

Hughes County Cropland Auction

Tuesday, October 12 at 7:00 PM CST
at the AmericInn in Ft Pierre, SD



Don't miss this opportunity to purchase at auction some of the most productive cropland in Hughes County. Located only 8 miles east of Pierre, SD offering productive cropland and a sound secure investment in land. Two tracts are being offered and/or as one unit. Tract 1 consists of 160 acres and currently planted to sunflowers. Tract 2 consists of approximately 130 acres and was planted to winter wheat. These two quarters have soil productivity index ratings of 85 and 88, producing top yields for your operation. If you are looking for productive cropland, or recreational land, then this land should be added to your investment portfolio. Central South Dakota is in the heart of recreation.

Directions to the property: From Pierre, go east on Hwy #14 to 302nd Ave and head south 5 miles to 205th street and go east .5 miles.

Property Inspection: Feel free to view on property on your own, or call agent for personal showing of the property. Individual tracts will be posted.

Todd Schuetzle, Broker/Auctioneer, Cell: 605-280-3115

Luke Schuetzle, Broker Associate, Cell: 605-280-7659

105 South Pierre Street, Pierre, SD 57501

Email: todd@placetohunt.com

Website: www.DakotaProperties.com

LAND AUCTION

EXCELLENT CROPLAND • RECREATIONAL • INVESTMENT

October 12th, 2010
Tuesday
7:00 PM cst

290 acres +/-
Hughes County
Pierre, South Dakota

Located 8 miles east of Pierre, SD
Auction held at AmeriDnn in Ft. Pierre, SD



Offered in Two Tracts
and/or as One Unit

Owner:
David and Cheri Hauschild

PROPERTY INSPECTION: Feel free to view property on your own, or call agent for personal showing of the property. Individual tracts will be posted.

Call for a complete Property Information Packet. Dakota Properties will be acting as Agent of the Seller with the duty to represent the Seller's Interest. Broker Participation Invited.

