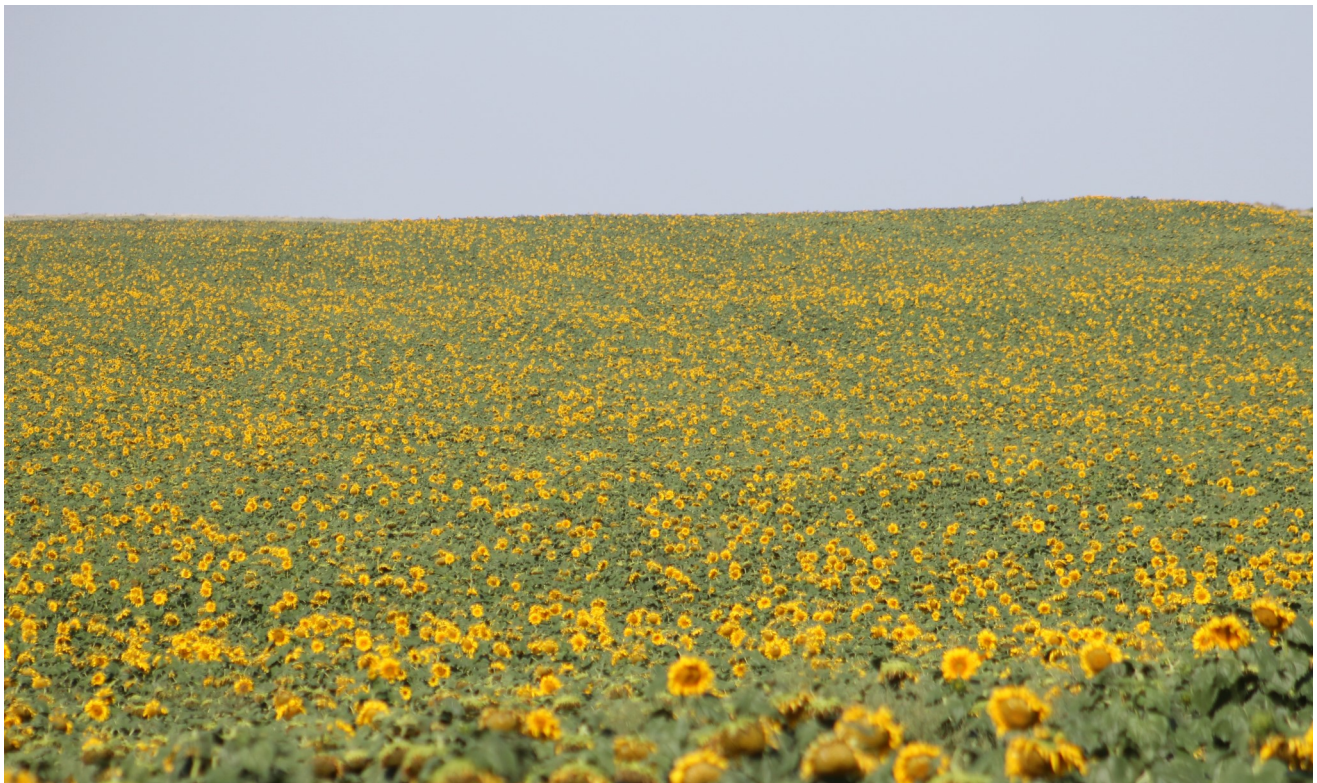


Dupree Farms

Real Estate Auction

1 PM MT Tuesday, November 28, 2017

Pioneer Hall in Dupree, South Dakota



AGRI AFFILIATES, INC.

. . . Providing Farm - Ranch Real Estate Services. . .

P.O. Box 1166

North Platte, NE 69103

(308) 534-9240

www.agriaffiliates.com

Terms & Conditions

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before January 11, 2018. There is no contingency for financing. Seller will convey title by Warranty Deed, with Title Insurance evidencing merchantable title. Cost of the Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property for a specific use.

Possession - Full possession at Closing subject to Seller's completion of 2017 crop harvest.

Taxes - 2017 real estate taxes paid by Seller; 2018 by Buyer.

Minerals - Owned Oil, Gas, and Mineral rights shall be reserved by the Seller.

Acreages - Reported acreages were obtained from the County USDA-FSA office, and County Assessor. The farms sell without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions are subject to existing fence/field boundaries.

