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ABSOLUTE REAL ESTATE AUCTION
SANDY OLSON FARM
NEWELL, BUTTE COUNTY, SOUTH DAKOTA
NOVEMBER 1, 2018 at 10:30 MT at NEWELL, SD



TERMS AND CONDITIONS:

The property will be offered in Two (2) 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 December 3, 2018 (any early closing will require mutual consent). **TRACT 2 sells ABSOLUTE, without reserve bid (the remainder of the property, upon confirmation). The property sells 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 \$805.26 Irrigation Assessment \$1,914.57

CLOSING/POSSESSION: Closing shall be on or before December 3, 2018. Possession shall be granted upon Closing.

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

ABSOLUTE REAL ESTATE AUCTION

SANDY OLSON FARM

NEWELL, BUTTE COUNTY, SOUTH DAKOTA
160 ACRES

HEADQUARTERS – PASTURE - IRRIGATED

NOVEMBER 1, 2018

AUCTION TIME: 10:30 am MT

AUCTION LOCATION: NEWELL TOWN HALL,
108 3RD ST, NEWELL, SOUTH DAKOTA

ACREAGE BREAKDOWN: 160 ACRES TOTAL

CONSISTING OF 81.5 AC IRRIGATED, 69 AC PASTURE, 9.5 AC HEADQUARTERS

PROPERTY LOCATION: 13580 HOPE RD., NEWELL, SD 57760

DIRECTIONS: FROM US HWY 79 (SOUTH SIDE OF NEWELL SHEEP YARDS); 5 MILES EAST ON HOPE RD.
OR FROM US HWY 212 (NORTH SIDE OF NEWELL); 4 MILES EAST ON OLD 212 TO KNUTSON RD.

SHOWING DATES: October 17, 24, and AUCTION DAY from 8:00 am – 10:00 am each day, or by appointment or; view the property from Knutson Rd. and Hope Rd.

Owner: Sandy D. Olson

THE PROPERTY WILL BE OFFERED IN TWO INDIVIDUAL TRACTS AND IN ONE ENTIRE UNIT; Selling Tract 2 Absolute without reserve bid and the remainder, upon confirmation, in the manner realizing the greatest return to the Seller.

On the Eastern edge of beautiful and productive Belle Fourche Irrigation District, with a comfortable balance of productive irrigated hay-land and native pasture, the Olson Property is the right size and configuration to either bolt on or start your own operation.

SELLING TRACT 2 ABSOLUTE, without reserve bid! Have your financing 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:

TRACT1:(HQTract)LegalDescription: Sec. 25, SE4SE4, NE4SE4; T9N, R6E, Butte Co., SD

Consisting of 80.0 +/- acres; Tract 1 is comprised of the HQ site which includes a large mature shelterbelt of a variety of trees such as Ash, Elm, Cottonwood, Silverleaf Maple, and Juniper along with an older barn, corrals, pond and irrigation canal. Tract 1 is bordered by Hope Rd. on the south end and Knutson Rd. along the east boundary, both well maintained Butte County gravel roads.

The majority of the Tract is in native pasture with 20.5 +/- acres being irrigated hay-land. The irrigation water is provided via a canal running thru the property and adjacent to the irrigable acreage. The soils on the irrigable land is comprised mostly of Class IV Kyle and Pierre Clay. The pasture land is comprised of a variety of native grass species such as western and slender wheat grass, green needle, buffalo grass, blue gamma to name a few. Livestock water is provided by the irrigation canal which also feeds the pond on the property. An on-site cistern is currently being utilized as the domestic water supply. Butte Meade Sanitary Water is accessible to be piped in 1 mile to the west.

The view shed on Tract 1 is spectacular! With unobstructed vistas featuring the picturesque Bear Butte and the Black Hills National Forrest in the distance. Tract 1 is a versatile anchor to the property and deserves your consideration. Tract 1 sells upon Seller confirmation.

