



# buyer's PROSPECTUS

**TIMED  
ONLINE**

# 2

Roberts & Minnehaha Counties, SD

# LAND AUCTIONS

OPENS: Thursday, May 23 / CLOSES: Thursday, May 30<sup>2018</sup>

**Roberts County, SD**  
Summit Township



# 995

**± acres**  
(closes at 10AM)

**Minnehaha County, SD**  
Dell Rapids Township



# 105

**± acres**  
(closes at 1PM)

Secured Creditor, Owner

Steffes Group, Inc. | 1688 Hwy 9, Larchwood, IA 51241

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

**SteffesGroup.com**

**Contact Steffes Group, Chris Bair, 712.477.2144 or 605.271.7730,  
or Max Steffes, 701.237.9173 or 701.212.2849, or online at Steffes Group.com**

Scott Steffes SD Broker License #4762,  
Max Steffes SD #16038, Chris Bair SD #17588

**TERMS:** 10% down upon signing purchase agreement with balance due at closing in 30 days.



The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### SPECIFIC TERMS FOR ONLINE ONLY AUCTION

This is an online only auction with no buyer's premium.

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing.

**The Roberts County, SD auction begins Thursday, May 23, 2019 at 8:00AM and will end Thursday, May 30, 2019 at 10:00AM.**

**The Minnehaha County, SD auction begins Thursday, May 23, 2019 at 8:00AM and will end Thursday, May 30, 2019 at 1:00PM.**

- All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.
- All bidders must register their name, address and telephone number in order for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The winning bidder will be emailed or faxed a copy of the contract for signature by Chris Bair or Max Steffes. The buyer would fax the signed copy back to 701.237.0976 or send a scanned copy by email to Chris.Bair@SteffesGroup.com.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must **be paid in full with cashier's check at closing on or before Friday, June 28, 2019.**

- Closing will take place at a professional closing company agreeable to both buyer and seller.
- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
- 2019 Taxes payable in 2020 will be paid by BUYER. 2018 taxes payable in 2019 and previously due/delinquent taxes will be paid by the SELLER.** Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

- The minimum bid raise will be \$1,000.00

**THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**

**THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION.**

### PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible

for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

- ROBERTS COUNTY** – Immediate possession will be granted to the successful bidder upon signing the purchase agreement and depositing earnest money.
- MINNEHAHA COUNTY** – This land is selling subject to the existing farm cash rent agreement for the 2019 crop year. BUYER will assume the lease agreement (verbal, no written agreement) and will receive the 2nd payment due payable fall of 2019 for \$9,030.00. This lease expires Nov. 30th, 2019.

### MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water

quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

- Purchasing the property.
- Purchasing the property at a price you can afford.

### How is this accomplished?

- Estimate comparative value.
- Experienced buyers always decide what to pay before the bidding begins.
- Inspect the property carefully.
- Compare with other properties available in the area.
- Check the selling price of previously sold properties.
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- This sale is not subject to financing.

### AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

# Timed Online Multi-Tract Bidding Process

Please note the bidding will not close on any tract until there has been no bidding activity on any of the tracts for a period of 4 minutes.

This is accomplished through the bid extension and lot linking features of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes on any of the tracts. Our goal is to realize the highest return to the seller, and satisfy all interested parties by allowing bidders who are interested in one tract to have the same opportunity as multi-tract buyers. **All bidding will be on a per tract basis. We will not have "per acre" bidding.**

CATALOG ORDER

EXTENDED

## #1 Cavalier County, ND Land Auction - 153.24± Acres


Description: NW ¼ Section 5-163-57


Deeded Acres: 153.24+/-

Cropland Acres: 124+/-

Wooded Acres: 26+/-

Soil Productivity Index: 75

Taxes (\*15): \$978.47 

 00:04:00

US \$125,000.00 (2 bids)



[More Photos](#)

EXTENDED

## #2 Cavalier County, ND Land Auction - 150.44± Acres


Description: NE ¼ Section 5-163-57


Deeded Acres: 150.44+/-

Cropland Acres: 110+/-

Wooded Acres: 40+/-

Soil Productivity Index: 82

Taxes (\*15): \$959.68 

 00:04:00

US \$100,000.00 (1 bids)



[More Photos](#)

EXTENDED


## #3 Cavalier County, ND Land Auction - 120± Acres


Description: W ½ SW ¼ & NE ¼ SW ¼  
Section 9-163-57

Deeded Acres: 120+/-

Cropland Acres: 103+/-

Soil Productivity Index: 80

Taxes (\*15): \$957.62 

 00:04:00

US \$115,000.00 (5 bids)



