

# ABSOLUTE REAL ESTATE AUCTION

## STOCKERT RANCH

PERKINS COUNTY, SOUTH DAKOTA

**3,280+/- ACRES (ALL DEEDED)**

HEADQUARTERS - GRASS - TILLABLE - WILDLIFE

**NOVEMBER 28, 2018**

**AUCTION TIME: 1:30 pm MT**

**AUCTION LOCATION: Bentley Building, 400 West Carr ST., BISON, SOUTH DAKOTA**

**ACREAGE BREAKDOWN: 3,280+/- ACRES (ALL DEEDED)**

**2,179 AC GRASS - 1,101 AC TILLABLE**

**COMPLETE SET OF IMPROVEMENTS**

**DIRECTIONS: From Bison SD; 5 West on SD Hwy 20, 7 South on Bixby Rd., 4 East on 136th, 1 ½ South on 178th Ave.**

**SHOWING DATES: OCTOBER 31, NOVEMBER 7th, 14th,  
and Auction Day from 10:00 am - Noon each day or by appointment.**

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

In the Northern Great Plains, the grass is good and gains are strong. The Stockert Ranch, located in Perkins County, in Northwestern South Dakota is no exception. This well balanced, entirely contiguous ranch property features quality grazing lands, productive tillable, functional HQ improvements, outstanding wildlife populations, and exhibits a lifetime of excellent stewardship.

Held by the STOCKERT FAMILY for nearly 60 years, this is an outstanding Ranch property!

**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, brochure, and on-line bidder registration visit [www.HewittLandCompany.com](http://www.HewittLandCompany.com)*



## ACREAGES:

**TRACT 1; 800 acres (179+/-ac mapped tillable) with the balance in native grass. LEGAL DESCRIPTION; T17N, R13E, SEC 23: S2; SEC 22: S2, NW4 (Perkins County, SD)**

Tract 1 is situated on the upper end of Smith Creek and is easily accessed by 136 St. on the north and 178th Ave. on the east, where electric power is also available. The property is fenced and cross-fenced. The tillable is comprised of Morton-Lantry and Reeder-Lantry loam Soils, 117 acres crop base are included in Tract 1. Several sources of water is available on Tract 1 such as two reservoirs, a spring-fed dugout, one windmill, and tank on the pipeline fed by the well located on Tract 2. In the event Tracts 1 and 2 sell separately, a temporary (two year) well and waterline access agreement shall be executed upon Closing. Tract 1 is a very versatile and desirable Tract with excellent access, power, water, tillable and exceptional grazing land.

Taxes: \$2,528.12

**TRACT 2: 1,600 acres (642+/-ac mapped tillable) with the balance in excellent native grass. LEGAL DESCRIPTION; T17N, R13E, SEC 26: ALL, SEC 27: ALL, SEC 28: E2 (Perkins County, SD)**

Tract 2 is accessed via 178th Ave. which runs along the east end of the Tract. Electric power is available along the east end where the main well is also located. The soils on the tillable are comprised of Regent-Salvage and Reeder-Lantry loams (66-83), 417 acres crop base is included in Tract 2. The rangeland on

the property is in excellent condition with a remarkable mix of cool and warm season grasses.

Tract 2 is watered by several reservoirs and dugouts (some spring-fed) along with an electric well and waterline servicing three tanks, along with one tank located in Tract 1. In the event Tracts 1 and 2 sell separately, a temporary (two year) well and waterline access agreement shall be executed upon closing. The well on Tract 2 is also piped to the residence at the Head Quarters, however no well access shall be granted to the HQ Tract (Tract 3).

Tract 2 makes an outstanding property with excellent access, power, water, productive tillable and exceptional grazing land with enough size to be an efficient stand-alone unit or combine with either of the other Tracts. Taxes: \$5,200.12

**TRACT 3; 880 acres (278 ac tillable) HQ site, creek and native grass. LEGAL DESCRIPTION: T17N, R13E, SEC 25; ALL, SEC 36; NE4, W2SE4 (Perkins County, SD)**

Tract 3; Is the Head Quarter Tract on the Stockert Ranch and is accessed via 178th Ave. which enters the property from the north between Tracts 2 & 3. An attractive set of Headquarter improvements, including a well-kept 3 bedroom - 2 bath ranch-style home with attached garage Support structures include livestock barns, shop, and corrals along with several large pens and traps surrounded by large mature shelterbelts and windbreaks. Smith Creek runs through Tract 3 the full length of the property providing exceptional winter protection as well as fantastic wildlife and game habitat.

The grassland is in excellent condition with a diverse mix of vegetation and has not been grazed in 2018. The soils on the tillable are comprised of Morton, Morton-Lantry and Regent loams. Tract 3 has 179 acres established crop base. Water is provided by a windmill at the HQ which feeds a storage tank of approximately 6,000 gal in size. Currently, water is also piped into the residence from the well located in Tract 2. Taxes: \$3,828.14

**ENTIRE UNIT: 3,280 acres (1,101 ac tillable) with 713 acres of crop base. Taxes; \$11,556.38. The Entire Unit affords the opportunity to purchase a well balanced, well cared for ranch with convenient access in an area noted for exceptional livestock gains and crop production.**

**Complete with a full set of ranch improvements, exceptional winter protection, remarkable grass cover, abundant water and productive feed base and outstanding wildlife habitat! The ranch was not hayed or grazed For the 2017 growing season and has been lightly grazed with no grazing on the winter pasture this season the ranch is move in ready!**

