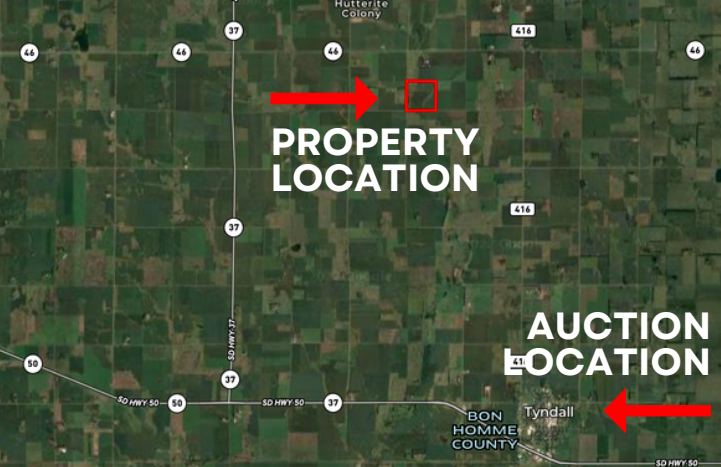




HLC Hewitt Land Company
909 St. Joseph St., Suite 502
Rapid City, SD 57701
(605) 791-2300



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PERMIT 618

DIRECTIONS:

- From the West: From the Intersection of State Hwy 46 and SD Hwy 37, drive 3 miles east on State Hwy 46. Then ½ mile south on 414th Street. Property starts on the east side of the road.
- From the East: From the Intersection of State Hwy 46 and SD Hwy 25, drive west 10 miles. Then ½ mile south on 414th Street. Property starts on the east side of the road.

BID ONLINE- HEWITTLANDCOMPANY.COM
LIVE & ONLINE REAL ESTATE AUCTION

ABSOLUTE REAL ESTATE AUCTION: NEPODAL ESTATE FARMLAND

TYNDALL, BON HOMME COUNTY, SD | 155.75 +/- ACRES
NOV. 10, 2022, 1:30 CST | TYNDALL AUDITORIUM, TYNDALL, SD



SCAN THE
QR CODE

to view the listing at
HewittLandCompany.com

Tyson Hewitt: (605) 206-0034
tyson@hewittlandcompany.com

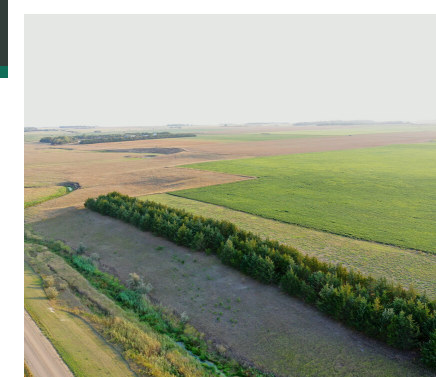
Tanner Hewitt: (605) 490-7952
tanner@hewittlandcompany.com



ABSOLUTE AUCTION

LIVE & ONLINE: NEPODAL ESTATE FARMLAND

NOV. 10
1:30 P.M. C.S.T



BON HOMME COUNTY, SD | 155.75 +/- TOTAL ACRES
Offered as one entire unit. Sells to the highest bidder. Broker participation invited (form and deadline required).

LIVE & ONLINE | NOVEMBER 10, 2022 | 1:30 P.M. C.S.T.
Auction Location: Tyndall Auditorium, 1609 Laurel St. Tyndall, SD.
Property Location: From Tyndall, take CR 416th Ave north 5 mi. to 298th St, then 1.5 mi W to SE corner of property.
Showing Dates: October 11 and October 26, from 1-3 p.m. CST each day, or by appointment; and Auction Day, Thurs., Nov. 10, 10a.m.-12p.m. CST. View the complete listing online!



BECAUSE IT'S MORE THAN A DEAL.
SPECIALIZING IN FARM, RANCH, RECREATIONAL, & AUCTION PROPERTIES. LICENSED IN SD, ND, MT, WY, AND NE
HEWITTLANDCOMPANY.COM | (605) 791-2300



ABSOLUTE AUCTION: NEPODAL ESTATE

LIVE & ONLINE | NOV. 10, 2022 | 1:30 P.M. C.S.T.

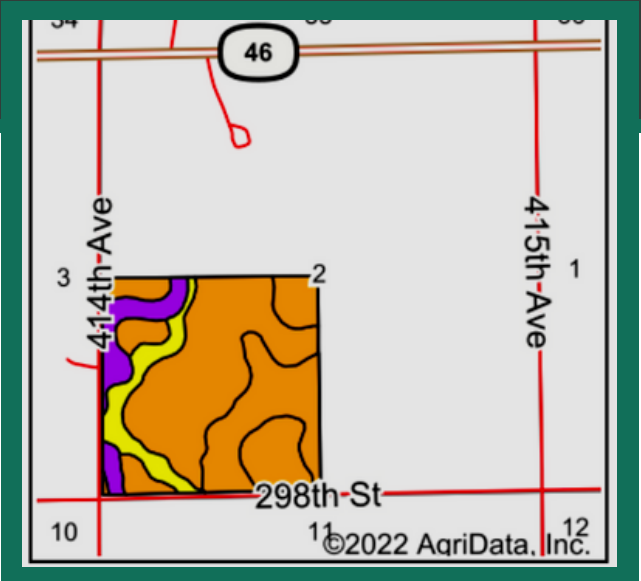


FEATURING:

Highly productive farmland with exceptional access, shelter belt and water. This property has been held in the same family for over 100 years!