USDA-FSA - Historic Base Acres pass to the Buyer, subject to County FSA Committee approval.

Internet Bidding - To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then set up an account, user name, and your password at www.proxibid.com/agri. Your final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at www.proxibid.com without registration. Click on "Real Estate" then "Agri Affiliates"; then select the auction to view.

Seller : James, Mike, Reece Brown

Listing Agent : John Childears 308/539-4450

308/534-9240

Agri Affiliates, Inc. - North Platte, NE

In conjunction with

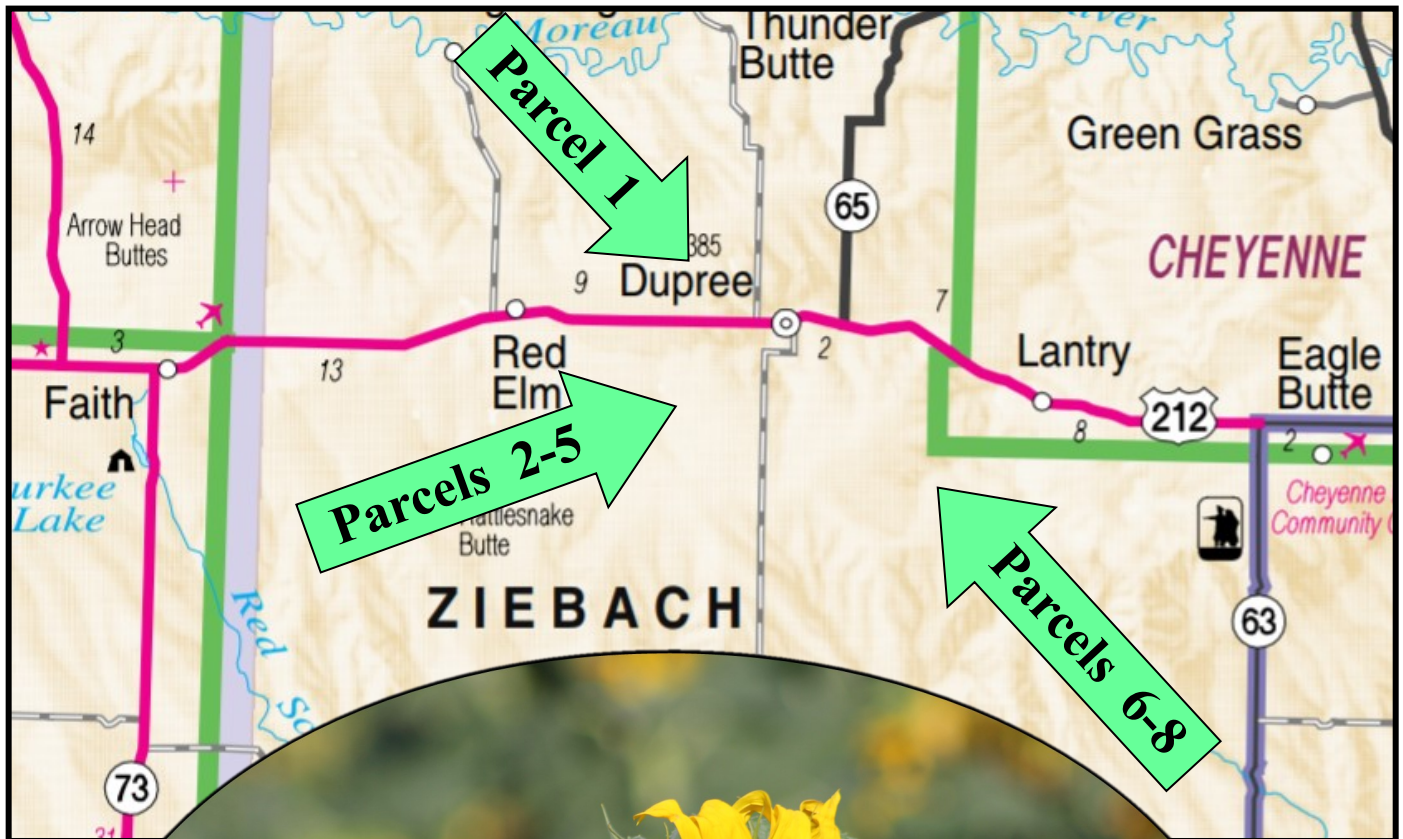
Dick Grosskopf of Montana Ranches, Landmark of Billings



Dupree Farms sell at Public Auction on November 28, 2017 subject to the Sellers minimum reserve. The property is offered in Parcels and Combinations, selling to the highest combined bid. The Farms are located in three areas surrounding Dupree, South Dakota - a continuous crop area - with good county road access just off of US#212. The Title Insurance Commitment, Purchase Agreement, and further information is available from Agri Affiliates.

