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ABSOLUTE
RANCH REAL ESTATE AUCTION
HANSON FAMILY RANCH
HARDING AND PERKINS COUNTIES, SOUTH DAKOTA
August 29, 2018 at 1:30 MT at REVA, SD



TERMS AND CONDITIONS:

The property will be offered in Five (5) Tracts individually, a Combination of Tracts and as One Entire Unit selling in the manner realizing the greatest return to the Sellers. Successful bidder(s) shall make a 15% non-refundable earnest money deposit at the conclusion of the auction with the balance due in certified funds at closing, on or before October 10, 2018 (any early closing will require mutual consent). **Property sells ABSOLUTE, without reserve bid and without buyer contingency of any kind. Have your financial arrangements secured prior to bidding!**

TITLE: Title transfers by Warranty Deed, an owners' policy title commitment showing merchantable title, subject to conditions, restrictions, zoning, and easements of record will be provided and is available for review prior to the auction. The 2017 RE taxes will be paid by the Seller, the 2018 RE taxes shall be prorated to the date of closing. The closing agent fee and cost of Owners

Policy of title insurance will be divided equally between Buyer(s) and Sellers. Sellers make no representation as to any interest in mineral, oil, gas, fossil and hydrocarbons of any nature. All mineral interests owned by Sellers (if any) transfer with Title. Announcements made sale day take precedence over any printed material.

TAXES: 2017 Real Estate Taxes \$11,237.84

CLOSING/POSSESSION: Closing shall be on or before October 10, 2018. Possession shall be granted upon Closing. Immediate possession to the CRP acres shall be granted to the Buyer for the purpose of weed control.

REPRESENTATION: Hewitt Land Company Represents the Sellers in this Transaction. Broker Participation is invited, (form and deadline required).

ABSOLUTE RANCH REAL ESTATE AUCTION

HANSON FAMILY RANCH

HARDING AND PERKINS COUNTIES, SOUTH DAKOTA
3,060+/- ACRES (ALL DEEDED)
HEADQUARTERS – GRASS -TILLABLE – CRP

AUCTION DATE:
AUGUST 29, 2018

AUCTION TIME: 1:30 pm MT

AUCTION LOCATION: REVA COMMUNITY HALL, REVA, SOUTH DAKOTA

ACREAGE BREAKDOWN: 3,060+/- ACRES (ALL DEEDED)
2,183 AC GRASS - 876.71 AC TILLABLE (354 AC CRP)
COMPLETE SET OF IMPROVEMENTS

SHOWING DATES: AUGUST 3, 15, 22, from 10:00 am – Noon each day, or
by appointment and AUCTION DAY; AUGUST 29th 10:00 am to Noon

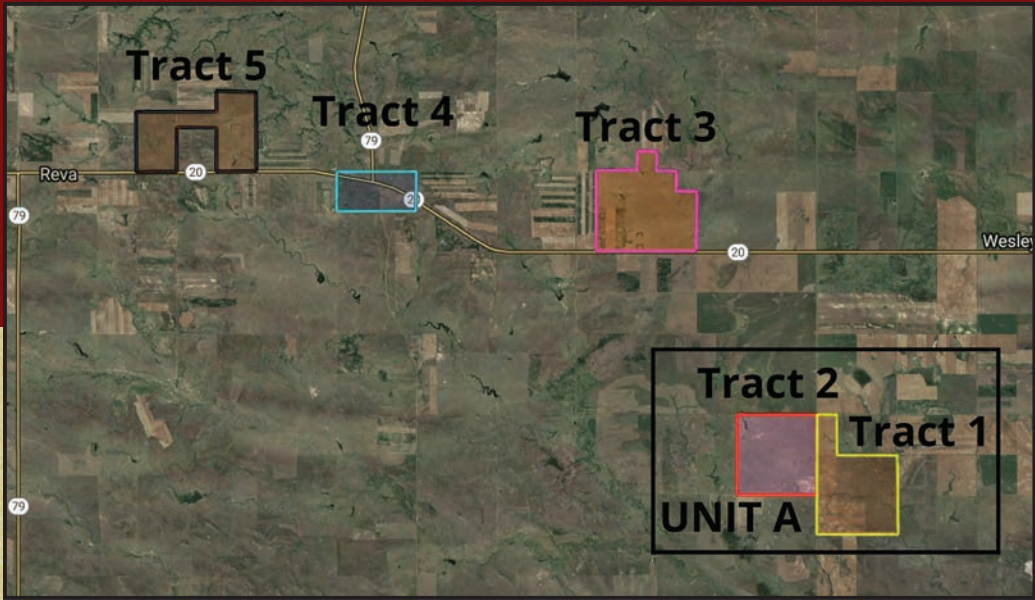
Owners: Kevin Hansen, Suzan Hanson, Noreen Green, Edward Hanson and Keith Hanson Jr.

