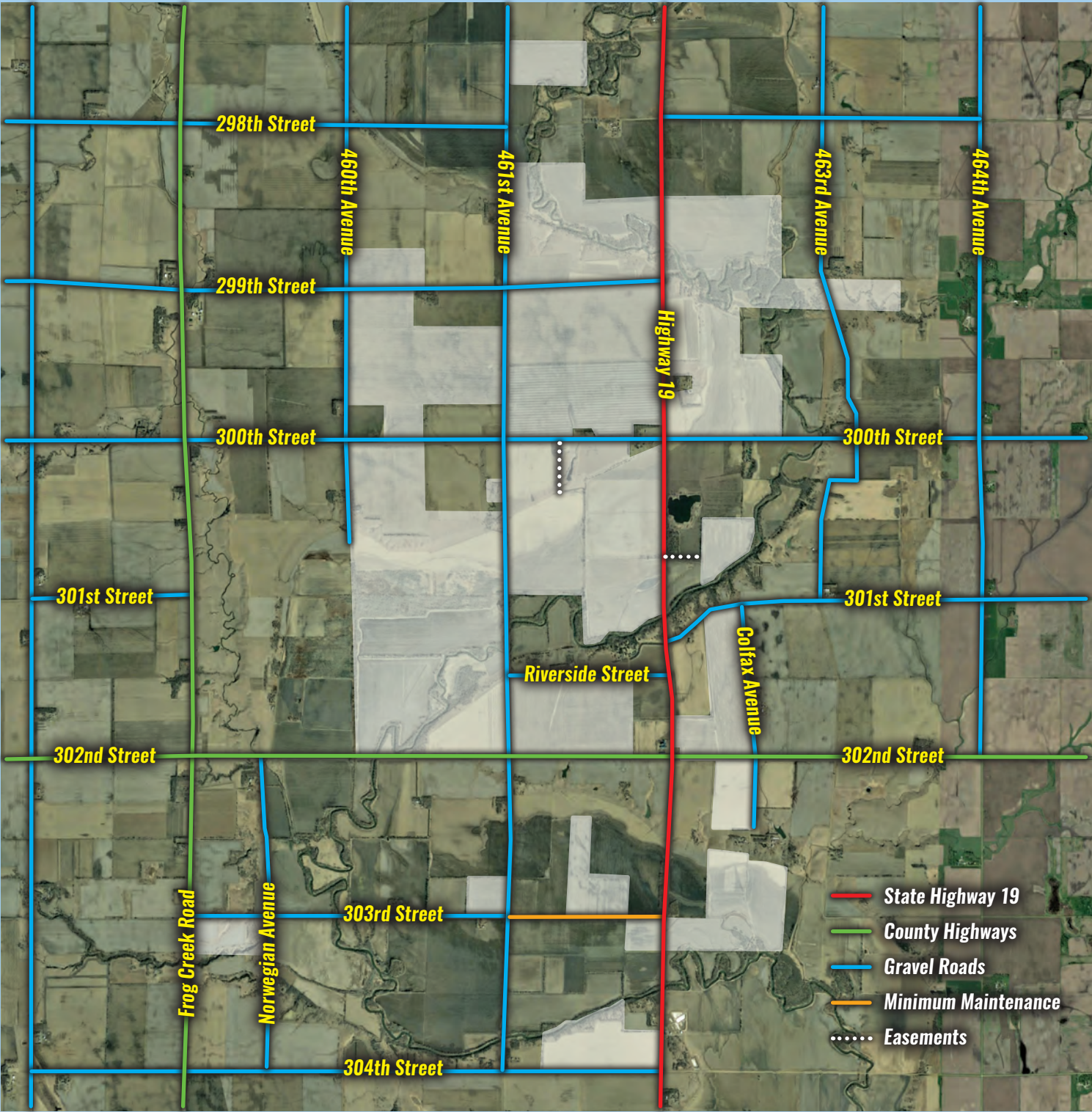
Travel west on South Dakota Highway 46 for approximately 9 miles. Turn south on South Dakota Highway 19 for 3 miles. Tracts 4, 9, 10, 11, 20, 24, 25 and 30 are located east of South Dakota Highway 19 and all other tracts are located west of South Dakota Highway 19. Look for signs.

FROM VERMILLION, SOUTH DAKOTA

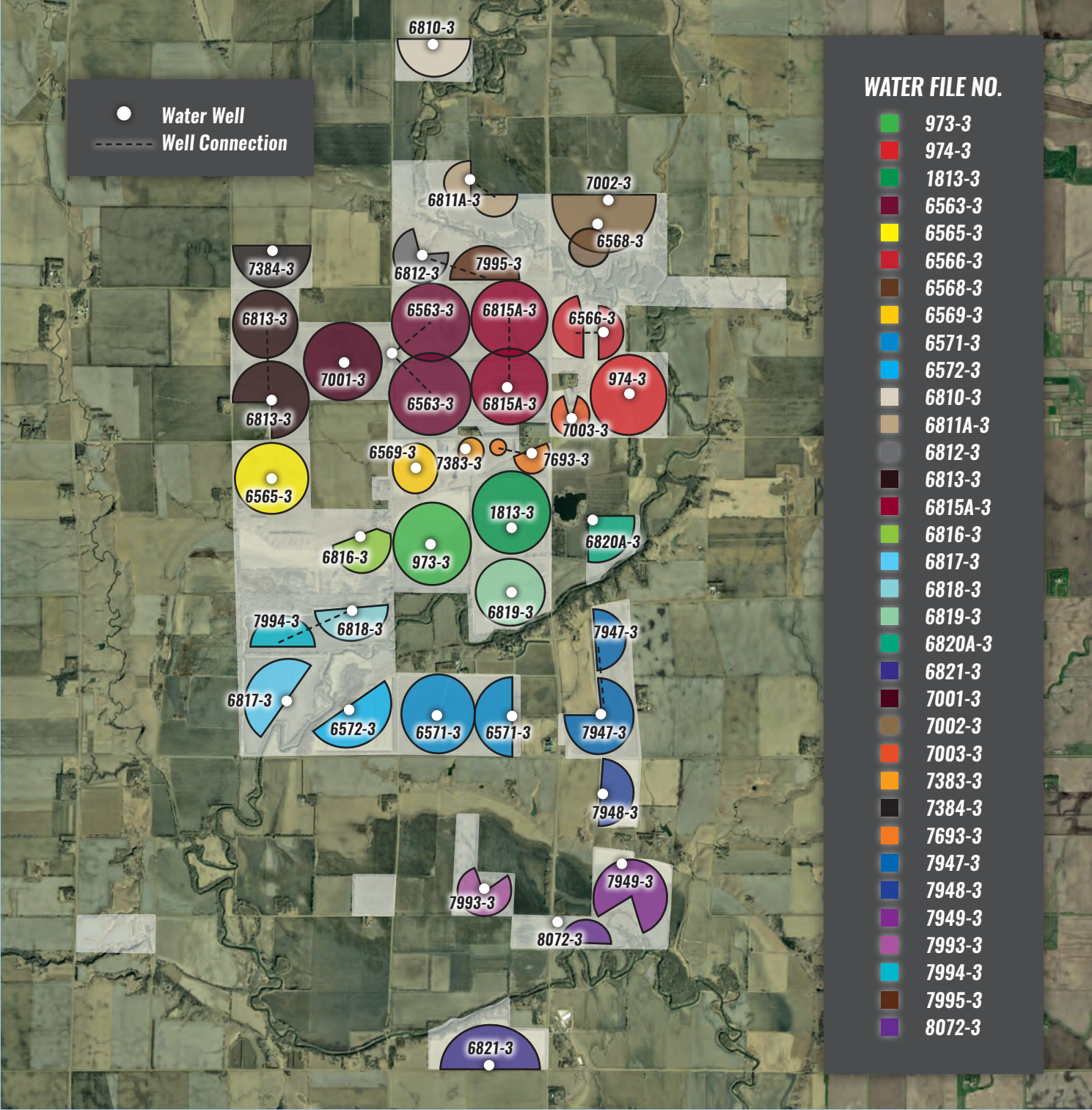
Travel north on South Dakota Highway 19 for approximately 16 miles. Tracts 4, 9, 10, 11, 20, 24, 25 and 30 are located east of South Dakota Highway 19 and all other tracts are located west of South Dakota Highway 19. Look for signs.