Cooperating Brokers are invited - contact John Childears

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates is acting as a Single Agency for the Seller.

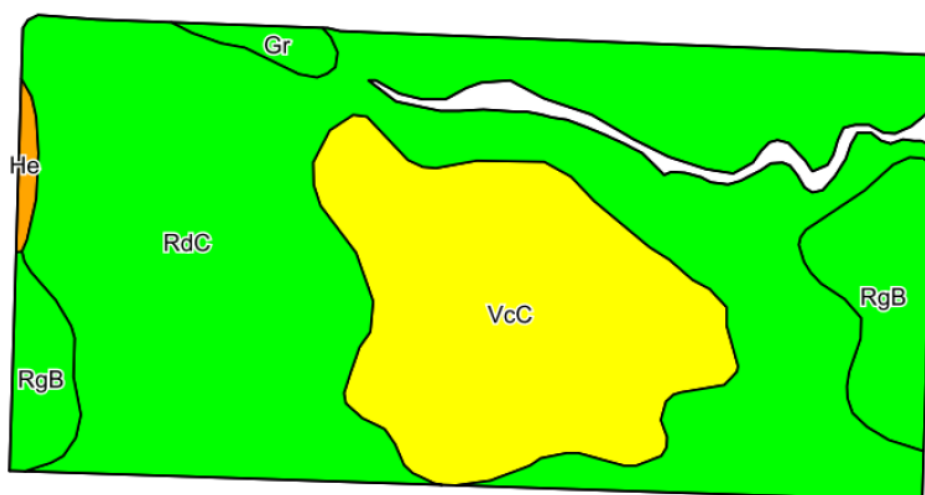
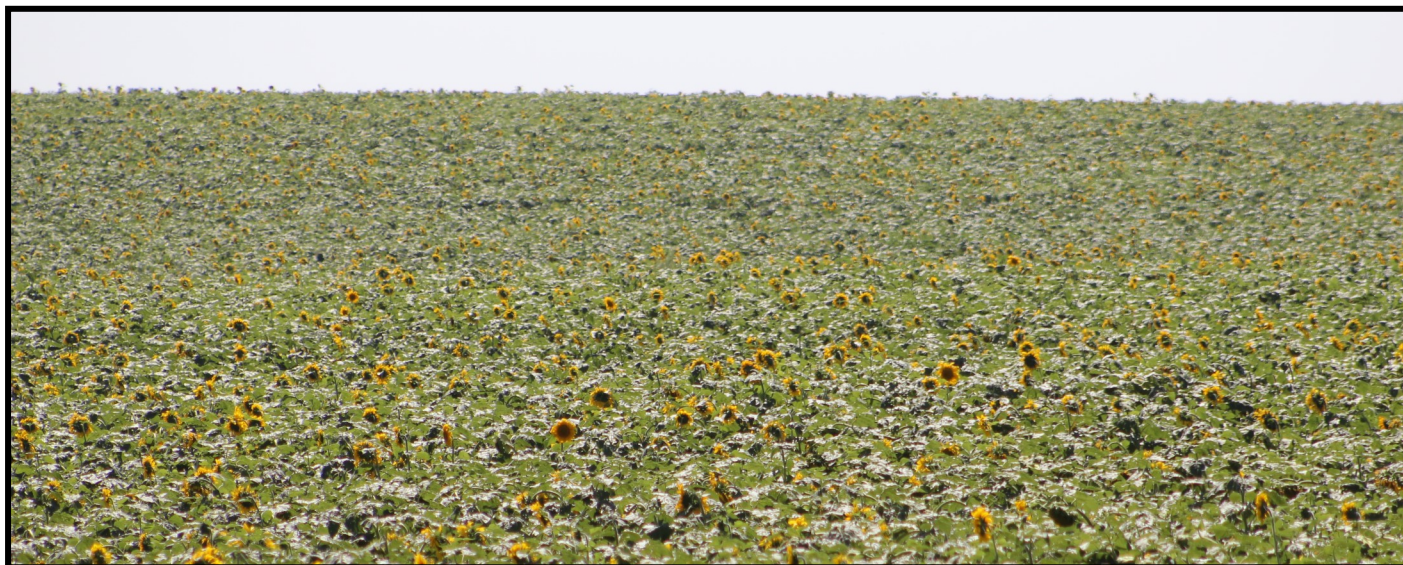


