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Real Estate

DUCKS UNLIMITED'S Goebel Ranch LAND AUCTION

October 22 - 11:00am | Best Western Ramkota, Aberdeen, SD

Edmunds and McPherson Counties

7,287.2+/- Grassland Acres

SOLD

**\$840/Acre
\$6,121,248
2 Different Buyers**



**United
Country**
ADVANTAGE *Land Co.*

605.692.2525 - AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

Terms: Must have \$15,000 certified funds in order to enter and bid at auction. Purchase subject to buyer premium. Announcements made day of sale take precedence over all written material.

Goebel Ranch LAND AUCTION



Multi-Parcel Auction at the Best Western Ramkota in Aberdeen, SD on Saturday Oct 22nd at 11:00 A.M.

Must have \$15,000 certified funds in order to enter and bid at auction.

This property will be offered in 4 separate tracts:

Tract 1: 2,547.8+/- Acres - **Legal Descriptions:** All of Section 23-T125N-R69W except the N1/2 of the NE1/4 (560+/- Acres); S1/2 of the SW1/4 in Section 24-T125N-R69W (80+/- Acres); All of Section 25-T125N-R69W (638+/- Acres); All of Section 26-T125N-R69W (639.5+/- Acres); All of Section 27-T125N-R69W less SE1/4, SE1/4, SE1/4, 7.7+/-Acres (630.3), in Dewey Twp, McPherson Co. SD.

Tract 2: 1,835+/- Acres - **Legal Descriptions:** All of Section 35-T125N-R69W (638+/- Acres); All of Section 34-T125N-R69W less W1/2NW1/4, 79+/-Acres (559+/- Acres); All of Section 33-T125N-R69W (638+/- Acres) in Dewey Twp, McPherson Co.

Tract 3: 2,745.4+/- Acres - **Legal Descriptions:** W1/2 and the SE1/4 in Section 1-T124N-R69W (466.6+/- Acres); All of Section 2-T124N-R69W (612.7+/- Acres); E1/2 of Section 3-T124N-R69W (306.1+/- Acres); N1/2 of Section 11-T124N-R69W (320+/-Acres); All of Section 10-T124N-R69W (640+/- Acres); N1/2 NW1/4 Section 15-T124N-R69W (80+/- Acres); E1/2 Section 16-T124N-R69W (320+/- Acres) in Adrian Twp, Edmunds County. SD.

Tract 4: 159+/- Acres - **Legal Description:** SE1/4 of Section 30-T125N-R68W (159+/- Acres) in Howard TWP, McPherson Co. SD.

Features: This one of a kind, turnkey ranch boasts of its 4 reserved building sites (one with electric and a Quonset), 1 free flowing artesian well, 22 Artesian well tanks, 1 rural water hook-up, 2 rural water tanks, 32 dugouts, 8 dams, 17 road access points, 80 cattle/vehicle access gates, 2 working/roundup facilities, miles and miles of cross fencing, and 144 acres of alfalfa/grass.

Location: From Ipswich, SD: 11Miles north on 358th Ave then 5 miles west on 123rd St. Property will be on both sides of the road.