ACCESS ROADS



WATER RIGHTS

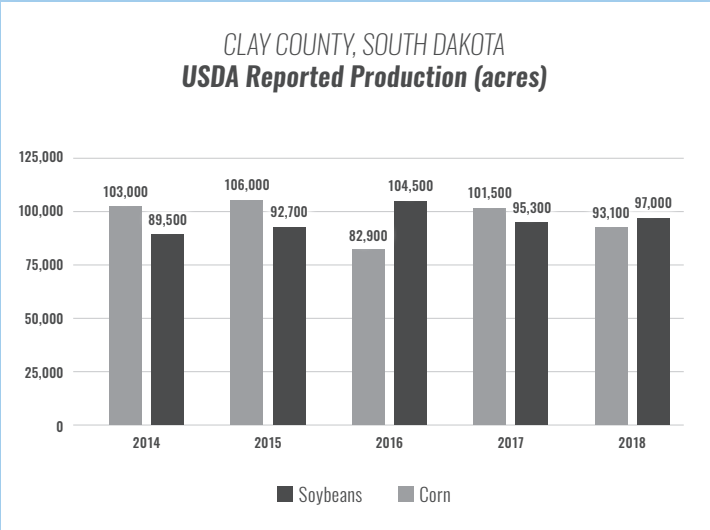


*This map depicts the approximate boundaries of the place of use for each water right. The water rights were retrieved from and can be found through the South Dakota Department of Environment & Natural Resources. See online Data Room for more information on water rights and well information.



FARMING OPERATION

The Clay County, SD land base is 93% used for cropland with over 90% of those acres in corn and soybean production. County level yields for corn and soybeans have been 10%-15% above the national average for each crop over the past five years.



Asset Opportunity Assessment

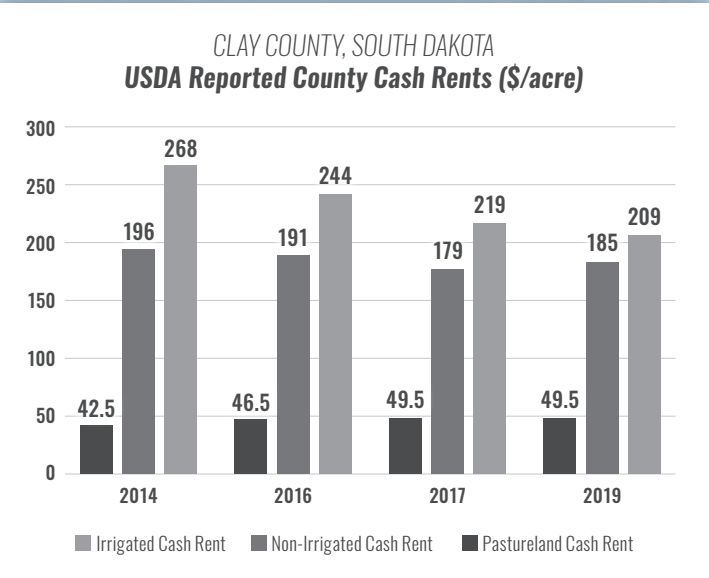
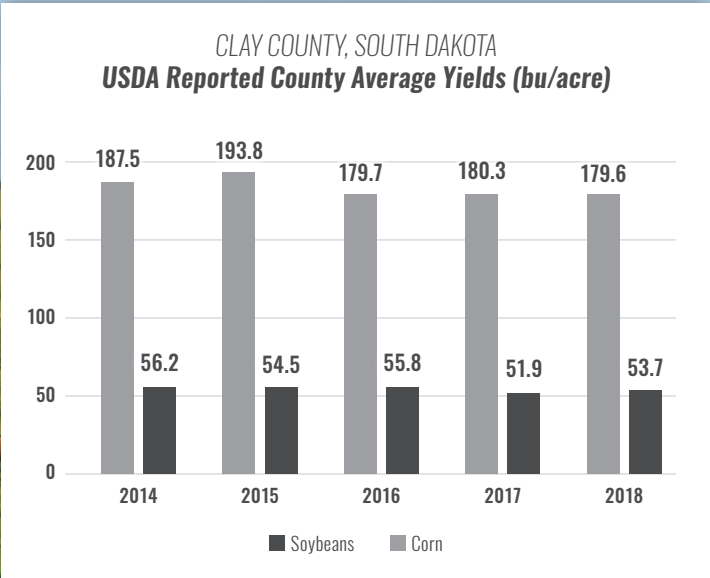
Analysis of historical asset performance, asset infrastructure, and local market conditions identifies three primary value added strategies for ongoing asset management.

- 1. Water Management Infrastructure:** The asset currently has extensive pivot irrigation infrastructure in place. Analysis of the soils, topography, and landscape position of the tracts identifies significant potential from the installation of subsurface drainage. The combination of managed drainage and irrigation creates the infrastructure for consistent, high-level yield performance.
- 2. Precision Business Management Strategies:** Variability in soils, topography, and landscape position across the asset present significant potential for tract and subtract level precision management strategies. This includes the deployment of precision agriculture practices and strategically placed conservation habitat on less profitable acres that enhance returns through program payments.
- 3. Organic Transition:** The combination of water management infrastructure, asset climate conditions, and local market access create strong potential for transitioning large portions of the asset to organic production.

FSA FARMLAND ACRES			
FARM #	TRACT #	FARMLAND ACRES	CROPLAND ACRES
5822	3056	35.93	16.8
5822	3711	7.69	0.16
5823	957	140.19	119.39
5823	1082	100.18	100.18
5823	1391	25.37	25.37
5823	1468	130.76	130.52
5823	1502	79.49	78.35
5823	1556	37.69	36.88
5823	1921	24.29	24.29
5823	2260	38.85	32.55
5823	2261	63.64	63.64
5823	2732	75.22	73.3
5823	2944	258.63	229.33
5823	2945	39.29	39.29
5823	3054	160.09	160.09
5823	3055	88.98	49.73
5823	3369	78.43	78.43
5823	3511	630.43	478.08
5823	3513	418.86	172.52
5823	3514	595.7	592.85
5823	3515	389.97	257.7
5823	3517	411.03	411.03
5823	4129	69.23	41.31
5823	4132	0.56	0
5823	4134	76.49	62.13
5823	4339	68.7	68.7
5823	4341	278.11	239.21
5823	4343	53.07	53.07
5823	4344	223.17	220.37
5823	4347	481.17	461.73
		5,081.21	4,317

FSA CROP ACRES			
CROP	BASE ACRES	PLC YIELD	CROP ELECTION
Corn	2835.45	110	ARC-County
Soybeans	1296.62	33	ARC-County
Oats	0.1	62	ARC-County

*Farm Program Information is provided by the Clay County Farm Service Agency. The figures stated in the marketing materials are the best estimates of the Seller and Peoples Company; however Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Clay County FSA and NRCS offices.






TRACT 1 80.84 ACRES M/L

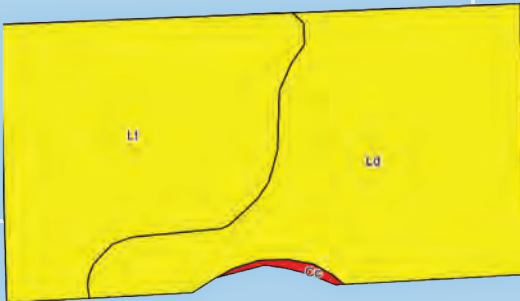
461st Avenue, Centerville, SD 57014

Tract 1 totals 80.84 acres m/l which consists of approximately 78.35 FSA tillable acres m/l carrying a PI of 62. Primary soil types include Lamo-Baltic Silty Clay Loams and Luton Silty Clay Loams. Tract 1 is improved with an irrigation pivot which provides irrigation for approximately 64.32 acres. Located on the eastern edge of 461st Avenue in Section 3 of Riverside Township.

