

## **Sale Procedure:**

Sealed bids for each tract will be accepted until Thursday, November 3, 2016, at 1:30 p.m. All sealed bids must be accompanied by an earnest money check in the amount of 10% of the total bid.

Bids will be opened at 1:35 p.m. on November 3, 2016, 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 on said date.

The top bids from each tract will be held. The property will thereafter be offered as a whole and all participants 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 the non-refundable earnest money check accompanying the initial bid will be deposited and used as down payment.

All earnest money checks from unsuccessful bidders will be returned to them after the auction.

Balance of purchase price shall be due and payable at time of closing which shall be December 1, 2016. Edmunds County Land and Title Company of 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.

**BID FORM**

Bidders Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

**TRACT 1:** NW¼ and N½SW¼ of Section 31, Township 121 North, Range 72, West of the 5<sup>th</sup> P.M., Edmunds County South Dakota, consisting of 240.1 acres more or less;

\_\_\_\_\_ Dollars per acre (240.1 acres)

**Earnest Money Check Amount \$ \_\_\_\_\_ (Bid/acre X 240.1 X 10%)**

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**TRACT 2:** N½ of Section 9, Township 120 North, Range 72, West of the 5<sup>th</sup> P.M., South Dakota, consisting of 320 acres more or less;

\_\_\_\_\_ Dollars per acre (320 acres)

**Earnest Money Check Amount \$ \_\_\_\_\_ (Bid/acre X 320 X 10%)**

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**TRACT 3:** SW¼ of Section 9, Township 120 North, Range 72, West of the 5<sup>th</sup> P.M., South Dakota, consisting of 160 acres more or less;

\_\_\_\_\_ Dollars per acre (160 acres)

**Earnest Money Check Amount \$ \_\_\_\_\_ (Bid/acre X 160 X 10%)**

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**TRACT 4:** SE¼ of Section 9, Township 120 North, Range 72, West of the 5<sup>th</sup> P.M., South Dakota, consisting of 160 acres more or less;

\_\_\_\_\_ Dollars per acre (160 acres)

**Earnest Money Check Amount \$ \_\_\_\_\_ (Bid/acre X 160 X 10%)**

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RETURN THIS FORM and EARNEST MONEY CHECK by  
**November 3, 2016, AT 1:30 P.M.**

TO

BECK LAW OFFICE  
C/O UNION COLLEGE SEALED BID  
509 BLOEMENDAAL DRIVE  
PO BOX 326  
IPSWICH, SD 57451