LAND AUCTION
5,961± Acres, Dewey and Corson Counties, South Dakota
Tuesday, November 20 • 10:00 AM CST
At the Oahe Hills - Mobridge Country Club
12361 SD-1804 • Mobridge, South Dakota

Highlights:
• Beautiful Missouri River ranch offered in three tracts or as a total unit
• Good mixture of tillable farmland and pasture with water
• Tract 1 contains a four bedroom home and log home under construction
• Extensive livestock working facilities
• Unlimited hunting opportunities

Property Location: West on Highway 12 to SD-1806. Continue south on SD-1806 which turns into County Road 12, then go three miles east on County Road 14.

For additional information, please contact:

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Property Information

Legal Description:
- **Tract 1**: 2,108 +/- acres in Sections 3, 7, 8, 9, and 10 all in Township 17, Range 30 of Dewey County
- **Tract 2**: 2,556 +/- acres in Sections 11, 12, 13, 14, and 24 all in Township 17, Range 30 along with acres in Sections 17, 18, 19 and 20 all in Township 17, Range 31 of Dewey County
- **Tract 3**: 1,297 +/- acres in Sections 32, 33 and 34 all in Township 18, Range 30 Corson County

Property Description: 5,961 +/- acres offered in three tracts or as a total unit. Nestled next to the Missouri River, this beautiful South Dakota ranch consists of a good combination of row crops, hayland, expansive grassland pastures and some of the best Missouri River scenery you can find. In addition, to being a quality ranch, the land is a virtual hunters paradise for pheasant, mule deer, and upland game hunting. All tracts contain many dugouts and dams.

- **Tract 1**: Consists of 2,108 +/- acres of which 1,459 are FSA cropland acres with the remaining being grass/pasture and home base. Tract one contains a four bedroom home and a five bedroom unfinished log home. Both homes require hauling water for drinking and household. There is a very nice horse barn, a workshop, three quonsets with two of them having cement and one used as a livestock working facility. There is also 25,000 bushel grain capacity on site along with fenced in areas and corrals for sorting, calving, and feeding livestock. Water is provided to the pastures via many stock dams and a 2,200’ Artisan well.
- **Tract 2**: Consists of 2,556 +/- acres of which 358 are FSA cropland acres with the remaining being grass/pasture.
- **Tract 3**: Consists of 1,297 +/- acres which has 232 FSA cropland acres and the remaining being grass/pasture acres. This tract contains an extensive corralling system along with livestock windbreaks.

FSA Farm Data:
- **Tract 1**
  - Cropland: 1,459.19 acres
  - Pasture: 569.03 acres
  - Buildings: 80.00 acres
  - Total: 2,108.22 acres
- **Tract 2**
  - Cropland: 358.00 acres
  - Pasture: 2,198.20 acres
  - Total: 2,556.20 acres
- **Tract 3**
  - Cropland: 232.86 acres
  - Pasture: 1,064.64 acres
  - Total: 1,297.50 acres

FSA Information:
- **Tract 1**
  - Wheat: 282.09 acres, 28 bushels
  - Oat: 45.32 acres, 35 bushels
  - Corn: 386.55 acres, 59 bushels
  - Sunflower: 383.26 acres, 1,238 pounds
- **Tract 2**
  - Wheat: 69.21 acres, 28 bushels
  - Oat: 11.11 acres, 35 bushels
  - Corn: 94.84 acres, 59 bushels
  - Sunflower: 94.02 acres, 1,238 pounds
- **Tract 3**
  - Wheat: 107.95 acres, 29 bushels
  - Sunflower: 107.95 acres, 1,055 pounds

Taxes:
- **Tract 1**: $12,638.95 or $6.00 per acre
- **Tract 2**: $5,836.79 or $2.28 per acre
- **Tract 3**: $2,605.32 or $2.01 per acre

Improvements: All on Tract 1

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>CONDITION</th>
<th>YEAR BUILT</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>Average/good</td>
<td>1945-2015</td>
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<tr>
<td>Four bedrooms with attached garage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Log Home</td>
<td>Incomplete</td>
<td>2016</td>
</tr>
<tr>
<td>Garage</td>
<td>Average/good</td>
<td>Various</td>
</tr>
<tr>
<td>Quonset</td>
<td>Average</td>
<td>1972</td>
</tr>
<tr>
<td>Pole shed/shop</td>
<td>Average</td>
<td>1965</td>
</tr>
<tr>
<td>Horse Barn</td>
<td>Good</td>
<td>2008</td>
</tr>
<tr>
<td>Quonset</td>
<td>Fair</td>
<td>1965</td>
</tr>
<tr>
<td>Steel bins</td>
<td>Average</td>
<td>Various</td>
</tr>
<tr>
<td>Calving Barn</td>
<td>Average</td>
<td>1980’s</td>
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Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2018 payable in 2019 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an “AS IS-WHERE IS” basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on or before December, 31st 2018 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier’s check, personal check, or company check. All funds will be deposited and held by the closing company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the closing company the required earnest payment. The cost of title insurance will be paid by the Seller and the Buyer(s). The cost of any escrow closing services will be paid by both the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or before December, 31st 2018 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by guaranteed funds, or cashiers check.

Sale Method: The real estate will be offered in three individual tracts or as a total unit. Bids on the tracts, combinations, and the total unit will compete. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller’s approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or “more or less”. Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person’s credentials or fitness to bid.

Seller: First National Bank of Omaha

Auctioneer: Eric Mueller