Estimated Annual Net Taxes: \$1,797.72

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Ld	Lamo-Baltic silty clay loams	41.66	53.2%		IIw	64
Lt	Luton silty clay	36.17	46.2%		IVw	60
Cc	Chaska silt loam	0.52	0.7%		VIw	38
		78.35	Weighted Average	62		







TRACT 2 83.74 ACRES M/L

460th Avenue & 299th Street, Centerville, SD 57014

Tract 2 totals 83.74 acres m/l which consist of approximately 78.43 FSA tillable acres m/l carrying a PI of 88.2. Primary soil types include Egan-Clarno-Chancellor Complex and Egan-Trent Silty Clay Loams. Tract 2 is improved with an irrigation pivot which provides irrigation for approximately 68.26 acres. Located on the northeast corner of 460th Avenue and 299th Street in Section 9 of Riverside Township.

Estimated Annual Net Taxes: \$2,407.22

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EbA	Egan-Clarno-Chancellor complex	67.34	85.9%		Iw	88
EhA	Egan-Trent silty clay loams	4.88	6.2%		Iw	93
EaA	Egan-Chancellor-Davison complex	3.42	4.4%		Iw	84
EdA	Egan-Clarno-Trent complex	2.79	3.6%		Iw	90
		78.43	Weighted Average	88.2		













TRACT 3 401.91 ACRES M/L

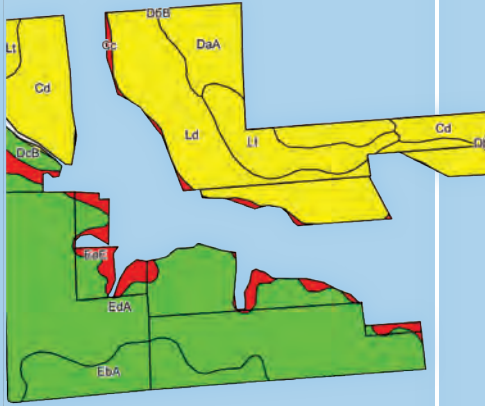
Highway 19, 461st Avenue & 299th Street, Centerville, SD 57014

Tract 3 totals 401.91 acres m/l which consist of approximately 257.7 FSA tillable acres m/l carrying a PI of 74.1 and 132.27 recreational acres m/l. Primary soil types include Egan-Clarno-Trent Complex and Lamo-Baltic Silty Clay Loams. Tract 3 is improved with four irrigation pivots which provide irrigation for approximately 140.29 acres. Located on the western edge of Highway 19 and the northeast corner of 461st Avenue and 299th Street in Section 10 of Riverside Township.

Estimated Annual Net Taxes: \$7,311.96

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	104.45	40.5%		Iw	90
Ld	Lamo-Baltic silty clay loams	51.24	19.9%		IIw	64
Cd	Clamo silty clay	25.52	9.9%		IVw	61
EbA	Egan-Clarno-Chancellor complex	20.83	8.1%		Iw	88
DaA	Dalesburg loam	20.39	7.9%		IIs	66
Lt	Luton silty clay	18.47	7.2%		IVw	60
EoE	Betts-Ethan loams	11.30	4.4%		VIIe	18
DcB	Davis loam	2.82	1.1%		Ile	87
Cc	Chaska silt loam	2.20	0.9%		VIw	38
DbB	Dalesburg-Dimo complex	0.48	0.2%		Ile	68
		257.7	Weighted Average	74.1		







TRACT 4 241.98 ACRES M/L

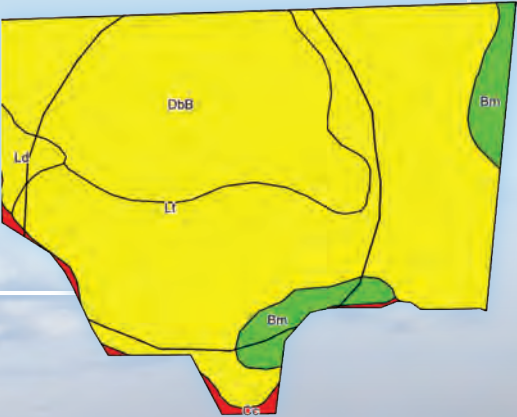
Highway 19, Centerville, SD 57014

Tract 4 totals 241.98 acres m/l which consist of approximately 172.52 FSA tillable acres m/l carrying a PI of 64.1 and 73.42 recreational acres m/l. Primary soil types include Luton Silty Clay and Dalesburg-Dimo Complex. Tract 4 is improved with two irrigation pivots which provide irrigation for approximately 126.79 acres. Located on the eastern edge of Highway 19 in Section 11 of Riverside Township.

Estimated Annual Net Taxes: \$3,913.80

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Lt	Luton silty clay	95.05	55.1%		IVw	60
DbB	Dalesburg-Dimo complex	61.16	35.5%		Ile	68
Bm	Bon loam	10.53	6.1%		I	83
Ld	Lamo-Baltic silty clay loams	3.69	2.1%		IIw	64
Cc	Chaska silt loam	2.09	1.2%		VIw	38
		172.52	Weighted Average	64.1		



TRACT 5 263.68 ACRES M/L

299th Street, 460th Avenue & 300th Street, Centerville, SD 57014

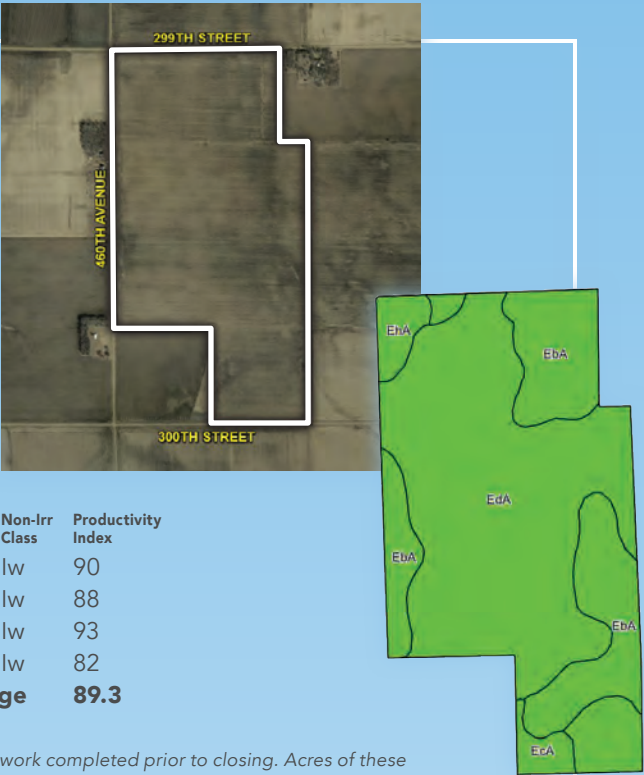
Tract 5 totals 263.7 acres m/l which consist of approximately 255.54 FSA tillable acres m/l carrying a PI of 89.3. Primary soil types include Egan-Clarno-Trent Complex and Egan-Clarno-Chancellor Complex. Tract 5 is improved with two irrigation pivots which provide irrigation for approximately 223.48 acres. Located on the southeast corner of 460th Avenue and 299th Street and the northern edge of 300th Street in Section 16 of Riverside Township.

Estimated Annual Net Taxes: \$7,933.56

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	166.68	65.2%	<div></div>	Iw	90
EbA	Egan-Clarno-Chancellor complex	74.39	29.1%	<div></div>	Iw	88
EhA	Egan-Trent silty clay loams	8.22	3.2%	<div></div>	Iw	93
EcA	Egan-Clarno-Tetonka complex	6.25	2.4%	<div></div>	Iw	82
		255.54	Weighted Average	89.3		

**If Tract 5 and Tract 6 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 6 156.50 ACRES M/L

461st Avenue, Centerville, SD 57014

Tract 6 totals 156.5 acres m/l which consist of approximately 155.49 FSA tillable acres m/l carrying a PI of 88.1. Primary soil types include Egan-Clarno-Trent Complex and Egan-Clarno-Tetonka Complex. Tract 6 is improved with an irrigation pivot which provides irrigation for approximately 142.26 acres. Located on the western edge of 461st Avenue in Section 16 of Riverside Township.