Auction Professionally Conducted by

Todd Schuetzle - Pierre SD
Broker/Auctioneer
605-280-3115

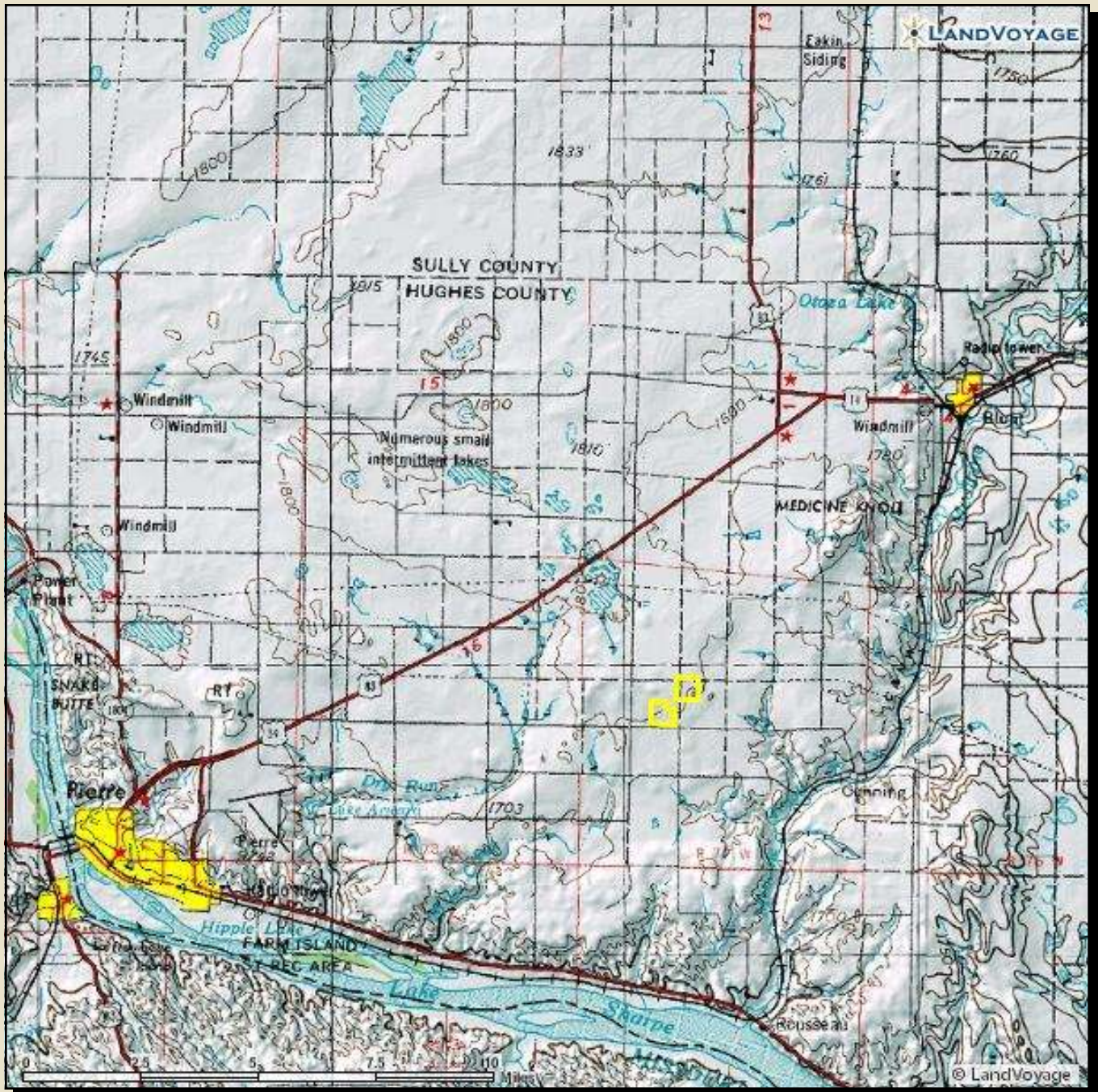
Luke Schuetzle
Broker Associate
605-280-7659

This exceptional property is located in a very productive cropland area of Hughes County in Central South Dakota. Tract 1 consists of 160 acres, and is currently planted to sunflowers. Tract 2 consists of approximately 130 acres that was winter wheat and has been sprayed. These two quarters have soil productivity index ratings of 85 and 88, truly some of the most productive soils in Canning Township. If you are looking for productive cropland, or recreational land, then this land should be added to your investment portfolio. Secure your investments by putting your money in the security of land ownership. Don't miss this opportunity.

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Cabela's TROPHY
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www.CabelasTrophyProperties.com

Hughes County Cropland Auction



Map diagrams are from sources deemed reliable; however, accuracy is not guaranteed.

Tract 1 - Hughes County Cropland Auction



Nice single tract of cropland with excellent crop bases and excellent Highmore-Eakin silt loam soils. Soil productivity index is over 85. This would be a nice unit to add to your existing operation or add to your investment portfolio. Currently planted to sunflowers. Possible immediate possession allows for ground to be available for fall work and next spring for planting.

Total Acres: 160+/-

Cropland Acres: 157.31+/- acres
(according to the FSA information)

FSA Base Information:

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>	<u>CC YIELD</u>
Wheat	78.5	30	30
Corn	21.8	42	42
Sunflowers	43.0	1090	1090
Grain Sorghum	4.7	30	30

Legal Description:

NW1/4 of Section 16, T111N, R77W,
Hughes County, South Dakota

2009 Real Estate Taxes:

\$715.58 (Due and payable in 2010)

