

1,053 +/- Acres • Sanborn County, SD

LAND AUCTION

Wednesday, March 27, 2024 – 11:00 a.m.

Location: Sanborn County 4-H Building • Forestburg, SD

OWNER: Dolores V Kelsey Trust



Pifer's
LAND AUCTIONS

605.836.2277
www.pifers.com

AUCTION NOTE

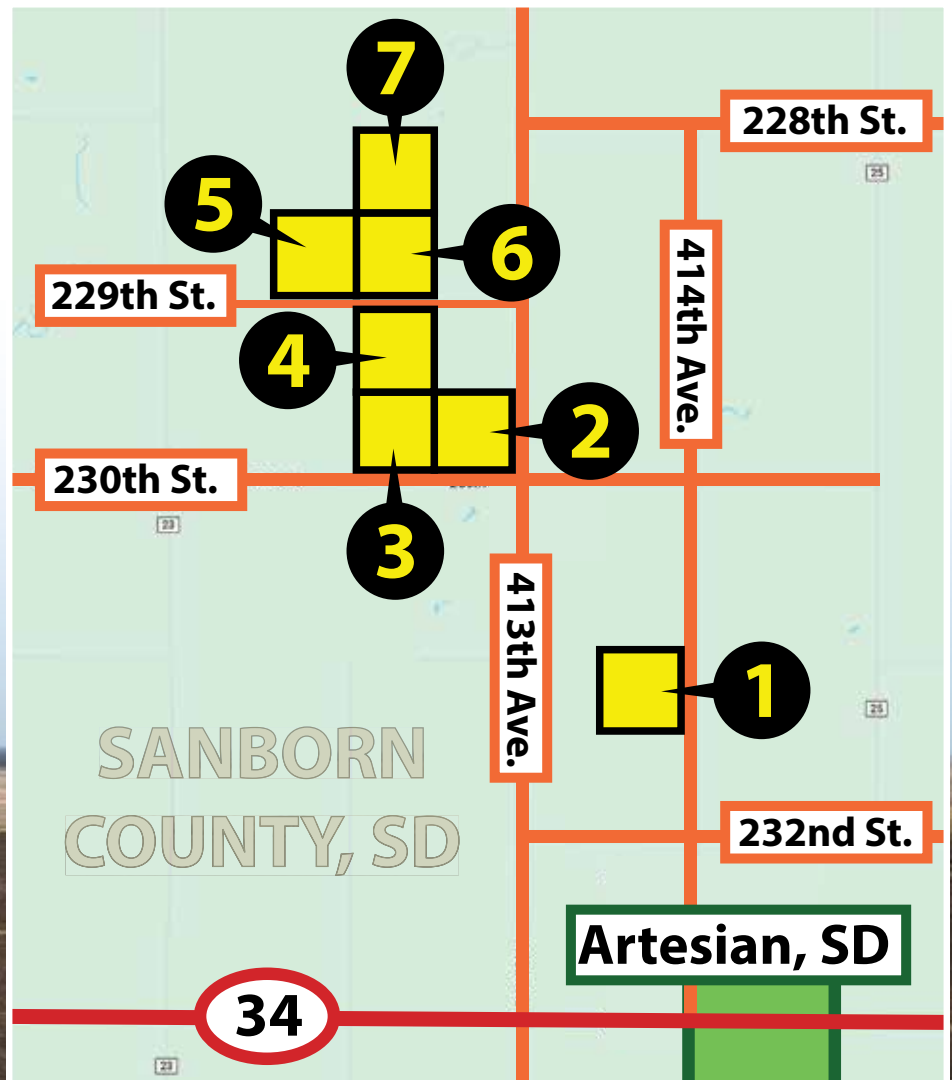
This highly productive and diverse cropland, pasture and hunting land features strong soils near Artesian, SD. The parcels include cropland, Conservation Reserve Program (CRP) and pasture with excellent fence and water sources. Combining historical allure with modern outdoor pursuits, this property embodies South Dakota's rich heritage and bountiful natural resources. Held by the Kelsey Family since 1883, it predates pivotal events like South Dakota's statehood and the Wounded Knee Battle, offering a tangible link to the past alongside a thriving agricultural landscape. This land is not just fertile soil; it's a hunter's paradise, nestled in a state celebrated for its pheasant hunting. Sanborn County, with its well-managed habitats, promises unparalleled opportunities for both agriculture and wildlife enthusiasts, making it an investment in both legacy and recreational bliss.

