

MELLETTTE COUNTY LAND AUCTION

2,985.47 ACRES

RANCH HEADQUARTERS - CROPLAND - GRASS
WINTER SHELTER - HUNTING

TUESDAY, APRIL 14, 2020 - 10 AM (CST)

CASEY TIBBS RODEO CENTER,
FT. PIERRE, SOUTH DAKOTA

OWNER: DARLENE PEARSALL

*Pearsall Ranch
Es. 1925*

*"PROPERTY TO BE OFFERED IN INDIVIDUAL TRACTS & COMBINATION TRACTS"
"TRACTS WILL BE MARKED"*

AUCTIONEER'S NOTE: THIS SALE OFFERS AN OPPORTUNITY FOR AN EXPANDING OPERATION TO ACQUIRE AN IMPROVED AND DIVERSIFIED FARM/RANCH UNIT THAT OFFERS QUALITY CROPLAND, SUMMER GRASS, WINTER SHELTER AND EXCELLENT HUNTING OPPORTUNITIES. ALL WITH AN EASY ACCESS LOCATION WITH FRONTAGE ALONG SD HIGHWAY #44 - 5 MILES EAST OF WOOD, SD.

OFFERED BY:

FISCHER, ROUNDS & ASSOCIATES, INC.
MARK L. JOENS, BROKER • 605-224-9223 / 605-280-7001
WWW.FRAREALESTATE.COM

CHUCK SUTTON AUCTIONEER-LAND BROKER
CHUCK SUTTON, RE AUCTIONNER - BROKER • 605-336-6315 / 605-366-7885
JARED SUTTON, RE AUCTIONEER, BROKER ASSOCIATE • 605-336-6315 / 605-864-8527
TERRY HAIAR, RE AUCTIONEER • 605-239-4626
WWW.SUTTONAUCTION.COM

(BROKERS AND ALL ASSOCIATES THEREOF WILL BE ACTING AS AGENTS OF THE SELLER)

TRACT DESCRIPTIONS



TRACT 1

652.44 Acres – Township 41 North – Range 25 West, Mellette County, Section 31 – NE1/4, Lots 3, 4, E1/2SW1/4, SE1/4, Lots 1, 2, E1/2NW1/4. Fully improved HEADQUARTERS TRACT to include homes (2), outbuildings, livestock yards and grain storage (See improvement Detail), Highway # 44 frontage location, 452.70 acres utilized as cropland with a Surety Agri-Data Productivity Index of 66.0, currently in Wheat stubble condition, level to gently undulating terrain with some areas that will hold water during times of heavy moisture. This Tract is Serviced by Todd County Rural Water to homes, shop, barns, livestock yards and pasture areas, Cherry / Todd Electric, Golden West Telephone and located within the Colome School District, grades 1-8 at Wood, SD and 9-12 with Open Enrollment option. - 2019 Real Estate Taxes - \$5,514.54

TRACT 2

480.0 Acres – Township 41 North – Range 26 West, Mellette County, 36 – NE1/4, SE1/4, SW1/4 – 411.71 acres utilized as cropland with a Surety Agri-Data Productivity Index of 68.5, level to gently undulating terrain with some low lying areas that will hold water during times of heavy moisture, Currently in Wheat Stubble condition, Todd County Rural Water, Highway # 44 and County Road Access. – 2019 Real Estate Taxes - \$3,345.44

TRACT 3

510.89 Acres – Township 40 North – Range 26 West, Mellette County, Section 1 – Lots 3, 4, S1/2NW1/4, SW1/4; Section 2 – SE1/4. This tract offers a full quarter of livestock grazing land with two large stock dams located in the SE/14 of Section 2 and 263.54 acres utilized as cropland located in the NW1/4 and the SW1/4 of Section 1 with one dugout, with a Surety Agri-Data Productivity Index of 61.3, level to gently undulating terrain and areas that will hold water during times of heavy moisture. Currently in Wheat Stubble Condition. Access by County Road. – 2019 Real Estate Taxes - \$3,115.12