THE PROPERTY WILL BE OFFERED IN INDIVIDUAL TRACTS AND COMBINATIONS AND
IN ONE ENTIRE UNIT; Selling in the manner realizing the greatest return to the Seller.

In the foreground of the - Slim Buttes area in North Western South Dakota, lies the HANSON FAMILY RANCH. The Hanson family has been part of the Reva community since the late 1930's. This ranch has been held in the Hanson Family since 1960 and now the Family has decided its time for new ownership to ensue.

SELLING ABSOLUTE, without minimum or reserve bid! Have your arrangements secure.

Internet bidding available. Broker Participation is invited, (form and deadline required). For photos, video, downloadable brochure, and on-line bidder registration visit www.HewittLandCompany.com



ACRAGES:

TRACT 1: Consisting of 720 Acres; with 327.14 Tillable (318.94 in CRP), Balance in native Grass.

Tract 1; located in Perkins County, SD, is conveniently accessed by Sorum Rd, a county gravel road and watered by a pipeline servicing one centrally located tank along with two well placed reservoirs and a “springy” draw. The waterline originates from a well located in Tract 2. In the event Tract 1 and Tract 2 sell separately, a temporary (2 year) well-share and waterline access agreement shall be executed upon closing. The CRP acreage in Tract 1 is comprised of 318.94 acres of mostly Class II and III Morton-Lantry loam and Regent silty clay loams with productivity indexes from 53 – 84 and pays a contract rate of \$11,297.00 annually thru 9-30-2032. The CRP ‘SAFE’ program allows for limited haying or grazing. The specifics may be obtained by contacting the Perkins County USDA Service Center in Bison, SD. All Seller’s rights and responsibilities in and to the CRP Contract shall transfer to the Buyer. The full 2018 CRP Contract payment shall belong to the Buyer (provided Buyer has closed on the purchase). There shall be no other Lease or Rental agreements which will survive closing. The pasture land is fenced separate from the tillable. Taxes: \$1,996.50

TRACT 2: Consisting of 640 Acres; with 77.51 Tillable (35.28 in CRP), Balance in native Grass.

Tract 2; located in Perkins County SD, is conveniently accessed by Sorum Rd. a county gravel road and is watered by a well and waterline servicing one tank location along with a large reservoir within the Tract. The well and waterline serve Tract 1 as well, therefore, in the event Tracts 1 and 2 sell separately, a temporary (2 year) well-share and waterline access agreement shall be

executed upon closing. The CRP acreage in Tract 2 consists of 35.28 acres and pays a contract rate of \$1,206.00 annually thru 9-30-2032. The CRP ‘SAFE’ program allows for limited haying or grazing. The specifics may be obtained by contacting the Perkins County USDA Service Center in Bison, SD. All Seller’s rights and responsibilities in and to the CRP Contract shall transfer to the Buyer. The full 2018 CRP Contract payment shall belong to the Buyer (provided Buyer has closed on the purchase). There shall be no other Lease or Rental agreements which will survive closing. The pasture land is fenced separately from the CRP and Tillable. Taxes: \$2,016.00

UNIT A; (A COMBINATION OF TRACTS 1 AND 2) Consisting of 1,360 Acres and include 354.42 Acres CRP.

