

479.4 +/- Acres • Campbell County, SD

LAND AUCTION

Monday, November 13, 2023 – 1:00 p.m.

LOCATION: Herreid Community Center • Herreid, SD



Mound City, SD

OWNER: Ida Miller Estate

Pifer's
LAND AUCTIONS

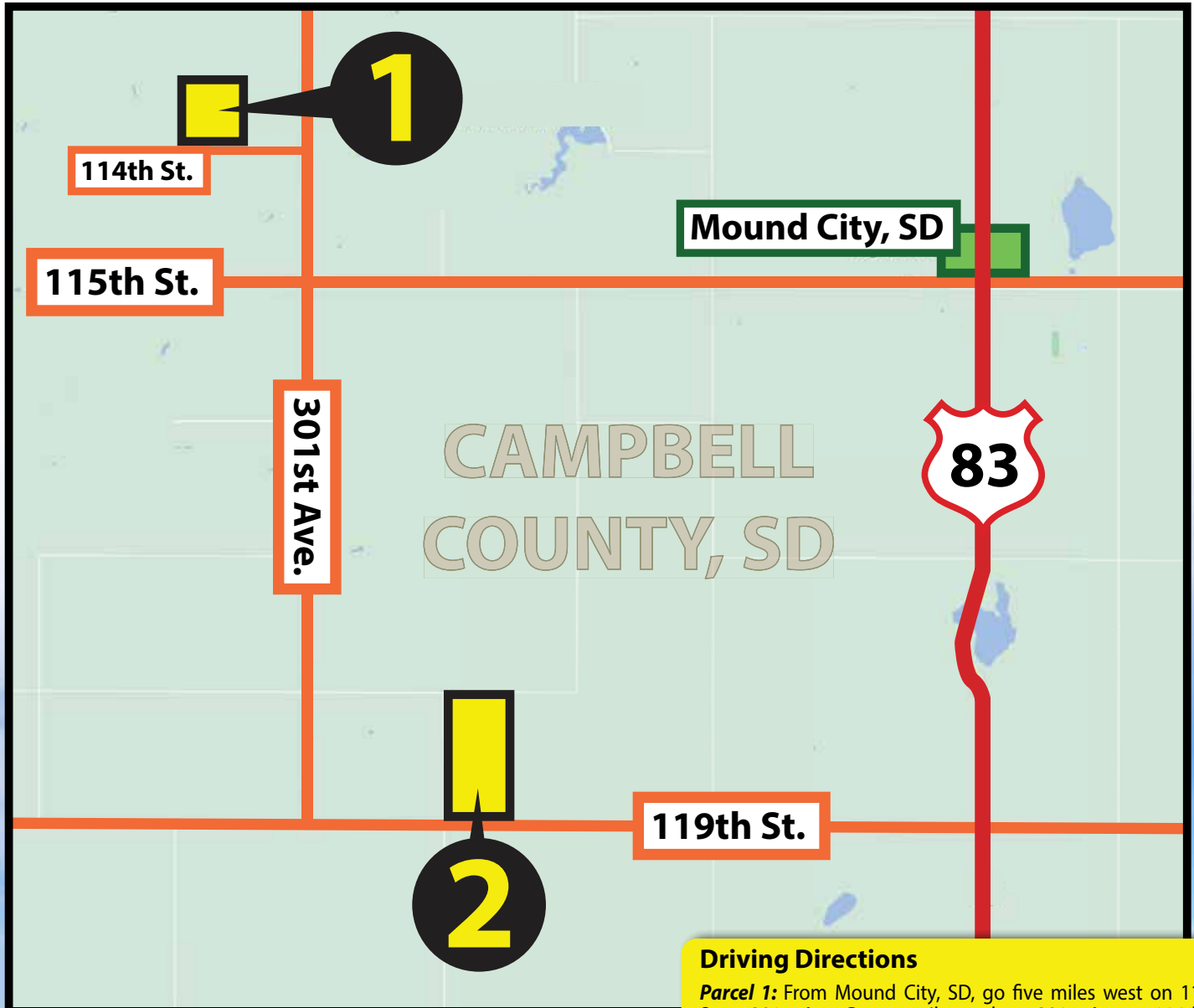


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877.700.4099

General Information

AUCTION NOTE: This is excellent farmland in west-central Campbell County, SD. This is a diverse agricultural production region, most of the land in crop and grass for livestock. All parcels have good access and highly productive soil with Soil Productivity Indexes (SPI) in the 70s. The property will be available in 2024. This will be a live auction with online bidding.