The property is subject to a 2024 crop and pasture lease. There are no US Fish & Wildlife Wetland or Grassland Easements. Offered in 7 parcels, this will be a live auction with internet and phone bidding.

DRIVING DIRECTIONS

Parcel 1: From the intersection of Hwy. #34 and 413th Ave., 1 mile west of Artesian, SD, go north 1 mile on 413th Ave. Then go 1 mile east on 232nd St., and ½ a mile north on 414th Ave. Parcel 1 is on the west side of the road.

Parcels 2-7: From the intersection of Hwy. #34 and 413th Ave., 1 mile west of Artesian, SD, go north 3 miles and the parcels are on the west side of the road.



STEVE LINK

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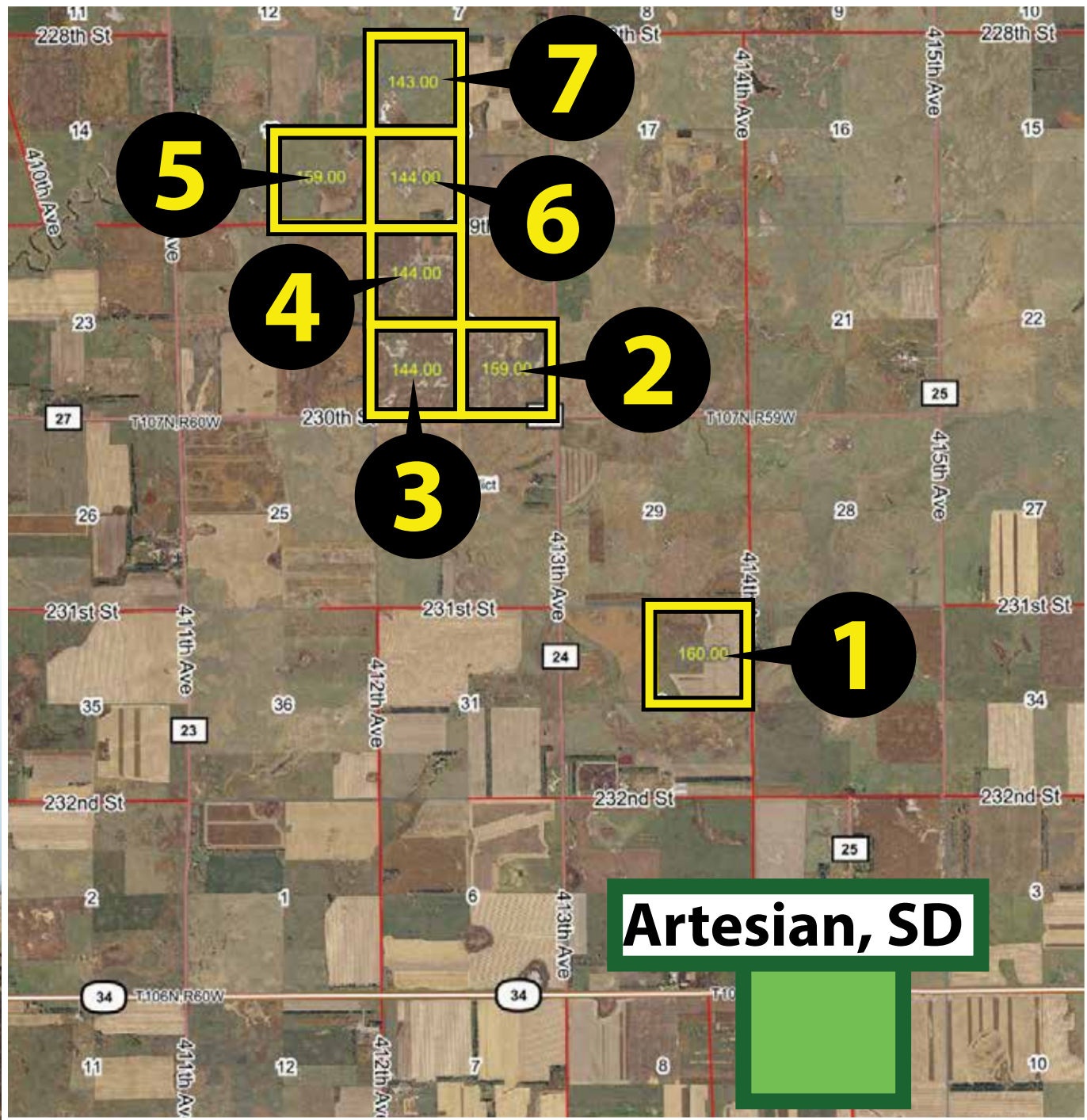
CHRIS BAIR

