

# LAND AUCTION

**Tillable Pasture • Hunting • Investment**

**Tuesday**  
**November 27th, 2007**

**2:00 PM cst**

**1522.11 +/- Acres**  
**Hughes County,**  
**South Dakota**

**Located 5 miles East of Blunt, SD,**  
**5 miles South on 314th Ave., 1 mile West**  
**on 202nd St., 1 mile South on 313th Ave.**



Auction Professionally Conducted by

**Todd Schuetzle – Pierre, SD**

Call for a complete Property Information Packet, or download from website.

Dakota Properties, LLC will be acting as Agents of the Seller with the duty to represent the Seller's Interest.



**Todd Schuetzle**  
**Broker Associate**  
**Auctioneer**

605-280-3115  
605-224-8566

**Auction Held at Rocky Ridge**  
**Steakhouse, Blunt, South Dakota.**  
**Located 9 miles east of Blunt, SD**  
**1 mile south on 318th Ave.**

**TRACT #1:** N1/2 of Section 7; TWP 111N – RG75W. This tract consists of 322.11 +/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. Take advantage of the current high ag commodity prices and have a nice productive cropland unit, or continue to use as a easy grazing grass unit. Easy access from county road.

**TRACT #2:** SE1/4 of Section 7; TWP 111N – RG75W. This tract consists of 160.00 +/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. Two dams in north provide water for cattle. A nice tract to add to Tract #1 or Tract #3.

**TRACT #3:** All of Section 8; N1/2 of Section 17; W1/2NW1/4 of Section 9; all in TWP 111N – RG75W. This tract consists of 1040.00 +/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. New well drilled in 2007, currently not piped but dumping into dams, providing water for cattle. Nice summer pasture.

**TRACT #4:** A combination of all the tracts. This tract consists of 1522.11 +/- deeded acres. The opportunity is here to enhance this property with wild life habitat and a nice combination of grassland, cropland, and recreational land all in one unit.

**Owner: Vaughn Hall Living Trust,**  
**Paula Hall - Successor Trustee**

This exceptional property located in a very productive area of Hughes County will be offered at Public Auction. Here is an opportunity to add to your existing grass unit or have the potential of taking advantage of the current high ag commodity prices and turn any tract into tillable Hughes county cropland. The opportunity is here to enhance this property with wild life habitat and have a nice combination of grassland, cropland, and recreational land in any tract or combination of tracts. Don't miss this opportunity to put together a large unit or add to your existing unit.

