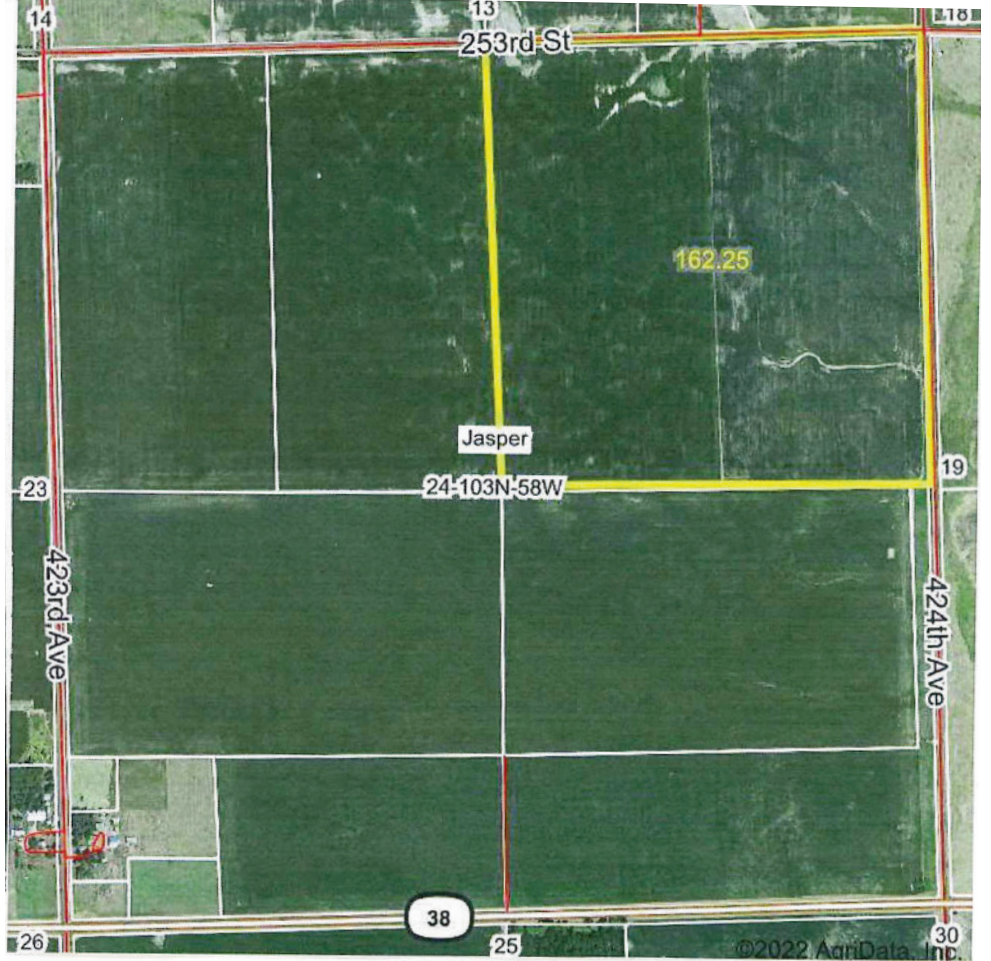
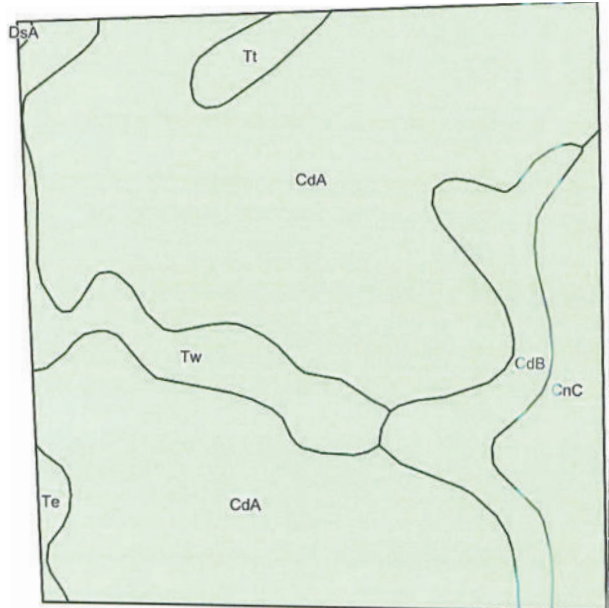


LAND AUCTION

Thursday, December 15, 2022 10:00 A.M.