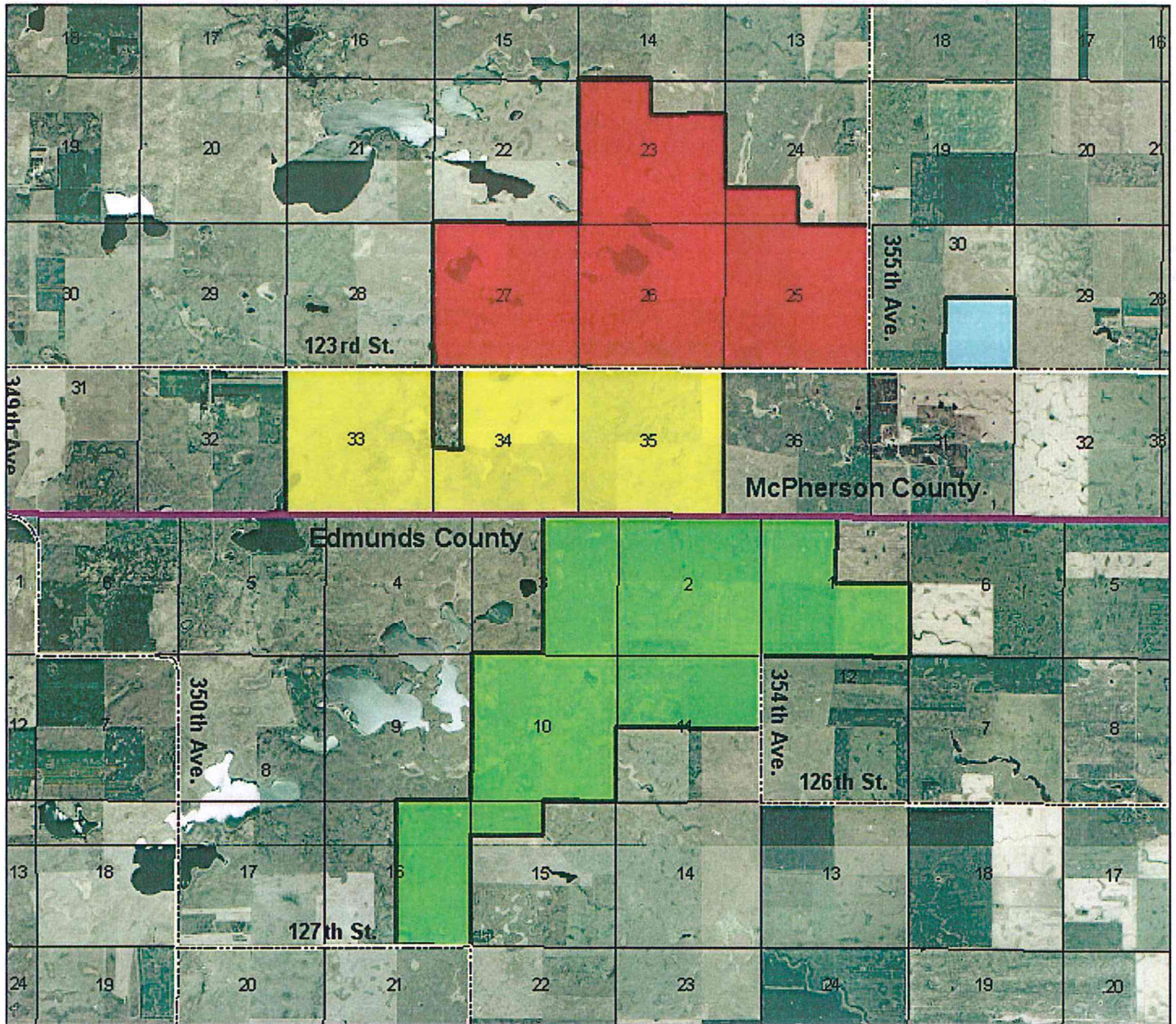
Total Taxes: \$37,306.37

Owner: Wetlands America Trust Inc. - Ducks Unlimited

Goebel Ranch Land Auction

Parcel Distribution

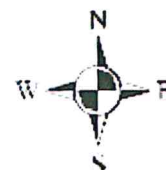
Total Acres: 7,287.2+/- Acres



0 0.5 1 2 3 4 Miles

Legend

- Tract 1 (2,547.8+/- Acres)
- Tract 2 (1,835+/- Acres)
- Tract 3 (2,745.4+/- Acres)
- Tract 4 (159+/- Acres)
- County Line
- Section Lines
- Roads

