

DAVISON COUNTY LAND AUCTION

Thursday, October 10th, 2019 10:00 A.M. **ON SITE**

505.15 Acres +/-

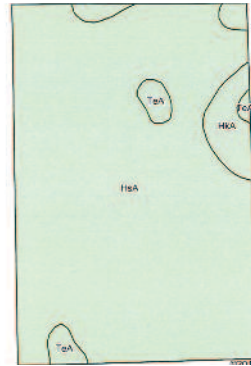
Located at the Corner of Highway 42 & 409th or 1 Mile W. of Mike's Corner & Hwy 37 or 2 Miles W. of Ethan

PARCEL #1: 240 Acres +/-

Legal: Southwest 1/4 and the South 1/2 of the Northwest 1/4 section 22 Township 101-N Range 60 West Rome Township, Davison County
Description: High producing land with older building on site. This land has a soil rating of 77 with a crop land of 227.66 acres

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
234.24	227.66	227.66	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	227.66	0.00	0.00	0.00	0.00	0.00

Area Symbol: SD035, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	219.40	91.2%	Ilc	77	60	
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	14.16	5.9%	Ilc	88	65	
TeA	Tetonka silt loam, 0 to 1 percent slopes	6.94	2.9%	IVw	56	13	
Weighted Average						77	*n 58.9



State: South Dakota
 County: Davison
 Location: 22-101N-60W
 Township: Rome
 Acres: 240.5
 Date: 8/19/2019



PARCEL #2: 145.14 Acres +/-

Legal: Northeast 1/4 less lot A D in Section 21 Township, 101 N Range 60 West Rome Township, Davison County
Description: Very good productions land with soil index rating of 76.4 with cropland of 143.45 acres.

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
66.45	66.45	66.45	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	66.45	0.00	0.00	0.00	0.00	0.00

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.00	77.00	77.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	77.00	0.00	0.00	0.00	0.00	0.00

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	140.41	96.6%	Ilc	77	60	
TeA	Tetonka silt loam, 0 to 1 percent slopes	4.39	3.0%	IVw	56	13	
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	0.52	0.4%	Ile	78	65	
Weighted Average						76.4	*n 58.6



State: South Dakota
 County: Davison
 Location: 21-101N-60W
 Township: Rome
 Acres: 145.32
 Date: 8/19/2019



PARCEL #3: 120 Acres +/-

Legal: Northeast 1/4 and South 1/2 of the Northeast 1/4 in Section 16 Township 101 N Range 60 West Rome Township, Davison County
Description: This land has some trees and low land with soil index rating of 58.8 and crop land 103.25 acres.

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
116.37	103.25	103.25	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	103.25	0.00	0.00	0.00	0.00	0.00

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	36.78	30.3%	Ile	78	65	
DmB	Delmont loam, 2 to 6 percent slopes	31.62	26.1%	IVe	39	32	
EnA	Enet loam, 0 to 2 percent slopes	31.61	26.1%	Ills	60	45	
TeA	Tetonka silt loam, 0 to 1 percent slopes	9.25	7.6%	IVw	56	13	
Aa	Bon loam, channelled, 0 to 2 percent slopes, frequently flooded	6.14	5.1%	Vlw	34	33	
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	5.79	4.8%	Ille	69	64	
Weighted Average						58.8	*n 45.5



State: South Dakota
 County: Davison
 Location: 16-101N-60W
 Township: Rome
 Acres: 121.19
 Date: 8/19/2019



OWNER(S): Luverne and Lois Thuringer Estate — Chuck and Daryl Thuringer are Personal Representatives

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.
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 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. 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 November 12th, 2019. Closing shall be on November 12th, 2019, with possession on 1st March, 2020. 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 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 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. 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 2019 due in 2020 property taxes shall be paid by the Seller as a credit (said taxes credit shall be estimated using the 2018 due in 2019 taxes) and shall become the responsibility of the buyer to pay when due in 2020 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/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.

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