SHOWING DATES:

October 11 and October 26, from 1-3 p.m. CST each day, or by appointment; and Auction Day, Thurs., Nov. 10, 10a.m.-12p.m. CST.



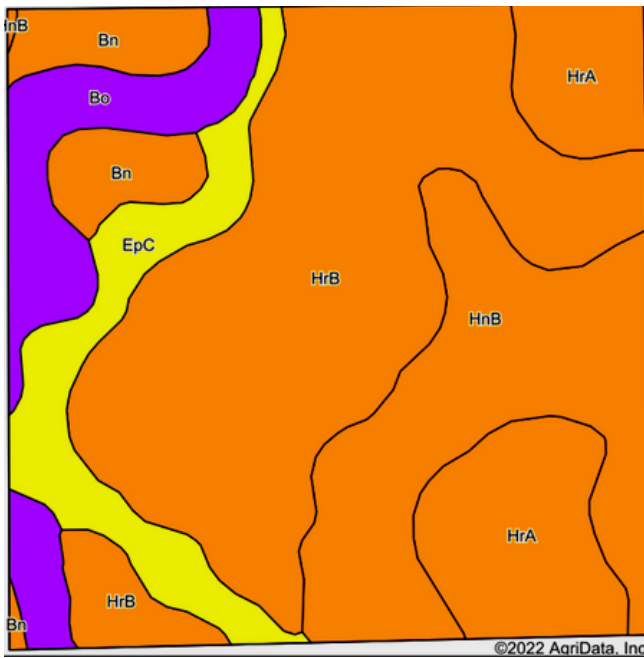
- The property is comprised of 155.75 +/- acres. Approximately 120+/- crop base acres, 9.5 CRP enrolled acres, and 26+/- acres of pasture/shelter belt.
- FSA Crop base acres of 120.34. Of the base acres, 60.5 corn with a PLC of 124, and 59.84 soybeans with a PLC of 37.
- The farm has extremely good access ½ mile south of SD Hwy 46 off of well-maintained County Rd 414 on the West boundary and County Rd 298 bordering along the entire southern boundary.
- The current bean crop will be harvested by Closing; the entire property will be available to suit your operational needs.
- The grassland is watered by a tributary spring-fed creek that runs from north to south along the entire pasture.
- Taxes: 2021 taxes were \$3,095.28.
- Property Location: From Tyndall, take CR 416th Ave north 5 mi. to 298th St, then 1.5 mi W to SE corner of property.
- Auction Location: Tyndall Auditorium, 1609 Laurel St. Tyndall, SD
- Online & Phone Bids: Registrations for online bidders, phone bidders, and Buyer's Agents must be completed no later than 10 a.m. on 11/9/22.

Register to bid online and view the full listing with photo gallery, video and interactive map at [HewittLandCompany.com](https://www.hewittlandcompany.com)

TERMS & CONDITIONS

Bidding by Live & Online Auction

- Property sells Absolute, without minimum or reserve bid. Successful bidders shall enter into a purchase agreement and deposit 15% nonrefundable earnest money with the balance due in certified funds upon closing, on or before January 5, 2023. Property will be sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property sold by legal description only. Any survey required shall be at the expense of the buyer. All information has been derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premises and use your own judgement when bidding. Portions of the property may be located within a flood hazard area. Announcements made at auction take precedence over any prior printed or oral representations.
- Possession: Full possession will be granted at Closing.
- Title: Marketable title will be transferred by Warranty Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller and is available for your inspection prior to the auction
- Taxes: 2022 Taxes shall be paid by Seller, 2023 taxes to be paid by Buyer.
- A 2.0% buyers' premium shall be added to the sale price to arrive at the final Contract Price.
- Representation: Hewitt Land Company Represents the Sellers in this Transaction. Broker Participation is invited (form and deadline required).
- Owner: Betty Nepodal Estate; PR: Ginette C. Reinicke



Area Symbol: SD009, Soil Area Version: 27										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
HrB	Homme-Onita silty clay loams, 1 to 6 percent slopes	64.16	41.2%		Ile	86	63	52	41	63
HnB	Homme-Ethan-Onita complex, 1 to 6 percent slopes	31.13	20.0%		Ile	80	62	49	39	61
HrA	Homme-Onita silty clay loams, 0 to 2 percent slopes	21.08	13.5%		Ilc	90	63	52	41	63
EpC	Ethan-Homme complex, 6 to 9 percent slopes	15.10	9.7%		IVe	64	63	47	39	63
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	14.73	9.5%		VIw	34	36	31	14	36
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	9.55	6.1%		Ilc	84	72	56	38	71
Weighted Average						2.57	78.2	*n 60.8	*n 49.2	*n 37.7