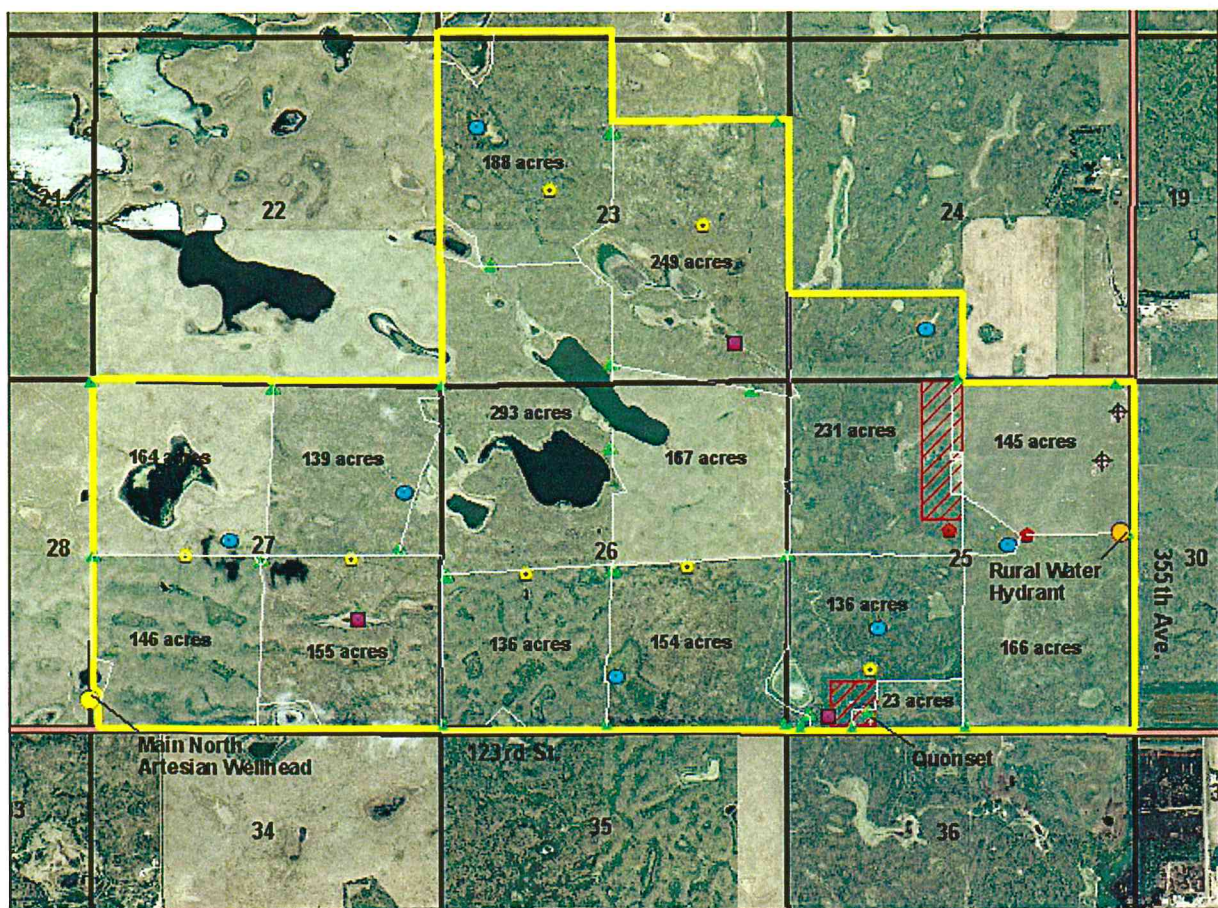


Goebel Ranch Land Auction

Tract 1: 2,547.8+/- Acres | Taxes: \$10,734.28

Tract 1 offers 2 possible building sites with good access, both in section 25. The building site in the NW1/4 is 30+/- acres including a working corral and loading chute. The building site in the SW1/4 is 10+/- acres, it has a Quonset and electric to the site. There are 23 acres of alfalfa grass hay to the east of this building site that can be hayed after July 15th of every year. This parcel has 14 cross fenced pastures, ranging from a 136 acre pasture to a 293 acre pasture. There are 7 Artesian well tanks, with rights/responsibilities to 30% of the North Artesian Well, in which Ducks Unlimited is retaining ownership. (See Well Agreement). This well is located in Section 27. Section 25 has a rural water hydrant with 2 water tanks. Tract 1 offers a variety of water sources including 9 water tanks, 3 dams and 7 dugouts. **Reservations, Easements, Restrictions:** Grassland and Waterfowl Management Rights Easement, 50' Height Restriction, Well Agreement, DU access for scientific research, Mineral Rights and Carbon Sequestration Rights do not convey with the property. (See Title Report for more details.)

Improvements: 2003 – Repaired 4 dams for livestock watering sites - Installed 0.5 miles of 4-strand barbed wire cross-fence **2004** – Installed 1.0 mile of 4-strand barbed wire cross-fence – Replaced 5 water hydrants along existing Artesian waterline **2005** – Installed five 10-foot diameter rubber tire water tanks with metal bottoms **2006** – Installed 1.5 miles of 4 strand barbed wire perimeter fence **2009** – Installed 1.5 miles of 2" plastic pipe below the frost line **2010** – Installed two water hydrants and two 10-foot diameter rubber water tanks with metal bottoms on a gravel pad .