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Pifer's
LAND AUCTIONS

28020 Boondock Ave. • Worthing, SD 57077

OVERALL PROPERTY



PARCEL 1

Acres: 160 +/-
Legal: NE¼ 32-107-59
Crop Acres: 86.95 +/-
CRP Acres: 5.11 acres @ \$119.30/acre – \$610.00/
 annually - Expires: 09/30/2026 21.03 acres
 \$80.56/acre – \$1,694.00/annually - 09/30/2030
Taxes (2023): \$1,567.16

Crop	Base Acres	Yield
Corn	87.24	120 bu.
Total Base Acres: 87.24		

This parcel is a wonderful mix of quality cropland with CRP and habitat acres. Over 26 +/- acres of CRP and 43 +/- acres of additional habitat combined with the 86.95 +/- acres of cropland allows the buyer many options for management.



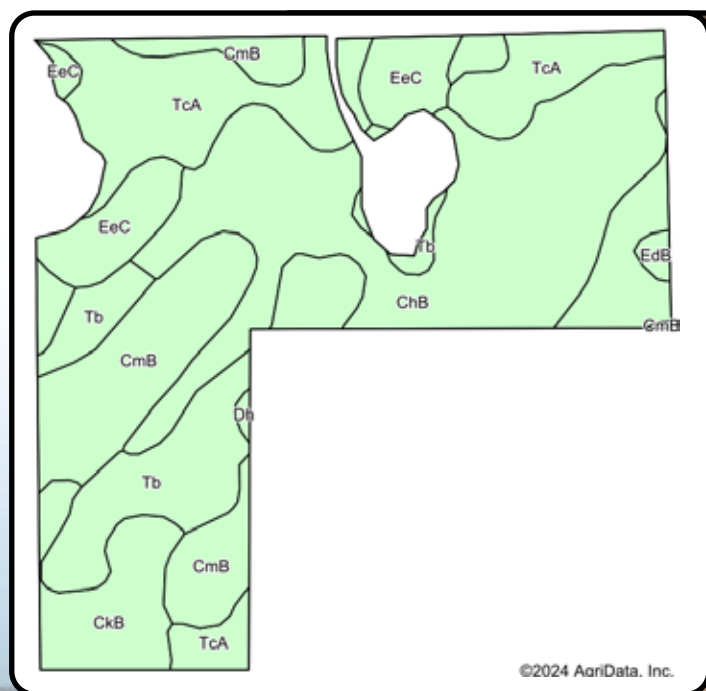
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HcB	Houdek-Dudley complex, 2 to 6 percent slopes	28.23	32.8%	Ile	63
HfA	Houdek-Stickney complex, 0 to 2 percent slopes	27.96	32.5%	IIc	77
DfA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	12.67	14.7%	IVs	28
HeB	Houdek-Prosper loams, 1 to 6 percent slopes	9.82	11.4%	Ile	84
CoA	Clarno-Bonilla loams, 0 to 2 percent slopes	5.61	6.5%	IIc	88
Dh	Durrstein silt loam	1.23	1.4%	VIIs	13
Ja	James silty clay	0.44	0.5%	IVw	29
Weighted Average					65.5