[More Photos](#)

## This is an AUCTION! To the Highest Bidder.

The bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE MULTI-TRACT BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



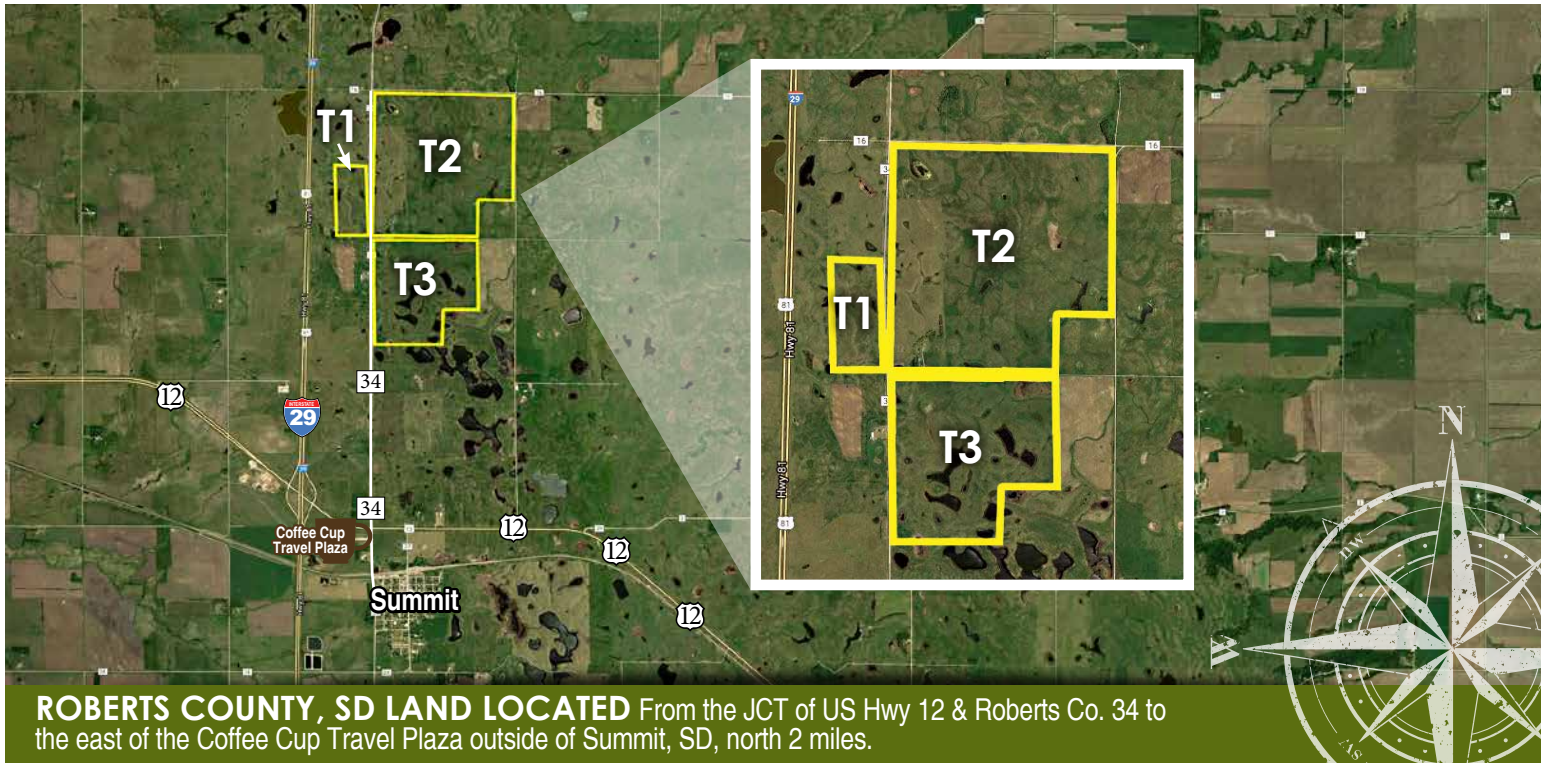
Lots with this symbol are linked together throughout the entire auction and will close together.