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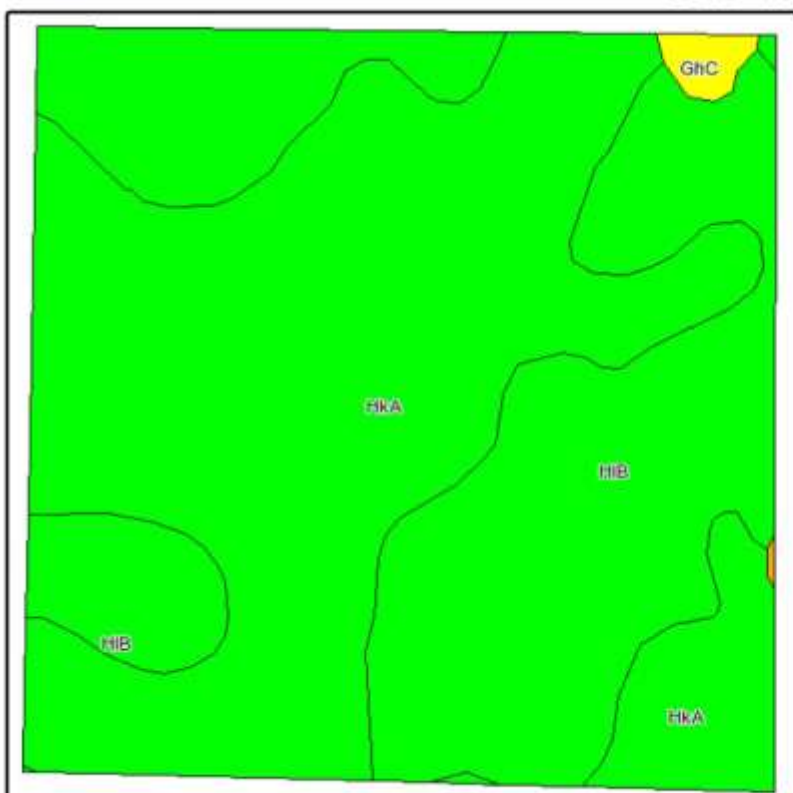
Website: www.DakotaProperties.com

Tract 1 - Hughes County Cropland Auction



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Tract 1 - Hughes County Cropland Auction



State: **South Dakota**
 County: **Hughes**
 Location: **016-111N-077W**
 Township: **West Hughes**
 Acres: **157.8**
 Date: **9/13/2010**



Maps provided by:
surety
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Alfalfa hay	Brome grass alfalfa	Corn	Grain sorghum	Oats	Spring wheat	Winter wheat
HkA	Highmore-Eakin silt loams, 0 to 2 percent slopes	90.3	57.3%		IIc	90	2.1	3.5	42	50	60	24	32
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	65.9	41.7%		IIe	80	2	3.3	40	48	56	22	30
GhC	Glenham-Highmore silt loams, 5 to 9 percent slopes	1.4	0.9%		IIIe	62	1.9	3.1	31	36	46	22	29
Hn	Hoven silt loam	0.1	0.1%		VI s	10							
OnA	Onita silt loam, 0 to 2 percent slopes	0.1	0.1%		IIc	89	2.8	4.7	60	63	63	29	35
Weighted Average						85.6	2.1	3.4	41.1	49.1	58.2	23.2	31.1

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Tract 2 - Hughes County Cropland Auction



A very productive quarter of cropland producing top yields for your operation. The cropland is primarily consists of Highmore -Eakin silt loam soils with a productivity index of over 88. These class II soils can be some of the most productive in Hughes County. Easy access and close proximity to Pierre make this a great investment in quality land. Currently the land is winter wheat stubble and has been sprayed. Possible immediate possession allows for ground to be available for fall work and next spring for planting.

