

1428.3+/- ACRES OF PASTURE/CROPLAND FOR SALE AT PUBLIC AUCTION

THURS, JUNE 20, 2019 10AM MDT

COMMUNITY CENTER – MCINTOSH, SD

Sellers: Richard Huber Revocable Trust

PROPERTY LOCATED IN CORSON COUNTY, SD

LEGAL DESCRIPTION: All of the following property is located in Township 23N, Range 22E of the Black Hills Meridian - Corson County, SD

- Section 27: All; Except Lot H-1 of the SE ¼, Lot H-1 of the SW ¼, Lot H-2 of the SE ¼
- Section 28: E ½; Except Lot H-1 of the SE ¼
- Section 29: NW ¼ and SE ¼; Except Lot H-1 of the SE ¼
- Section 33: NW ¼; Except Lot H-1 of the NW ¼
- Total Acres: 1428.3 +/-

AUCTION DETAILS:

TRACT 1: (160 +/- ACRES)

Legal Description: NW ¼ of Section 29 Township 23 North Range 22 East Black Hills Meridian, Corson County, South Dakota.

Location: Tract 1 is located four miles west and one half mile north of McIntosh, SD with great access provided by one half mile of gravel road north of US Highway 12.

Land Use: Tract 1 has approximately 159.8 +/- tillable acres that are currently used for dryland farming. Soil productivity is outstanding with an estimated productivity index of 73.9. This is an exceptional quarter of cropland with a good location and access along with a high percentage of tillable acres.

2018 Real Estate Taxes: Tracts 1 & 2 combined (\$2,245.34)

TRACT 2: (159.61 +/- ACRES)

Legal Description: SE ¼ (less highway r/w) of Section 29 Township 23 North Range 22 East Black Hills Meridian, Corson County, South Dakota.

Location: Tract 2 is located approximately three miles west of McIntosh, SD adjacent to the north side of US Highway 12 with great highway frontage and access.

Land Use: Tract 2 consists of 157.3 +/- tillable acres that are currently used for dryland farming with some out acres in a hill and water well site. Soil productivity is outstanding with an estimated productivity index of 68.3. A well for fall grazing is located in the northeast corner. This is an exceptional quarter of cropland with a good location and access along with a high percentage of tillable acres.

2018 Real Estate Taxes: Tracts 1 & 2 combined (\$2,245.34)

TRACT 3: (151.86 +/- ACRES)

Legal Description: NW ¼ (less highway r/w) of Section 33 Township 23 North Range 22 East Black Hills Meridian, Corson County, South Dakota.

Location: Tract 3 is located approximately two- and one-half miles west of McIntosh, SD adjacent to the south side of US Highway 12 with great highway frontage and access.

Land Use: Tract 3 consists of approximately 147.5 +/- tillable acres that are used for dryland farming. The tillable acres have an estimated productivity index of 63.1.

2018 Real Estate Taxes: \$916.58

TRACT 4: (796.83 +/- ACRES)

Legal Description: All (less highway r/w) of Section 27 & SE ¼ (less highway r/w) of Section 28 Township 23 North Range 22 East Black Hills Meridian, Corson County, South Dakota.

Location: Tract 4 is located one mile west of McIntosh, SD adjacent to the north side of US Highway 12 with great highway frontage and access.

Land Use: Tract 4 is an exceptional tract of pasture with added cropland and recently established 7.9 acres of tree rows that are enrolled in a CRP contract. The pasture is cross fenced with water provided by a well with pipeline and several stock dams. A wildlife food plot is located on the tract. The tillable acres have an estimated productivity index of 61.2. This is a great grazing unit with rotational grazing system in place with added tillable land for crop or hay production.

2018 Real Estate Taxes: All 27-23-22 (\$2,672.24) E ½ 28-23-22 (\$2,537.14)

TRACT 5: (160 +/- ACRES)

Legal Description: NE ¼ of Section 28 Township 23 North Range 22 East Black Hills Meridian, Corson County, South Dakota.

Location: Tract 5 is located two miles west and one-half mile north of McIntosh, SD with access provided by one half mile of gravel road into the building site.

Land Use: Tract 5 adjoins Tract 4 to the north and west. This tract would make a great rural residential property or be a great headquarters unit for Tract 4. The site has several tree rows with a recently established 7.8 acres of tree rows that are enrolled in a CRP contract. The tract has approximately 119.4 +/- tillable acres with a great productivity index of 76.2.

Improvements: The site has a 1480 +/- SF ranch style dwelling with attached one car garage, partially finished basement, and deck. The main floor has three bedrooms, kitchen/dining room, bathroom, and utility/laundry room. Heating is hot water with baseboards. Backup power is provided by a recently installed Generac generator. The backyard has a 280 +/- SF utility building. Other improvements include smaller sheds, a pole barn, and several grain bins. This site has numerous possibilities for rural residential use, farm/ranch headquarters, or as a hunting cabin. The numerous trees provide great winter protection and wildlife habitat.