Estimated Annual Net Taxes: \$4,708.40

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	107.09	68.9%	<div></div>	Iw	90
EcA	Egan-Clarno-Tetonka complex	37.11	23.9%	<div></div>	Iw	82
EbA	Egan-Clarno-Chancellor complex	7.64	4.9%	<div></div>	Iw	88
EhA	Egan-Trent silty clay loams	3.65	2.3%	<div></div>	Iw	93
		155.49	Weighted Average	88.1		

**If Tract 6 and Tract 5 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 7 308.93 ACRES M/L

299th Street, 461st Avenue & 300th Street, Centerville, SD 57014

Tract 7 totals 308.93 acres m/l which consist of approximately 303.43 FSA tillable acres m/l carrying a PI of 89.7. Primary soil types include Egan-Clarno-Trent Complex and Egan-Clarno-Chancellor Complex. Tract 7 is improved with two irrigation pivots which provide irrigation for approximately 264.49 acres. Located on the northeast corner of 461st Avenue and 300th Street and the southern edge of 299th Street in Section 15 of Riverside Township.

Estimated Annual Net Taxes: \$9,357.66

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	179.91	59.3%	<div></div>	Iw	90
EbA	Egan-Clarno-Chancellor complex	75.79	25.0%	<div></div>	Iw	88
EhA	Egan-Trent silty clay loams	39.22	12.9%	<div></div>	Iw	93
EaA	Egan-Chancellor-Davison complex	8.22	2.7%	<div></div>	Iw	84
EpD	Ethan-Bon	0.29	0.1%	<div></div>	Vle	34
		303.43	Weighted Average	89.7		

**If Tract 7 and Tract 8 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 8 293.54 ACRES M/L

Highway 19, 299th Street & 300th Street, Centerville, SD 57014

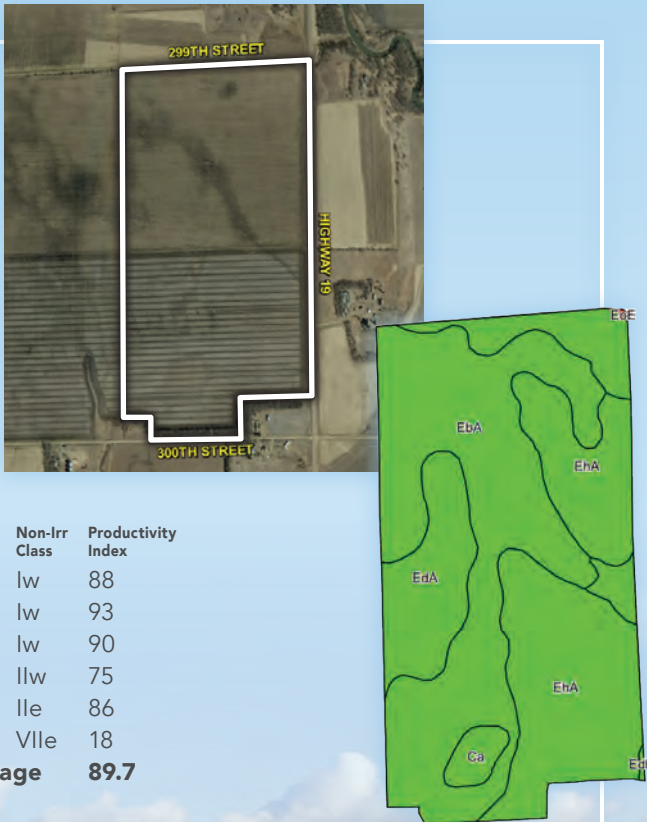
Tract 8 totals 293.54 acres m/l which consist of approximately 289.42 FSA tillable acres m/l carrying a PI of 89.7. Primary soil types include Egan-Clarno-Chancellor Complex and Egan-Trent Silty Clay Loams. Tract 8 is improved with two irrigation pivots which provide irrigation for approximately 245.85 acres. Located on the southwest corner of Highway 19 and 299th Street and the northern edge of 300th Street in Section 15 of Riverside Township.

Estimated Annual Net Taxes: \$8,891.48

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EbA	Egan-Clarno-Chancellor complex	130.64	45.1%	<div></div>	Iw	88
EhA	Egan-Trent silty clay loams	97.29	33.6%	<div></div>	Iw	93
EdA	Egan-Clarno-Trent complex	54.60	18.9%	<div></div>	Iw	90
Ca	Chancellor-Tetonka complex	6.33	2.2%	<div></div>	IIw	75
EdB	Egan-Clarno-Trent complex	0.39	0.1%	<div></div>	IIe	86
EoE	Betts-Ethan loams	0.17	0.1%	<div></div>	VIIe	18
		289.42	Weighted Average	89.7		

**If Tract 8 and Tract 7 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 9 141.23 ACRES M/L

Highway 19 & 463rd Avenue, Centerville, SD 57014

Tract 9 totals 141.23 acres m/l of recreational land. Excellent hunting tract surrounded by crop fields and the Vermillion River flowing through the property. Located on the eastern edge of Highway 19 and the western edge of 463rd Avenue in Section 14 of Riverside Township.

Estimated Annual Net Taxes: \$673.28

**If Tract 9 and Tract 10 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 10 332.39 ACRES M/L

Highway 19 & 300th Street, Centerville, SD 57014

Tract 10 totals 332.39 acres m/l which consist of approximately 273.44 FSA tillable acres m/l carrying a PI of 74.9. Primary soil types include Dalesburg-Dimo Complex and Egan-Clarno-Trent Complex. Tract 10 is improved with four irrigation pivots which provide irrigation for approximately 243.91 acres. Located on the eastern edge of Highway 19 and the northern edge of 300th Street in Section 14 of Riverside Township.

Estimated Annual Net Taxes: \$7,889.19



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
DbB	Dalesburg-Dimo complex	76.48	28.0%		Ile	68
EdA	Egan-Clarno-Trent complex	46.16	16.9%		Iw	90
DaA	Dalesburg loam	40.36	14.8%		Ils	66
Do	Dimo clay loam	38.00	13.9%		Ils	74
DcB	Davis loam	28.91	10.6%		Ile	87
EdB	Egan-Clarno-Trent complex	14.79	5.4%		Ile	86
Lt	Luton silty clay	8.93	3.3%		IVw	60
EhA	Egan-Trent silty clay loams	8.07	3.0%		Iw	93
ThB	Thurman loamy fine sand	5.26	1.9%		IVe	46
ErC	Ethan-Clarno loams	3.08	1.1%		IVe	64
EoD	Ethan-Betts loams	1.45	0.5%		Vle	30
Cd	Clamo silty clay	0.71	0.3%		IVw	61
EoE	Betts-Ethan loams	0.48	0.2%		Vlle	18
Cc	Chaska silt loam	0.46	0.2%		Vlw	38
Ld	Lamo-Baltic silty clay loams	0.30	0.1%		Ilw	64
		273.44	Weighted Average	74.9		



**If Tract 10 and Tract 9 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*

TRACT 11 74.58 ACRES M/L

463rd Avenue, Centerville, SD 57014

Tract 11 totals 74.58 acres m/l of high quality pasture. Located on the eastern edge of 463rd Avenue in Section 13 of Riverside Township.

Estimated Annual Net Taxes: \$533.93



**If Tract 9 and Tract 11 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.*



TRACT 12 7.99 ACRES M/L

30031 461st Avenue, Centerville, SD 57014

Tract 12 is a secluded acreage located 1.5 miles off pavement. This 7.99 acre m/l site has a 48'x26' utility building, a 48'x24' barn and a house with a detached garage. The house, built in 1912, consists of 1908 square feet of living area and contains four bedrooms and two baths. This acreage is the perfect location for cattle, horses and gardening. Located on the west side of 461st Avenue, this acreage is situated in Section 21 of Riverside Township.

Estimated Annual Net Taxes: \$1,099.36



TRACT 13 9.39 ACRES M/L

300th Street, Centerville, SD 57014

Tract 13 is a 9.39 acre m/l grain bin site. The site currently has three 65,000 bushel Sioux Grain bins built in 2008. It also has a 12'x140' scale with probe and a grain elevator leg equipped with a high throughput dump pit. With the current infrastructure in place, there is an opportunity for expansion. The grain bin site is centrally located among all tracts and includes separate entrance and exit lanes off 300th Street. Tract is located in Section 22 of Riverside Township.

Estimated Annual Net Taxes: \$2,192.11



*Tract 16 and Tract 18 have easement access through Tract 13.
**If Tract 13 and Tract 16 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.