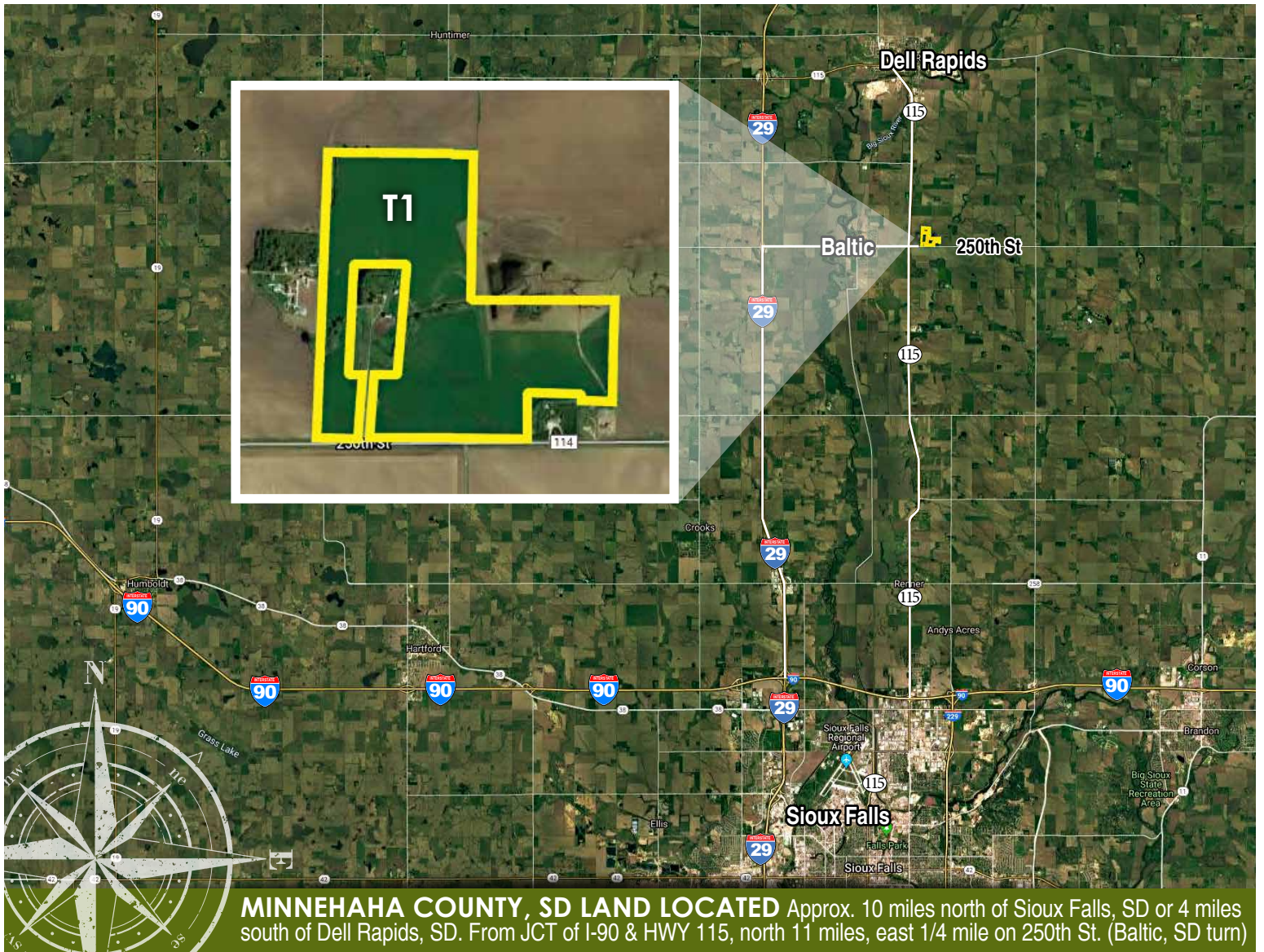


# Aerial Map & Directions

# Roberts & Minnehaha Counties, SD



**ROBERTS COUNTY, SD LAND LOCATED** From the JCT of US Hwy 12 & Roberts Co. 34 to the east of the Coffee Cup Travel Plaza outside of Summit, SD, north 2 miles.