0 0.375 0.75 1.5 2.25 3 Miles

Legend

- | | |
|-------------------------|--------------------------|
| Tract 1 | Access/Gates |
| Well Exclusion | Dam |
| Possible Building Sites | Dugout |
| Section Lines | Gravel Pit |
| Roads/Trails | Water Tank/Artesian Well |
| Fencelines | Water Tank/Rural Water |



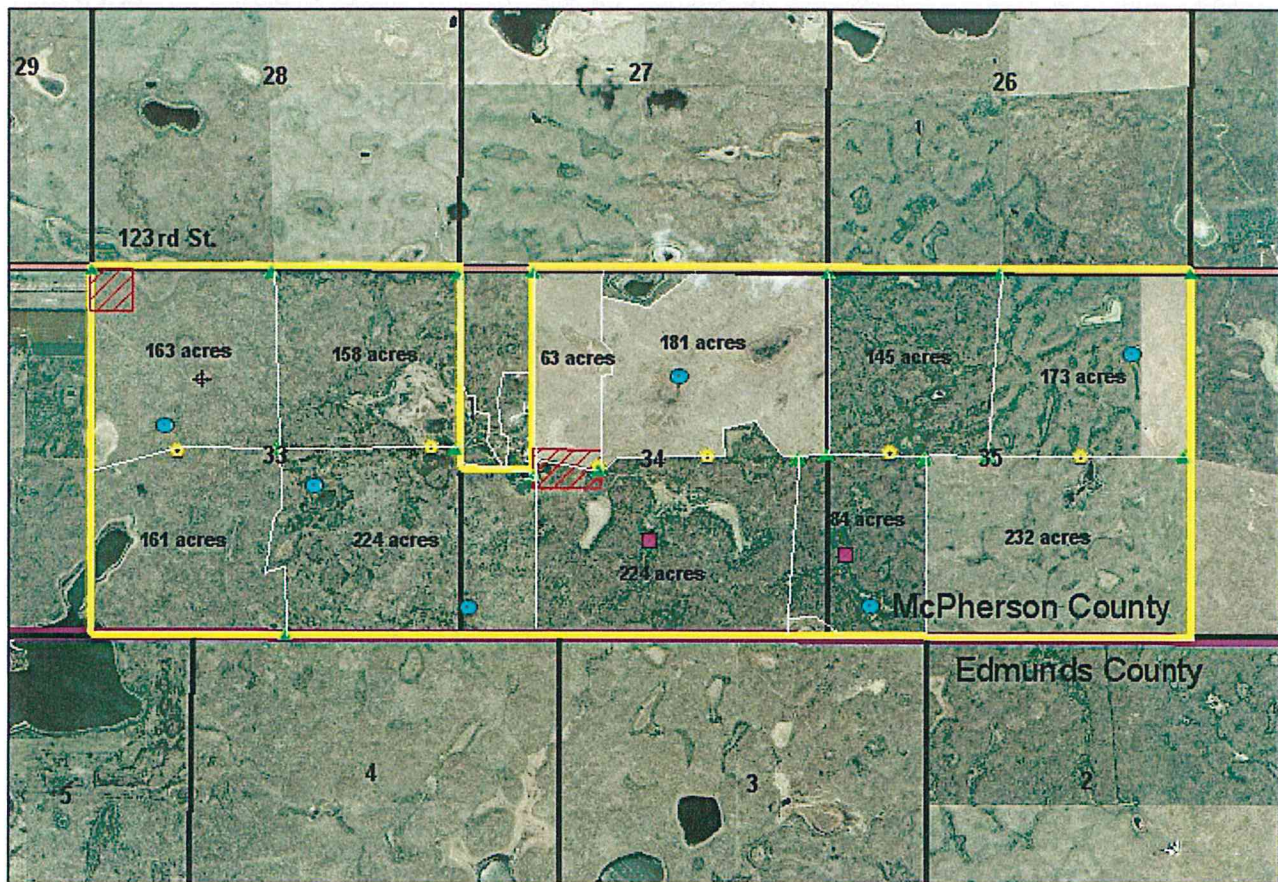
* Pasture size indicated is based on existing fencelines, not by legal boundary.