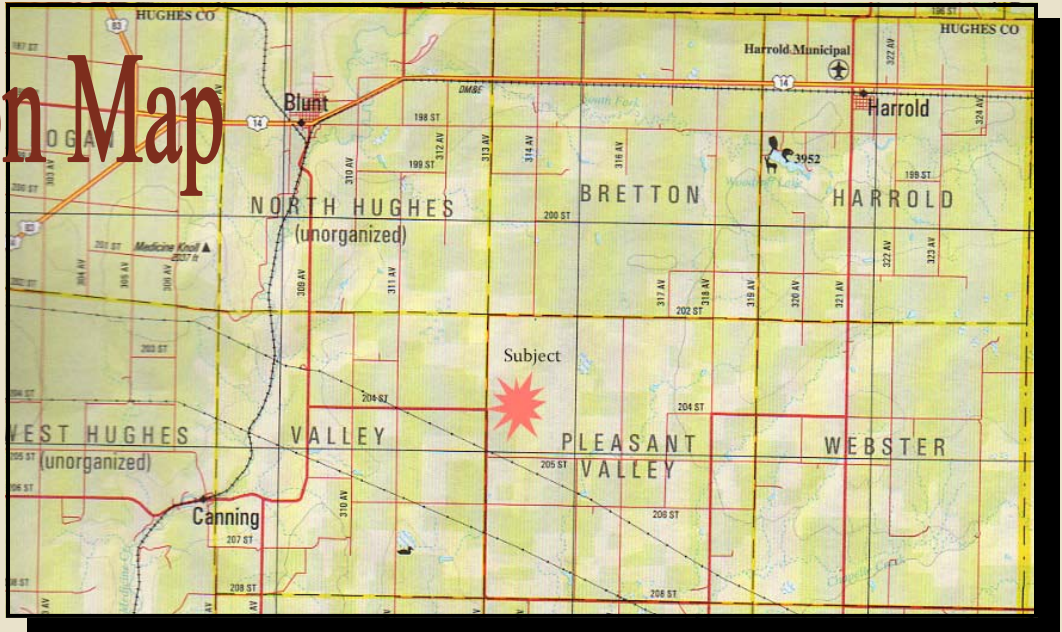
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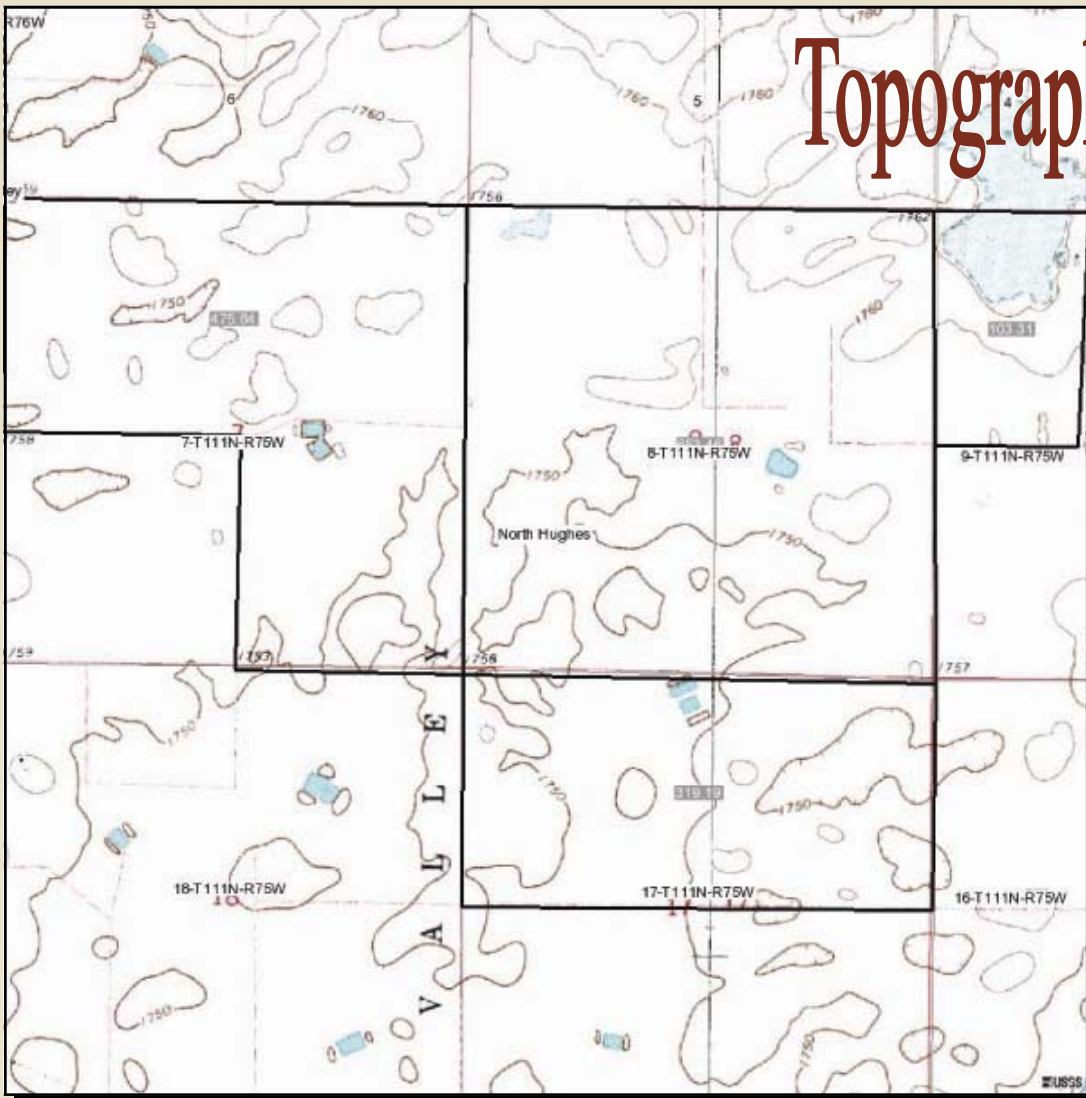
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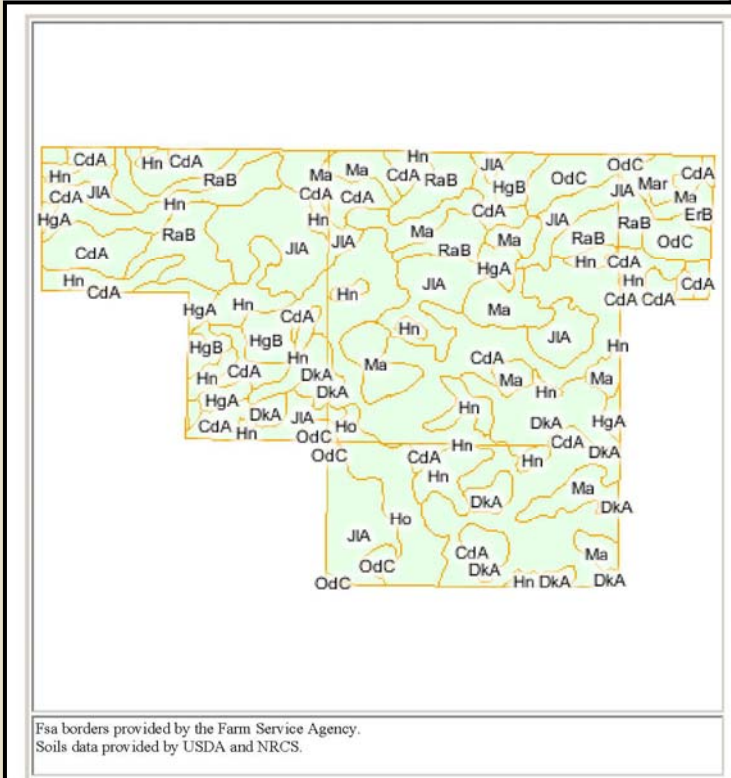
# Location Map