TRACT 14 239.52 ACRES M/L

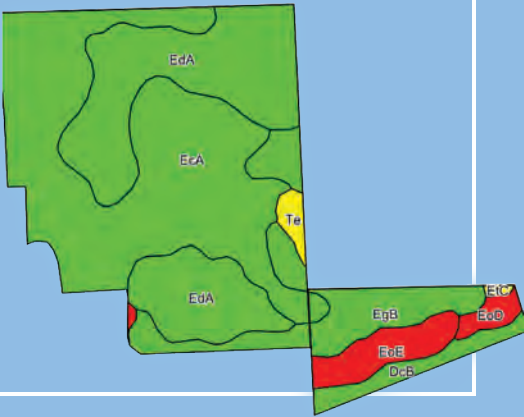
300th Street, 460th Avenue & 461st Avenue, Centerville, SD 57014

Tract 14 totals 239.52 acres m/l which consist of approximately 192.64 FSA tillable acres m/l carrying a PI of 80.1 and 39.25 pasture acres m/l. Primary soil types include Egan-Clarno-Tetonka Complex and Egan-Clarno-Trent Complex. Tract 14 is improved with an irrigation pivot which provides irrigation for approximately 129.67 acres. Located on the southeast corner of 300th Street and 460th Avenue and the western edge of 461st Avenue in Section 21 of Riverside Township.

Estimated Annual Net Taxes: \$5,031.38

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EcA	Egan-Clarno-Tetonka complex	86.01	44.6%	<div></div>	Iw	82
EdA	Egan-Clarno-Trent complex	59.11	30.7%	<div></div>	Iw	90
EgB	Egan-Ethan-Trent complex	25.40	13.2%	<div></div>	Ile	80
EoE	Betts-Ethan loams	9.43	4.9%	<div></div>	Vlle	18
DcB	Davis loam	6.89	3.6%	<div></div>	Ile	87
EoD	Ethan-Betts loams	2.96	1.5%	<div></div>	Vle	30
Te	Tetonka silt loam	2.35	1.2%	<div></div>	IVw	59
EtC	Ethan-Clarno-Bon	0.49	0.3%	<div></div>	IVe	51
		192.64	Weighted Average	80.1		



TRACT 15 64.72 ACRES M/L

300th Street & 461st Avenue, Centerville, SD 57014

Tract 15 totals 64.72 acres m/l which consist of approximately 61.25 FSA tillable acres m/l carrying a PI of 86.2. Primary soil types include Egan-Chancellor-Davison Complex and Egan-Clarno-Trent Complex. Tract 15 is improved with an irrigation pivot which provides irrigation for approximately 54.87 acres. Located on the southeast corner of 300th Street and 461st Avenue in Section 22 of Riverside Township.

Estimated Annual Net Taxes: \$1,808.10

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EaA	Egan-Chancellor-Davison complex	38.82	63.4%	<div></div>	Iw	84
EdA	Egan-Clarno-Trent complex	22.43	36.6%	<div></div>	Iw	90
		61.25	Weighted Average	86.2		



TRACT 16 261.93 ACRES M/L

300th Street & 461st Avenue, Centerville, SD 57014

Tract 16 totals 261.93 acres m/l which consist of approximately 229.19 FSA tillable acres m/l carrying a PI of 71.8. Primary soil types include Dalesburg-Dimo Complex and Dimo Clay Loam. Tract 16 is improved with four irrigation pivots which provide irrigation for approximately 175.05 acres. Located on the southern edge of 300th Street, the eastern edge of 461st Avenue and the western edge of Highway 19 in Section 22 of Riverside Township.

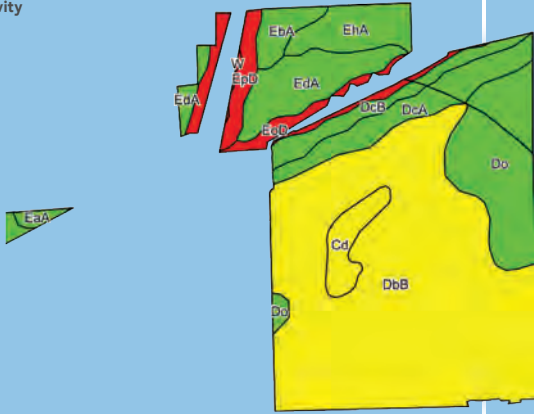
Estimated Annual Net Taxes: \$5,996.07

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
DbB	Dalesburg-Dimo complex	124.34	54.3%		Ile	68
Do	Dimo clay loam	27.50	12.0%		Ils	74
EdA	Egan-Clarno-Trent complex	17.84	7.8%		Iw	90
DcA	Davis loam	14.25	6.2%		Iw	90
EhA	Egan-Trent silty clay loams	10.40	4.5%		Iw	93
DcB	Davis loam	8.43	3.7%		Ile	87
EpD	Ethan-Bon	7.62	3.3%		Vle	34
Cd	Clamo silty clay	6.59	2.9%		IVw	61
EoD	Ethan-Betts loams	5.60	2.4%		Vle	30
EbA	Egan-Clarno-Chancellor complex	4.99	2.2%		Iw	88
EaA	Egan-Chancellor-Davison complex	1.36	0.6%		Iw	84
W	Water	0.27	0.1%		VIII	0
		229.19	Weighted Average			71.8

*Tract 16 has easement access through Tract 13. Tract 18 has easement access through Tract 16.

**If Tract 16 and Tract 13 sell separately, a survey will be required. Seller will pay to have survey work completed prior to closing. Acres of these parcels are subject to change; however purchase will be based upon acres used in this marketing brochure. Acres subject to change prior to closing. Price will not be adjusted based on new acres.



TRACT 17 216.08 ACRES M/L

460th Avenue & 461st Avenue, Centerville, SD 57014

Tract 17 totals 216.08 acres m/l which consists of approximately 113.37 FSA tillable acres m/l carrying a PI of 78.2 and 100.02 recreational acres. Primary soil types include Dimo Clay Loam and Davis Loam. Tract 17 is improved with an irrigation pivot which provides irrigation for approximately 50.02 acres. Located on the eastern edge of 460th Avenue and the western edge of 461st Avenue in Section 21 of Riverside Township.

Estimated Annual Net Taxes: \$4,166.06

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Do	Dimo clay loam	35.83	31.6%		Ils	74
DcB	Davis loam	31.47	27.8%		Ile	87
DcA	Davis loam	21.29	18.8%		Iw	90
DaA	Dalesburg loam	12.90	11.4%		Ils	66
Le	Lex clay loam	6.68	5.9%		IIIw	70
DbB	Dalesburg-Dimo complex	2.90	2.6%		Ile	68
EoE	Betts-Ethan loams	2.30	2.0%		VIIe	18
		113.37	Weighted Average			78.2



TRACT 18 216.08 ACRES M/L

461st Avenue, Centerville, SD 57014

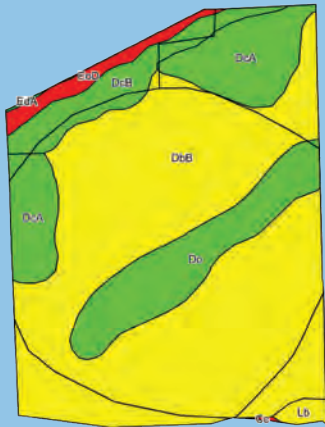
Tract 18 totals 189.41 acres m/l which consists of approximately 185.09 FSA tillable acres m/l carrying a PI of 71.7. Primary soil types include Dalesburg-Dimo Complex and Davis Loam. Tract 18 is improved with an irrigation pivot which provides irrigation for approximately 168.22 acres. Located on the eastern edge of 461st Avenue in Section 22 of Riverside Township.

Estimated Annual Net Taxes: \$4,860.28

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
DbB	Dalesburg-Dimo complex	121.67	65.7%	<div></div>	Ile	68
DcA	Davis loam	23.13	12.5%	<div></div>	Iw	90
Do	Dimo clay loam	21.91	11.8%	<div></div>	IIIs	74
DcB	Davis loam	11.76	6.4%	<div></div>	Ile	87
EoD	Ethan-Betts loams	4.62	2.5%	<div></div>	VIle	30
Lb	Lamo silty clay loam	1.65	0.9%	<div></div>	IIw	70
EdA	Egan-Clarno-Trent complex	0.20	0.1%	<div></div>	Iw	90
Cc	Chaska silt loam	0.15	0.1%	<div></div>	VIw	38
		185.09	Weighted Average			71.7

*Tract 18 has easement access through Tract 13 and Tract 16.