Parcel 1

Location: 4 miles west, 1.5 north of Dupree at Ave 221 and 160 St.
Legal Description: N1/2 Section 20-T13N-R20E in Ziebach County, South Dakota
Acres: 320 tax assessed acres
Taxes: 2016 Real Estate Taxes \$1,501
Land Use: Non-irrigated cropland with undulating and gently sloping terrain.
FSA Information: 305.6 cropland acres. Base Acres: Corn 37.0 at 75 bu.; Wheat 102.0 at 39 bu.; Sunflowers 35.5 acres at 1,817 pounds.
Soils: 75% Class II dryland soils in Reeder-Lantry complex
Comments: Excellent location and access by county road on 3 sides. Very good productivity. 2017 crop is sunflowers.



Notes : _____



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
RdC	Reeder-Lantry complex, 2 to 9 percent slopes	197.17	65.0%		Ile
VcC	Vebar-Cohagen fine sandy loam, 6 to 15 percent slopes	74.69	24.6%		IVe
RgB	Regent silty clay loam, 2 to 6 percent slopes	26.16	8.6%		Ile
Gr	Grail silt loam	3.44	1.1%		IIc
He	Heil silt loam	1.95	0.6%		VIIs

Parcels 2, 3, 4, 5

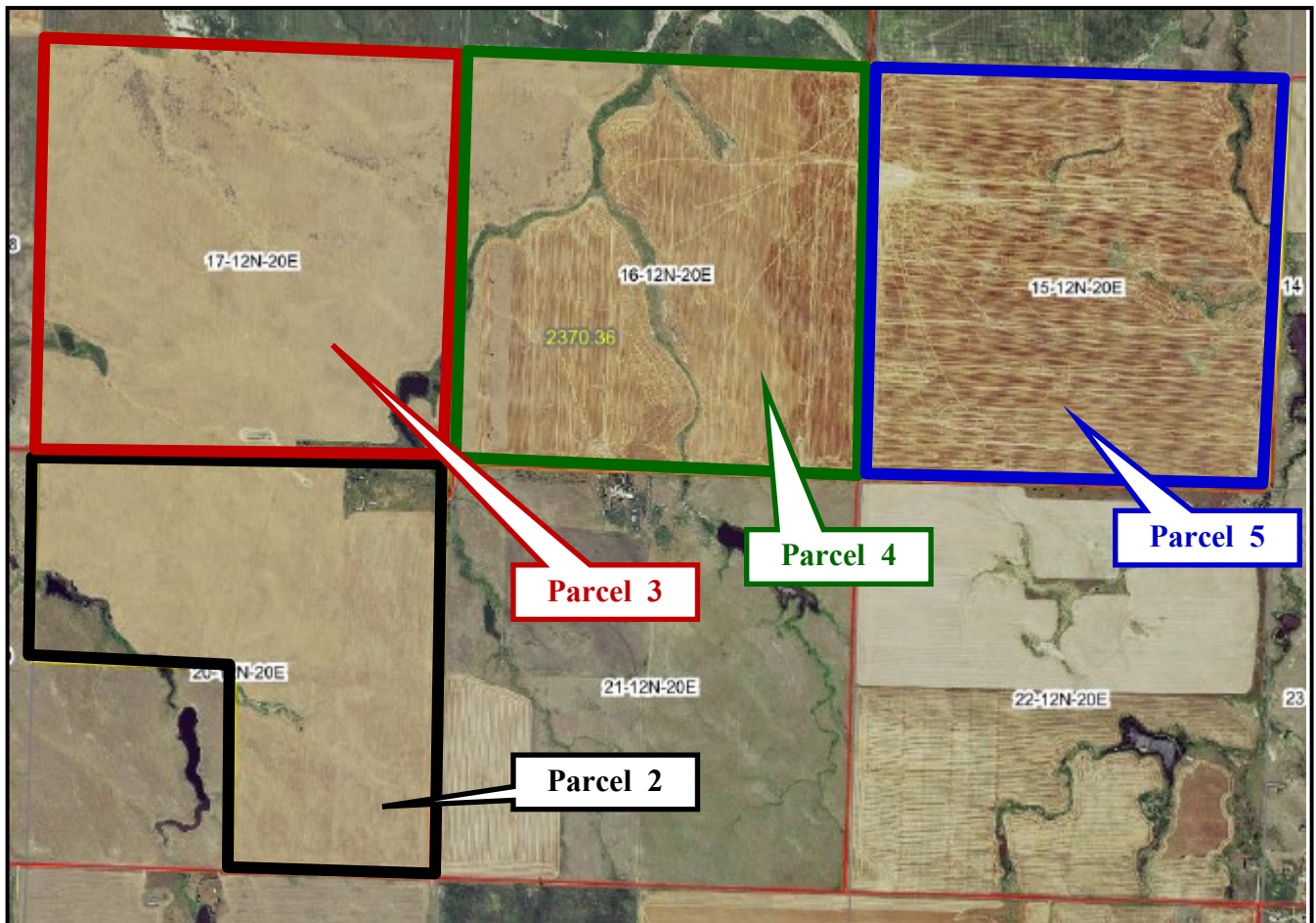
Location: 3 miles south, 3 west of Dupree at Ave 220-222 and 166-167 St.

