

LAND AUCTION

539.65 +/- acres
CAMPBELL COUNTY, SD



Tuesday, December 21, 2021 at 10:00 am CT
Lighthouse, 203 N Main St, Herreid, SD

Offering highly productive cropland and quality pasture and
hay ground along Hwy #10 north of Herreid, SD!

Seller: Bernal Weisbeck

This sale is managed by Gill Land Company, Kristen Gill, SD #16339. All statements
made the day of the auction take precedence over all printed materials.



KRISTEN GILL
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www.glcland.com

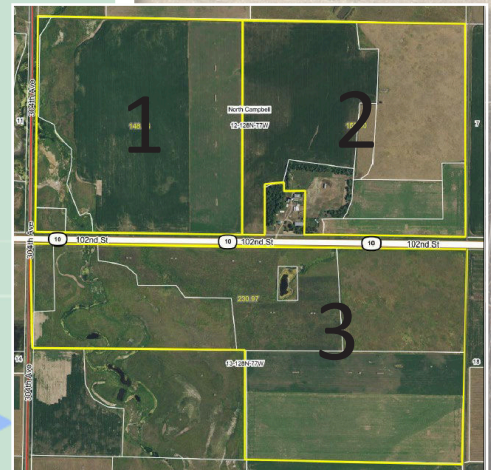
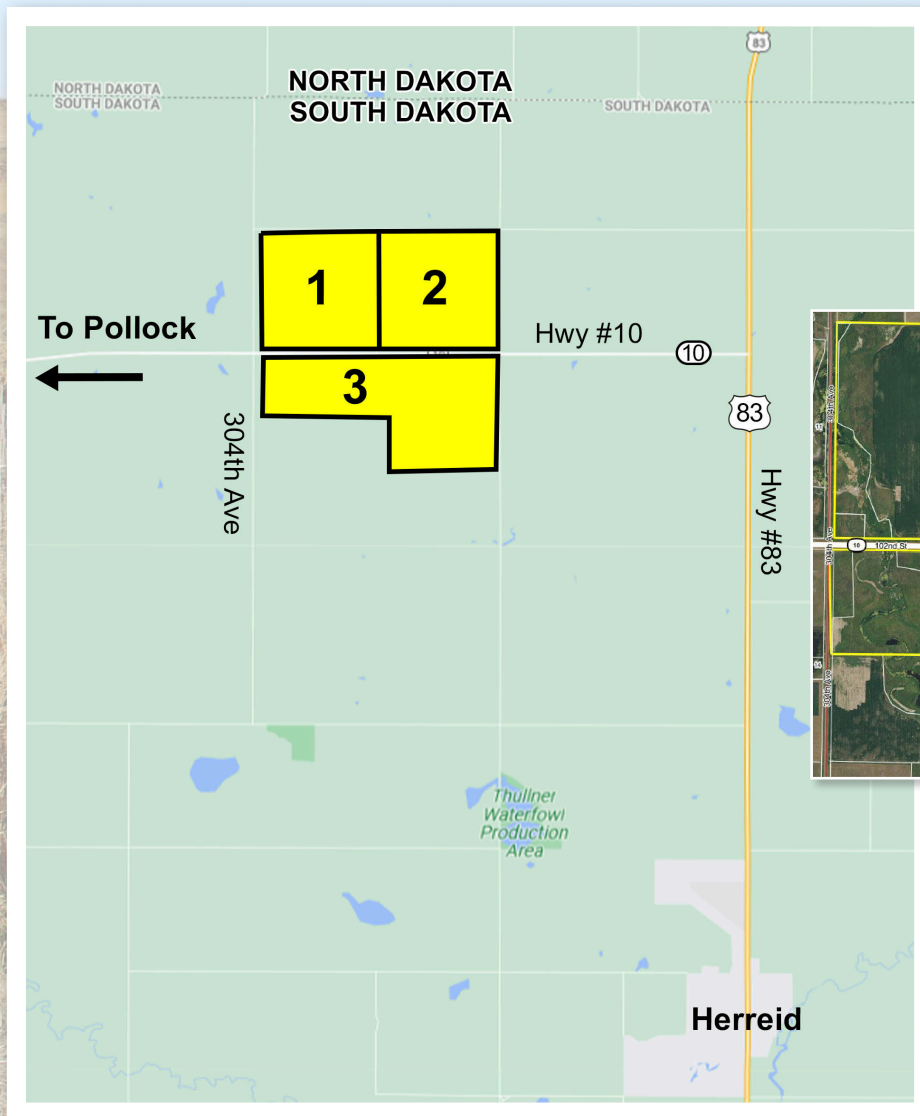
GILL
LAND
COMPANY