**MINNEHAHA COUNTY, SD LAND LOCATED** Approx. 10 miles north of Sioux Falls, SD or 4 miles south of Dell Rapids, SD. From JCT of I-90 & HWY 115, north 11 miles, east 1/4 mile on 250th St. (Baltic, SD turn)

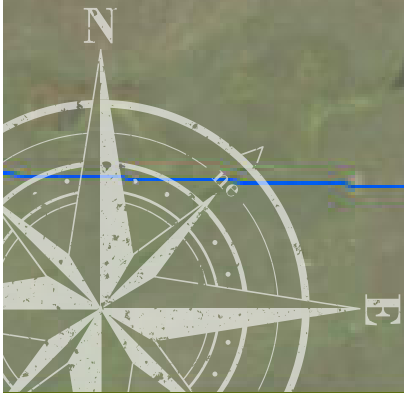


Legal Description: E 1/2 SE 1/4 EXC HWY SECTION 16-122-51 • Total Acres: 79± • 2018 Taxes: \$338.30  
US Fish & Wildlife Grassland Easement • US Fish & Wildlife Wetland Easement



### ROBERTS COUNTY, SD DETAILS

Each Roberts County, SD tract features desirable pasture with spectacular access and great proximity to major roads including I-29. The land is located directly north of the travel center outside of Summit, SD and is adjacent to a hard-surfaced road. The I-29 exit & entrance ramps are within 3 miles of the property making it attractive to cattle producers far and wide. All three tracts have good water features and will be selling with immediate grazing rights and access upon signing the purchase agreement.

