

# FARMLAND AUCTION

Wednesday, November 18, 2020 @ 10:00 AM (MT)



American Legion, Post 240  
210 E Bennett Avenue  
Martin, SD 57551

AGENTS & AUCTIONEER

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# FARMLAND AUCTION

## 1,693.89 ACRES M/L



Mellette and Todd County, South Dakota Farmland Auction! Peoples Company is proud to offer 1,693.98 gross acres m/l located in south central South Dakota. The auction will be held at the **AMERICAN LEGION, POST 240 IN MARTIN, SOUTH DAKOTA AT 10:00 AM ON WEDNESDAY, NOVEMBER 18TH.** The property will be sold in 5 tracts ranging from 160 acres m/l to 640 acres m/l. The farm currently consists of 1,249.43 FSA crop acres m/l with the balance of the farm in grass, pasture or timber acres. Primary soil types include Kadoka-Kube Silt Loam, Huggins-Kadoka Silt Loams and Duroc Kadoka Silt Loams. The tracts are located one hour north of Valentine, NE and off Highway 63 in Parmelee and Norris, SD.

TRACT 1 270TH STREET, NORRIS, SD 57560



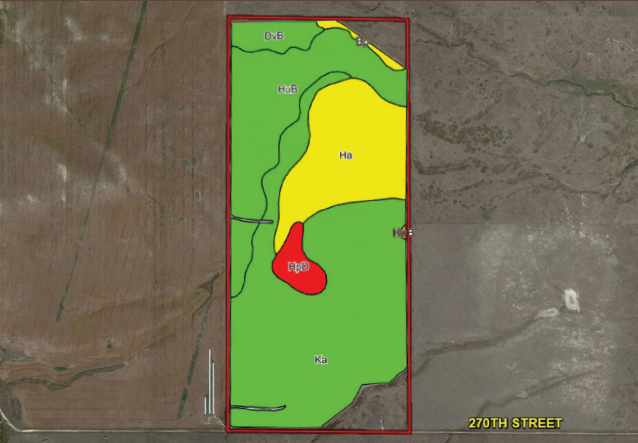
**ABOUT THE PROPERTY**  
Tract 1 totals 284.56 acres m/l which consist of 258.49 FSA tillable acres carrying a 74.6 PI rating on the tillable soils. Primary soils types include Kadoka-Kube Silt Loams, Huggins-Kakoda Silt Loams and Hilmoe Silt Loams. This tract is located in Section 27 of Cedarbutte Township and is accessible from 270th Street.

**FARM DETAILS**  
FSA Cropland Acres: 258.49  
Total Base Acres: 172.4  
Wheat Base Acres: 164.4 with a PLC Yield of 27  
Barley Base Acres: 8 with a PLC Yield of 31

**DETAILS**  
Net Taxes: \$1,788.36

### TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent Of Field	Legend	PI
Ka	Kadoka-Kube silt loams	103.76	50.6%		80
HuB	Huggins-Kadoka silt loams	56.99	22.0%		73
Ha	Hilmoe silt loam	50.61	19.6%		69
DvB	Duroc and Kadoka silt loam	9.38	3.6%		82
HpD	Huggins-Epping silt loams	8.14	3.1%		31
Bp	Blackpipe soils	2.36	0.9%		59
HwB	Huggins and Wortman silt loams	0.25	0.1%		50
Weighted Average					74.6



### AUCTION TERMS AND CONDITIONS

**Important information regarding COVID-19:** Auction will be held on location in a format that satisfies the guidelines and restrictions set forth by the Governor on auction day. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available on our Peoples Company online and mobile bidding app and via telephone bidding. Please visit [PeoplesCompany.com](https://www.peoplescompany.com) or contact the Listing Agents prior to the auction for any updates. Auction Method: Tracts 1, 2, 3, 4 and 5 will be sold on a price per acre basis and will be offered as individual tracts. Tracts will not be offered in their entirety at the conclusion of the auction.

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

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

**Farm Program Information:** Farm Program Information is provided by the Mellette and Todd County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company but are not warranted by Seller or Peoples Company. Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Mellette and Todd County FSA and NRCS offices.

