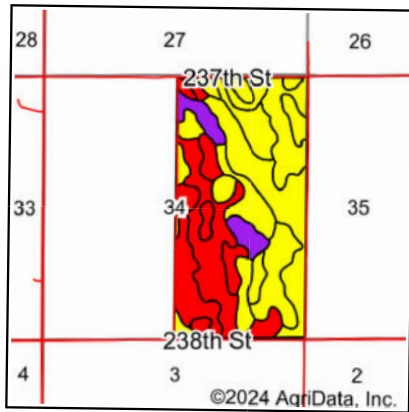
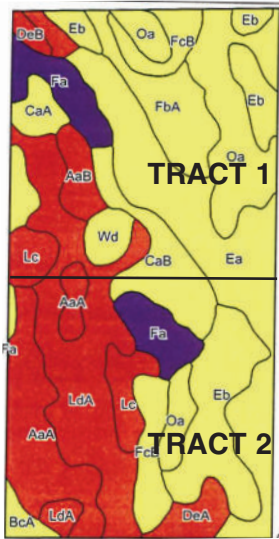


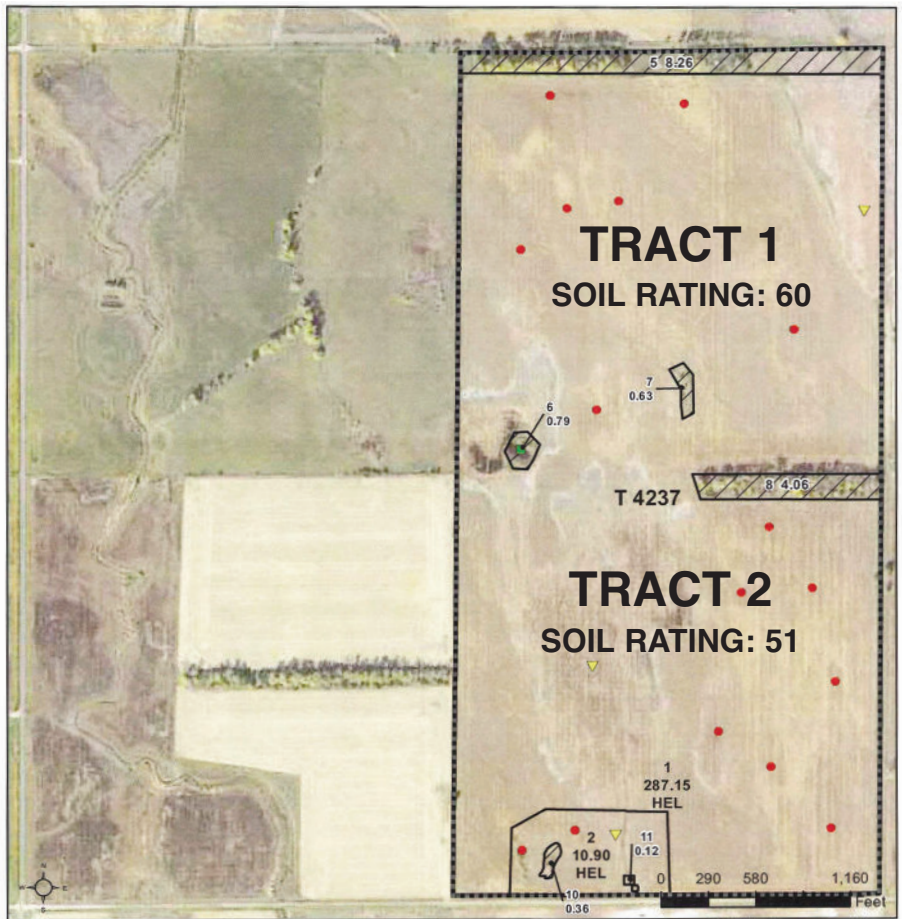
SANBORN COUNTY LAND SALE

SEALED BIDS DUE DECEMBER 4TH 2024, AT 1:00 PM

SUBMIT BIDS TO: MITCHELL REALTY LLC, 300 W HAVENS AVE., MITCHELL, SD 57301



State: **South Dakota**
County: **Sanborn**
Location: **34-106N-62W**
Township: **Twin Lake**
Acres: **314.83**
Date: **10/1/2024**



TRACT 1: 160.00 +/- ACRES

LEGAL: NE 1/4, SECTION 34, TOWNSHIP 106, RANGE 62 WEST, TWIN LAKES TOWNSHIP, SANBORN COUNTY, SD. TRACT IS SUBJECT TO A U.S. FISH AND WILDLIFE SERVICE WATERFOWL MANAGEMENT RIGHTS EASEMENT.

TRACT 2: 160.00 +/- ACRES

LEGAL: SE 1/4, SECTION 34, TOWNSHIP 106, RANGE 62 WEST, TWIN LAKES TOWNSHIP, SANBORN COUNTY, SD. TRACT IS SUBJECT TO A U.S. FISH AND WILDLIFE SERVICE WATERFOWL MANAGEMENT RIGHTS EASEMENT.

DESCRIPTION: A unique opportunity to purchase property that can be used as farm ground and has unlimited potential for a sportsman's paradise. The tree belt and wetland areas all add to these particular tract.

OWNER(S): WETLAND AMERICA TRUST INC.