# Topography Map



# Soils Map



State: **SD**  
 County: **Hughes**  
 Location: **17-111N-75W**  
 Township: **North Hughes**  
 Acres: **1,551.8**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Brome-grass-alfalfa	Com	Flax	Grain sorghum	Oats	Spring wheat	Winter wheat
CdA	Cavo-Demky silt loams, 0 to 2 percent slopes	471.0	30.4%	IVs	57	1.2	2.0	0	0	21	30	15	0
JIA	Jerauld silt loam, 0 to 2 percent slopes	241.5	15.6%		21	0	0	0	0	0	0	0	0
Hn	Hoven silt loam	192.3	12.4%	VI	10	0	0	0	0	0	0	0	0
Ma	Macken silty clay	160.2	10.3%	Vw	26	0	0	0	0	0	0	0	0
RaB	Raber-Cavo loams, 2 to 5 percent slopes	147.6	9.5%	IIIe	55	2.0	3.3	32	12	44	48	23	0
DkA	Demky-Cavo silt loams, 0 to 2 percent slopes	106.3	6.9%	III	60	1.7	2.8	32	0	39	49	0	33
Ho	Hoven-Onita silt loams	60.8	3.9%	Vs	39	0	0	0	0	0	0	0	0
OdC	Oko-Jerauld complex, 2 to 9 percent slopes	60.8	3.9%	Ve	27	1.4	2.3	0	0	34	43	17	0
HgB	Highmore-DeGrey silt loams, 2 to 5 percent slopes	47.4	3.1%	Ile	72	2.0	3.3	40	0	48	56	22	30
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	36.9	2.4%	IIIc	73	2.1	3.5	42	0	50	60	24	32
Mar	Marsh	16.2	1.0%	VIIIw	6	0	0	0	0	0	0	0	0
ErB	Eakin-Raber silt loams, 2 to 5 percent slopes	10.8	0.7%	Ile	76	1.9	3.2	43	0	48	53	24	33
Weighted Average					41	0.9	1.4	8	1	18	22	9	4

# Tract 1 - Hughes County Land Auction



*This tract consists of 322.11+/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. Take advantage of the current high ag commodity prices and have a nice productive cropland unit, or continue to use as a easy grazing grass unit. Easy access from county road.*



*Add Tract 2 to this tract and have a nice Hughes County farm. Easy access from 313 Avenue. Would be a great tract to add to your investment portfolio and have some potential land appreciation. Surrounded by productive cropland, no reason this tract can't be farmed.*



**Total Acres: 322.11+/-**

**Legal Description:**

N1/2 of Section 7, T111N, R75W, Hughes County, South Dakota.

