

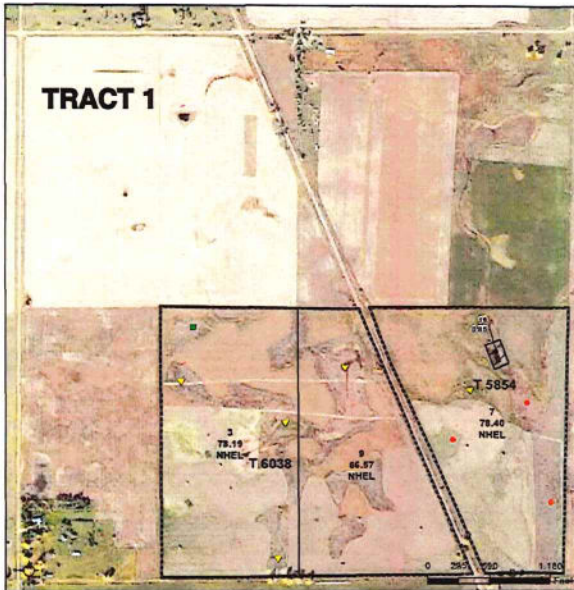
LAND SALE

SANBORN COUNTY

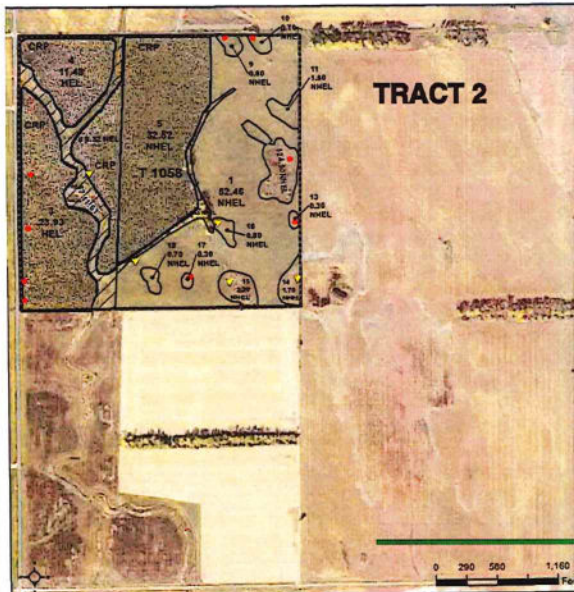
Sealed Bids Due May 26, 2025 at 5PM

Submit Bids to: Mitchell Realty LLC, 300 W. Havens Ave.; Mitchell SD 57301

Owner: **Wetlands America Trust Inc.**

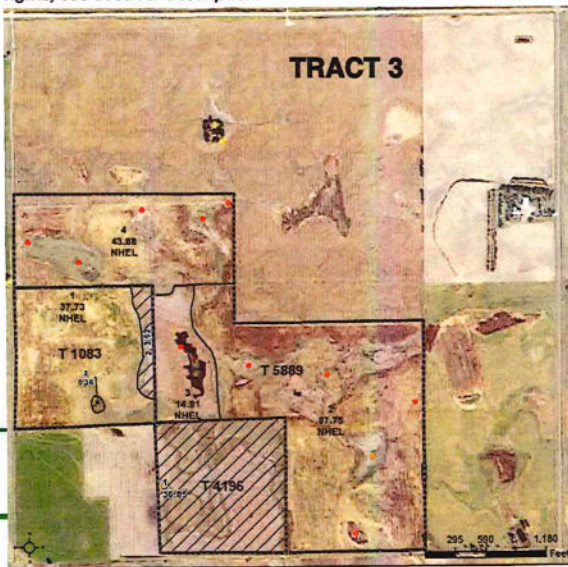


TRACT 1: Sec 25 106-62 - Sanborn County, SD
PARCEL 1: Sec 25, E 1/2 SW 1/4, SE 1/4 West of Railroad 153 Acres +/-
* FWS grassland and wetland easements are in place.
* This tract also has a mitigation agreement with a management plan and access agreement. * Hay lease that extends until Dec 1, 2025
Grazing/Haying is allowed with the following restrictions: (This only applies to Parcel 1 west of railroad tracks)
1. Take Half/Leave Half Grazing- Utilization of grazed areas would not exceed 50% by weight of the total current year's growth.
2. Adequate Rest Periods- Adequate recovery periods of at least 45 days would be provided between grazing or haying events, and continuous season long grazing would not be used.
3. Rest Rotation- At least 25% of the site would rest the entire growing season each year (no grazing or haying). The rest location would be rotated so that all areas would have a full year of rest at least every four years.
4. Timing of Haying- No haying shall occur before July 15 in each calendar year.
PARCEL 2: Sec 25, SE 1/4 laying East of Railroad right of way 80 Acres +/-
* FWS grassland and wetland easement are in place
TAXES: Total for Tract 1 \$2,988.22



TRACT 2: Sec 34 106-62 - Sanborn County, SD
Sec 34 NW 1/4 except the West 50 ft. 159 Acres +/-
This Tract has a CRP contract that will expire in 9/30/2025. Payments will be prorated
* FWS grassland and wetland easement are in place
TAXES: \$2,390.44

TRACT 3: Sec 16 106-62 - Sanborn County, SD
PARCEL 1: Sec 16 DU Tract 1 in the West 1/2 SE 1/4 & NE 1/4 SW 1/4 and the NW 1/4 Sanborn County 146.48 Acres +/-
* FWS grassland and wetland easement are in place
TAXES: \$2,250.32
PARCEL 2: Sec 16 NWSW 1/4 16-106-62 Sanborn County, SD 40 Acres +/-
* FWS grassland and wetland easement are in place
TAXES: \$435.20
PARCEL 3: Sec 16 SESW 1/4 16-106-62 Sanborn County, SD 40 Acres +/-
* FWS grassland and wetland easement are in place on all three parcels
TAXES: \$488.36
**For all parcels in Tract 3, the State of South Dakota retains all mineral rights, see deed for description.*



SALE CONDUCTED BY
Mitchell Realty LLC
300 W. Havens • Mitchell, SD
605.995.0999
STEVE PESCHONG
Broker Assoc. RE #12159
C: 605-999-4574 • O: 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 5/28/2025 at 5:00 PM. Top (4) 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 3:00 PM on 6/4/25. 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 6/27/25. Closing shall be on or before 6/27/25 with possession the day of closing. Sanborn 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 6/27/25 (except as described above). 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 prorated 2025 property taxes due in 2025 will be credited by the seller estimated using the 2024 taxes and shall become the responsibility of the buyer to pay when due in 2026 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. **Announcements made at the auction take precedence over any printed material or prior representations.**