

# 2<sup>nd</sup> Annual Fall

Pheasant Classic Land Auction  
"Pheasant Properties in the Heart of Pheasant Country."

Jones County   
Vivian, SD



778± Acres offered in 4 tracts or 1 unit  
Land located 5 miles West of Vivian, SD along I-90

#### Auction Held at:

Vivian Restaurant, Vivian, SD • Junction of I-90 and Hwy 83  
October 13, 2007  2:00 P.M. (CST)  
Owners: Carl J. Lintvedt Estate, BankWest Trust-Personal Representative

Surrounded by the rolling scenic prairie, this unit is ready to be developed for wildlife. Outside the pheasant triangle provides an opportunity for this property to be developed and enhanced with programs such as the Continuous CRP tree program and food plots. An investor could capitalize on developing this property and still provide years of personal recreational hunting enjoyment. Located on I-90 and old Hwy #16 and only minutes from the Vivian junction allows for easy access. This 778 acres offers a combination of grassland, cropland, and plenty of water dugouts.

Broker Participation Invited. Dakota Properties will be acting as Agents of the Seller with the duty to represent the Seller's Interests.



**Todd Schuetzle**  
Broker Associate  
Auctioneer

605-280-3115  
605-224-8566

*Dakota*   
**PROPERTIES**  
REAL ESTATE

[www.dakotapropertiesonline.com](http://www.dakotapropertiesonline.com)

Participating with  
*Cabela's* TROPHY  
**PROPERTIES**™  
[www.CabelasTrophyProperties.com](http://www.CabelasTrophyProperties.com)



# Aerial Map of Jones County Land Auction

# Tract 1 - Jones County Land Auction



*This tract of pastureland has very scenic native rolling prairie as part of its landscape. Pheasant hunting could be developed with trees and food plots. Occasional deer hunting and grouse hunting available. There is a small dugout in the southwest corner, currently dry. Take Old Hwy 16 out of Vivian and head west 7 miles or off I-90 at Exit 208 and head east 1 mile.*



**Total Acres: 80+/-**  
Pastureland: 80+/- acres

**Legal Description:**  
S1/2SE1/4 of Section 27, T1S, R31E,  
Jones County, South Dakota.

**2006 Real Estate Taxes:**  
\$143.92 (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.DakotaPropertiesOnline.com](http://www.DakotaPropertiesOnline.com)**

# Tract 2 - Jones County Land Auction



*This tract provides 92.77 acres of actual cropland, draws, old set of improvements, and ample water providing ideal cover for pheasants. Take a look at the map...you will see that this tract has lots of room for habitat development around the dam and the building site. Potential continuous CRP contract would provide for development of trees, providing for great winter protection. Old building site provides a natural safe haven for birds. Rural water tap located at the home site. Located right on Old Hwy 16 providing easy access.*



## **Total Acres: 218+/-**

Cropland: 157.05+/- acres

Actual Farmed Acres: 92.77+/- acres  
(the other acres were planted back to native grass for pasture or hayland).

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>
Wheat	72.1	25
Sunflowers	1.7	897

## **FSA Base Information:**

### **Improvements:**

Building site includes an old 2 story house, an old trailer house, an old wood grainery and a Quonset. The Quonset is in fair condition and adds some value; however the other buildings have very little value, if any.

### **Legal Description:**

SE1/4 less Hwy ROW of Section 34;  
W1/2SW1/4 less Hwy ROW of Section 35;  
in T1S, R31E, Jones County, South Dakota

### **2006 Real Estate Taxes:**

\$629.04 (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.DakotaPropertiesOnline.com](http://www.DakotaPropertiesOnline.com)**

# Tract 3 - Jones County Land Auction



*This tract is an excellent small piece that could provide for years of hunting enjoyment with additional habitat development. Currently planted to alfalfa providing great nesting habitat and share cropping or cash lease potential. Small draws or fingers provide natural areas to outline with cedar trees and small food plots. One could develop around the dam area with trees as well. Great access off of I-90 Exit #208 and go south .5 mile and your right there. Location near Presho, Vivian, Draper, and Murdo provides several areas for lodging. A nice unit to add to Tract #2 or #4.*

**Total Acres: 160+/-**  
 Cropland: 74.7+/- acres  
 Pasture/Dam: 85.3+/- acres

**FSA Base Information:**

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>
Wheat	34.3	25
Sunflowers	.8	897

**Legal Description:**

Lots 2, 3 & 4, SW1/4NE1/4 of Section 3,  
 T2S, R31E, Jones County, South Dakota.