**2006 Real Estate Taxes:**

\$549.05 (Due and payable in 2007)

**Todd Schuetzle, Broker Associate/Auctioneer**

**Cell: 605-280-3115**

**Office: 605-224-8566**

**105 South Pierre Street, Pierre, SD 57501**

**Email: [todd@placetohunt.com](mailto:todd@placetohunt.com)**

**Website: [www.dakotaproperties.com](http://www.dakotaproperties.com)**

# Tract 2 - Hughes County Land Auction



*This tract consists of 160.00+/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. Two dams in north provide water for cattle.*



*What an opportunity to participate in agriculture right now. Commodity prices are rising and appear that ag has reached a new level for grain prices. This would be a great tract to add to Tract 1 or Tract 3 and have a great Hughes County Farm.*



**Total Acres: 160.00+/-**

**Legal Description:**

SE1/4 of Section 7, T111N, R75W, Hughes County, South Dakota.

**2006 Real Estate Taxes:**

\$320.82 (Due and payable in 2007)

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# Tract 3 - Hughes County Land Auction



*This tract consists of 1,040.00+/- deeded acres. Currently used as pastureland, soil terrain allows for the potential to turn pastureland into tillable cropland. New well drilled in 2007, currently not piped but dumping into dams, providing water for cattle. Nice summer pasture.*



*This tract has the greatest potential to further the wildlife development with the new well. This water could be used to produce natural wetlands for waterfowl hunting and provide areas for cattails—a natural spot for pheasants. There is enough land in this tract to provide a good balance of cropland, grassland, and developed recreational land. Develop some trees and the water and you will attract the wildlife. Add this unit to Tract 1 or Tract 2 and enhance your current operation with potential for appreciation, recreation, and income.*



**Total Acres: 1,040+/-**

**Legal Description:**

All of Section 8; N1/2 of Section 17; and W1/2NW1/4 of Section 9; all in T111N, R75W, Hughes County, South Dakota.

**2006 Real Estate Taxes:**

\$1,870.38 (Due and payable in 2007)

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# Tract 4 - Hughes County Land Auction



*A combination of all the tracts. This tract consists of 1522.11+/- deeded acres. The opportunity is here to enhance this property with wildlife habitat and a nice combination of grassland, cropland, and recreational land all in one unit. Don't miss this opportunity to participate in the ag market today. Grain prices are at an all time high and appear to be at a new level, adding to the potential for appreciation. Call for a tour or inspect on your own. Tract signs are in place.*



**Total Acres: 1,522.11+/-**

**Legal Description:**

N1/2, SE1/4 of Section 7; all of Section 8; W1/2NW1/4 of Section 9; N1/2 of Section 17; all in T111N, R75W, in Hughes County, South Dakota.

**2006 Real Estate Taxes:**

\$2,740.25 (Due and payable in 2007)



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## **TERMS AND CONDITIONS**

**DOWN PAYMENT:** This is a cash sale. 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 Sellers. The Sellers absolutely reserve the right to reject any and/or all bids received on tract/tracts without cause or reason for such rejection. Minimum Reserve Bid is \$500 per acre, once this Reserve is met then Land will sell to the highest bidder.

**REAL ESTATE TAXES:** The 2006 real estate taxes, payable in 2007 will be paid in full by the seller. The 2007 real estate taxes payable in 2008 will be paid in full by the Seller.

**COUNTY/FSA RECORDS:** FSA bases will be transferred. Tracts will be sold by legal description as provided by the Hughes County Offices. 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. Seller will grant any necessary easements for access in the event that property sells in separate tracts.

**POSSESSION:** To be upon Final Closing.

**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. Any mortgages will be satisfied out of closing proceeds.

**CLOSING:** Final closing shall take prior to December 20<sup>th</sup>, 2007 or as soon after the auction date as closing arrangements and documents can be completed.

**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 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 and FSA offices. The 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 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 been measured by the County FSA Office, 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.