Total Acres: 130+/-

(actual acres to be determined by survey)

Cropland Acres: 130+/- acres

(according to the FSA information there is 145.43, some is counted with homestead trees and grass)

FSA Base Information:

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>	<u>CC YIELD</u>
Wheat	70.9	30	30
Corn	19.8	42	42
Sunflowers	39	1090	1090
Grain Sorghum	4.0	30	30

Legal Description:

SE1/4 except approximately 20 acres in the NE1/4 corner of Section 17, T111N, R77W, Hughes County, South Dakota

2009 Real Estate Taxes:

\$666.34 (Due and payable in 2010)

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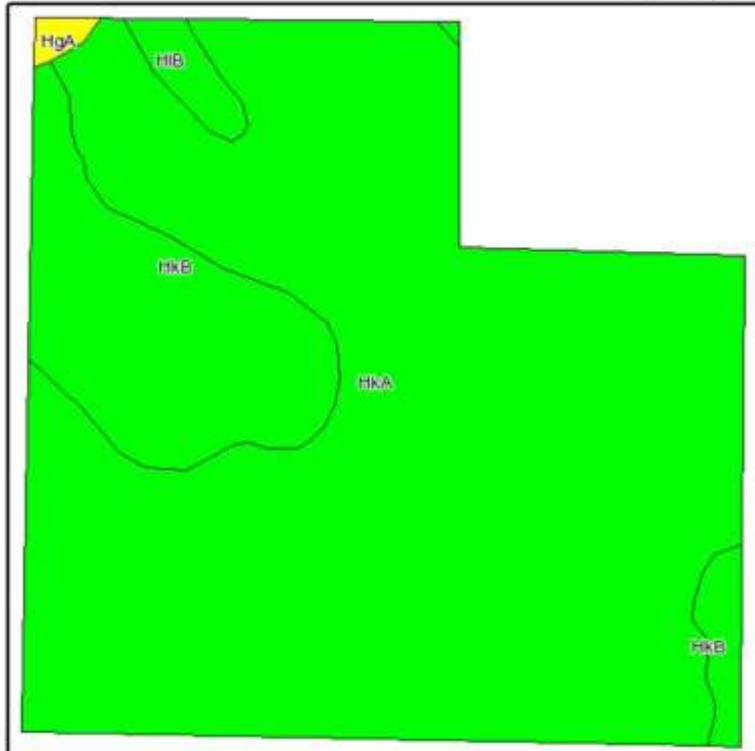
Website: www.DakotaProperties.com

Tract 2 - Hughes County Cropland Auction



Map diagrams are from sources deemed reliable; however, accuracy is not guaranteed.

Tract 2 - Hughes County Cropland Auction



State: **South Dakota**
 County: **Hughes**
 Location: **017-111N-077W**
 Township: **West Hughes**
 Acres: **135.8**
 Date: **9/13/2010**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats	Spring wheat	Winter wheat
HkA	Highmore-Eakin silt loams, 0 to 2 percent slopes	111.5	82.1%		Ilc	90	2.1	3.5	42	50	60	24	32
HkB	Highmore-Eakin silt loams, 2 to 5 percent slopes	21.5	15.8%		Ile	83	2	3.3	40	48	56	22	30
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	2.2	1.6%		Ile	80	2	3.3	40	48	56	22	30
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	0.6	0.5%		IIIs	73	2.1	3.5	42	50	60	24	32
Weighted Average						88.6	2.1	3.5	41.7	49.7	59.3	23.7	31.7

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Tract 3 - Hughes County Cropland Auction



A combination of Tract 1 and Tract 2 provides an opportunity to own some of the most productive quarters in Hughes County. Both quarters have excellent Class II soils allowing for maximum crop production. Easy access and close proximity to Pierre make this a great investment in quality land. Currently Tract 1 is planted to sunflowers and Tract 2 is winter wheat stubble and has been sprayed. Possible immediate possession allows for ground to be available for fall work and next spring for planting.