Parcel 2: N1/2, SE1/4 Sec 20 - 480 tax assessed acres

Parcel 3: All Section 17 - 640 tax assessed acres

Parcel 4: All Section 16 - 640 tax assessed acres

Parcel 5: All Section 15 - 640 tax assessed acres



Notes : _____

Combination A (Parcels 2,3,4,5)

Location: 3 miles south, 3 west of Dupree at Ave 220-222 and 166-167 St.

Legal Description: All Secs 15; 16; 17; N1/2, SE1/4 Sec 20-T12N-R20E in Ziebach County, South Dakota

Acres: 2,400 tax assessed acres

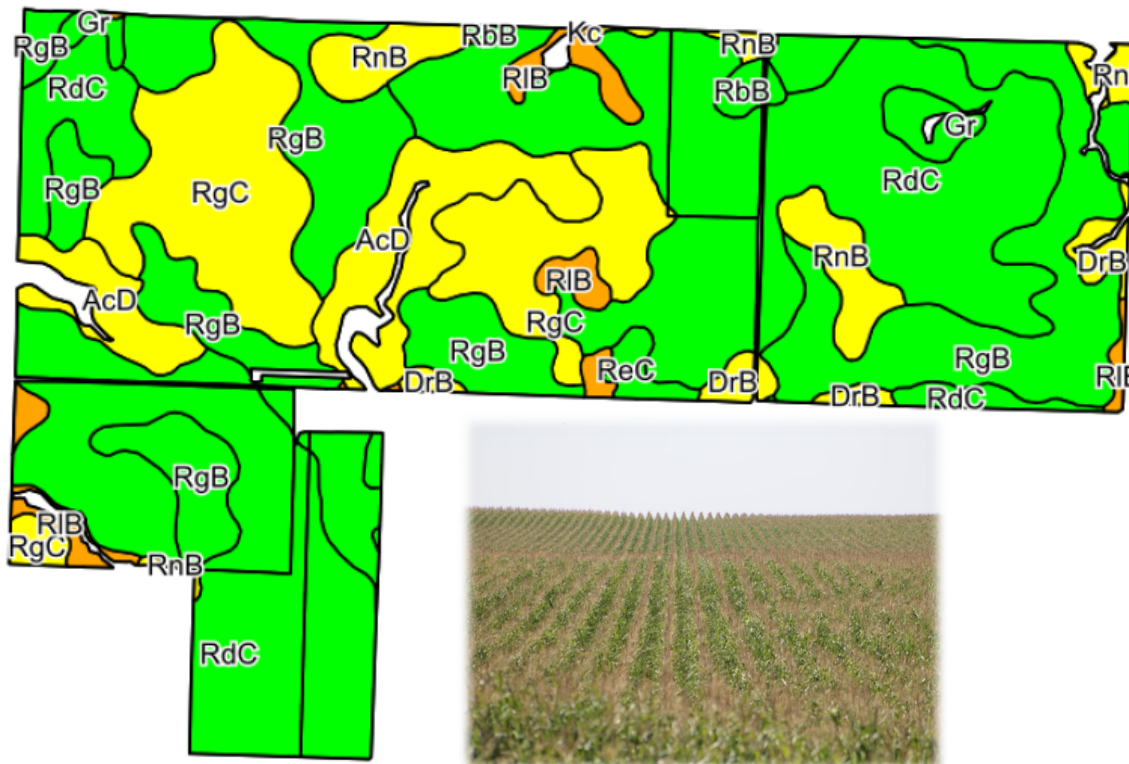
Taxes: 2016 Real Estate Taxes \$12,236

Land Use: Non-irrigated cropland with undulating and gently sloping terrain.

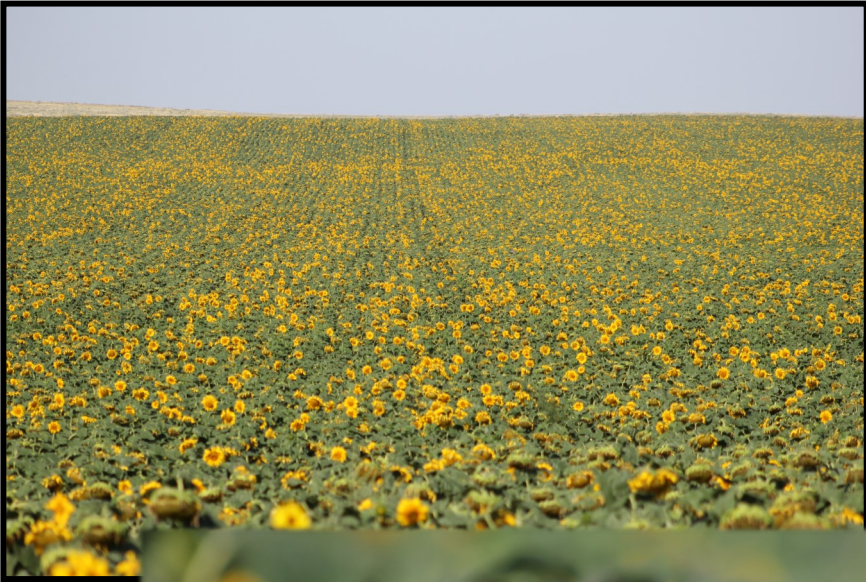
FSA Information: 2,097.9 cropland acres. Base Acres: Corn 254.3 at 75 bu.; Wheat 700.7 at 39 bu.; Sunflowers 250.8 acres at 1,817 pounds.

Soils: 70% Class II, 17.5% Class III dryland soils in Reeder-Lantry complex

Comments: Excellent location and access by county road on 3 sides. Very good productivity. 2017 crop is corn.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
RdC	Reeder-Lantry complex, 2 to 9 percent slopes	990.17	42.9%		Ile
RgB	Regent silty clay loam, 2 to 6 percent slopes	579.34	25.1%		Ile
RgC	Regent silty clay loam, 6 to 9 percent slopes	322.42	14.0%		IIIe
AcD	Amor-Cabba loams, 9 to 15 percent slopes	157.89	6.8%		IVe
RnB	Regent-Rhoades complex, 2 to 9 percent slopes	91.51	4.0%		IIIe
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	55.62	2.4%		VIIs
DrB	Daglum-Rhoades loams, 2 to 6 percent slopes	42.61	1.8%		IVs
Gr	Grail silt loam	30.21	1.3%		IIc
RbB	Reeder loam, 2 to 6 percent slopes	15.81	0.7%		Ile
ReC	Reeder-Rhoades-Lantry complex, 2 to 9 percent slopes	15.53	0.7%		Ile
RIC	Rhoades-Daglum complex, 6 to 9 percent slopes	5.90	0.3%		VIIs
Kc	Korchea loam, channeled	0.39	0.0%		VIW