**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 good check. All earnest money funds will be held by Seller or Seller's agent or legal counsel pending closing.

**Contract & Title Commitment:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a Real Estate Purchase Contract and deposit the required earnest money payment. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. Seller agrees to convey marketable title to the property. The title company/closing agent fees or costs shall be split 50% to the seller and 50% to the buyer of each tract.

**Financing:** Sale of this farmland 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.

**Closing:** Closing will occur on or about December 16, 2020 at a location to be designated by the Seller. The balance of the purchase price will be payable at closing in the form of cash, certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

**Real Estate Taxes:** The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there are no guarantees as to the ownership of the mineral interests on all tracts. Seller will convey one hundred percent (100%) of whatever mineral rights may be owned by the Seller without warranty.

**Possession:** Full possession of all tracts will be given at closing.

**Farm Lease:** Farm is open for the 2021 cropping season.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers. 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. All fences shall be governed by the Mellette County & Todd County and State of South Dakota fence line rules and regulations. No new fences will be installed by the sellers.

**Access:** Access to Tract 4 is provided by Section Line Access between Sections 31 and 32, as well as, an additional 1/2 mile of section line access between Sections 29 and 32 of Surprise Valley Township.

**Survey:** No surveys will be completed by the seller.

**Property Inspection:** Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries and due diligence concerning the property they are interested in bidding on. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

**Disclaimer:** All field boundaries in this brochure and any marketing material are just sketches and are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, pasture acres, hay ground acres, etc. may vary from figures stated in the marketing material and will be subject to change. Buyer(s) and his/her tax and legal advisors should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from title paperwork.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. No warranty, either expressed or implied, or arising by operation of law concerning the property is made by the Seller or the Auctioneers and any such warranty is hereby expressly disclaimed. If a site clean-up is required on any of the tracts it shall be at the expense of the buyer(s) of each tract. Any announcements made auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**Additional Info:** This sale is being conducted pursuant to the Farm Credit Act of 1971, as amended. William Huber has a right of first refusal to purchase the property for the amount of the winning bid on the same terms and conditions as the winning bidder. That right must be exercised immediately after the conclusion of the sale. Contact agent with any questions or need for clarification.



MELLETT COUNTY, SD  
-AS 5 TRACTS-  
1,693.98  
-ACRES M/L-  
TODD COUNTY, SD





ABOUT THE PROPERTY

Tract 2 totals 289.42 acres m/l which consist of 242.21 FSA tillable acres and 10.28 CRP acres carrying a 76.2 PI rating on the tillable soils. The 10.28 CRP acres are enrolled in CP5A (Field Windbreak Establishment) paying \$544/year or \$52.82/acre and expire in 2025. The acreage has been surveyed off. Located in Section 24 of Blackpipe Township.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent Of Field	Legend	PI
HuB	Huggins-Kadoka silt loams	102.82	40.7%	<div></div>	73
Ka	Kadoka-Kube silt loams	90.20	35.7%	<div></div>	80
HuA	Huggins-Kadoka silt loams	39.32	15.6%	<div></div>	81
HnB	Huggins silt loam	19.97	7.9%	<div></div>	67
W	Water	0.18	0.1%	<div></div>	0
Weighted Average					76.2

FARM DETAILS

FSA Cropland Acres: 252.49  
Total Base Acres: 232.55  
Wheat Base Acres: 105.83 with a PLC Yield of 33  
Oats Base Acres: 0.4 with a PLC Yield of 72  
Corn Base Acres: 60.86 with a PLC Yield of 62  
Sunflowers Base Acres: 46.3 with a PLC Yield of 1,204  
Soybeans Base Acres: 13.46 with a PLC Yield of 22  
Barley Base Acres: 5.7 with a PLC Yield of 31