Driving Directions

Parcel 1: From Mound City, SD, go five miles west on 115th St. to 301st Ave. Go one mile north on 301st Ave. to 114th St. (prairie trail/field road). Go one mile west on 114th St. You will be at the southwest corner of the of Parcel 1.

Parcel 2: From Mound City, go four miles south on 306th Ave. to 119th St. Go four miles west on 119th St. You will be at the southwest corner of Parcel 2.

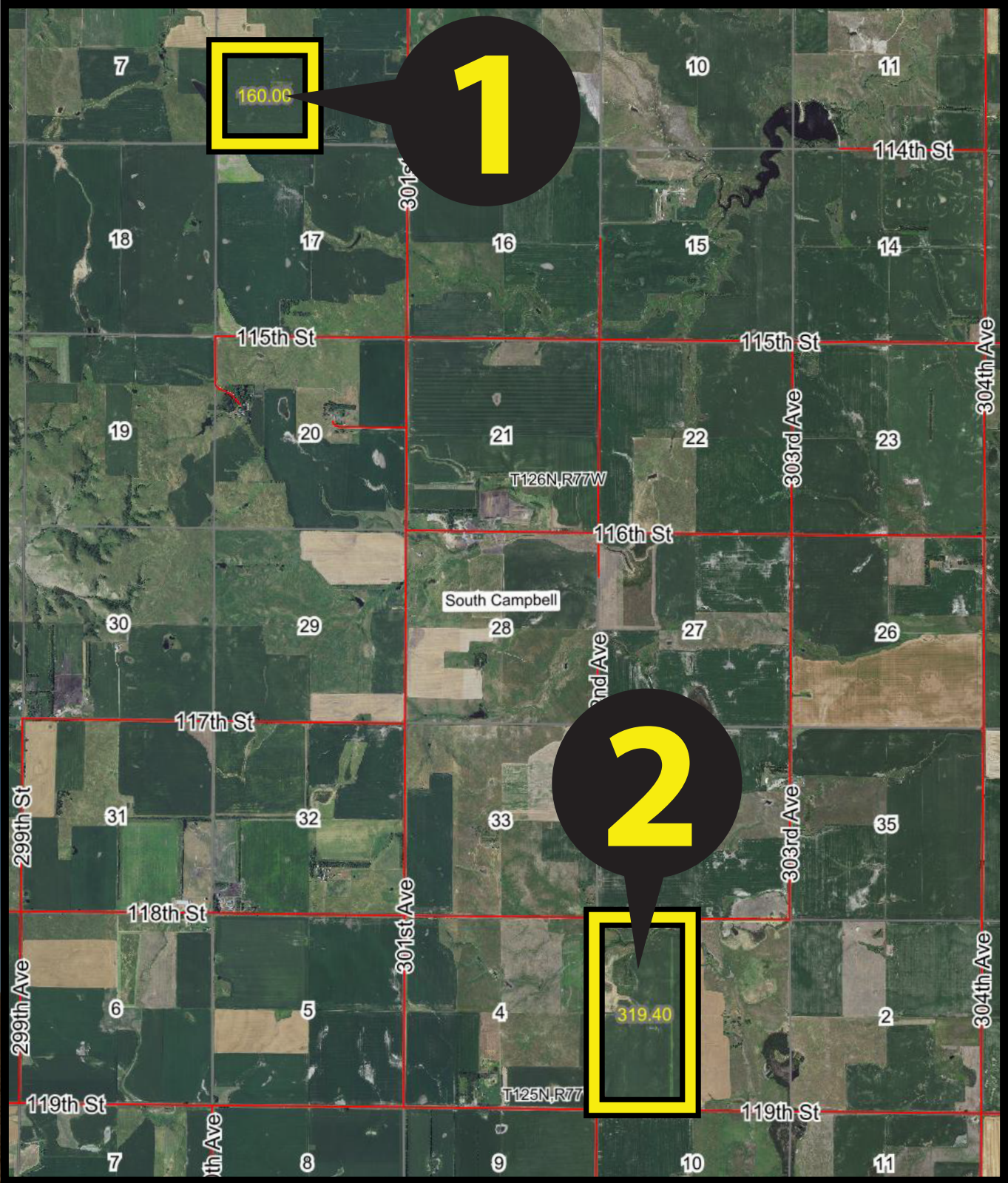


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1506 29th Ave. S • Moorhead, MN 56560