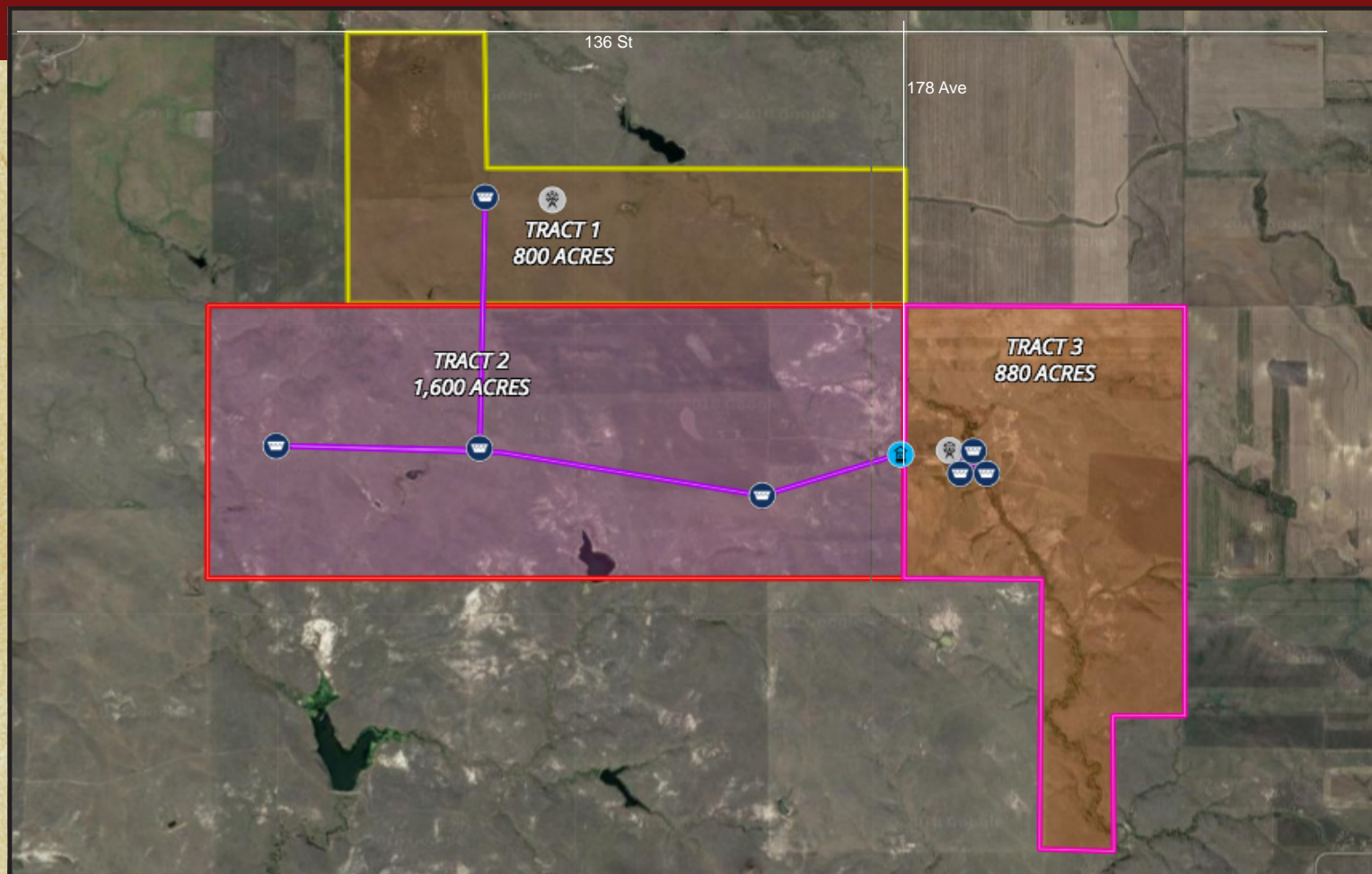
**The Stockert Ranch has been held in the Stockert family for the past 60 years and now this legacy can become yours!**

**Owners:**

**Darrel and Michelle Stockert.**







Under the ownership of the Stockert Family for the past 60 years, the Darrel and Michelle Stockert Ranch has the look and feel that speaks to their commitment and integrity. The ranch is host to abundant wildlife and game populations at the same time has sustained a cow/calf operation of nearly 200 hd. as well as grain/feed production.

As with any lifelong pursuit such as owning and operating a ranch of this caliber its been with heartfelt conviction that Darrel and Michelle have come to the decision to offer this legacy ranch at Absolute Public Auction.

**We invite you to be with us on November 28, 2018; 1:30 PM at the Bentley Building, 400 W. Street, Bison, SD 57620 as we offer the Stockert Ranch at ABSOLUTE PUBLIC AUCTION**



[www.hewittlandcompany.com](http://www.hewittlandcompany.com)



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ABSOLUTE REAL ESTATE AUCTION  
**STOCKERT RANCH**  
PERKINS COUNTY, SOUTH DAKOTA  
**3,280+/- ACRES (ALL DEEDED)**  
NOVEMBER 28, 2018 at 1:30 MT at BISON, SD



## TERMS AND CONDITIONS:

The property will be offered in Three (3) individual 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 January 7, 2019 (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 and 2018 RE taxes will be paid by the Seller, the 2019 RE taxes shall not be prorated but will be the responsibility of the Buyer(s). 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. Seller reserves One-fourth (1/4) of all mineral interests owned (if any) the remainder of Sellers interests transfer with Title. Announcements made sale day take precedence over any printed material.

**TAXES:** 2018 Real Estate Taxes \$11,556.38

**CLOSING/POSSESSION:** Closing shall be on or before January 7, 2019. Possession shall be granted upon Closing. Seller reserves the right to hold a ranch equipment auction on the HQ premises by no later than March 30, 2019

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