TRACT 4

486.0 Acres – Township 41 North – Range 25 West, Mellette County, Section 30 – Lots 3, 4, E1/2SW1/4; Township 41 North – Range 26 West, Mellette County, Section 25 – NE1/4, SE1/4. A combination tract containing 90.46 acres utilized as cropland with a Surety Agri-Data Productivity Index of 51.1. This is a very level laying parcel of farmland presently seeded to Alfalfa. The balance of the acreage is utilized as grazing land with water provided by 2 Todd County Rural Water locations with one hydrant and tank located within a creek drainage area on the north end of this tract that offers good winter shelter for livestock and two dams. Highway # 44 access. – 2019 Real Estate Taxes - \$2,057.80

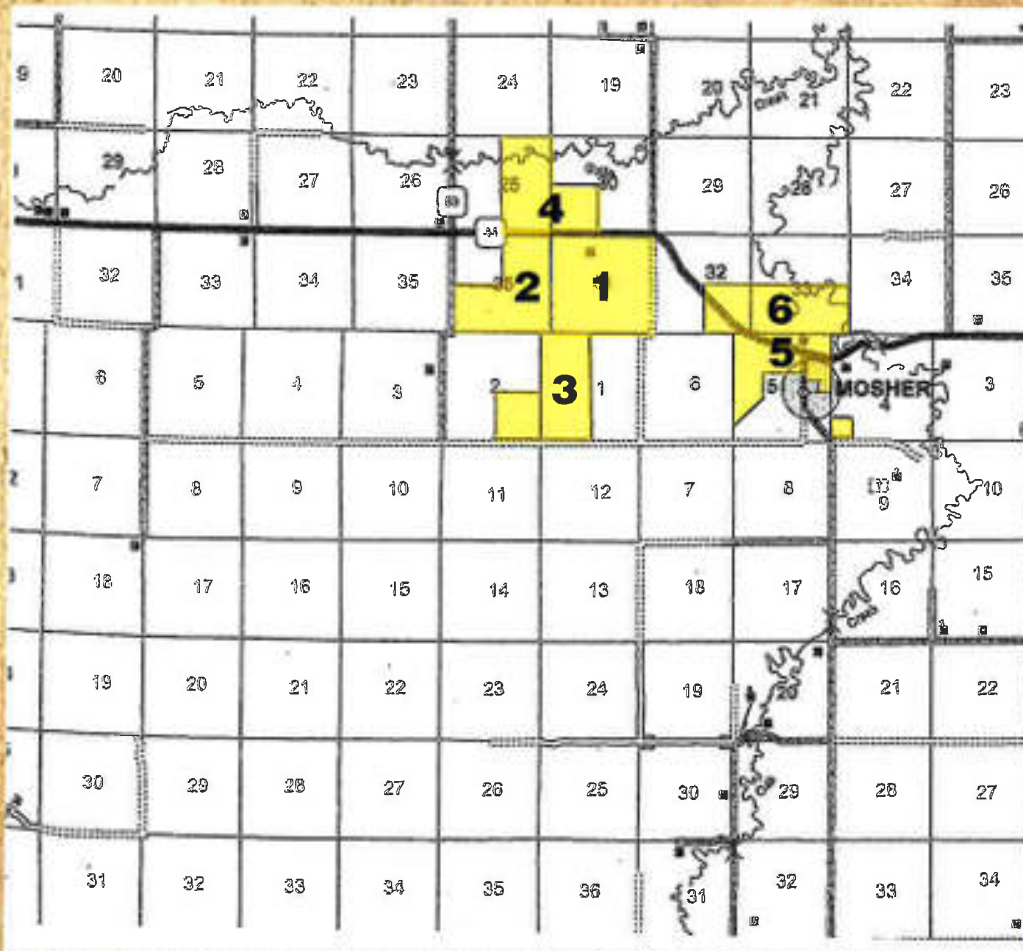
TRACT 5

312.66 Acres – Township 40 North – Range 25 West, Mellette County, Section 4 – SW1/4SW1/4; Section 5 – that part of the NE1/4 and that part of the NW1/4, lying south of the highway, SW1/4 (portion lying North of Railroad Right of Way). Located at and around the Town Site of Moser, South Dakota, 266.29 acres are utilized as cropland with very level terrain with a Surety Agri-Data Productivity Index of 74.9. Currently in Wheat Stubble condition. Highway # 44 and County Road Access. 2019 Real Estate Taxes - \$2,775.66 *NOTE: Final acreages and recordable legal description to be verified by Survey prior to final closing.