PARCEL 2

Acres: 159 +/-
Legal: SE¼ 19-107-59
Crop Acres: 90.99 +/-
CRP Acres: 34.02 acres @ \$155.06/acre – \$5,275.00/
annually - Expires: 09/30/2027
Taxes (2023): \$1,888.16

PARCELS 2-6 COMBINED		
Crop	Base Acres	Yield
Oats	147.8	62 bu.
Corn	152.11	120 bu.
Grain Sorghum	0.1	43 bu.
Soybeans	4.5	29 bu.
Total Base Acres: 304.51		

Another excellent parcel for producers, investors, and hunters with almost 91 +/- acres of cropland and over 34 +/- acres of CRP with a strong payment. This parcel has excellent access. This parcel has a well, providing ample water resources for livestock, ensuring a sustainable and efficient agricultural operation.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	29.53	31.9%	Ile	84
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	20.06	21.7%	IIw	70
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	16.12	17.4%	Ile	78
Tb	Tetonka silt loam, 0 to 1 percent slopes	12.70	13.7%	IVw	56
EeC	Ethan-Clarno loams, 6 to 9 percent slopes	6.83	7.4%	IVe	64
CkB	Clarno-Dudley complex, 2 to 6 percent slopes	6.55	7.1%	Ile	62
EdB	Delmont-Enet loams, 2 to 6 percent slopes	0.50	0.5%	IVe	44
Dh	Durrstein silt loam	0.21	0.2%	VIIs	13
Weighted Average					72.7

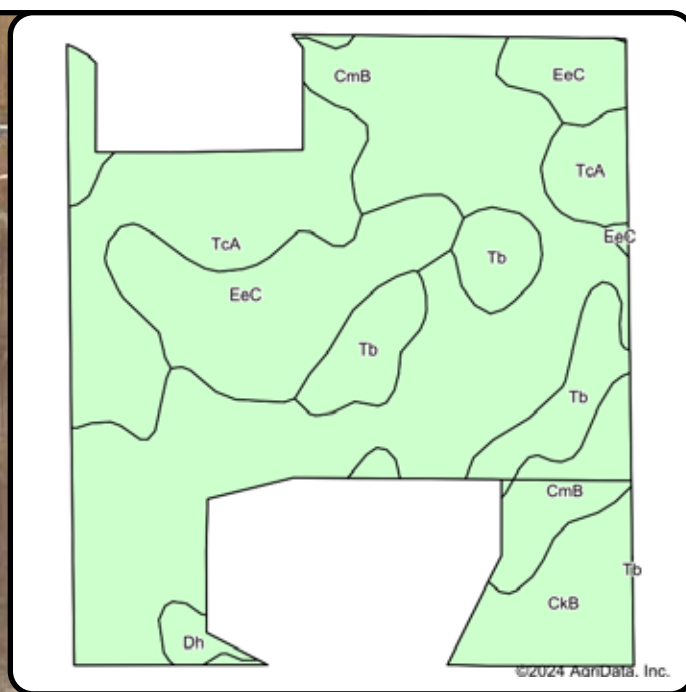
PARCEL 3

Acres: 144 +/-
Legal: SW¼ 19-107-59
Crop Acres: 110.74 +/-
Taxes (2023): \$1,574.54

This parcel features 110.74 +/- acres of cropland with the balance expired CRP and non-crop.

PARCELS 2-6 COMBINED

Crop	Base Acres	Yield
Oats	147.8	62 bu.
Corn	152.11	120 bu.
Grain Sorghum	0.1	43 bu.
Soybeans	4.5	29 bu.
Total Base Acres: 304.51		