TRACT 3; HEADQUARTER TRACT; Consisting of 784.44 Acres; with 116.61 Tillable (116.31 Base Acres) Tract 3; located in Perkins County, SD, is the Headquarter Tract on the Hanson Ranch and is conveniently situated along SD Hwy 20. For years the Hanson Ranch Headquarters has been a head-turner kind of property and has a very attractive set of Headquarter improvements, including a well kept 5 bedroom - 2 bath ranch-style home with attached two car garage and additional utility-bonus room. Support structures include livestock barns, shop, hen house and corrals, several large pens and traps surrounded by large mature shelterbelts providing exceptional winter protection as well as shade. The HQ Tract is watered by a well piped thru the corrals and serving a water tank located so as to provide access from the holding pens and the pasture land along with one reservoir. The property is fenced and cross fenced and offers a combination of excellent native grass pasture and productive

hay-land with a complete set of improvements and exceptional access! Taxes: \$4,011.64

TRACT 4; Consisting of 291.34 Acres; with 281.99 Tillable Base Acres. Tract 4; located in Harding County SD, is comprised of nearly all tillable land currently in wheat and hay production. Tract 4 is situated at the junction of US Hwy 79 and SD Hwy 20. There are no structural improvements located on Tract 4. The soils complex is mostly Class III Amor-Cobba loam. Whether in crop or hay production or developed as a homesite, Tract 4 has a multitude of options! Taxes: \$1,410.26

TRACT 5: Consisting of 624.09 Acres; with 73.56 Tillable Base Acres. Tract 5; located in Harding County, SD, is conveniently located along SD Hwy 20 with a full mile of Hwy Frontage. This Tract is comprised of mostly exceptional native Grass in excellent condition and productive Hay -land. Improvements include a large older gable roofed barn, livestock shed, and corrals. The property is fenced and cross-fenced and is watered by an electric well (new in 2017) and a windmill. Access is exceptional directly off Hwy 20. This is a versatile Tract of property with outstanding access and would complement any operation. Taxes: \$1,803.44

ENTIRE UNIT: Consisting of 3,059.87 Total Acres; with 876.71 Tillable, with 354 Acres CRP Complete with a very attractive Headquarters with a full set of improvements and direct access to SD Hwy 20., excellent native grass pasture, and productive tillable hay and crop land including 354 acres enrolled in the Conservation Reserve ‘SAFE’ Program. The CRP Contracts run thru 9-30-2032 and pay a combined \$12,503.00 per year thru 2032. The CRP ‘SAFE’ program allows for limited haying or grazing. The specifics may be obtained by contacting the Perkins County USDA Service Center in Bison, SD. All Seller’s rights and responsibilities in and to the CRP Contract shall transfer to the Buyer. The full 2018 CRP Contract payment shall belong to the Buyer (provided Buyer has closed on the purchase). There shall be no other Lease or Rental agreements on the property which will survive closing.



The Slim Buttes (Reva) area of Northwestern South Dakota, rich in local history, is becoming known today as a favorite of hunters, campers and outdoor recreationalists. But the area has long been established as one of the most prolific in the region in terms of agricultural production.

The Hanson family has been part of the Reva community since the late 1930’s and this ranch has been held in the Hanson Family since 1960. The Family has decided it is now time for new ownership to ensue.

The ranch is comprised of 3,060+/- acres, of which 877 are tillable with 354 acres currently enrolled in the Conservation

Reserve Program, and will be offered in 5 individual Tracts, ranging in size from 291 to 784 acres, Combination of Tracts 1 and 2, and as One Entire Unit, selling in the manner realizing the greatest return to the Seller.

Complete with an attractive Headquarters and full set of improvements all with paved Hwy access, exceptional grass and feed production with a built-in return on investment, this is an opportunity that almost never exists in the marketplace!

Make plans to be with us as we sell the HANSON FAMILY RANCH at ABSOLUTE Public Auction, August 29, 2018 at 1:30 pm MT, at the Reva Community Hall, Reva, South Dakota, 57651



www.hewittlandcompany.com

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OWNERS: Kevin Hansen, Suzan Hanson, Noreen Green, Edward Hanson and Keith Hanson Jr.