TRACT 19 140.88 ACRES M/L

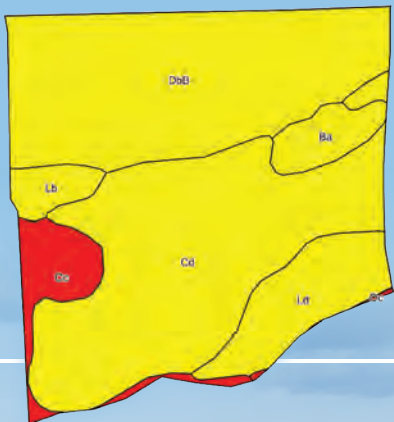
Highway 19, Centerville, SD 57014

Tract 19 totals 140.88 acres m/l which consists of approximately 130.52 FSA tillable acres m/l carrying a PI of 62.7. Primary soil types include Clamo Silty Clay and Dalesburg-Dimo Complex. Tract 19 is improved with an irrigation pivot which provides irrigation for approximately 105.36 acres. Located on the western edge of Highway 19 in Sections 22 and 27 of Riverside Township.

Estimated Annual Net Taxes: \$2,734.76

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Cd	Clamo silty clay	52.55	40.3%	<div></div>	IVw	61
DbB	Dalesburg-Dimo complex	48.77	37.4%	<div></div>	Ile	68
Ld	Lamo-Baltic silty clay loams	12.55	9.6%	<div></div>	IIw	64
Cc	Chaska silt loam	7.68	5.9%	<div></div>	VIw	38
Ba	Baltic silty clay loam	5.09	3.9%	<div></div>	IIIw	61
Lb	Lamo silty clay loam	3.64	2.8%	<div></div>	IIw	70
Oc	Orthents	0.24	0.2%	<div></div>	VIIIIs	8
		130.52	Weighted Average			62.7








TRACT 20 68.79 ACRES M/L

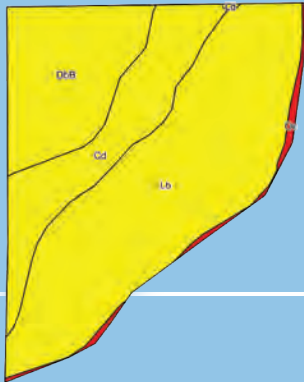
Highway 19, Centerville, SD 57014

Tract 20 totals 68.79 acres m/l which consists of approximately 62.13 FSA tillable acres m/l carrying a PI of 66.5. Primary soil types include Lamo Silty Clay Loam and Dalesburg-Dimo Complex. Tract 20 is improved with an irrigation pivot which provides irrigation for approximately 45 acres. Tract is accessed by an easement off Highway 19 (contact agent for details). Located in Section 23 of Riverside Township.

Estimated Annual Net Taxes: \$1,456.40

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Lb	Lamo silty clay loam	34.63	55.7%		IIlw	70
DbB	Dalesburg-Dimo complex	13.70	22.1%		Ile	68
Cd	Clamo silty clay	12.51	20.1%		IVw	61
Oc	Orthents	1.22	2.0%		VIIIIs	8
Ld	Lamo-Baltic silty clay loams	0.07	0.1%		IIlw	64
		62.13	Weighted Average	66.5		















TRACT 21 522.31 ACRES M/L

302nd Street & 461st Avenue, Centerville, SD 57014

Tract 21 totals 522.31 acres m/l which consists of approximately 369.17 FSA tillable acres m/l carrying a PI of 63.8. Primary soil types include Lex Clay Loam and Lamo-Baltic Silty Clay Loams. Tract 21 is improved with three irrigation pivots which provide irrigation for approximately 273 acres. Located on the northern edge of 302nd Street in Section 28 of Riverside Township.

Estimated Annual Net Taxes: \$8,543.24

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Le	Lex clay loam	151.28	41.0%		IIIlw	70
Ld	Lamo-Baltic silty clay loams	84.22	22.8%		IIlw	64
Cd	Clamo silty clay	54.45	14.7%		IVw	61
Lb	Lamo silty clay loam	30.99	8.4%		IIlw	70
Cc	Chaska silt loam	10.38	2.8%		VIw	38
EoE	Betts-Ethan loams	9.89	2.7%		VIIle	18
Oc	Orthents	9.78	2.6%		VIIIIs	8
DbB	Dalesburg-Dimo complex	6.22	1.7%		Ile	68
DcB	Davis loam	5.36	1.5%		Ile	87
EdA	Egan-Clarno-Trent complex	3.70	1.0%		Iw	90
Do	Dimo clay loam	2.82	0.8%		IIIs	74
McA	Meckling loamy fine sand	0.08	0.0%		IVs	28
		369.17	Weighted Average	63.8		



TRACT 22 111.28 ACRES M/L

302nd Street & 461st Avenue, Centerville, SD 57014

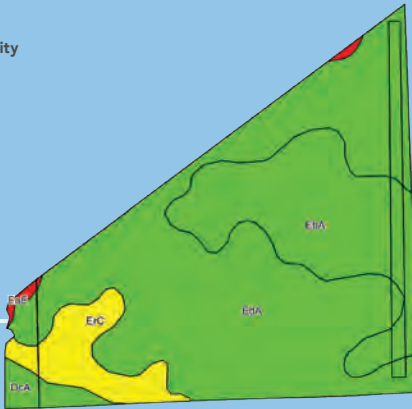
Tract 22 totals 111.28 acres m/l which consists of approximately 108.91 FSA tillable acres m/l carrying a PI of 86.9. Primary soil types include Egan-Clarno-Trent Complex and Egan-Clarno-Chancellor Complex. Tract 22 is improved with an irrigation pivot which provides irrigation for approximately 80.49 acres. Located on the northwest corner of 310th Street and 461st Avenue in Section 28 of Riverside Township.

Estimated Annual Net Taxes: \$3,401.04



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	68.47	62.9%		Iw	90
EbA	Egan-Clarno-Chancellor complex	27.84	25.6%		Iw	88
ErC	Ethan-Clarno loams	8.96	8.2%		IVe	64
DcA	Davis loam	2.97	2.7%		Iw	90
EoE	Betts-Ethan loams	0.67	0.6%		VIIe	18
		108.91	Weighted Average			86.9



TRACT 23 243.25 ACRES M/L

302nd Street, 461st Avenue & Riverside Street, Centerville, SD 57014

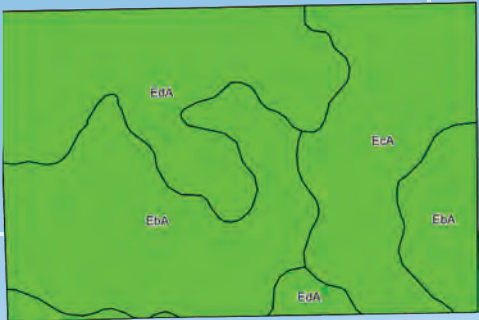
Tract 23 totals 243.25 acres m/l which consists of approximately 240.28 FSA tillable acres m/l carrying a PI of 87.2. Primary soil types include Egan-Clarno-Chancellor Complex and Egan-Clarno-Trent Complex. Tract 23 is improved with two irrigation pivots which provide irrigation for approximately 209.37 acres. Located on the northeast corner of 302nd Street and 461st Avenue and the southern edge of Riverside Street in Section 27 of Riverside Township.