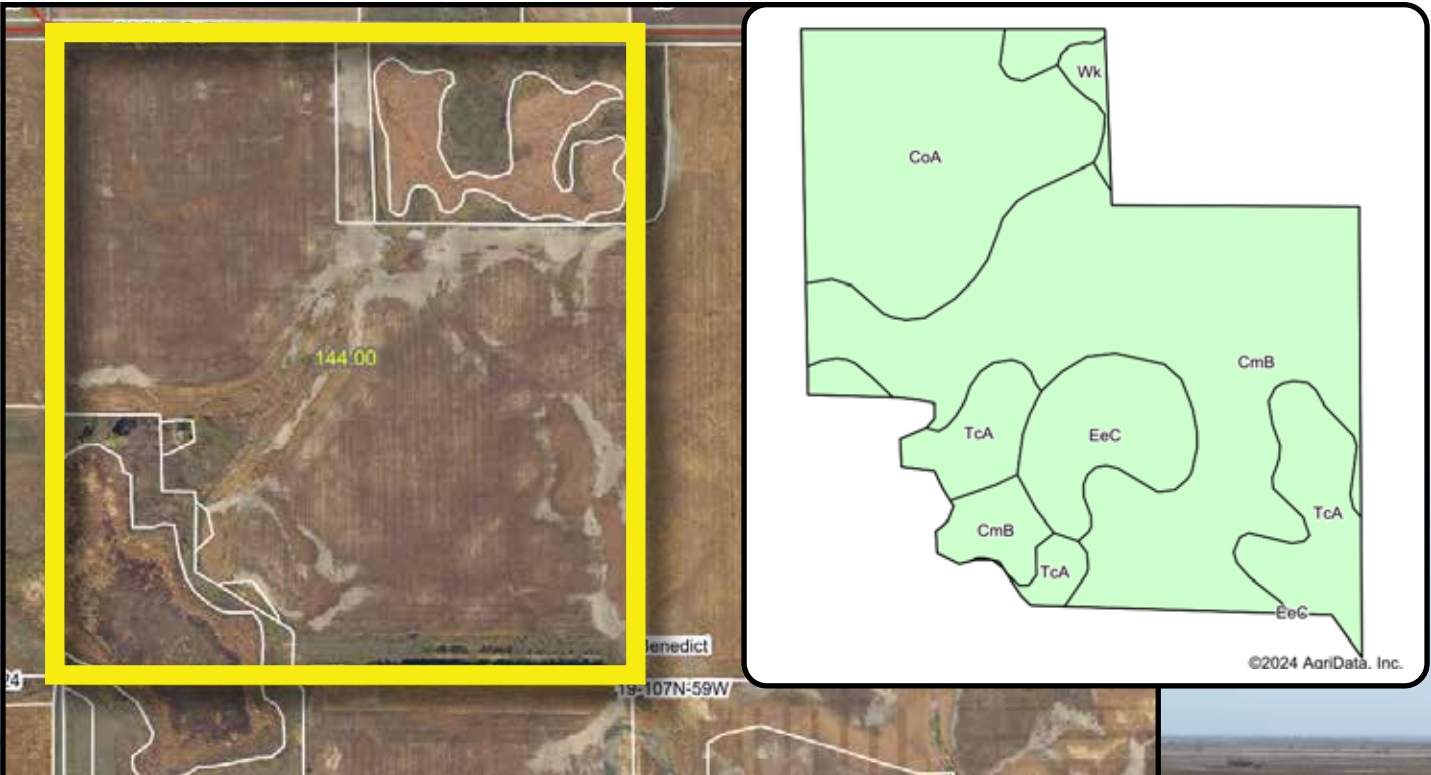
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	51.87	46.8%	Ile	78
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	20.40	18.4%	IIw	70
EeC	Ethan-Clarno loams, 6 to 9 percent slopes	17.85	16.1%	IVe	64
Tb	Tetonka silt loam, 0 to 1 percent slopes	11.17	10.1%	IVw	56
CkB	Clarno-Dudley complex, 2 to 6 percent slopes	7.79	7.0%	Ile	62
Dh	Durrstein silt loam	1.66	1.5%	VI s	13
Weighted Average					70

PARCEL 4

Acres: 144 +/-
Legal: NW¼ 19-107-59
Crop Acres: 99.74 +/-
Taxes (2023): \$1,765.14

This parcel features 99.74 +/- acres of cropland with the balance including hayland, tree planting and excellent wildlife habitat.