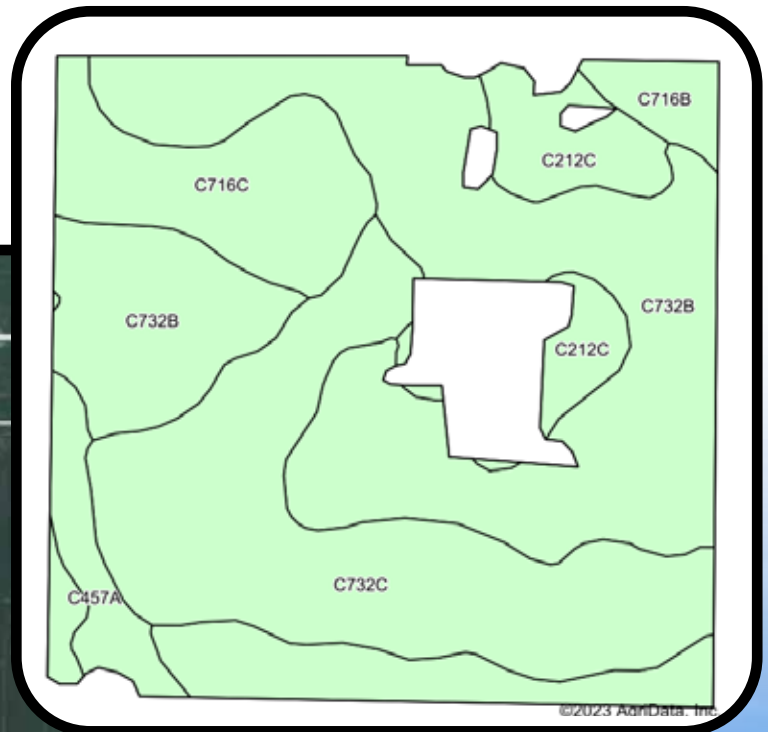
Overall Property



Parcel 1

Acres: 160 +/-
Legal: SW¼ 8-126-77
Crop Acres: 146.07 +/-
Taxes (2022): \$1,703.10

This parcel features 146.07 +/- acres of highly productive cropland acres with an SPI of 75.2. Nearly all of the soils are Class II or III, suitable for raising a variety of crops, including wheat, barley, sunflowers, soybeans, corn, canola and others. The primary soil is Bryant Silt Loam, a Class II soil with an SPI of 82, a notable soil that produces high yielding crops.