DETAILS

Estimated Net Taxes: \$2,224.00



DETAILS

Net Taxes: \$1,788.36

TILLABLE SOILS MAP

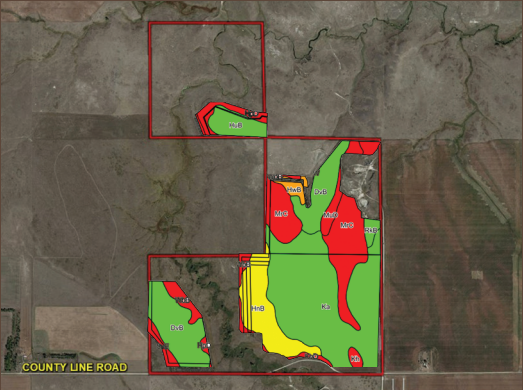
Code	Soil Description	Acres	Percent Of Field	Legend	PI
Ka	Kadoka-Kube silt loams	128.80	37.6%	<div></div>	80
DvB	Duroc and Kadoka silt loams	58.57	17.1%	<div></div>	82
MrC	Murdo gravelly loam	55.49	16.2%	<div></div>	15
HnB	Huggins silt loam	37.48	11.0%	<div></div>	67
HuB	Huggins-Kadoka silt loams	14.36	4.2%	<div></div>	73
WbB	Wanblee-Wortman association	9.91	2.9%	<div></div>	26
HpD	Huggins-Epping silt loams	9.34	2.7%	<div></div>	31
MuD	Murdo-Schamber gravelly loams	7.96	2.3%	<div></div>	8
SvE	Schamber-Murdo gravelly loams	4.75	1.4%	<div></div>	4
HwB	Huggins and Wortman silt loams	4.55	1.3%	<div></div>	50
KeD	Keota-Epping silt loams	4.33	1.3%	<div></div>	18
RkB	Ree and Keya loams	3.79	1.1%	<div></div>	83
Kh	Kolls and Hoven soils	2.80	0.8%	<div></div>	20
Weighted Average					60.8

ABOUT THE PROPERTY

Tract 3 totals 640 acres m/l which consist of 336.52 FSA tillable acres and 5.61 CRP acres carrying a 60.8 PI rating on the tillable soils. The 5.61 CRP acres are enrolled in CP5A (Field Windbreak Establishment) paying \$244/year or \$43.38/acre and expire in 2031. Primary soils types include Kadoka-Kube Silt Loams, Duroc and Kadoka Silt Loams. This tract is located in Section 36 of Blackpipe Township and is accessible from County Line Road.

FARM DETAILS

FSA Cropland Acres: 342.13  
Total Base Acres: 289.59  
Wheat Base Acres: 131.79 with a PLC Yield of 33  
Oats Base Acres: 0.48 with a PLC Yield of 72  
Corn Base Acres: 75.78 with a PLC Yield of 62  
Sunflowers Base Acres: 57.67 with a PLC Yield of 1,204  
Soybeans Base Acres: 16.78 with a PLC Yield of 22  
Barley Base Acres: 7.09 with a PLC Yield of 31







ABOUT THE PROPERTY

Tract 4 totals 160 acres m/l which consist of 146.31 FSA tillable acres carrying a 66.9 PI rating on the tillable soils. Primary soils types include Ree and Keya Loams, Altvan Loams and Huggins Silt Loams. This tract is located in Section 32 of Surprise Valley Township. Tract 4 is accessed utilizing section line access from County Line Road.

FARM DETAILS

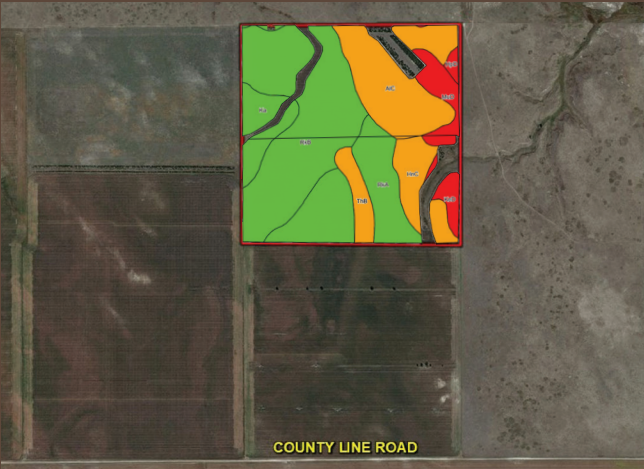
FSA Cropland Acres: 146.31  
Total Base Acres: 131.79  
Wheat Base Acres: 59.98 with a PLC Yield of 33  
Oats Base Acres: 0.22 with a PLC Yield of 72  
Corn Base Acres: 34.49 with a PLC Yield of 62  
Sunflowers Base Acres: 26.24 with a PLC Yield of 1,204  
Soybeans Base Acres: 7.63 with a PLC Yield of 22  
Barley Base Acres: 3.23 with a PLC Yield of 31