**Sale held in the former American Legion Building on Main Street - Alexandria, SD
+/- 160 Acres - Hanson County**



LEGAL DESCRIPTION: NE 1/4 of 24-103-58 Hanson County, SD - 160 +/- Acres

(Land is located at the corner of 253rd Street & 424th Ave.)

TAXES: \$2,824.50

This parcel of land is level to gently sloping. The land has very high productivity index rating on 83.9. The land is rented for the 2023 crop year at \$150/acre. If you are looking for high producing land, this is one of the best.

OWNER(S): JAMES W. LOOMER TRUST & J.R DAVIES ATTORNEY FOR THE TRUST

Area Symbol: SD602, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Brome-grass alfalfa AUM	Brome-grass alfalfa hay Tons	Corn Bu	Flax Bu	Grain sorghum Bu	Kentucky bluegrass AUM	Oats Bu	Smooth brome-grass AUM	Soybeans Bu	*n NCCPI Soybeans
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	116.16	71.5%	IIc	88											64
CdB	Clarno loam, 2 to 6 percent slopes	14.37	8.8%	IIe	82											65
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	14.36	8.8%	IIIe	69											61
Tw	Tetonka and Whitewood silty clay loams	13.01	8.0%	IVw	73	2	1		45	2	32		42		17	39
Tt	Tetonka-Harps complex	3.06	1.9%	IVw	67		2	1	38	1	6	1	29	1	12	31
Te	Tetonka silt loam, 0 to 1 percent slopes	1.44	0.9%	IVw	56											14
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	0.13	0.1%	III s	54											46
Weighted Average					2.30	83.9	0.2	0.1	*- 4.3	0.2	2.7	*- 3.9	*- 1.6	*n 60.7		

BOB JARDING
Real Estate Broker
License #11609
605-770-3613

RALPH E KINER
Real Estate Broker
License #10849
605-999-7000

TERMS OF SALE: TERMS OF SALE: This is a cash sale. Potential buyers must have their financial arrangement secured prior to bidding. There will be no buyer contingencies offered or accepted for financing, inspection, 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. The earnest money payment shall be made payable to J. R. Davies Trust Account. Balance of the purchase price is due in certified funds at closing. Closing shall be on March 1, 2023, with possession on March 1, 2023. Buyer will receive 2023 rent and will get full possession on March 1, 2024. Rent is \$24,000.00, one half due April 15, 2023 and one half due October 15, 2023. This land is rented for 2023 crop year and buyer(s) get full possession on March 1, 2024. 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 ARE AS PROVIDED BY HANSON COUNTY, SOUTH DAKOTA REGISTER OF DEEDS. PROPERTY IS BEING SOLD BY LEGAL DESCRIPTION ONLY, NO SURVEY PROVIDED BY SELLER OR SELLER'S AGENT. Should a property survey become necessary it will be at the buyer's expense. This Parcel will be conveyed by a Trustees Deed. Deed will be free and clear of liens, but subject to easements, reservations, and exceptions of record as well as statutory rights 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 the Title Insurance and closing fees will be divided equally 50% Buyer and 50% seller. The cost of any Lenders Policy will be paid by the buyer. All 2022 due in 2023 property taxes shall be paid by the seller. 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 are not making any Potential buyers are encouraged to conduct both on-site and off-site inspection of the property to the extent deemed necessary and rely upon their own pre-auction inspections when bidding. The Auctioneer may accept absentee 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. PROPERTY BEING SOLD IS SUBJECT TO SELLERS CONFIRMATION OF ACCEPTANCE OF SALE PRICE AND TERMS. SELLER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS. AUCTIONEER REPRESENTS THE SELLER ONLY IN THIS TRANSACTION. **Announcements made at the auction take precedence over any printed material or prior representations.**

SALE CONDUCTED BY



300 W. Havens
Mitchell, SD
605.995.0999

www.mitchellrealty.net
www.sdauctions.com