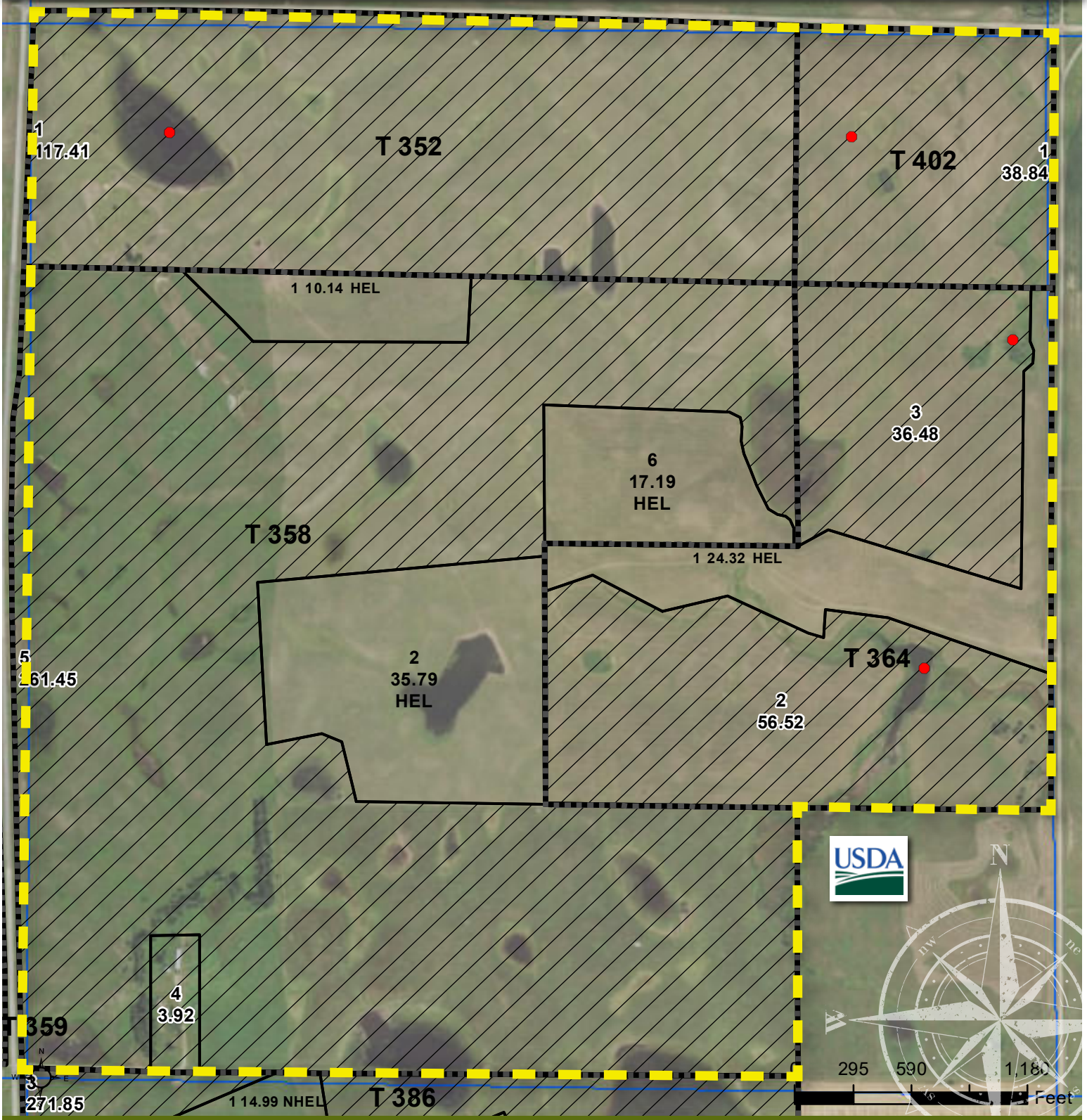


# Tract 2 Details

Lines approximate

# Roberts County, SD

Legal Description: ALL OF SECTION 15 LESS SE ¼ SE ¼ & EXC HWY SECTION 15-122-51 • Total Acres: 598± • 2018 Taxes: \$3,011.14  
US Fish & Wildlife Grassland Easement • US Fish & Wildlife Wetland Easement



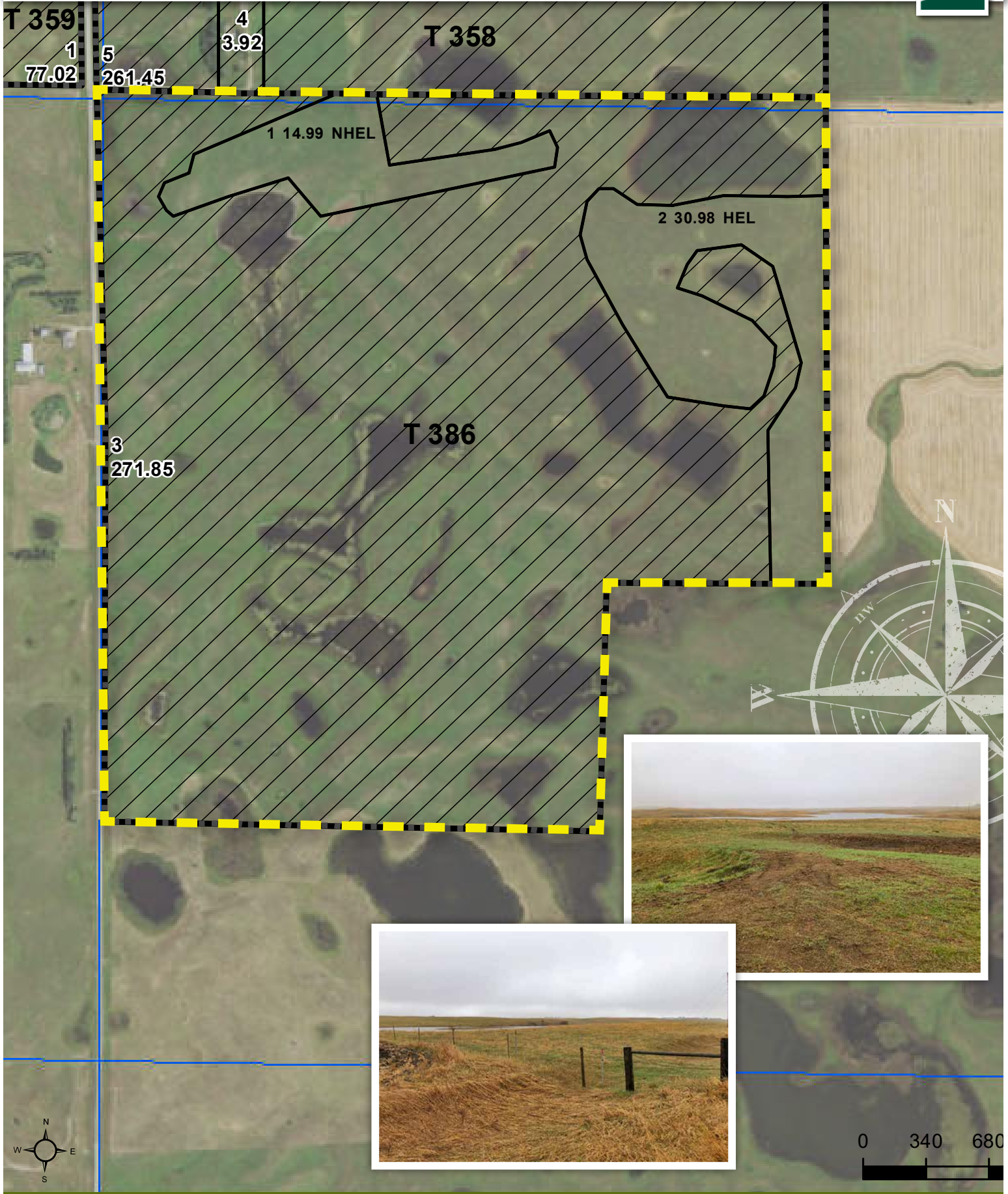


# Tract 3 Details

Lines approximate

# Roberts County, SD

Legal Description: NW ¼, W ½ NE ¼, N ½ SW ¼ SECTION 22-122-51 • Total Acres: 318± • 2018 Taxes: \$1,477.44  
US Fish & Wildlife Grassland Easement • US Fish & Wildlife Wetland Easement