Code	Soil Description	Acres	Percent of field	PI Legend	Non Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Bromegrass alfalfa AUM	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Oats Bu	Oats Irrigated Bu	Spring wheat Bu	Winter wheat Bu	*n NCCPI Corn	*n NCCPI Soybeans			
Ea	Elsmere loamy fine sand, loamy substratum	53.27	16.9%			IVe	66	3		4.8	60		50						28	27			
LdA	LuteWhitelake fine sandy loams, 0 to 2 percent slopes	48.49	15.4%			Vls	38												11	23			
Oa	Orwet fine sandy loam	35.42	11.3%			IIIw	67	3.5	5		55	100	65	80					25	30			
Eb	ElsmereOrwet complex	35.16	11.2%			IVe	68	3		4.8	60		50						28	31			
AaA	Alwilda fine sandy loam, 0 to 2 percent slopes	27.87	8.9%			IIIe	36	1.7		2.8	42		40		48		22		28	31			
Fa	Fedora fine sandy loam	18.53	5.9%			IVw	54	2.5		4.2	40		40		42				17	24			
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	17.04	5.4%			IIIe	64	2.6		4.3	57		52		48		22		31	47			
FcB	Forestburg Ethan loamy fine sands, 2 to 5 percent slopes	16.08	5.1%			IVe	62	2.4		4	53		44		43		15		28	36			
FbA	Forestburg loamy fine sand, 0 to 2 percent slopes	15.69	5.0%			IVe	66	2.6		4.3	58		45		46		18		28	34			
Lc	Lute fine sandy loam, ponded	12.03	3.8%			VIIIw	28												1	5			
DeA	Doger loamy fine sand, 0 to 2 percent slopes	8.96	2.8%			IVe	37	1.8			30				32				26	27			
CaA	Carthage fine sandy loam, 0 to 2 percent slopes	8.63	2.7%			IIIe	69	2.8		4.7	62		55		51		25		30	46			
AaB	Alwilda fine sandy loam, 2 to 6 percent slopes	6.38	2.0%			IIIe	31	1.5		2.4	40		38		46		20		28	31			
Wd	Woonsocket fine sandy loam	4.91	1.6%			IIIe	68	2.1		3.5	60		56		54		29	32	29	37			
BcA	Blendon fine sandy loam, 0 to 2 percent slopes	4.40	1.4%			IIIe	65	2	5.5	3.3	54	145	50	120	50	75			32	39			
DeB	Doger loamy fine sand, 2 to 6 percent slopes	1.97	0.6%			IVe	35	1.8			30				32				25	27			
					Weighted Average		4.13	*		55.3	2.2	0.6	2.8	43	13.3	38.4	10.7	18.8	1	6.3	0.5	*n 23.6	*n 29.3

*n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method * Irr Class weighted average cannot be calculated on the current soils data due to missing data.

STEVE PESCHONG

Broker Associate RE # 12159

605-999-4574

peschong@mitchellrealty.net

SALE CONDUCTED BY

**MITCHELL
REALTY** L.L.C.

300 W. Havens

Mitchell, SD

605.995.0999

www.mitchellrealty.net

www.sdauctions.com

TERMS OF SALE: This is a cash sale, which means potential buyers must have their financial arrangements secured prior to bidding. There will be no buyer contingencies offered or accepted for financing, inspections, or appraisals. Interested buyers can pick up purchase agreements from Mitchell Realty LLC for bids. Any submitted bid must have a Terms of the Sale Agreement signed by potential buyer(s). Immediately upon conclusion of the sealed bid deadline, seller will review all offers, and approve the highest bids by 12/09/2024 at 5:00 PM. Top (3) highest bidders will be informed of the highest bid on said tract and invited to participate in a live auction. The highest bid will be the starting price for Round 2. Round 2 will be a live auction held at Mitchell Realty LLC at 11:00 AM on 12/11/2024. If seller accepts final offer, successful bidder(s) will be required to sign a Real Estate Purchase Agreement and to deposit with Real Estate Broker/Agent, a non-refundable earnest money payment of 10% (ten percent) of the total purchase price of parcel(s). The earnest money payment shall be made payable to Mitchell Realty Trust Account. Balance of the purchase price is due in verified funds at closing on or before 01/06/2025. Closing shall be on or before 01/06/2025 with possession the day of closing. Sanborn County Title Co. shall prepare and execute title work. Closing will be done with Kolker Law Office, Groton South Dakota. ALL LAND IS BEING SOLD AS TAXABLE ACRES AS PROVIDED BY SANBORN COUNTY REGISTER OF DEEDS. PROPERTY IS BEING SOLD BY LEGAL DESCRIPTION ONLY. Should a property survey become necessary, it will be at the buyer's expense. Conveyance of Marketable Title will be conveyed by a Warranty Deed. Deeds will be free and clear of liens, but subject to easements, reservations, and exceptions of record as well as statutory rights of way and other recorded easements at the time of sale. All tracts will be free and clear of any lease agreements as of 12/31/2024. Owner Title Insurance policy will be provided to the buyer for examination prior to the sale. The cost of Title Insurance and closing fees will be divided equally 50% each. The cost of any lender's policy will be paid by the buyer. All 2024 due in 2025 property taxes shall be paid by the seller as a credit (said tax credit shall be estimated using the 2023 due in 2024 taxes) and shall become the responsibility of the buyer to pay when due in 2025 with no adjustment for a change in tax amount(s) when due and payable. Property information provided was obtained from sources deemed reliable, however, the Seller(s), Broker/Agent is not making any guarantees to its accuracy. Potential buyers are encouraged to conduct both on-site and off-site inspections of the property to the extent deemed necessary and rely upon their own pre-bid inspections when bidding. Winning bidder(s) acknowledge that they are representing themselves or have hired representation using their own financial means to complete the sales transaction. SELLER RESERVES THE RIGHT TO REJECT ALL BIDS.