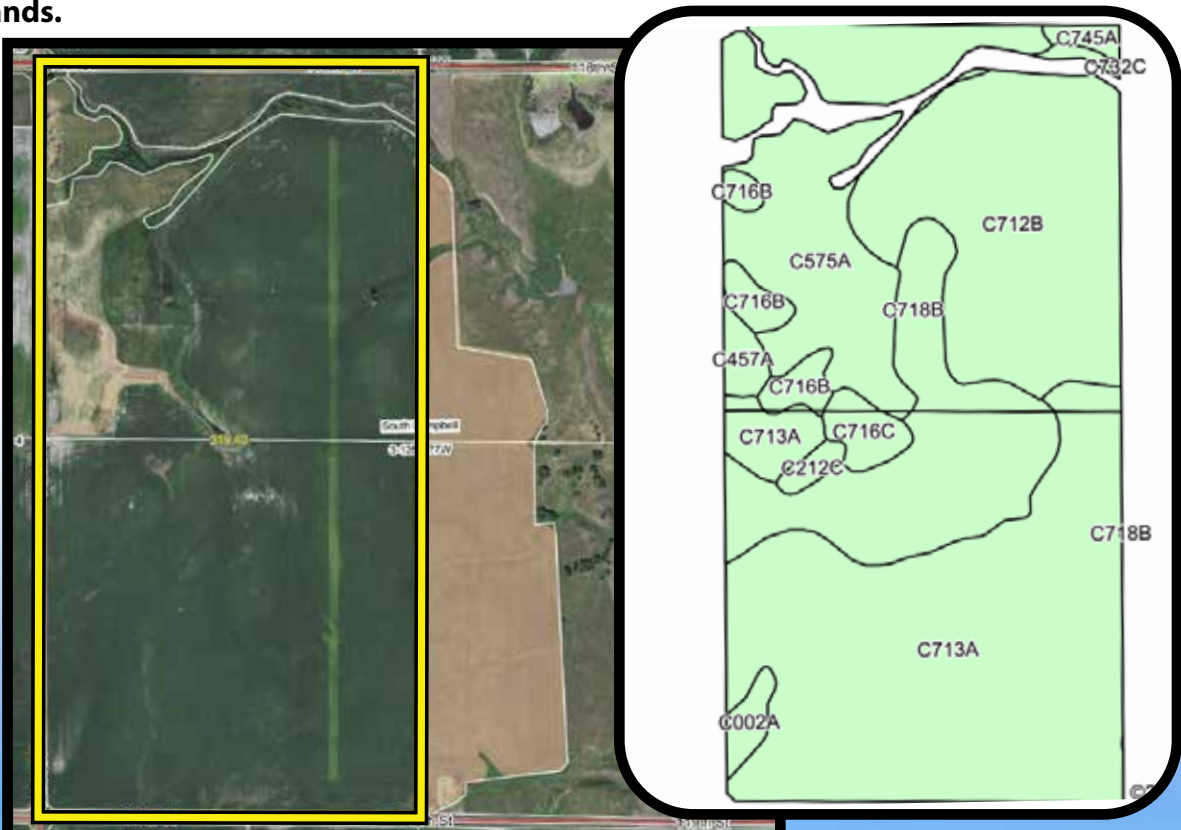


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C732B	Bryant silt loam, 2 to 6 percent slopes	72.68	49.8%	Ile	83
C732C	Bryant silt loam, 6 to 9 percent slopes	39.79	27.2%	IIle	67
C716C	Bryant-Sutley silt loams, 6 to 9 percent slopes	15.21	10.4%	IIle	60
C212C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	9.65	6.6%	IIle	61
C457A	Grassna silt loam, 0 to 2 percent slopes	5.39	3.7%	IIc	98
C716B	Bryant-Sutley silt loams, 2 to 6 percent slopes	3.35	2.3%	Ile	76
Weighted Average					75.2

Parcel 2

Acres: 319.4 +/-
Legal: W½ 3-125-77
Crop Acres: 298.87 +/-
Taxes (2022): \$4,433.48

This parcel features 298.87 +/- crop acres with an SPI of 70.6. The soils include mostly Class II and Class III, suitable for raising a variety of crops, including wheat, barley, sunflowers, soybeans corn, canola and others. The prominent soil is Linton-Grassna Silt Loams with SPI ranges from 77-84. The balance of the land is in grass and wetlands.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C713A	Linton-Grassna silt loams, 0 to 2 percent slopes	117.56	39.3%	IIc	84
C712B	Linton silt loam, 2 to 6 percent slopes	64.71	21.7%	Ile	77
C575A	Ranslo loam, 0 to 2 percent slopes	52.44	17.5%	IVs	29
C718B	Linton-Sutley silt loams, 2 to 6 percent slopes	42.61	14.3%	Ile	75
C716B	Bryant-Sutley silt loams, 2 to 6 percent slopes	7.15	2.4%	Ile	76
C716C	Bryant-Sutley silt loams, 6 to 9 percent slopes	4.66	1.6%	IIIe	60
C457A	Grassna silt loam, 0 to 2 percent slopes	3.02	1.0%	IIc	98
C002A	Tonka silt loam, 0 to 1 percent slopes	2.97	1.0%	IVw	45
C212C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	1.83	0.6%	IIIe	61
C745A	Bryant-Grassna silt loams, 0 to 2 percent slopes	1.77	0.6%	IIc	88
C732C	Bryant silt loam, 6 to 9 percent slopes	0.15	0.1%	IIIe	67
Weighted Average					70.6

Property Photos



Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 12/28/2023. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 28, 2023, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. **WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF.** It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Firm #12819, Kevin Pifer, SD #12782.



Parcel 1

Pifer's



Parcel 2

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