

EDMUNDS COUNTY REAL ESTATE

Six (6) quarters of real estate located northwest of Ipswich, South Dakota.

TRACT 1: (160 acres more or less)

LEGAL	2013 RE TAXES	EASEMENTS
NW¼ of Section 17 Township 123 North, Range 68, West of the 5 th P.M., Edmunds County, SD.	\$1,570.92	No Waterfowl, Wildlife or Grassland Easements; No wind energy leases signed or reserved;

This property consists of approximately 155.9 pasture acres and 4.1 acres of roads/right-of-way. Average CSR is 79.3. Good access with gravel road located on west side. Very good potential to convert the acreage into tillable farmland.

TRACT 2: (341.1 acres)

LEGAL	2013 RE TAXES	EASEMENTS
S½ of Section 18 Township 123 North, Range 68, West of the 5 th P.M., Edmunds County, SD.	\$3,195.66	No Waterfowl, Wildlife or Grassland Easements; No wind energy leases signed or reserved;

This property consists of approximately 91.1 acres of cropland and 244.7 pasture acres with 5.3 acres of roads/right-of-way. Average CSR is 74.6. Good access with gravel road on east and west sides of property. WEB rural water pasture hookup located on property. Very good potential to convert the acreage into tillable farmland.

TRACT 3: (160 acres)

LEGAL	2013 RE TAXES	EASEMENTS
NW¼ of Section 20 Township 123 North, Range 68, West of the 5 th P.M., Edmunds County, SD.	\$1,406.90	No Waterfowl, Wildlife or Grassland Easements; No wind energy leases signed or reserved;

This property consists of approximately 156.8 acres of cropland and 5.3 acres of roads/right-of-way. Average CSR is 71.4. Good access with gravel road on west sides of property.

TRACT 4: (320 acres)

LEGAL	2014 RE TAXES	EASEMENTS
N½ of Section 15 Township 123 North, Range 69, West of the 5 th P.M., Edmunds County, SD.	\$3,024.40	No Waterfowl, Wildlife or Grassland Easements; No wind energy leases signed or reserved;

This property consists of approximately 311.1 acres of pasture acres and 8.9 acres of roads/right-of-way. Average CSR is 73.3. Good access with gravel road on east and west sides of property. Very good potential to convert the acreage into tillable farmland.

Sale Procedure:

Sealed bids for each tract will be accepted until September 19, 2014, at 2:00 p.m.

Bids will be opened at 2:10 p.m. on September 19, 2014, at Beck Law Office in Ipswich, SD.

Top five bidders of each tract will be invited to a private bid auction being held after the opening of the bids.

The top bids from each tract will be held. The property will thereafter be offered as a whole and all participates involved in the raise bid auction of the individual tracts will be given an opportunity to raise the bid of the combined unit price, to facilitate

the highest return to Sellers.

Successful bidder or bidders must be prepared to sign a purchase agreement and make a non-refundable earnest money deposit of 10% of the purchase price at the time of the auction.

Balance of purchase price shall be due and payable at time of closing which shall be November 13, 2014. Beck Law Office of 509 Bloemendaal Drive, PO Box 326, Ipswich, SD 57451, will be the closing agent. Beck Law Office and Realty are acting as agents of the Sellers.

The cost of Owner's Title Insurance Policy and Closing Service fees shall be split equally between Sellers and Buyers.

This property is being offered subject to any rights, easements, restriction and/or reservations of record. While we feel that all information is correct, it is your responsibility to research all information to your own satisfaction.

Sellers reserve the right to reject any and all bids. Announcements made date of sale take precedence over all advertising.