TAXPAYER STATEMENTS OF TAXES OWING  
ROBERTS COUNTY TREASURER

411 2ND AVE E STE 1A  
SISSETON SD 57262  
(605) 698-7245

AS OF 05/02/2019

Tax Year	Yr Due/Bill#	Taxpayer Name	Town / Township	Taxes	Interest	Adv/Crt	TOTAL
2018	2019-1-7495	STEVE R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	927.10	3.43	.00	830.53
	REC# 4277 15	122 51 S2NW4 EXC; SW4NE4; NE4SW4 SEC 15-122-51	SUMMIT TOWNSHIP				
2018	2019-1-7496	STEVE R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	890.76	3.70	.00	894.46
	REC# 4276 15	122 51 NW4SW4 EXC; S2SW4 EXC; SW4SE4 SEC 15-122-51	SUMMIT TOWNSHIP				
2018	2019-1-7497	STEVE R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	336.90	1.40	.00	338.30
	REC# 4278 16	122 51 E2SE4 EXC HWY SEC 16-122-51 SUMMIT TOWNSHIP					
2018	2019-1-7498	STEVE R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	1,477.44	6.13	.00	1,483.57
	REC# 7010 22	122 51 W2NE4; N2SW4 EXC; NW4 EXC SEC 22-122-51	SUMMIT TOWNSHIP				
2018	2019-1-7499	STEVEN R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	170.22	.71	.00	170.93
	REC# 6634 15	122 51 NE4NE4 SEC 15-122-51 SUMMIT TOWNSHIP					
2018	2019-1-7500	STEVEN R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	593.54	2.46	.00	596.00
	REC# 4280 15	122 51 SE4NE4; N2SE4 SEC 15-122-51 SUMMIT TOWNSHIP					
2018	2019-1-7501	STEVEN R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	351.86	1.46	.00	353.32
	REC# 3334 15	122 51 NE4NW4; NW4NE4 SEC 15-122-51 SUMMIT TOWNSHIP					
2018	2019-1-7502	STEVEN R & RHONDA G OLLERICH	28-SUMMIT TOWNSHIP	177.66	.74	.00	178.40
	REC# 3333 15	122 51 NW4NW4 EXC SEC 15-122-51 SUMMIT TOWNSHIP					
<b>TOTAL TAXES OWING:</b>				<b>4,825.48</b>	<b>20.03</b>	<b>.00</b>	<b>4,845.51</b>





**FARM: 6833**

South Dakota

U.S. Department of Agriculture

Prepared: 5/7/19 4:10 PM

Roberts

Farm Service Agency

Crop Year: 2019

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Page: 1 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
	COMB 2144, 5219 & 6774	

**Farms Associated with Operator:**  
None

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
996.9	133.41	133.41	0.0	0.0	0.0	0.0	Active	6
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	133.41	0.0	0.0	0.0			

**Tract Number:** 352      **Description** E3 N2NW, NWNE 15 122 51

**BIA Range Unit Number:**

**HEL Status:** HEL Determinations not complete

**Wetland Status:** Tract contains a wetland or farmed wetland

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
117.41	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

**Owners:**

**Other Producers:** None

**Tract Number:** 358      **Description** E3 SWNE, S2NW, SWSE, SW 15 122 51 HEL

**BIA Range Unit Number:**

**HEL Status:** HEL: conservation system is being actively applied

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
328.49	63.12	63.12	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	63.12	0.0	0.0	0.0	

**Owners:**

**Other Producers:** None



South Dakota

U.S. Department of Agriculture

**FARM: 6833**

Roberts

Farm Service Agency

Prepared: 5/7/19 4:10 PM

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Crop Year: 2019

Page: 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 359      Description E3 E2SE 16 122 51

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.02	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners:

Other Producers: None

Tract Number: 364      Description E3 SENE N2SE 15 122 51 HEL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
117.32	24.32	24.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	24.32	0.0	0.0	0.0	

Owners:

Other Producers: None

Tract Number: 386      Description E3 NW, N2SW, W2NE 22 122 51 HEL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
317.82	45.97	45.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	45.97	0.0	0.0	0.0	