Goebel Ranch Land Auction

Tract 2: 1,835+/- Acres | Taxes: \$8,923.69

There are 2 potential building sites on Tract 2, one is 10+/- acres located in the NW1/4 in section 33 and the other is 15+/- acres in section 34. This parcel has good access from 123rd Street and 7 road access points. This parcel has 11 pastures that are all cross fenced, ranging from a 63 acre pasture to a 232 acre pasture. This tract offers 2 dams, 6 dugouts and 6 artesian well tanks that are fed by the North Artesian Well. The owners of Tract 2 will have rights/responsibilities to 30% of the North Artesian Well, in which Ducks Unlimited is retaining ownership. (See Well Agreement). **Reservations, Easements, Restrictions:** Grassland and Waterfowl Management Rights Easement, 50' Height Restriction, Well Agreement, DU access for scientific research, Mineral Rights and Carbon Sequestration rights do not convey with the property. (See Title Report for more details.)

Improvements: **2003** – Repaired 2 dams for livestock watering areas **2004** – Replaced 6 water hydrants along existing Artesian waterline **2005** – Installed six 10-foot diameter rubber tire water tanks with metal bottoms **2007** – Installed 0.5 miles of 4-strand perimeter fence **2009** – Installed 0.5 miles of 4-strand cross-fence.



Legend

- | | |
|-------------------------|--------------------------|
| Tract 2 | Access/Gates |
| Possible Building Sites | Dam |
| County Line | Dugout |
| Section Lines | Water Tank/Artesian Well |
| Roads/Trails | Gravel Pit |
| Fencelines | |



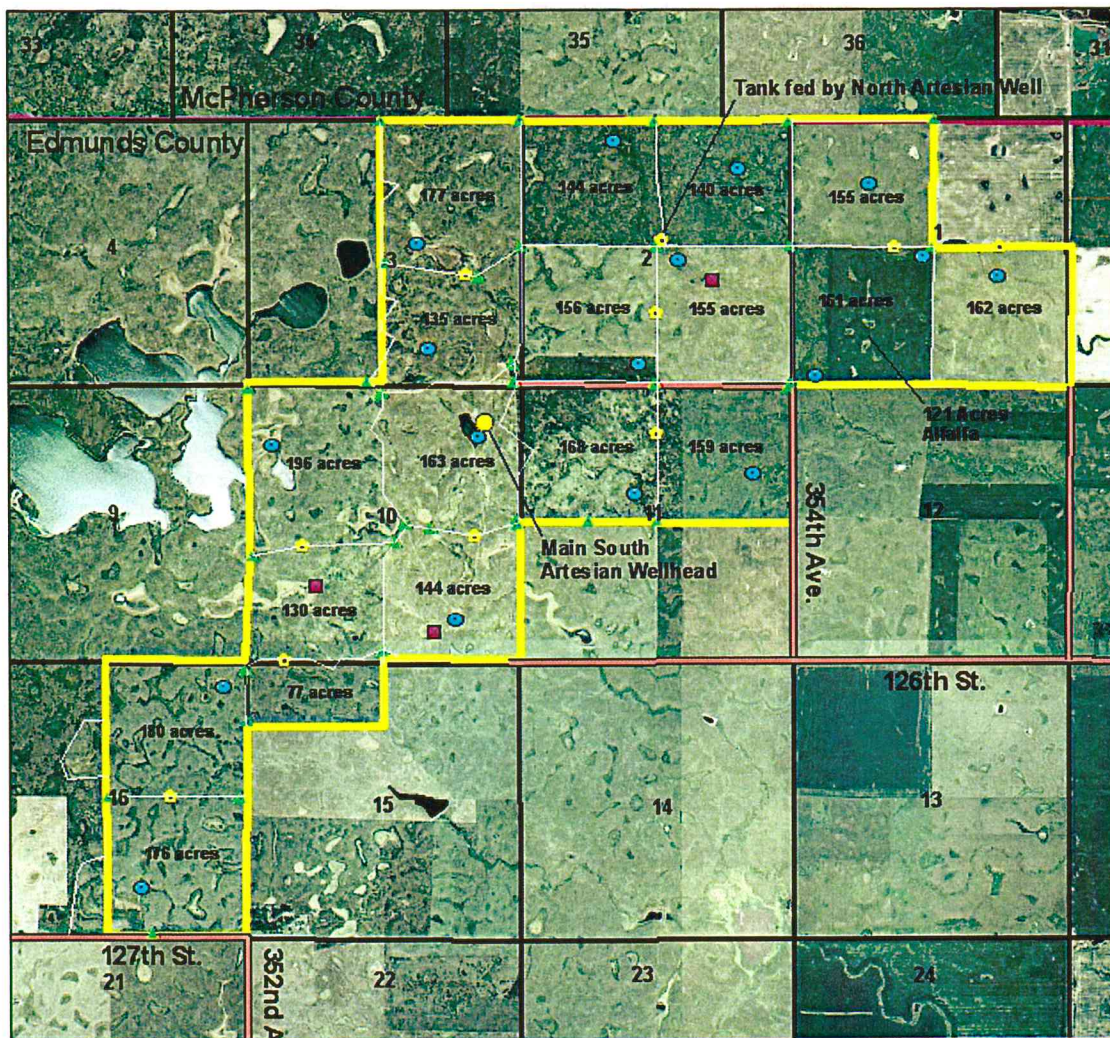
* Pasture size indicated is based on existing fencelines, not by legal boundary.