TRACT 6

543.48 Acres – Township 41 North – Range 25 West, Mellette County, SD: Section 32 – SE1/4 (exc. Lots 11-2, Highway R/W), Section 33 – SE1/4, SW1/4; Township 40 North – Range 25 West: Section 5 – that part of Lots 1, 2, 3, 4 lying north of highway. 174.78 acres utilized as cropland with very level terrain overlooking Oak Creek with a Surety Agri-Data Productivity Index of 87.4. The balance of the acreage is utilized as grazing land, water is provided by 5 dams. Heavily timbered areas of Oak Creek are located within this tract. The natural wildlife habitat found along Oak Creek offers the hunting enthusiasts a rare and exceptional opportunity to acquire parcel of land that offers Deer, Turkey, Pheasants, Grouse and Varmint Hunting. This tract also includes a small, older, two bedroom home with Todd County Rural Water, Cherry / Todd Electric, septic system and older barn. Highway # 44 frontage access. * NOTE: Final Acreages and recordable legal description to be verified by survey prior to final closing.

TRACT DESCRIPTIONS



COMBINATION TRACTS TO BE OFFERED:

**Tract 1 + Tract 2 =
1,132.44 Acres**

**Tract 1 + Tract 3 =
1,163.33 Acres**

**Tract 2 + Tract 3 =
990.89 Acres**

**Tract 1 + Tract 2 + Tract 3 =
1,643.33 Acres**

**Tract 5 + Tract 6 =
856.14 Acres**





TERMS & CONDITIONS

This is a cash sale. Buyer is required to pay a Non-Refundable Earnest Money deposit on the day of sale in an amount equal to 10% of the purchase price. The balance of the purchase price shall be paid in cash at the time of final closing.

Final closing to be on or before Monday, June 15, 2020. Possession on the cropland and grazing land will be conveyed on sale day upon completion of a Purchase Agreement and deposit of the required amount of Non-Refundable Earnest Money. Possession of the ranch headquarters premises, to include homes, out buildings and grain storage facilities will be upon final closing on or before June 15, 2020. Usual and customary closing costs, such as an Owner's Title Insurance Policy and the cost of the Closing Agent to be split 50% Sellers and 50% Buyer. Buyer will be responsible for 100% of the premium for any Lender's Title Insurance Policy. Each party will be responsible for their own attorney fees and / or related costs.

No Buyer contingency for financing will be accepted. Buyer must have financing approved prior to sale day.

This sale shall be subject to confirmation by the Seller.

100% of the 2019 Real Estate Taxes, payable in 2020 will be paid by the Seller. The 2020 Real Estate Taxes, payable in 2021 will be prorated to the date of final closing.

USDA / Farm Service Agency - Farm Program Crop Bases and Yields will be transferred as determined by Farm Service Agency personnel and as allowed under applicable law.

Tracts will be sold by legal description and acreage as provided by the Mellette County Governmental Offices.

Current fencing is not survey accurate and no survey will be provided. Any fencing desired by Buyer will be at Buyer's expense.

No warranty is made or implied as to property boundaries, soil productivity or water supply.

Merchantable Title will be conveyed, free and clear of all liens but subject to easements, reservations, mineral conveyances and exceptions of record as well as statutory rights of way.

Mineral Rights: All mineral rights now held by the Seller and not previously severed to pass to the Buyer without Seller reservation. Seller makes no representation as to mineral rights owned, if any.

NO BUYER'S PREMIUM / NO HIDDEN FEES

Chuck Sutton Auctioneer - Land Broker and Fischer, Rounds & Associates will provide services on sale day for execution of a Purchase Agreement and collection of the required amount of Earnest Money immediately following conclusion of the auction.

Announcements and changes the day of the auction will take precedence over any of the Terms & Conditions or information previously provided whether written or oral.

All information contained herein was obtained from sources deemed reliable but is not warranted or guaranteed.

The property is being sold "AS IS". Buyer prospects are encouraged to verify all information to their personal satisfaction prior to auction day. Chuck Sutton Auctioneer - Land Broker and Fischer, Rounds & Associates and all affiliates thereof will be acting as agents of the Seller with the duty to represent Seller's interest.