2018 Real Estate Taxes: E ½ 28-23-22 (\$2,537.14)



TERMS & CONDITIONS: Property to be sold in five individual tracts. Successful bidder(s) will deposit 15% non-refundable earnest money on auction day, with the balance and due on or before January 15, 2020. Closing to be held on or before January 15, 2020. Seller will be transferring all owned mineral rights which include oil, gas, coal, aggregate and gravel on or below the surface to the buyer. Property is leased for the 2019 growing season with seller receiving all rental income for the 2019 year. Property sold without buyer contingencies of any kind. Buyers should have financial arrangements secured prior to bidding. 2019 Real Estate Taxes to be paid by the seller with 2020 Real Estate Taxes to be paid by the buyer. Possession given as follows: Immediate possession at closing. Title will transfer by title insurance and trustee's deed. Title insurance costs to be split 50/50 between buyer and seller. Property sold by legal description only. Descriptions and information are from sources deemed reliable although neither the seller nor Auctioneer-Broker are making any guarantees or warranties, actual or implied. Buyers should inspect property to the extent deemed necessary and use your own judgment when bidding. Auctioneers-Broker are representing the seller interests in this transaction. Seller is reserving the right to reject any and all bids the day of the auction. Announcements made at auction take precedence over any printed material or prior representation.

PROPERTY OFFERED BY:

Jack Stebbins-Broker
(701) 523-6271
Sarah Weishaar-Salesperson
(701) 376-3582
Email: shwshr@sdpplains.com
www.weishaarsales.com



RETIREMENT AUCTION

SUNDAY, JUNE 23, 2019 1:00 PM MDT

RICHARD & LINDA HUBER – MCINTOSH, SD 57641

Richard Cell: 828-773-3078 / Linda Cell: 828-260-1928

Directions: From McIntosh, SD on US Hwy 12 – 2 miles West, ¾ mile North Address: 23450 US Hwy 12, McIntosh, SD 57641

Tractors & Skid Steer



John Deere 4240 (ser#: 02136XR) Dual Hyd., Hyd. Beyond, 3pt. w/720 Quick-Attach Loader & Joystick (5827 hours)



Case 2670 4x4 w/Duals, Quad Hyd., 3pt (No PTO) w/Leon 12ft Hyd. Angle Dozer (7045 Hours)

1940 John Deere "B"

Lahman "Little Dipper" Skid Steer w/ Hydrostatic Loader, Manure Fork & Grapple & Trailer-(Not Titled)

Vehicles

2000 Ford F250 V10 Triton w/Auto Trans, 4x4, B & M GN Ball (154,000 miles)

1950 Willys Jeep

1928? Ford Model TT

Camper

2003 Sportsman 5th Wheel, 33ft w/3 Slides

ATV & Equip.

2004 Honda Rubicon 4-wheeler 4x4 w/ATV Tool Box

2007 Honda Rubicon 4-wheeler

2- ATV Ramps

ATV Sprayer – 10ft Spray Boom, 30-gal.

ATV Trailers – 2

Lawn Tractor



2017 John Deere X734, All Wheel Steering, Water Cooled Engine, w/60" High Capacity Cutting Deck (69 Hours)

Trailers

Parker 2600 Gravity Feed Wagon, HD Flotation Tires, Box Ext. w/Roll Tarp

Feterl GN w/15 ½ ft. Steel Side Box, w/Elect. Hyd. Hoist, Twin Axle, (New Wood Floor)

Keffer Built GN 20ft Stock Trailer, HD 10ply Tires (Soft Floor)

Leonard Bumper Hitch Trailer 16ft., w/Ramps

Misc. Equip.

10ft V-Plow w/Leon Dozer Mounts

Schaffer 12ft Offset Disk

Box Blade Speed Mover 10ft

Bush Hog Model RDTH2 Finish Mower – 6ft

Single Bale Fork w/GN Ball Hitch

10-ft Road Grader w/2-point Mounting

Bur Vac 8ft Snowblower – 750 RPM

Shop, Woodworking & Misc.

Welder 240V, 180 Amp

Drill Press

Table Saw

2 – Metal Chop Saw

Wood Chop Saw

Parts Washer

Circular Saws

2 – Pickup Tool Storage

2 – 5000-Watt Generator

Sheet Metal – Various sizes & color

Cement Mixer w/115v Motor

Pressure Washer

8ft Chicken Feeder

Power River Headgate

90-gal Fuel Tank w/12v pump

Sand Blaster (New)

16" Shopsmith Planer

Belt Sanders

Palm Sanders

2 – Miter Saws

Misc. Tools & Woodworking

Hand Drills (120V & Battery)

Air Nailers (3)

Bench Grinders

Wire Feed Welder

Gas Torch Set w/Cart

Concrete Tools

Antique Tools

Work Bench

Smoker on 4-wheel trailer

Household

Antique Dressers, Wardrobes and more.

Garden & Yard Equipment

WEISHAAR

Auction Service

AUCTIONEERS:
SCOTT WEISHAAR (ND #493)
WAYNE WEISHAAR (ND #99)
CHAD STOLTZ (ND #39)

CLERK#33
701-872-5299
701-567-3637
701-290-0546

www.weishaarauctions.com

Terms are Cash.

Not Responsible for Accidents.

Lunch will be served.

All announcements made Day of Sale will take Precedence over All Printed Material!