Goebel Ranch Land Auction

Tract 3: 2,745.4+/- Acres | Taxes: \$16,765.68

Tract 3 is equipped with its own Artesian Well located in the NE1/4 of Section 10, supplying 8 of the 9 artesian well tanks throughout this property. There is 1 additional Artesian well tank fed by the North Artesian Well. Tract 3 has rights/responsibilities to 10% of the North Artesian Well, in which Ducks Unlimited is retaining ownership. (See Well Agreement). With a variety of water sources, this tract also has 17 dugouts and 3 dams. This parcel has 18 cross fenced pastures, ranging from a 130 acre pasture to a 196 acre pasture. This tract has good access from 126th St and has 31 access cattle gates, making it an easy process to move cattle from one pasture to the next. Located in Section 1, this parcel has 121 acres of alfalfa-grass hay which can be hayed after July 15th of every year. **Reservations, Easements, Restrictions:** Grassland and Waterfowl Management Rights Easement, 50' Height Restriction, Well Agreement, DU access for scientific research, Mineral Rights and Carbon Sequestration rights do not convey with the property. (See Title Report for more details.)

Improvements: 2002 – Installed 4 miles of 4-strand barbed wire perimeter fence **2004** – Installed 1 mile of 4-strand barbed wire cross-fence **2007** – Installed 1.5 miles of 4-strand barbed wire cross-fence **2009** – Installed 3.5 miles of 4-strand barbed wire cross-fence, Installed over 5 miles of 2" plastic pipe below the frost line, Installed new pressure regulators and fixtures on Artesian wellhead **2010** – Installed ten water hydrants and ten 10-foot diameter rubber tire water tanks with metal bottoms on a gravel pad.



0 0.25 0.5 1 1.5 2 Miles

Legend

- Tract 3
- County Line
- Section Lines
- Roads/Trails
- Fencelines
- ▲ Access/Gates
- Dam
- Dugout
- Water Tank/Artesian Well



