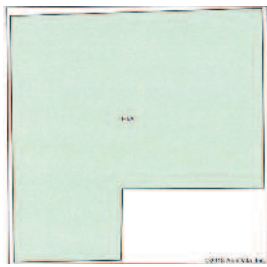


# DAVISON COUNTY LAND AUCTION

**Tuesday, November 20th, 2018 10:00 A.M.**

**Sale Conducted at Bank West Community Room, 1920 North Sanborn Street, Mitchell, SD**

**PARCEL #1:** (134 acres + or-) **Legal:** The South East ¼ of Section 17, Township 103, Range 62 West, Less Lot A, of Mt. Vernon Township, Davison Co., SD **Location:** 1 mile West of NW corner Mt. Vernon, S.D.



**Description:** Very level high producing land with a soil rating of .88 productivity index, all tillable, with some terrace(s) that according to FSA records that can be removed. **Taxes:** \$2,820.34

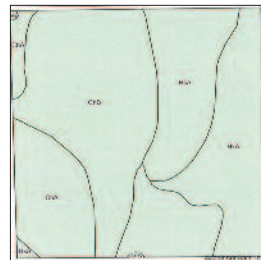
Code	Soil Description	Acres	% of Field	Non-Irr Class c*	Productivity Index	NCCPI Soybeans
HkA	Houdek-Prosper loams, 0 to 2 % slopes	132.50	100	IIc	88	65
<b>Weighted Average</b>					<b>88</b>	<b>65</b>

**SELLER: Richard G. Koch Testamentary Trust, Bank West Trustee**

**PARCEL #2:** (160 acres + or-) **Legal:** Southwest ¼ of Section 17, Township 103, Range 62 West Mt. Vernon Township, Davison County, SD **Location:** 1 ½ miles west of NW corner Mt. Vernon, Davison County, SD **Description:** Mostly level land with slight slope with a soil rating of 82.5 productivity index, with some Terrace(s) according to FSA records that can be removed. **Taxes:** \$3,211.40



Code	Soil Description	Acres	% of Field	Non-Irr Class c*	Productivity Index	NCCPI Soybeans
ChB	Clarno-Ethan-Bonilla loams 1 to 6 % slopes	55.79	35.4	IIe	78	65
ChA	Clarno-Bonilla loams, 0 to 2 % slopes	40.65	25.8	IIc	88	65
HkA	Houdek-Prosper loams, 0 to 2 % slopes	34.03	21.6	IIc	88	65
HsA	Houdek-Stickney complex, 0 to 2 % slopes	26.96	17.1	IIc	77	60
TeA	Tetonka silt loan, 0 to 1 % slopes	.034	.02	IVw	56	9
<b>Weighted Average</b>					<b>82.5</b>	<b>64.3</b>



**SELLER: Richard G. Koch Testamentary Trust, Bank West Trustee**

**PARCEL #3:** (175 acres + or -) **Legal:** Northeast ¼ including lot 2 Less Lot A, Section 3, Township 103, Range 62 West, Mt. Vernon Township, Davison County SD **Location:** 3 miles North and 1 mile East NW corner of Mt. Vernon, Davison County, SD **Description:** This parcel of high producing level land has a soil rating of 88 productivity index according to FSA records. **Taxes:** \$3,430.22 Lot 2 \$749.08



**SELLER: Richard G. Koch Testamentary Trust, Bank West Trustee**

Code	Soil Description	Acres	% of Field	Non-Irr Class c*	Productivity Index	NCCPI Soybeans
HkA	Houdek-Prosper loams, 0 to 2 % slopes	170.63	98.4	IIc	88	65
TeA	Tetonka silt loan, 0 to 1 % slopes	2.74	1.6	IVw	56	9
<b>Weighted Average</b>					<b>87.5</b>	<b>64.1</b>

**PARCEL #4:** (160 acres + or -) **Legal:** The Southwest ¼ Section 8, Township 103, Range 62 West, Mt. Vernon Township, Davison County SD **Location:** 2 miles W. and 1 mile N. of NW corner of Mt. Vernon, Davison Co. SD. **Description:** Mostly level land. This land has oldbuilding site in Southwest corner. Very high producing land with a soilrating of 86.2 productivity index, according to FSA records. **Taxes:** \$3,302.68