PARCELS 2- 6 COMBINED		
Crop	Base Acres	Yield
Oats	147.8	62 bu.
Corn	152.11	120 bu.
Grain Sorghum	0.1	43 bu.
Soybeans	4.5	29 bu.
Total Base Acres: 304.51		

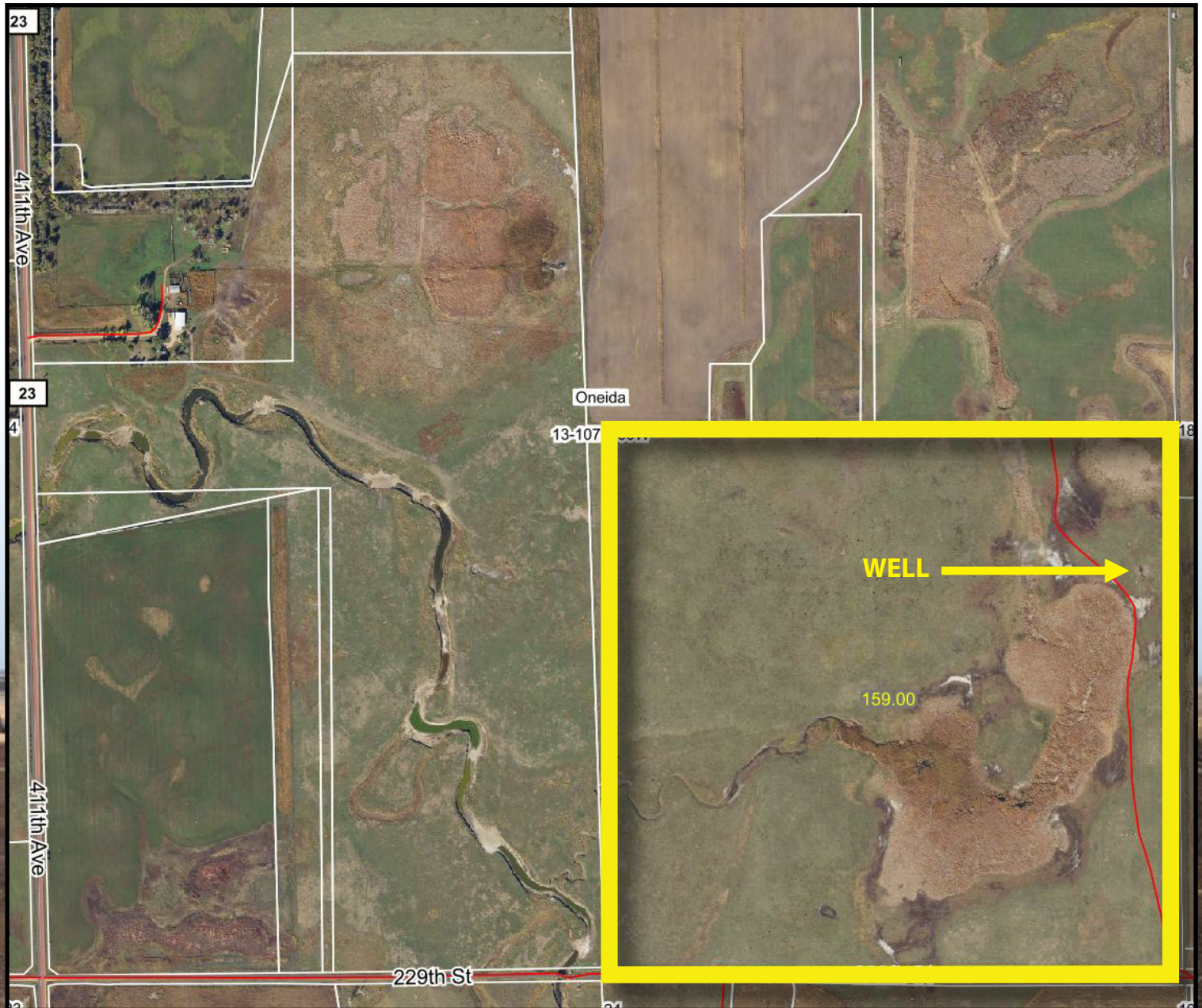


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	49.97	50.7%	Ile	78
CoA	Clarno-Bonilla loams, 0 to 2 percent slopes	24.86	25.2%	IIc	88
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	14.04	14.2%	IIw	70
EeC	Ethan-Clarno loams, 6 to 9 percent slopes	8.56	8.7%	IVe	64
Wk	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.17	1.2%	VIIIw	10
Weighted Average					77.4