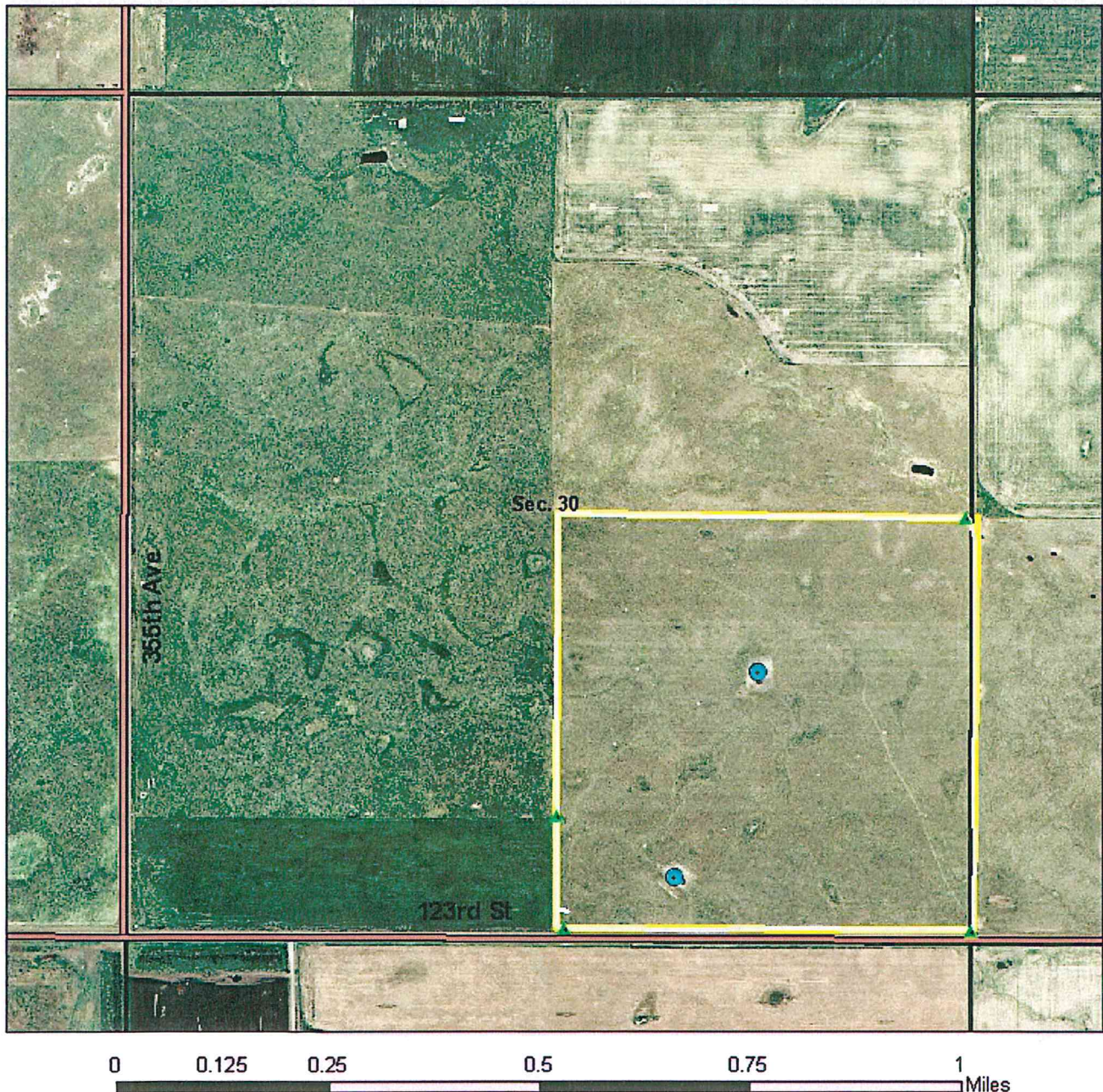
* Pasture size indicated is based on existing fencelines, not by legal boundary.

Goebel Ranch Land Auction


Tract 4: 159+/- Acres | Taxes: \$882.72


Tract 4, the only non-contiguous parcel of Goebel Ranch, has excellent access on 123rd Street, good perimeter fencing and two dugouts, making it a turnkey pasture. The owner, on this nearly level 159+/- acre parcel, has unlimited stocking rates and is able to hay after July 15th of every year. **Reservations, Easements, Restrictions:** Grassland and Waterfowl Management Rights Easement, 50' Height Restriction, Well Agreement, DU access for scientific research, Mineral Rights and Carbon Sequestration rights do not convey with the property. (See Title Report for more details.)


Improvements: Maintained the perimeter fence





Legend

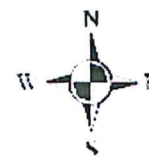
 Tract 4

 Roads

 Fencelines

 Dugout

 Access/Gates



Ducks Unlimited's Goebel Ranch LAND AUCTION

BROKERS NOTES: Goebel Ranch is your opportunity to own 159 acres or up to 7,287.2+/- acres of Ducks Unlimited's healthy native prairie grasslands in eastern South Dakota. This working cattle ranch is very well managed with rotational grazing practices, is fully fenced with reliable water sources, is dotted with wetlands and has some of the best waterfowl production habitat. Ample hunting opportunities exist, ranging from ducks, geese, and grouse to pheasants and white-tailed deer. One can still observe historic landmarks of tee-pee rings, buffalo wallows, and the first settlers' wagon tracks. With 7,128.2+/- contiguous acres, this ranch is situated in the Prairie Pothole Region, on the border of Edmunds and McPherson Counties, and is split by a county highway allowing for easy access. This property is permanently protected by a USFWS Grassland Easement in which the owner has unlimited grazing rights and is able to harvest hay after July 15th of every year. It is also protected by a USFWS Waterfowl Management Rights Easement in which the owner cannot drain, level, fill or burn the wetlands. See website for more details.