Estimated Annual Net Taxes: \$7,077.84



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EbA	Egan-Clarno-Chancellor complex	99.00	41.2%		Iw	88
EdA	Egan-Clarno-Trent complex	81.38	33.9%		Iw	90
EcA	Egan-Clarno-Tetonka complex	59.90	24.9%		Iw	82
		240.28	Weighted Average			87.2



TRACT 24 178.83 ACRES M/L

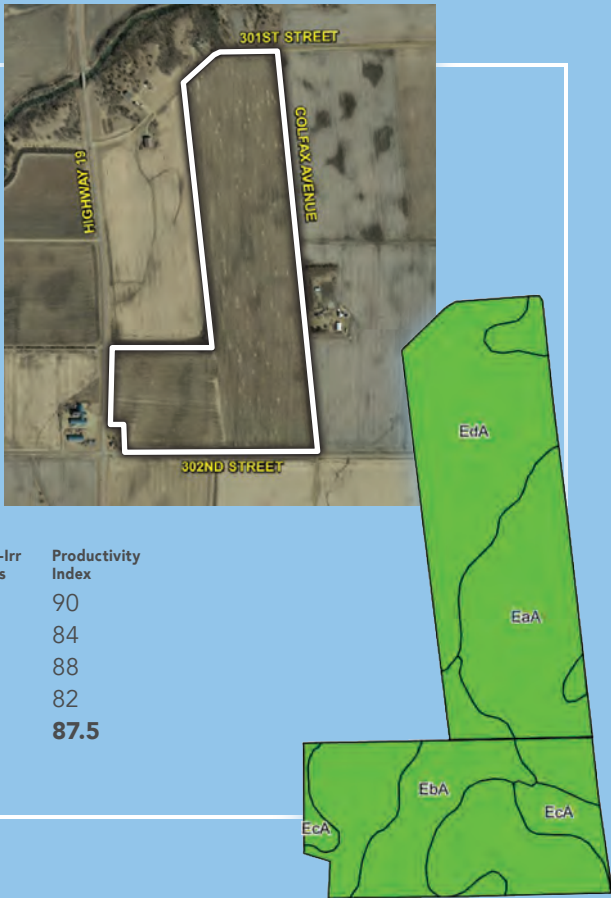
Highway 19, 301st St, Colfax Ave & 302nd St, Centerville, SD 57014

Tract 24 totals 178.83 acres m/l which consists of approximately 173.48 FSA tillable acres m/l carrying a PI of 87.5. Primary soil types include Egan-Clarno-Trent Complex and Egan-Chancellor-Davison Complex. Tract 24 is improved with two irrigation pivots which provide irrigation for approximately 148.69 acres. Located on the eastern edge of Highway 19, southern edge of 301st Street and the northwest corner of Colfax Avenue and 302nd Street in Section 26 of Riverside Township.

Estimated Annual Net Taxes: \$5,262.30

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	87.94	50.7%	<div></div>	Iw	90
EaA	Egan-Chancellor-Davison complex	46.95	27.1%	<div></div>	Iw	84
EbA	Egan-Clarno-Chancellor complex	24.89	14.3%	<div></div>	Iw	88
EcA	Egan-Clarno-Tetonka complex	13.70	7.9%	<div></div>	Iw	82
		173.48	Weighted Average			87.5



TRACT 25 70.02 ACRES M/L

302nd Street & Colfax Avenue, Centerville, SD 57014

Tract 25 totals 70.02 acres m/l which consists of approximately 68.70 FSA tillable acres m/l carrying a PI of 88.8. Primary soil types include Egan-Clarno-Trent Complex and Egan-Chancellor-Tetonka Complex. Tract 25 is improved with an irrigation pivot which provides irrigation for approximately 59.79 acres. Located on the southwest corner of 302nd Street and Colfax Avenue in Section 35 of Riverside Township.

Estimated Annual Net Taxes: \$2,137.36

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	57.89	84.3%	<div></div>	Iw	90
EcA	Egan-Clarno-Tetonka complex	6.76	9.8%	<div></div>	Iw	82
EgB	Egan-Ethan-Trent complex	2.38	3.5%	<div></div>	Ile	80
EbA	Egan-Clarno-Chancellor complex	1.67	2.4%	<div></div>	Iw	88
		68.7	Weighted Average			88.8



TRACT 26 67.50 ACRES M/L

Norwegian Avenue & Frog Creek Road, Wakonda, SD 57073

Tract 26 totals 67.5 acres m/l which consist of approximately 41.31 FSA tillable acres m/l carrying a PI of 70.9 and 27.92 pasture acres m/l. Primary soil types include Egan-Clarno-Trent Complex and Betts-Ethan Loams. Located on the western edge of Norwegian Avenue and the eastern edge of Frog Creek Road in Section 5 of Pleasant Valley Township.

Estimated Annual Net Taxes: \$1,225.68



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EdA	Egan-Clarno-Trent complex	30.38	73.5%	<div></div>	Iw	90
EoE	Betts-Ethan loams	10.93	26.5%	<div></div>	VIIe	18
		41.31	Weighted Average	70.9		



TRACT 27 40.37 ACRES M/L

303rd Street & 461st Avenue, Centerville, SD 57014

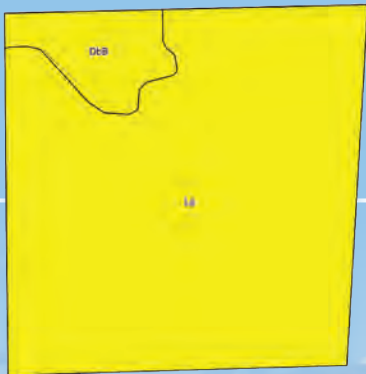
Tract 27 totals 40.37 acres m/l which consist of approximately 36.88 FSA tillable acres m/l carrying a PI of 69.8. Primary soil types include Lex Clay Loam and Dalesburg-Dimo Complex. Located on the northwest corner of 303rd Street and 461st Avenue in Section 33 of Riverside Township.

Estimated Annual Net Taxes: \$900.88



FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Le	Lex clay loam	33.54	90.9%	<div></div>	IIIw	70
DbB	Dalesburg-Dimo complex	3.34	9.1%	<div></div>	Ile	68
		36.88	Weighted Average	69.8		



TRACT 28 88.95 ACRES M/L

303rd Street, Centerville, SD 57014

Tract 28 totals 88.95 acres m/l which consist of approximately 88.95 FSA tillable acres m/l carrying a PI of 69.9. Primary soil types include Lex Clay Loam and Lamo Silty Clay Loam. Tract 28 is improved with an irrigation pivot which provides irrigation for approximately 64.17 acres. Located on the northern edge of 303rd Street in Section 34 of Riverside Township.

Estimated Annual Net Taxes: \$2,034.02

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Le	Lex clay loam	78.25	88.0%	<div></div>	IIIw	70
Lc	Lamo silty clay loam	10.70	12.0%	<div></div>	IIIw	69
		88.95	Weighted Average			69.9



TRACT 29 33.35 ACRES M/L

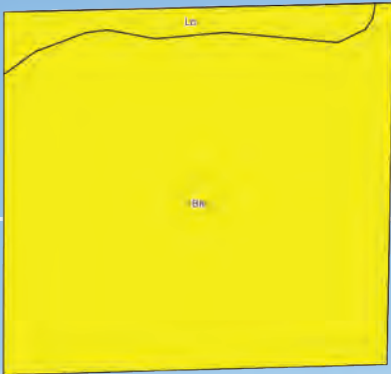
Highway 19, Centerville, SD 57014

Tract 29 totals 33.35 acres m/l which consist of approximately 32.89 FSA tillable acres m/l carrying a PI of 61.7. Primary soil types include Baltic Silty Clay Loam and Lamo Silty Clay Loam. Located on the western edge of Highway 19 in Section 3 of Pleasant Valley Township.

Estimated Annual Net Taxes: \$815.60

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Ba	Baltic silty clay loam	30.18	91.8%	<div></div>	IIIw	61
Lc	Lamo silty clay loam	2.71	8.2%	<div></div>	IIIw	69
		32.89	Weighted Average			61.7










TRACT 30 226.28 ACRES M/L

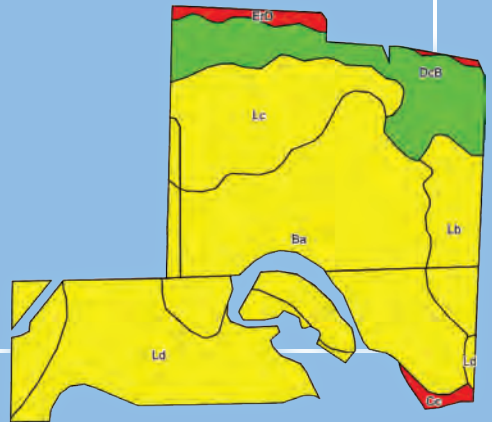
Highway 19, Centerville, SD 57014

Tract 30 totals 226.28 acres m/l which consist of approximately 196.44 FSA tillable acres m/l carrying a PI of 66.3 and 30.55 recreational acres m/l. Primary soil types include Baltic Silty Clay Loam and Lamo-Baltic Silty Clay Loams. Tract 30 is improved with two irrigation pivots which provide irrigation for approximately 121.07 acres. Located on the eastern edge of Highway 19 in Section 35 of Riverside Township and Section 2 of Pleasant Valley Township.