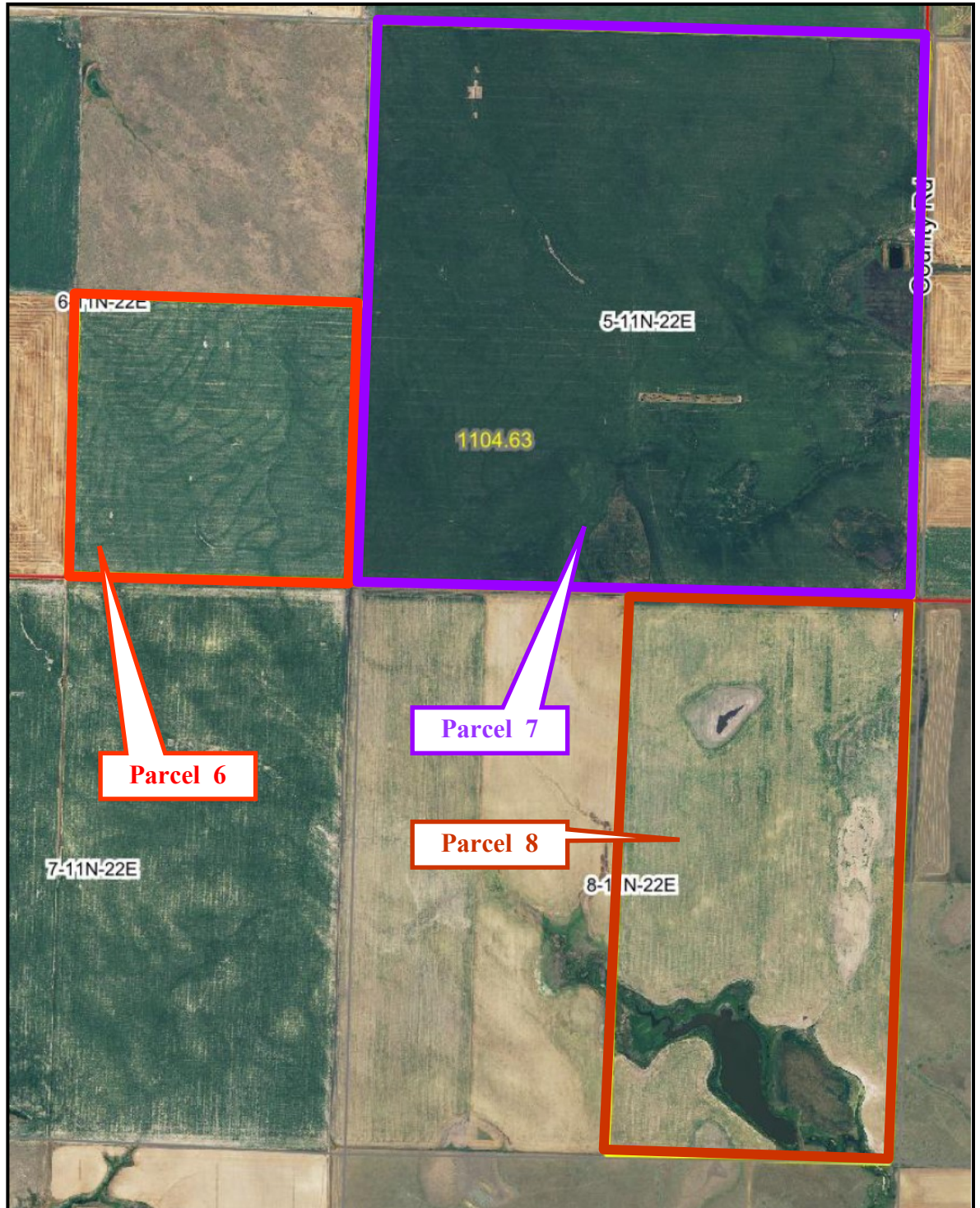
Parcels 6, 7, 8

Location: 6 miles east, 6 miles south of Dupree at Ave 232 and 170 St.

Parcel 6: SE1/4 Section 6 - 160 tax assessed acres

Parcel 7: All Section 5 - 639 tax assessed acres

Parcel 8: E1/2 Section 8 - 320 tax assessed acres



Combination B (Parcels 6,7,8)

Location: 6 miles east, 6 miles south of Dupree at Ave 232 and 170 St.