This one of a kind, turnkey ranch boasts of its 4 reserved building sites (one with electric and a Quonset), 1 free flowing artesian well, 22 Artesian well tanks, 1 rural water hook-up, 2 rural water tanks, 32 dugouts, 8 dams, 17 road access points, 80 cattle/vehicle access gates, 2 working/roundup facilities, and 144 acres of alfalfa/grass.

With a vision for the future, Ducks Unlimited has made many improvements over the past 10 years. They have implemented miles of 4 strand barbed wire perimeter fence and 4-strand barbed wire cross-fencing dividing nearly all sections into quarter sections, to optimize the grass root system with rotational grazing practices. Installed and replaced approximately 28 ten foot diameter tire rubber water tanks with metal bases, 23 water hydrants along existing Artesian waterline, 6 dams for livestock watering sites, new pressure regulators and fixtures on the Artesian wellhead, and 6.5 miles of 2" plastic pipe below the frost line have all been implemented so the ranch has its basis covered for extreme drought conditions.

Duck Production has increased over the course of the last ten years, in part, due to the improved grassland conditions on the property attained through sound grazing management practices. The number of nesting ducks has increased nearly threefold from what they were during the first few years of DU ownership, along with a five percent increase of monitored duck nests on the property during the same time period.

Increased composition and vigor of native warm and cool-season grasses and desirable native forbs has not only lead to better duck and other wildlife production, but has also led to better cattle performance and ultimately increased cattle stocking rates. Grazing capacity has increased about 50% from .75 AUM's to 1.15 AUM's during DU ownership, and continued implementation of proper rotational grazing management will likely result in further improved conditions of the prairie grassland habitat, potentially leading to improved cattle performance and stocking rates in the future.

The rotational grazing practices DU tested were the once-over and the twice-over. The once-over is a 4-pasture rotation where a single herd grazed each of 4 pastures for 25% of the grazing season (i.e., 5-6 weeks in each pasture). A twice-over is a 4-pasture rotation where a single herd grazed each of 4 pastures for 25% of the grazing season, but the 25% time spent in each pasture was divided into two separate grazing periods (i.e., 2.5 - 3 weeks in each pasture twice during the grazing season with about a 10 week interval passing before going back into a pasture for the second time). Utilization of either a once-over or twice-over system will allow a producer to have a higher stocking rate when compared to season-long grazing due to better range condition resulting from rotational grazing. With the higher stocking rates in rotational systems similar pounds of beef can be produced per acre when compared to season-long pastures. DU utilized once-over 4-5 pasture rotations over the past 10+ years to improve range condition on Goebel Ranch and increase stocking capacity by about 50%.

If you are in the market to add quality grassland to your operation or looking for an investment, you will not want to miss this once in a lifetime opportunity! You must see to appreciate. Call today for more information at 605.692.2525.

Goebel Ranch LAND AUCTION



Terms: This is a cash sale. Closing will be scheduled on or before November 22nd, 2011. In order to enter and bid at the auction a bidding fee is required in the amount of \$15,000 certified funds, made payable to the Advantage Land Company, LLC Trust Account, refundable if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price and due at the conclusion of the auction. If Buyer is not immediately available at the conclusion of the auction, the Purchase Agreement and 10% non-refundable Earnest Money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable Title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2010 RE taxes due and payable in 2011 will be paid by the seller. The 2011 taxes payable in 2012 will be prorated to the date of closing. Possession will be given at closing but this property is sold subject to an existing grazing lease for 2011 and will be free and clear to graze in 2012 and free to hay after July 15th every calendar year. Public hunting access for the entire 2011 hunting season. Purchaser to receive exclusive hunting rights for the 2012 hunting season. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold Subject to WHIP and EQUIP contract obligations through NRCS. Sold subject to existing easements, restrictions, reservation or highways of record, if any, as well as any or all Edmunds and McPherson County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. Purchase subject to a 5% buyer's premium. This sale is subject to seller confirmation. Online Bidding through ProxiBid will be available for which ProxiBid online bidders will be charged an additional 1% buyer premium with a \$5,000 cap. The bidder with the winning bid must contact United Country - Advantage Land Co. within 24 hours after the close of the auction. Office (605)692-2525. Fax (605) 692-2526



South Dakota & Minnesota Land Brokers

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