Owners:

Other Producers: None



South Dakota

U.S. Department of Agriculture

**FARM: 6833**

Roberts

Farm Service Agency

Prepared: 5/7/19 4:10 PM

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

Crop Year: 2019

Page: 3 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 402      Description E3 NENE 15 122 51

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
38.84	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners:

Other Producers: None



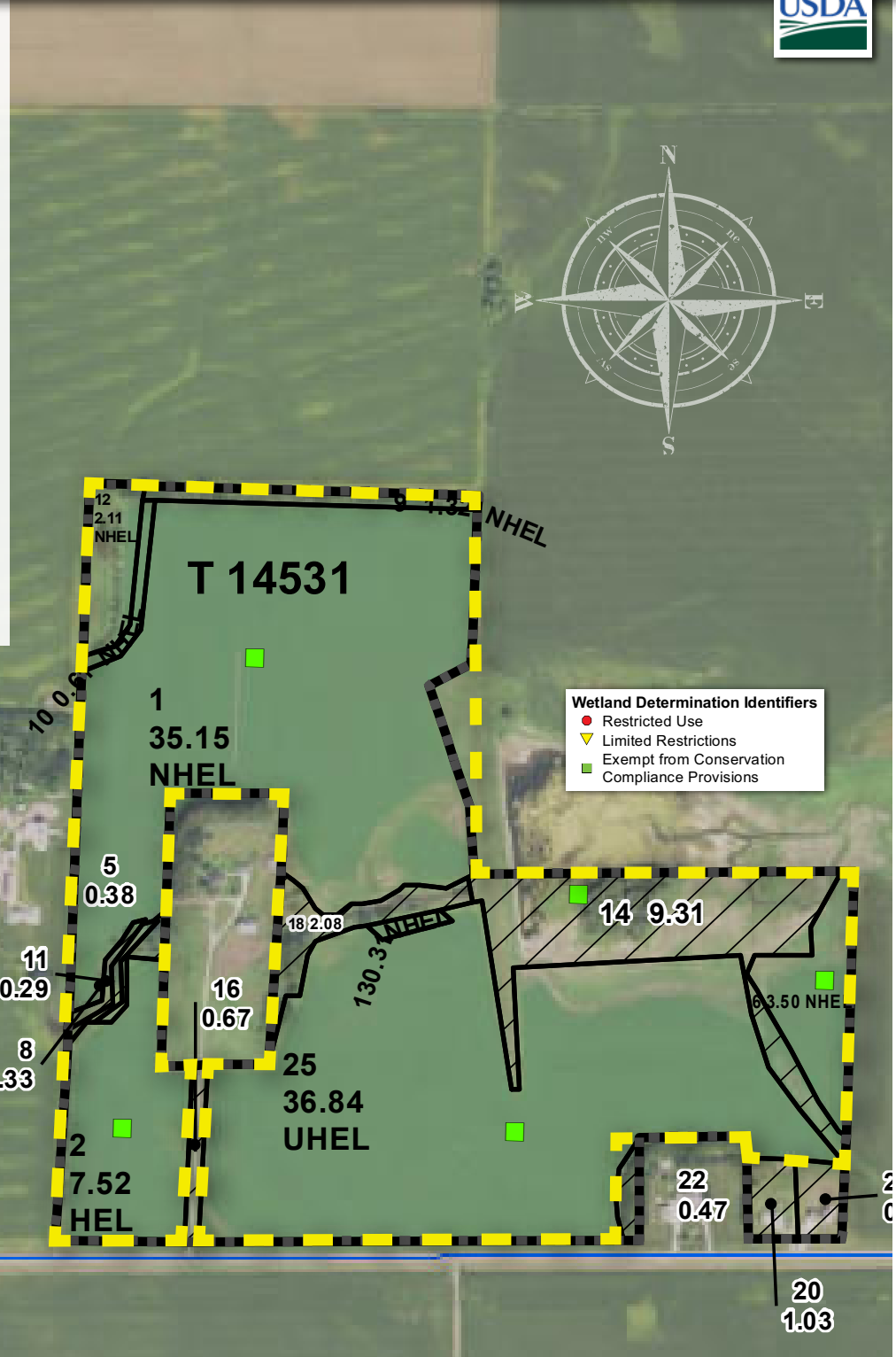


**Description:** E1/2 SW1/4 (EX TR 1 BENDER'S ADDN) & SW1/4 SE1/4 (EX TR 1 OLLERICH'S ADDN) 34-104-49 DELL RAPIDS TOWNSHIP 104-49  
**Total Acres:** 105.38± • **Parcel #:** 18942 • **Cropland Acres:** 87.36± • **2018 Taxes:** \$2,898.98