Total Acres: 290+/-

Cropland Acres: 287.31+/- acres
(according to the FSA information)

FSA Base Information:

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>	<u>CC YIELD</u>
Wheat	149.4	30	30
Corn	41.6	42	42
Sunflowers	82.0	1090	1090
Grain Sorghum	8.7	30	30

Legal Description:

NW1/4 of Section 16;
SE1/4 of Section 17 (except approximately 20 acres in the northeast acre to be determined by survey),
T111N, R77W, Hughes County, South Dakota

2009 Real Estate Taxes:

\$1,381.92 (Due and payable in 2010)

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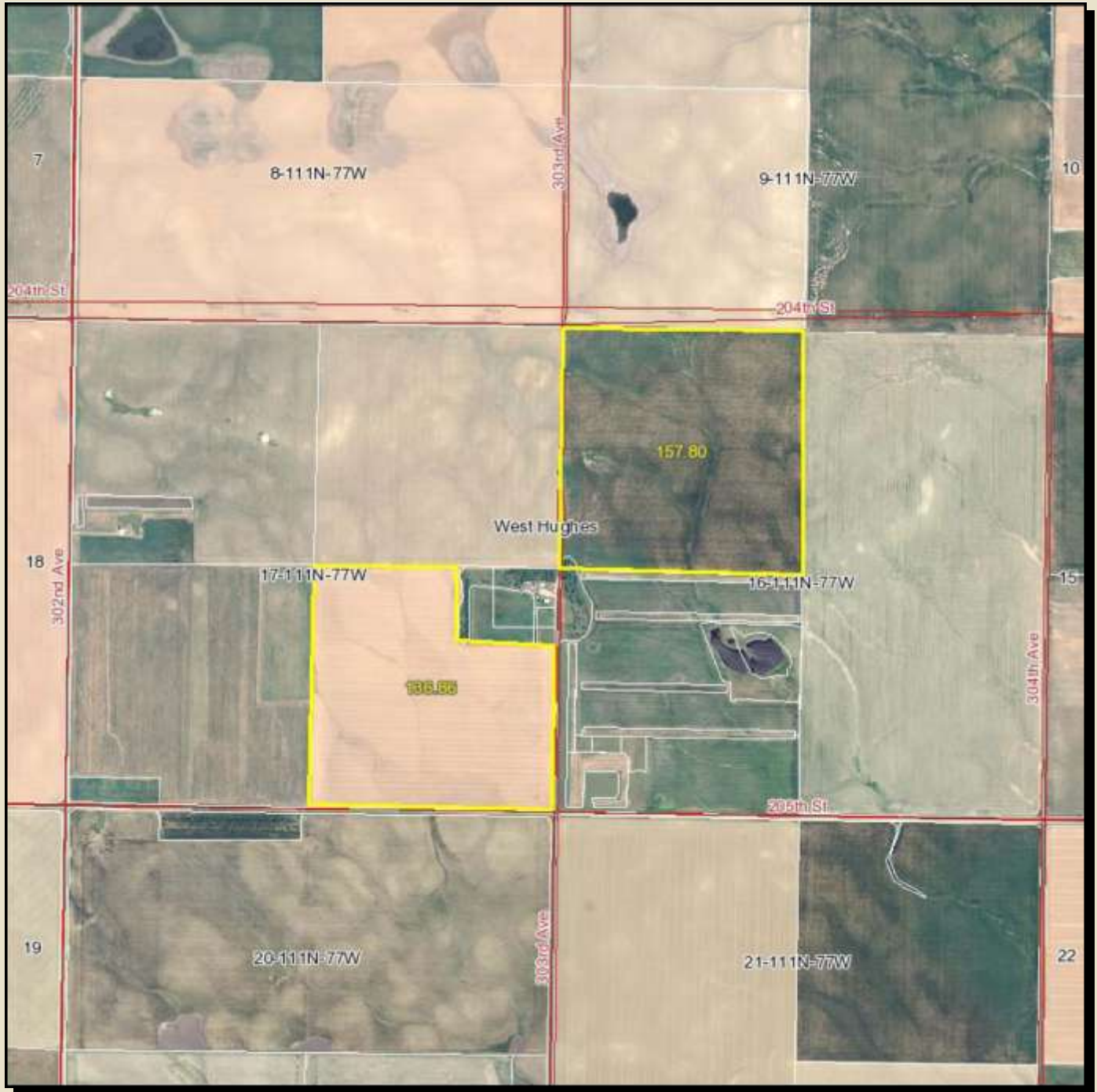
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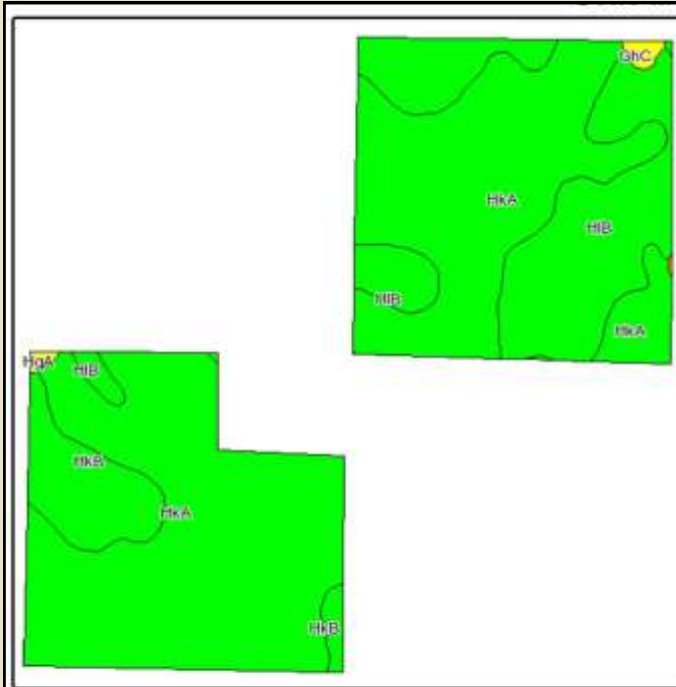
Website: www.DakotaProperties.com