Estimated Annual Net Taxes: \$4,964.28

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
Ba	Baltic silty clay loam	81.34	41.4%		IIIw	61
Ld	Lamo-Baltic silty clay loams	40.07	20.4%		IIw	64
Lc	Lamo silty clay loam	29.77	15.2%		IIIw	69
DcB	Davis loam	25.94	13.2%		Ile	87
Lb	Lamo silty clay loam	14.32	7.3%		IIw	70
ErD	Ethan-Clarno loams	3.36	1.7%		VIe	38
Cc	Chaska silt loam,	1.64	0.8%		VIw	38
		196.44	Weighted Average	66.3		





TRACT 31 142.07 ACRES M/L

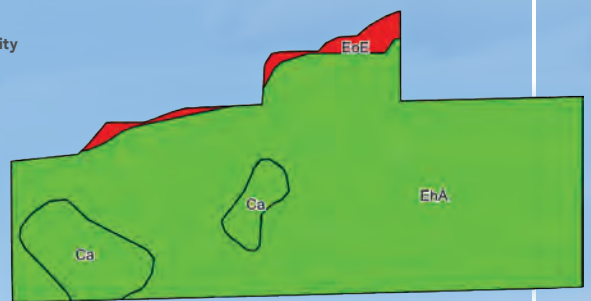
Highway 19 & 304th Street, Wakonda, SD 57073

Tract 31 totals 142.07 acres m/l which consist of approximately 119.39 FSA tillable acres m/l carrying a PI of 89 and 20.80 recreational acres m/l. Primary soil types include Egan-Trent Silty Clay Loams and Chancellor-Tetonka Complex. Tract 31 is improved with an irrigation pivot which provides irrigation for approximately 81.52 acres. Located on the northwest corner of Highway 19 and 304th Street in Section 3 of Pleasant Valley Township.

Estimated Annual Net Taxes: \$4,213.34

FSA TILLABLE SOILS

Code	Soil Description	Acres	Percent	Legend	Non-Irr Class	Productivity Index
EhA	Egan-Trent silty clay loams	103.66	86.8%		Iw	93
Ca	Chancellor-Tetonka complex	12.27	10.3%		IIw	75
EoE	Betts-Ethan loams	3.46	2.9%		VIIe	18
		119.39	Weighted Average	89		



CLAY COUNTY, SOUTH DAKOTA
ABSOLUTE AUCTION

CLAYCOUNTYFARMS.COM





TERMS & CONDITIONS

1. Auction Method.

A. The Farm will be offered in thirty-one (31) individual Tracts and combinations.

B. Bidding will remain open on all Tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Seller and announced by the Auctioneer. You may bid on any Tract or combination of Tracts, and the Seller may sell any Tract or combination of Tracts. The Seller and Auction Company reserve the right in their discretion to stop any bidder from bidding if there is any question as to the person's credentials, fitness to bid, etc.

C. Conduct of the Auction and the increments of bidding are at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of qualified internet bidders, telephone bidders and proxy bidders. All decisions of the Auctioneer at the auction are final.

2. Approximate Acres.

Any and all references to acreage in these Terms and Conditions or throughout this marketing brochure and marketing materials are referring to estimated gross acreage per completed survey, preliminary survey and the Clay County Assessor.

3. Bidder Registration.

All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

4. Buyer's Premium.

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

5. Agency.

Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

6. Farm Program Information.

Farm Program Information is provided by the Clay County Farm Service Agency. The figures stated in the marketing materials are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Clay County FSA and NRCS offices.

7. Earnest Money Payment.

A 10% earnest money payment is required on the day of the auction for each Tract. The earnest money payment may be paid in the form of cash or certified check satisfactory to Auctioneer or wire transfer. All funds will be held by First Dakota Title.

8. Contract & Title Commitment.

A. Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Purchase Contract and deposit the required earnest money payment.

B. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, including any of these Terms and Conditions, discussions, representations or information regarding the sale, including this marketing brochure.

C. The Seller will furnish a recent title insurance commitment for an Owner's Policy in the amount equal to the purchase price prior to closing. The premium costs of the owner's policy of title insurance shall be split 50% to the Seller and 50% to the Buyer of the Tract.

D. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid 100% by the Buyer.

E. Seller shall deliver a Grant Deed at closing conveying a purchased Tract and related property to Buyer.

F. The title company/closing agent closing service fees or costs shall be split 50% to the Seller and 50% to the Buyer of each Tract.

G. Seller shall pay the transfer tax due upon recordation of the deed and Buyer shall pay the recording fee.

9. Financing.

Sale of the Farm is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Purchase Contract.

10. Closings.

Closings will occur on or about December 20, 2019 at a location to be designated by the Seller. The balance of the purchase price will be paid at closing in the form of cash, certified check satisfactory to the title company or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling its obligations under the Real Estate Purchase Contract, time is of the essence.

11. Real Estate Taxes.

Estimated annual real estate taxes were provided by the Clay County Assessor's Office. The real estate taxes for 2019 will be prorated between the Seller and Buyer(s) to the date of closing.

12. Water Rights.

The Water Rights will be transferred to the new Buyer(s) at closing. Seller does not represent or warrant to Buyer the extent, if any, of the Water Rights, the amount of water produced thereunder, or that the Water Rights are valid or in full force or effect.

13. Farm Lease & Possession.

- A. The Farm is currently leased for the 2019 crop season (the "Lease").
- B. Farmer tenant under the Lease ("Tenant") and Seller will execute a termination agreement with respect to the Lease prior to the Auction. Pursuant to such termination agreement, (i) Full possession of the land (other than certain land containing grain bins and access thereto) will be given to the Buyer of such land on March 1st, 2020. (ii) Full possession of certain land containing grain bins and access thereto will be given to the Buyer of such land following removal of all crops from said grain bins by Tenant. In either case, possession shall be given to the applicable Buyer, at latest, by July 1st, 2020. (iii) Full possession of Tract 12 will be given at closing.
- C. A copy of the termination agreement will be made available for review prior to the auction.

14. Fences.

- A. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.
- B. All fences and fence lines shall be governed by the Clay County and State of South Dakota fence line rules and regulations. No new fences will be installed by the Seller.
- C. Not all Tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

15. Survey.

- A. A survey will not be completed on all Tracts. A survey would only be required if Tracts 9, 10, 11, 13 and 16 sell separately. If this is the case, the survey will be at the cost of the Seller. No additional survey or staking will be paid for by the Seller. Acres of these parcels are subject to change; however purchase will be based upon acres used in marketing brochure.
- B. It will be the responsibility of each Buyer to pay for any and all fees to monument boundaries of purchased Tracts if they choose to do so.

16. Farm Inspection.

- A. Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries and due diligence concerning the Farm.
- B. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.
- C. Invasive testing is prohibited without prior written consent of the Seller.

17. Disclaimer.

- A. All Tract boundaries shown in this marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of Peoples Company.
- B. Overall Tract acres, tillable acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the Tracts are reconstituted by the Clay County FSA and NRCS offices.
- C. Buyer(s) and his/her tax and legal advisors should perform their own investigation of the Farm prior to bidding at the auction.
- D. The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from title paperwork.
- E. Pivot descriptions were provided by a third-party service, and pivot configuration and conditions should be independently verified by Buyers. A full report is available in the online Data Room.

18. Other.

- A. The sales are subject to all easements, covenants, leases, prior mineral reservations and sales, and restrictions of records in place. All land and property, including grain bins, scales, buildings, dwellings, pivots, pumps, and wells will be sold on an "As is-Where is With All Faults" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller.
- B. No warranty, either expressed or implied, or arising by operation of law concerning the property is made by the Seller or the Auctioneers and are hereby expressly disclaimed.
- C. If a site clean-up or levee repair/assessment is required on any of the Tracts it shall be at the expense of the Buyer(s) of each Tract.
- D. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing materials or oral statements.
- E. Bidding increments are at the sole discretion of the Auctioneer.
- F. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.
- G. By bidding at the auction today, Buyers agree to any and all terms and conditions posted. The winning bidder(s) of any Tracts at the conclusion of the auction will initial each page of these terms and conditions.
- H. All decisions of the Auctioneer are final.



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