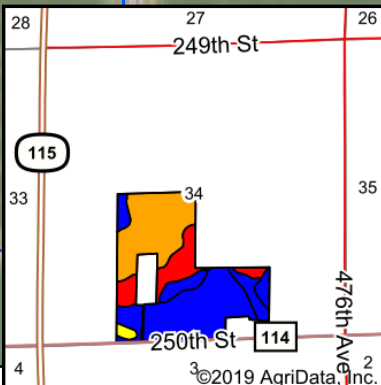
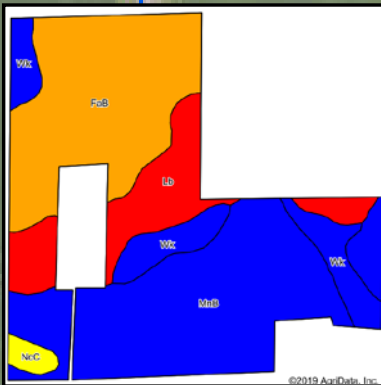
**MINNEHAHA COUNTY, SD TAX INFO**

**Legal Description:** E1/2 SW1/4 (EX TR 1 BENDER'S ADDN) & SW1/4 SE1/4 (EX OLLERICH'S ADDN)  
**Parcel Number:** 018942  
**School District Code:** 491  
**Date Structure was Built:** 0  
**Billing Number:** 10633  
**Total Property Size:** 105.38  
**Township:** DELL RPDS TWP  
**Valuations:** Assessment Year 2018  
**Assessed Value:** \$286,169.00  
**Equalized Value:** \$243,244.00  
**Agricultural Land Value:** \$286,169.00  
**Non-Agricultural Land Value:** \$0.00  
**Agricultural Building Value:** \$0.00  
**Non-Agricultural Building Value:** \$0.00



**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
MnB	Moody-Nora complex, 2 to 6 percent slopes	43.50	41.4%			Ile	88
FaB	Flandreau loam, 2 to 6 percent slopes	32.86	31.3%			Ile	72
Lb	Lamo silty clay loam, channeled	15.30	14.6%			VIw	37
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	11.72	11.2%			IIw	84
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.62	1.5%			IIIe	68
<b>Weighted Average</b>							<b>74.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method.

SOUTH DAKOTA  
MINNEHAHA



United States Department of Agriculture  
Farm Service Agency

FARM : 14012

Prepared : May 7, 2019

Form: FSA-156EZ

Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None  
Recon ID : 46-099-2019-80

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
102.87	87.36	87.36	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	87.36	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	35.90	0.00	0	177	
Soybeans	23.30	0.00	0	45	
<b>TOTAL</b>	<b>59.20</b>	<b>0.00</b>			

NOTES

Tract Number : 14531

Description :  
FSA Physical Location : SOUTH DAKOTAMINNEHAHA  
ANSI Physical Location : SOUTH DAKOTAMINNEHAHA  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : FIRST DAKOTA NATIONAL BANK  
Other Producers :  
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
102.87	87.36	87.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	87.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	35.90	0.00	0	177
Soybeans	23.30	0.00	0	45





Date: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS # \_\_\_\_\_ Phone # \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_ as earnest money and in part payment of the purchase of real estate sold by Auction and described as follows:

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_
Earnest money hereinafter received for \_\_\_\_\_ \$ \_\_\_\_\_
Balance to be paid as follows: In Cash at Closing \_\_\_\_\_ \$ \_\_\_\_\_

- 1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYERS default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.
2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.
3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.
4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.
5. Minnesota Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real state taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrants taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: \_\_\_\_\_
7. South Dakota Taxes: \_\_\_\_\_
8. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before \_\_\_\_\_ Possession will be at closing.
10. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property.
11. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the Buyer's Prospectus or any announcements made at auction.
12. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.
13: Any other conditions: \_\_\_\_\_
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:







# Land Auction

TIMED  
ONLINE

# 2

Roberts & Minnehaha Counties, SD

# LAND AUCTIONS

OPENS: Thursday, May 23 / CLOSES: Thursday, May 30<sup>AM</sup>

**Roberts County, SD**  
Summit Township



# 995

± acres  
(closes at 10AM)



# 105

± acres  
(closes at 1PM)

**Minnehaha County, SD**  
Dell Rapids Township



SteffesGroup.com