Legal Description: All Sec 5; SE1/4 Sec 6; E1/2 Sec 8-T11N-R22E in Ziebach County, South Dakota

Acres: 1,119 tax assessed acres

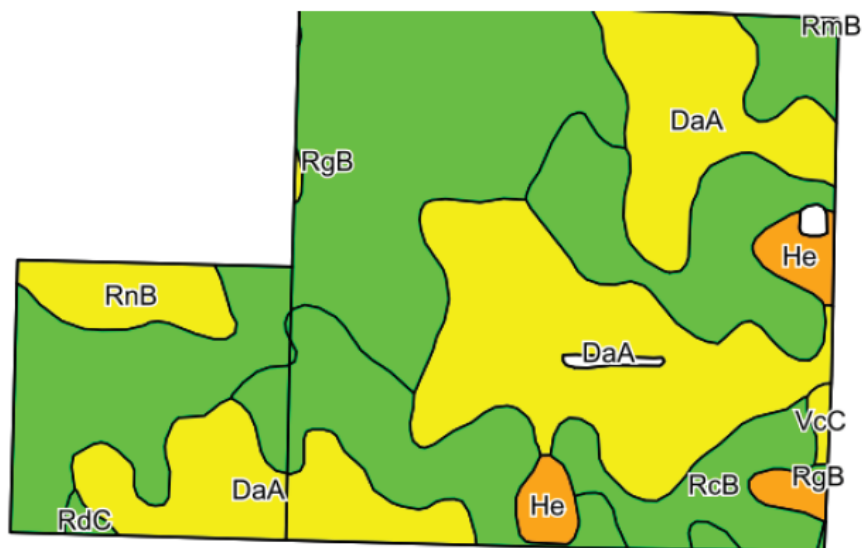
Taxes: 2016 Real Estate Taxes \$5,370

Land Use: Non-irrigated cropland with undulating and gently sloping terrain.

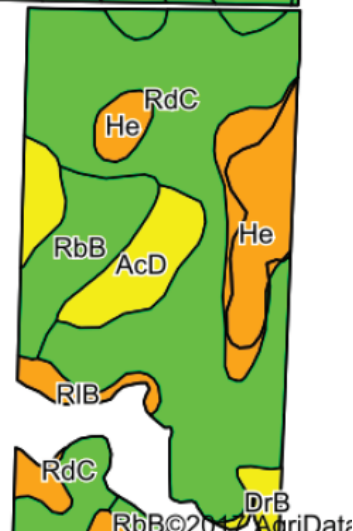
FSA Information: 1,053.0 cropland acres. Base Acres: Corn 127.5 at 75 bu.; Wheat 351.5 at 39 bu.; Sunflowers 122.3 acres at 1,817 pounds.

Soils: 60% Class II dryland soils in Reeder, Reeder-Lantry complex

Comments: Excellent location and access by county road. Very good productivity.
2017 crop is sunflowers



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
RdC	Reeder-Lantry complex, 2 to 9 percent slopes	318.65	30.3%		Ile
DaA	Daglum loam, 0 to 2 percent slopes	274.47	26.1%		IVs
RgB	Regent silty clay loam, 2 to 6 percent slopes	247.54	23.5%		Ile
He	Heil silt loam	68.14	6.5%		Vis
RcB	Reeder-Daglum loams, 1 to 6 percent slopes	46.70	4.4%		Ile
RbB	Reeder loam, 2 to 6 percent slopes	29.63	2.8%		Ile
RnB	Regent-Rhoades complex, 2 to 9 percent slopes	27.98	2.7%		IIIe
AcD	Amor-Cabba loams, 9 to 15 percent slopes	19.49	1.9%		IVe
RIB	Rhoades-Daglum complex, 0 to 6 percent slopes	10.94	1.0%		Vis
DrB	Daglum-Rhoades loams, 2 to 6 percent slopes	5.78	0.5%		IVs
VcC	Vebar-Cohagen fine sandy loam, 6 to 15 percent slopes	2.91	0.3%		IVe
RmB	Regent-Daglum complex, 2 to 6 percent slopes	0.46	0.0%		Ile

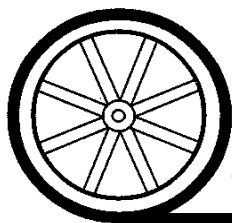


Notes : _____

**Thanks for your interest in
Dupree Farms.**



We appreciate your business.



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