Sod. Soil. *SOLD!*[®]



DRIVING DIRECTIONS:

From Herreid, SD: Drive five miles north on Highway #83, then one mile west to reach the east side of the property.



PARCEL 1:

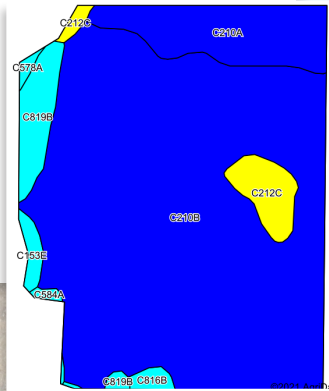
Acres: 156 +/-

Legal: SW1/4 Less 4A-SD 12-128-77

FSA Cropland: 230.89 acres (Estimate Parcels 1&2 combined; FSA to determine)

Taxes (2021): \$1548.57 (estimate)

Parcel 1 offers highly productive cropland with a Soil Productivity Index of 79.5! The west side of the parcel consists of a creek/slew area with grass for haying or recreation opportunity. Access is from the south along Highway #10 or the west side from 304th Ave.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	88.72	79.0%	Blue	Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	11.78	10.5%	Blue	Ilc	86
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	4.72	4.2%	Cyan	IIle	41
C212C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	4.30	3.8%	Yellow	IIIle	61
C153E	Zahl-Max loams, 15 to 25 percent slopes	1.16	1.0%	Cyan	VIIle	31
C816B	Lehr loam, 2 to 6 percent slopes	0.84	0.7%	Cyan	IIIle	44
C584A	Harriet loam, 0 to 2 percent slopes	0.39	0.3%	Cyan	Vis	26
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.36	0.3%	Cyan	Vis	29
Weighted Average					2.17	79.5

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PARCEL 2:

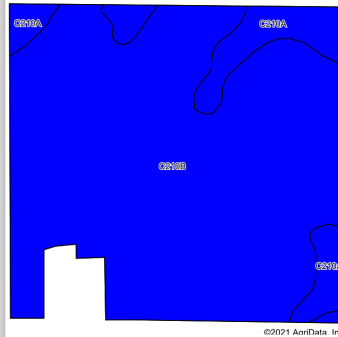
Acres: 155.31 +/-

Legal: SE1/4 Less 4.69A-SD 12-128-77

FSA Cropland: 230.89 acres (Estimate Parcels 1&2 combined; FSA to determine)

Taxes (2021): \$2357.15 (estimate)

Parcel 2 features a Soil Productivity Index of 83.4, and that includes the pastureland! A portion of the corrals and tree rows on the north and east sides of the homesite go with the property. Approximately 10 acres of the homesite will be surveyed prior to closing and excluded from the sale. There is easy access to the land from Hwy #10 on the south and the section line on the east.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	134.21	88.0%		Ile	83
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	18.30	12.0%		Ilc	86
Weighted Average					2.00	83.4



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PARCEL 3:

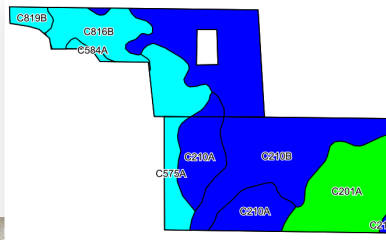
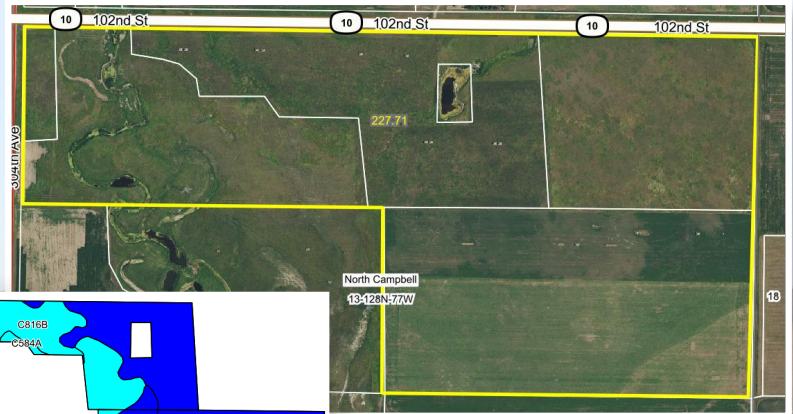
Acres: 228.34 +/-

Legal: N1/2NW1/4 LESS 6.11A SD & NE1/4 LESS 5.55A IN N1/2NE1/4 13-128-77

FSA Cropland: 136.56 acres (Estimate; FSA to determine)

Taxes (2020): \$2447.96

This parcel offers a little bit of everything, with highly productive cropland, quality hayland and pasture with natural water sources. Over 75% of the cropland acres have a Soil Productivity Index of 83 or greater! Water sources include a creek that runs through the west side of the property, and a dugout towards the center of the property that is fenced in with the nearby pasture. There is access on three sides, along Hwy #10 on the north, 304th Ave on the west and the section line on the east side.



Crop	Base Acres	PLC Yield
Wheat	33.12	35
Corn	83.95	88
Sunflowers	21.43	1519
Total	138.5*	

**Parcels 1-3 combined; FSA to split.*

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	58.00	43.9%	Blue	Ile	83
C201A	Bowbells loam, 0 to 3 percent slopes	22.56	17.1%	Green	Ilc	95
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	20.29	15.4%	Blue	Ilc	86
C575A	Ranslo loam, 0 to 2 percent slopes	15.88	12.0%	Cyan	IVs	29
C816B	Lehr loam, 2 to 6 percent slopes	12.00	9.1%	Cyan	IIIe	44
C819B	Lehr-Wabek loams, 2 to 6 percent slopes	2.60	2.0%	Cyan	IIIe	41
C584A	Harriet loam, 0 to 2 percent slopes	0.83	0.6%	Cyan	VIIs	26
Weighted Average					2.38	74.3

TERMS & CONDITIONS

1. 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. Your bidding is not contingent upon any financing. Buyer must have financing in place prior to sale day.

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 January 28, 2022.

2. 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/her 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.

3. 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 Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before January 28, 2022, or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller. Gill Land Company, LLC, and the Seller assume 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 Gill Land Company LLC and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Buyer's responsibility to make needed repairs or improvement, if any, to bring the property up to necessary

state, local and federal codes. Gill Land Company, LLC 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.

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

Buyer'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 Buyer's earnest money deposit.

5. Closing

At closing, Buyer will be required to pay the difference between the earnest money deposit and the final selling price. Title insurance cost and closing agent fee will be split 50/50 between Buyer and Seller.

6. 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.

7. Agency

Gill Land Company, LLC will be acting as the exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

8. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer.

Announcements made by the Auctioneer will take precedence over printed matter. For complete prospectus and earnest money requirements, contact Gill Land Company.

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, Gill Land Company.

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

This sale is managed by Gill Land Company, LLC, Kristen Gill, SD #16339.



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