**2006 Real Estate Taxes:**

\$405.88 (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.DakotaPropertiesOnline.com](http://www.DakotaPropertiesOnline.com)**

# Tract 4 - Jones County Land Auction



*A nice add on unit of grass or pastureland with ample water for livestock or wildlife. This tract was farmed a number of years ago providing a cropland bases for the tract, however currently the land is not cropped. A very large dam is in the center of this tract providing opportunities for the tract to be further developed. This would be a nice tract to add to Tract #3.*



**Total Acres: 320+/-**  
Pastureland/Dam/Slews: 320+/- acres

### FSA Base Information:

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>
Wheat	132.7	25
Sunflowers	3.0	897

### Legal Description:

W1/2 of Section 2, T2S, R31E,  
Jones County, South Dakota

### 2006 Real Estate Taxes:

\$861.02 (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.DakotaPropertiesOnline.com](http://www.DakotaPropertiesOnline.com)**

# Tract 5 - Jones County Land Auction



Tract 2

*Surrounded by the rolling scenic prairie, this unit is ready to be developed for wildlife. Outside the pheasant triangle provides an opportunity for this property to be developed and enhanced with programs such as the Continuous CRP tree program and food plots. An investor could capitalize on developing this property and still provide years of personal recreational hunting enjoyment. Located on I-90 and Old Hwy 16 and only minutes from the Vivian junction allows for easy access. This 778 acres offers a combination of grassland, cropland, and plenty of water dugouts located in the right area. This land is located within a 30 minute drive to the Ft. Pierre National Grasslands, providing additional public hunting and less than an hour's drive to the Oahe Dam allowing the owner to take advantage of world class walleye fishing and waterfowl hunting.*

**Total Acres: 778+/-**  
 Cropland: 92.77+/- acres  
 Alfalfa: 74.7+/- acres  
 Pasture/Dams/Waterways: 610.53+/- Acres

**FSA Base Information:**

<u>CROP</u>	<u>BASE</u>	<u>DIRECT YIELD</u>
Wheat	239.10	25
Sunflowers	5.5	897

**Improvements:**

Building site includes an old 2 story house, an old trailer house, an old wood grainery and a Quonset. The Quonset is in fair condition and adds some value; however the other buildings have very little value, if any.

**Legal Description:**

S1/2SE1/4 of Section 27; SE1/4 less Hwy ROW of Section 34; W1/2SW1/4 less Hwy ROW of Section 35; located in T1S, R31E; Lots 2, 3 & 4, SW1/4NE1/4 of Section 3; W1/2 of Section 2; located in T2S, R31E; all located in Jones County, South Dakota

**2006 Real Estate Taxes:**

\$2,039.86 (Due and payable in 2007)



Tract 2

**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.DakotaPropertiesOnline.com](http://www.DakotaPropertiesOnline.com)**

## 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 \$300 per acre, once this Reserve is met then the 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 Jones 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. A survey will be provided and corners will be marked. Several tracts are not fenced and fencing will be the responsibility of successful Buyer/Buyers.

**POSSESSION:** Subject to existing 2007 cash lease. Successful Buyer will assume existing lease, which expires 12/31/07. Lease available for review prior to the auction and will be available the day of the auction. Current lease does not provide for hunting rights in 2007.

**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 a Personal Representative's 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.

**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. The terms of the sale are subject to court approval.

**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 Jones 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.