

LAND FOR LEASE

WRITTEN BIDS

312.7 +/- acres

McPHERSON COUNTY, SD



Bids Due - Monday, April 4, 2022 – 5:00 p.m.

This property offers 312.7 +/- acres of quality pastureland four miles southwest of Eureka, SD.

OWNER: Chad Preszler

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
605-848-4502
kristen@glcland.com
www.glcland.com

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DRIVING DIRECTIONS:

From Eureka, SD: Drive three miles south on Hwy #47 and then one mile west on 115th Street to reach the northwest corner of the land.



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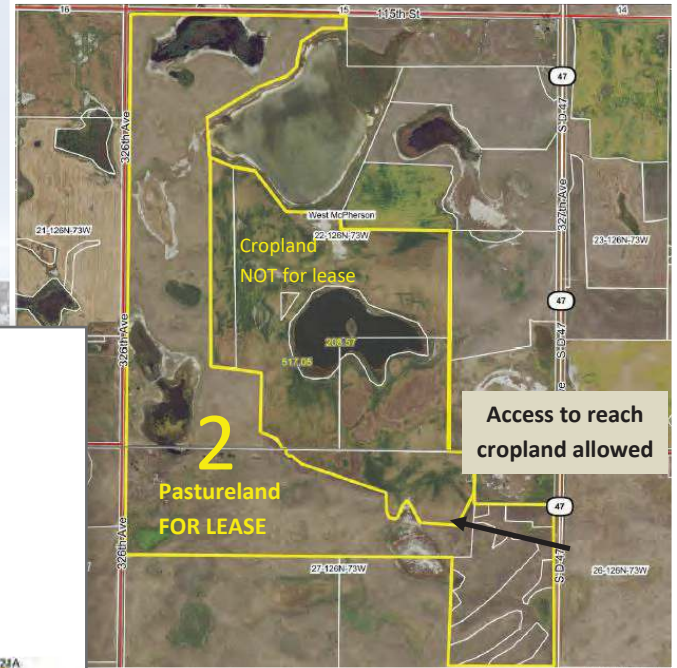
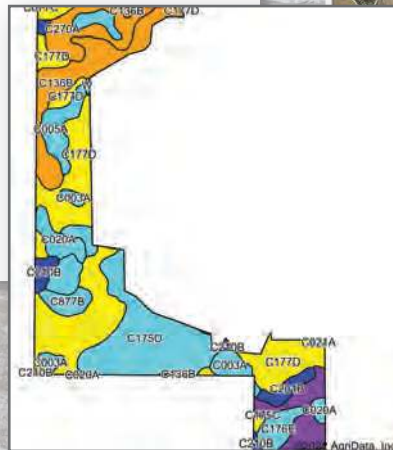
Property Information:

Acres: 312.7 +/-

Legal: Parcel 2 in the N¹/₂SW¹/₄, SW¹/₄SW¹/₄, SE¹/₄SW¹/₄, NW¹/₄SE¹/₄, SW¹/₄SE¹/₄ & Parcels 3,4,5,6 22-126-73 and NW¹/₄NE¹/₄, SE¹/₄NE¹/₄, N¹/₂NW¹/₄, NE¹/₄NE¹/₄ LESS 15A to USA 27-126-73 (See Aerial Map)

The pastureland features rolling hills with quality soils and native grass, good condition four wire fences, and abundant water sources with a dugout in the northern portion, a free flowing well in the south part of section 22 and a second well in the north half of section 27. Access will be allowed across a portion of this parcel for neighboring cropland tenant to reach cropland.

Landowner to retain hunting rights. Lease is subject to U.S. Fish & Wildlife and FmHA wetland and grassland easements.



Area Symbol: SD089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	99.90	32.5%		IIIe	61
C175D	Zahl-Williams loams, 6 to 15 percent slopes	58.86	19.1%		VIe	45
C136B	Williams-Zahl loams, 3 to 6 percent slopes	35.19	11.4%		Ile	76
C270A	Hamerly loam, 0 to 3 percent slopes	19.50	6.3%		Ile	76
C003A	Parnell silty clay loam, 0 to 1 percent slopes	18.82	6.1%		Vw	20
C175C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	17.72	5.8%		IVe	56
C005A	Southam silty clay loam, 0 to 1 percent slopes	16.85	5.5%		VIIIw	5
C020A	Heil silt loam, 0 to 1 percent slopes	11.07	3.6%		VIIs	20
C176E	Zahl-Max loams, 15 to 25 percent slopes	8.84	2.9%		VIIe	31
C201B	Bowbells loam, 3 to 6 percent slopes	7.22	2.3%		Ile	89
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	7.17	2.3%		VIIs	39
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	5.47	1.8%		Ile	83
W	Water	0.51	0.2%		VIII	0
C021A	Valliers loam, 0 to 1 percent slopes	0.45	0.1%		IVw	46
C877C	Wabek-Lehr complex, 6 to 9 percent slopes	0.09	0.0%		VIIs	32
Weighted Average					4.11	52.8

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BIDDING PROCEDURE - TERMS AND CONDITIONS

PROSPECTIVE BIDDERS MUST READ THIS IMPORTANT INFORMATION!

Bidding Procedure:

- 1 - All written bids must be received before 5:00 p.m. on Monday, April 4, 2022.
- 2 - Written bid should be for the dollar per acre.
- 3 - The top written bids will be invited to an Oral Bidding by phone on April 6, 2022.

Terms: The successful bidder(s) will be required to sign a land lease agreement and provide the full 2022 lease payment by check. Bidders are bidding on a three year lease agreement. Landowner reserves the right to accept or reject any and all bids and modify oral bidding requirements.

Acres	\$ Per Acre
312.7	

Mail, Email or Fax Bid Form to:

Gill Land Company
ATTN: Kristen Gill / Preszler
PO Box 23, Mobridge, SD 57601
FAX: 605-699-8356
EMAIL: kristen@glcland.com

Name: _____

Address: _____

Phone: _____

I understand & agree to all the terms & conditions for this lease auction.

Signature: _____

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