Tract 3 - Hughes County Cropland Auction

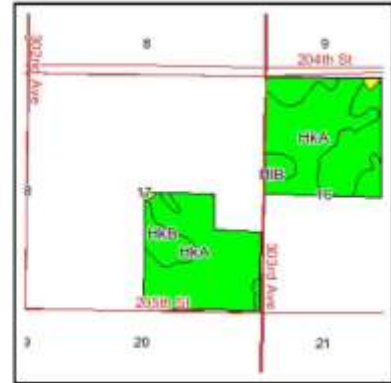


Map diagrams are from sources deemed reliable; however, accuracy is not guaranteed.

Tract 3 - Hughes County Cropland Auction



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: South Dakota
County: Hughes
Location: 016-111N-077W
Township: West Hughes
Acres: 294.7
Date: 9/13/2010



Maps provided by:



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats	Spring wheat	Winter wheat
HkA	Highmore-Eakin silt loams, 0 to 2 percent slopes	202.6	68.7%		IIc	90	2.1	3.5	42	50	60	24	32
HkB	Highmore-Glenham silt loams, 2 to 5 percent slopes	68	23.1%		IIe	80	2	3.3	40	48	56	22	30
HgA	Highmore-Eakin silt loams, 2 to 5 percent slopes	21.8	7.4%		IIe	83	2	3.3	40	48	56	22	30
GhC	Glenham-Highmore silt loams, 5 to 9 percent slopes	1.4	0.5%		IIIe	62	1.9	3.1	31	36	46	22	29
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	0.7	0.2%		IIIs	73	2.1	3.5	42	50	60	24	32
Hn	Hoven silt loam	0.1	0.0%		VIs	10							
OnA	Onita silt loam, 0 to 2 percent slopes	0.1	0.0%		IIc	89	2.8	4.7	60	63	63	29	35
Weighted Average						86.9	2.1	3.4	41.3	49.3	58.6	23.4	31.3

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TERMS AND CONDITIONS

DOWN PAYMENT: This is a cash sale auction. Buyer is required to pay fifteen percent (15%) nonrefundable earnest money deposit of purchase price on the day of sale. Balance of purchase price shall be paid in cash at the time of final closing. Your bidding is not conditional upon any financing. Buyer must have financing in place prior to sale day.