DETAILS

Net Taxes: \$977.54

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent Of Field	Legend	PI
RkB	Ree and Keya loams	52.89	36.1%	<div></div>	83
RkA	Ree and Keya loams	27.63	18.9%	<div></div>	88
AIC	Altvan loam	27.36	18.7%	<div></div>	43
HnC	Huggins silt loam	10.77	7.4%	<div></div>	50
Ka	Kadoka-Kube silt loams	10.09	6.9%	<div></div>	80
MuD	Murdo-Schamber gravelly loams	6.96	4.8%	<div></div>	8
ThB	Tuthill fine sandy loam	5.94	4.1%	<div></div>	49
KeD	Keota-Epping silt loams	3.54	2.4%	<div></div>	18
HpD	Huggins-Epping silt loams	1.13	0.8%	<div></div>	31
Weighted Average					66.9



ABOUT THE PROPERTY

Tract 5 totals 320 acres m/l which consist of 250.01 FSA tillable acres carrying a 56.3 PI rating on the tillable soils. Primary soils types include Huggins-Kodoka Silt Loams and Kadoka-Epping Silt Loams. Tract 5 has an older dwelling on the property. The dwelling has structural damage and will be sold "As Is, Where Is". Buyer will be responsible for the cost of any improvement, replacement, or repairs. This tract is located in Section 20 of West Todd Township and is accessible from White River Road.

FARM DETAILS

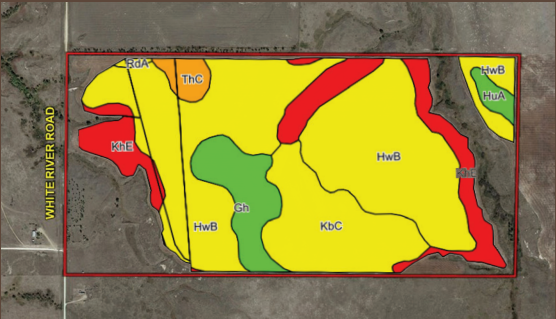
FSA Cropland Acres: 250.01  
Total Base Acres: 213.56  
Wheat Base Acres: 97.19 with a PLC Yield of 33  
Oats Base Acres: 0.36 with a PLC Yield of 72  
Corn Base Acres: 55.89 with a PLC Yield of 62  
Sunflowers Base Acres: 42.52 with a PLC Yield of 1,204  
Soybeans Base Acres: 12.37 with a PLC Yield of 22  
Barley Base Acres: 5.23 with a PLC Yield of 31

DETAILS

Net Taxes: \$1,728.64

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent Of Field	Legend	PI
HwB	Huggins-Kadoka silt loams	141.16	56.5%	<div></div>	60
KbC	Kadoka-Epping silt loams	40.36	16.1%	<div></div>	58
KhE	Keota-Epping silt loams	37.40	15.0%	<div></div>	18
Gh	Goshen silt loam	20.62	8.2%	<div></div>	98
ThC	Tuthill silt loam	5.78	2.3%	<div></div>	41
HuA	Huggins silt loam	3.84	1.5%	<div></div>	75
RdA	Richfield-Dawes silt loams	0.85	0.3%	<div></div>	67
Weighted Average					56.3



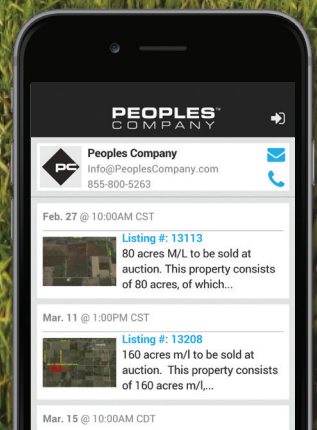


# FARMLAND AUCTION



Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



## AGENTS & AUCTIONEER

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