Code	Soil Description	Acres	% of Field	Non-Irr Class c*	Productivity Index	NCCPI Soybeans
HkA	Houdek-Prosper loams, 0 to 2 % slopes	119.34	74.2	IIc	88	65
TeA	Tetonka silt loan, 0 to 1 % slopes	24.72	15.4	IIc	77	60
ChB	Clarno-Ethan-Bonilla loams 1 to 6 % slopes	14.59	9.1	IIc	88	66
ChA	Clarno-Bonilla loams, 0 to 2 % slopes	2.18	1.4	IIe	78	65
<b>Weighted Average</b>					<b>86.2</b>	<b>64.3</b>

**SELLER: Margaret Eileen Koch Estate, Mary Day Personal Representative**

**BOB JARDING** Real Estate Broker License #11609 605-770-3613  
**RALPH E KINER** Real Estate Broker License #10849 605-999-7000  
**DUANE DEBOER** Real Estate Broker License #3709 605-680-2412

**SALE CONDUCTED BY**

**Mitchell REALTY L.L.C.**  
 300 W. Havens Mitchell, SD 605.995.0999  
[www.mitchellrealty.net](http://www.mitchellrealty.net)  
[www.sdauctions.com](http://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. Immediately upon the conclusion of the auction, the successful bidder(s) will be required to sign a Real Estate purchase contract and to deposit with Real Estate Broker/Auctioneer, a nonrefundable earnest money payment of 10% (ten percent) of total purchase price of parcel(s). The earnest money payment shall be made payable to Mitchell Realty LLC Trust Account. Balance of the purchase price is due in certified funds at closing on December 18th, 2018. Should any or all of subject land be deemed not approved due to court required approval, earnest money shall be refunded to successful bidder and said parcel(s) purchase agreement shall be deemed canceled. Closing shall be on 18th December 2018, with possession on 1st January 2019. Vernon Holding Company (AKA: The Title Company), Mitchell SOUTH DAKOTA shall prepare and execute title work and closing.

ALL LAND IS BEING SOLD AS TAXABLE ACRES AS PROVIDED BY DAVISON COUNTY SOUTH DAKOTA REGISTER OF DEEDS. PROPERTY IS BEING SOLD BY LEGAL DESCRIPTION ONLY. NO SURVEY PROVIDED BY SELLER OR SELLER'S AGENTS. Should a property survey become necessary, it will be at buyers expense. Conveyance of Marketable Title for parcels 1, 2 & 3 will be conveyed by a Trustees Deed. Conveyance of Marketable title for parcel 4 will be conveyed by a Personal Representatives 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. Owners Title insurance policy will be provided to the buyer for examination prior to the auction. Cost of Title insurance and closing fees will be divided equally 50 % each. The costs of any Lenders Policy will be paid by Buyer. All 2018 due in 2019 property taxes shall be paid by the Seller as a credit (said taxes credit shall be estimated using the 2017 due in 2018 taxes) and shall become the responsibility of the buyer to pay when due in 2019 with no adjustment for a change in tax amount(s) when due and payable. All subsequent taxes are to be paid by the Buyer.

Property information provided was obtained from sources deemed reliable, however, the Seller(s), Broker/Auctioneer 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-auctions inspection when bidding. The Auctioneer may accept absentee and/or phone bids from bidders who cannot attend the auction. Bidding remotely does not guarantee anonymity. Winning bidder(s) acknowledge that they are representing themselves or have hired representation using their own financial means to complete the auction sales transaction.

PARCEL 1, 2, & 3 ARE BEING SOLD SUBJECT TO SELLER CONFIRMATION OF ACCEPTANCE OF SALE PRICE AND TERMS. SELLER RESERVES THE RIGHT TO REJECT ALL BIDS. PARCEL 4 IS BEING SOLD SUBJECT TO SELLER CONFIRMATION OF ACCEPTANCE OF THE SALE PRICE AND TERMS, AND FURTHER CONDITIONED UPON THE CIRCUIT COURT IN AND FOR DAVISON COUNTY SOUTH DAKOTA IN THE MARGARET EILEEN KOCH ESTATE APPROVING SUCH SALE. SELLER RESERVES THE RIGHT TO REJECT ALL BIDS.

**Announcements made at the auction take precedence over any printed material or prior representations.**