SELLER CONFIRMATION: Sale shall be subject to confirmation by the Seller. The Seller absolutely reserves the right to reject any and/or all bids received on tract/tracts without cause or reason for such rejection.

REAL ESTATE TAXES: The 2009 real estate taxes, payable in 2010 will be paid in full by the seller. The 2010 real estate taxes payable in 2011 will be prorated to the date of final closing.

COUNTY/FSA RECORDS: Tracts will be sold by legal description as provided by the Hughes County Offices. Tract 2 legal description will be determined by survey and Acres will then be sold price per acre and the final purchase price will be adjusted for final accurate acres as the survey pertains to Tract 2. The final survey costs will be paid for by the Seller at the time of final closing. Acres are not survey accurate. Any fencing desired will be at the Buyer's expense. Any existing fencing is not survey accurate and does not depict boundary lines. All maps used are for illustration and marketing purposes only and are from sources deemed reliable; however, accuracy is not guaranteed and may not depict actual boundary lines.

LEASE / POSSESSION: Successful bidders will have two options with the current lease:

Option 1) The Buyer/Owner has the option of being subject to the current lease with the additional rent of \$24/acre to be paid for by the current Landlord or Seller at the time of final closing. In the event that the Buyer/Owner wishes to be subject to the current lease, the possession date for the buyer/owner shall be upon the completion of the 2011 harvest. The Owner then has the right to enter the cropland after harvest and prepare the land for fall tillage, herbicide, fertilizer, or any fall planting that the new owner wishes to complete.

Option 2) The Buyer/Owner can terminate the current lease and exercise the option of termination of lease at the end of the 2010 cropping season, termination fee to be paid for by the seller at an agreed upon price between Seller and current tenant. Possession of the cropland will be upon completion of fall harvest of 2010 sunflowers in Tract 1 and immediate possession of winter wheat stubble in Tract 2. New Owner then has the right to enter the cropland and prepare land for fall tillage, herbicide, fertilizer, or any fall planting that the new owner wishes to complete.

HUNTING: For purposes of hunting rights, hunting possession will be immediate with execution of purchase agreement and deposit of the required amount of earnest money on auction date.

TITLE: Title insurance will be provided following the execution of a real estate purchase agreement. Title insurance costs to be split 50% Seller—50% Buyer. Seller agrees to provide and execute a proper deed conveying the real estate to the Buyer(s) by appropriate deed. Real Estate will be free and clear of all liens, but subject to easement, reservations, mineral conveyances, and exceptions of records, as well as statutory rights of way.

FINAL CLOSING: Final closing shall take place 30 days after auction date or as soon after the auction date as closing arrangements and documents can be completed. Seller shall have all remedies, in law or in equity in the event that the Buyer fails to close.

MINERAL RIGHTS: 100% of the mineral rights now owned by the Seller will pass to the Buyer. Seller makes no warranty of mineral rights owned, if any.

PURCHASE AGREEMENT: Successful bidders will execute a real estate purchase agreement immediately following the auction. Purchase agreement will be made available for review prior to the start of the auction.

AGENCY: Dakota Properties of Pierre will be acting as exclusive agents of the seller with the duty to represent the seller's interest exclusively.

DISCLAIMER: All information gathered for auction purposes was provided by the Hughes County Governmental offices. This information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, water supply, or soil productivity, or acreages, is made by the seller or the broker/auction company. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Dakota Properties of Pierre will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, County Offices, or County FSA Office. All maps that have been put together for Property Information Package are approximate and are from sources deemed reliable; however, accuracy is not guaranteed. Maps are not to scale. Existing fence boundaries may change from actual survey conducted. All acreages are approximate and have been estimated based on legal descriptions. Announcements made by the auctioneer or broker prior to the start of the auction will take precedence over any previously printed material.