TRACT 2: Legal Description: Sec. 25; SE4NE4, NE4NE4; T9N, R6E, Butte Co., SD

Consisting of 80.0 +/- acres; Tract 2 is comprised of a combination of native pasture and irrigated hay-land and is bordered by Old Hwy 212. on the north end and Knutson Rd. along the east boundary, both well maintained Butte County gravel roads. The majority, approximately 54.6 +/- acres, of Tract 2 is currently in irrigated hay-land with the balance, in native grass pasture. The irrigation water is provided via a canal running thru the property and adjacent to the irrigable acreage. A healthy stand of alfalfa-grass hay is currently established on the property. The soils on the irrigable land is comprised mostly of Class IV Kyle and Pierre Clay. The pasture land is comprised of a variety of native grass species such as western and slender wheat grass, green needle, buffalo grass, blue gamma to name a few. The Butte-Meade Sanitary Water District pipeline is located near the north end of Tract 2. **Tract 2 sells absolute, without minimum or reserve bid!**

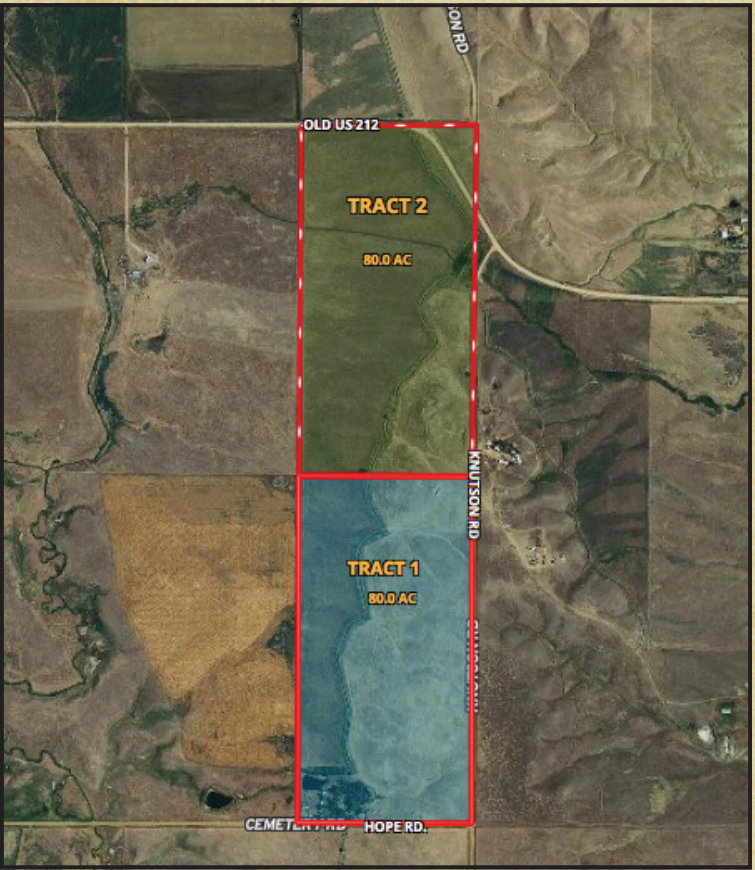
ENTIRE UNIT: Legal Description: Sec. 25; E2E2; T9N, R6E, Butte Co., SD

Consisting of 160 +/- acres; The Entire Olson Farm is comprised of a combination of native pasture and irrigated hay-land and is bordered by Old Hwy 212. on the north end and Knutson Rd. along the east boundary and Hope Rd. on the south, all well maintained Butte County gravel roads. The property is conveniently located approximately 5 miles east of the

friendly town of Newell, SD with a host of business and services not always available in small towns and within a short commute to regional trade centers.

The property is well balanced with approximately 81.5 acres irrigable hay-land and a near like amount of high quality native grazing land. The soils on the irrigated lands are comprised mostly of Class IV Kyle and Pierre Clay. The irrigation water is delivered to the property by the Belle Fourche Irrigation District via a canal on the north end which traverses thru the property. The pasture land is comprised of a variety of native grass species such as western and slender wheat grass, green needle, buffalo grass, blue gamma to name a few. Livestock water is provided by the irrigation canal which also feeds the pond on the property. An on-site cistern is currently being utilized as the domestic water supply. Butte Meade Sanitary Water is accessible on the north end of the property and could be piped in to the south end from 1 mile west.

The HQ site which includes a large mature shelterbelt of a variety of trees such as Ash, Elm, Cottonwood, Silverleaf Maple, and Juniper along with an older barn, corrals, pond and irrigation canal is an attractive setting with direct access to Hope Rd.



On the Eastern edge of the beautiful and productive Belle Fourche Irrigation District, with a comfortable balance of productive irrigated hay-land and native pasture, the Sandy Olson Property is the right size and configuration to either bolt on or start your own operation.

Make plans to be with us as we sell the SANDY D. OLSON FARM at ABSOLUTE Public Auction, November 1, 2018 at 10:30 am MT, at the Newell Town Hall, Newell, South Dakota, 57760.



www.hewittlandcompany.com



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