PARCEL 5

Acres: 159 +/-
Legal: SE¼ 13-107-60
Pasture Acres: 159 +/-
Taxes (2023): \$1,436.06

This entire parcel is currently being pastured with excellent fence and a well. This parcel has a well, providing ample water resources for livestock, ensuring a sustainable and efficient agricultural operation.



PARCEL 6

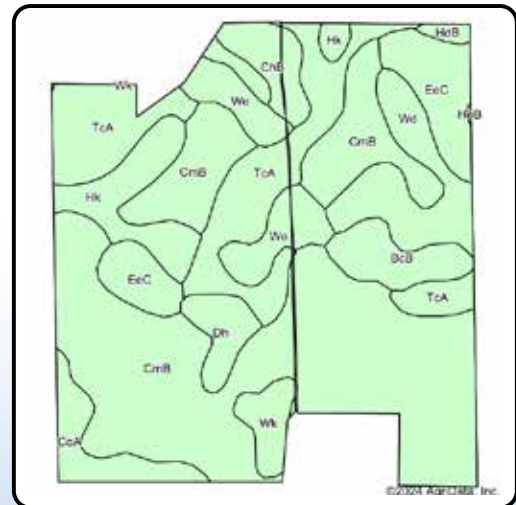
Acres: 144 +/-
Legal: SW¼ 18-107-59
Crop Acres: 129.59 +/-
Taxes (2023): \$1,549.84

This parcel features 129.59 +/- acres of cropland with the balance including an old farmstead and pastureland. This parcel has a well, providing ample water resources for livestock, ensuring a sustainable and efficient agricultural operation.



Crop	Base Acres	Yield
Corn	30.7	120 bu.
Total Base Acres: 30.7		

PARCELS 2- 6 COMBINED		
Crop	Base Acres	Yield
Oats	147.8	62 bu.
Corn	152.11	120 bu.
Grain Sorghum	0.1	43 bu.
Soybeans	4.5	29 bu.
Total Base Acres: 304.51		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	57.20	44.6%	Ile	78
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	20.87	16.3%	IIw	70
EeC	Ethan-Clarno loams, 6 to 9 percent slopes	8.78	6.9%	IVe	64
Wd	Woonsocket fine sandy loam	8.44	6.6%	IIIe	68
Hk	Hoven silt loam, 0 to 1 percent slopes	7.13	5.6%	VIIs	15
We	Worthing silty clay loam, 0 to 1 percent slopes	6.79	5.3%	Vw	30
BcB	Blendon fine sandy loam, 2 to 6 percent slopes	4.49	3.5%	IIIe	61
CoA	Clarno-Bonilla loams, 0 to 2 percent slopes	4.35	3.4%	IIc	88
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	3.67	2.9%	Ile	84
Dh	Durrstein silt loam	3.11	2.4%	VIIs	13
Wk	Worthing silty clay loam, ponded, 0 to 1 percent slopes	2.68	2.1%	VIIIw	10
HdB	Houdek-Ethan loams, 2 to 6 percent slopes	0.60	0.5%	Ile	70
Weighted Average					65.9

PARCEL 7

Acres: 143 +/-
Legal: NW¼ 18-107-59
Pasture Acres: 143 +/-
Taxes (2023): 1,249.58

This parcel is all pastureland with excellent fence. If this parcel is purchased separate from parcels 5 and 6, the livestock water is supplied by ponds which are likely spring fed.



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 5/13/24. 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 May 13, 2024, 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 & Realty.

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, Kevin D. Pifer, SD #12782, Chris Bair, SD #17588.

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