

320+/- ACRES - HYDE CO, SD  
SEALED BID LAND SALE

Bid Due by Wednesday, February 7th, 2018 at 5:00pm

CATERS TO MODERN

**SOLD**

Tract 1: \$3,080  
Tract 2: \$1,720



Owner: Donita Ratzlaff

605.692.2525

Advantage**Land**Co.com



# FARMERS | RANCHERS | INVESTORS CATERS TO MODERN DAY EQUIPMENT



**Bids Due Wednesday, February 7th, 2018 at 5pm**

**Sealed Bids due to Advantage Land Co 510 Main Ave Brookings SD 57006**

**Land Location:** From Highmore: 7 miles west on US Hwy 14, 3 miles south on Holabird Grade, 1/2 mile west of 200th St, Tract 2 is on the south side. Tract 1 is 4 miles south of Holabird on Holabird Grade, and 1/2 mile east on 201 St, land is on the south side of the road.

**Snap Shot:** Well Located Crop and Pasture Land Minutes from Highmore, Excellent Access, Mainly Class II Soils, Free & Clear to Farm/Graze This Year in 2018 & Minimal Waste Acres!

**Legal Description: Tract 1:** NE1/4 Section 34-T112N-R73W

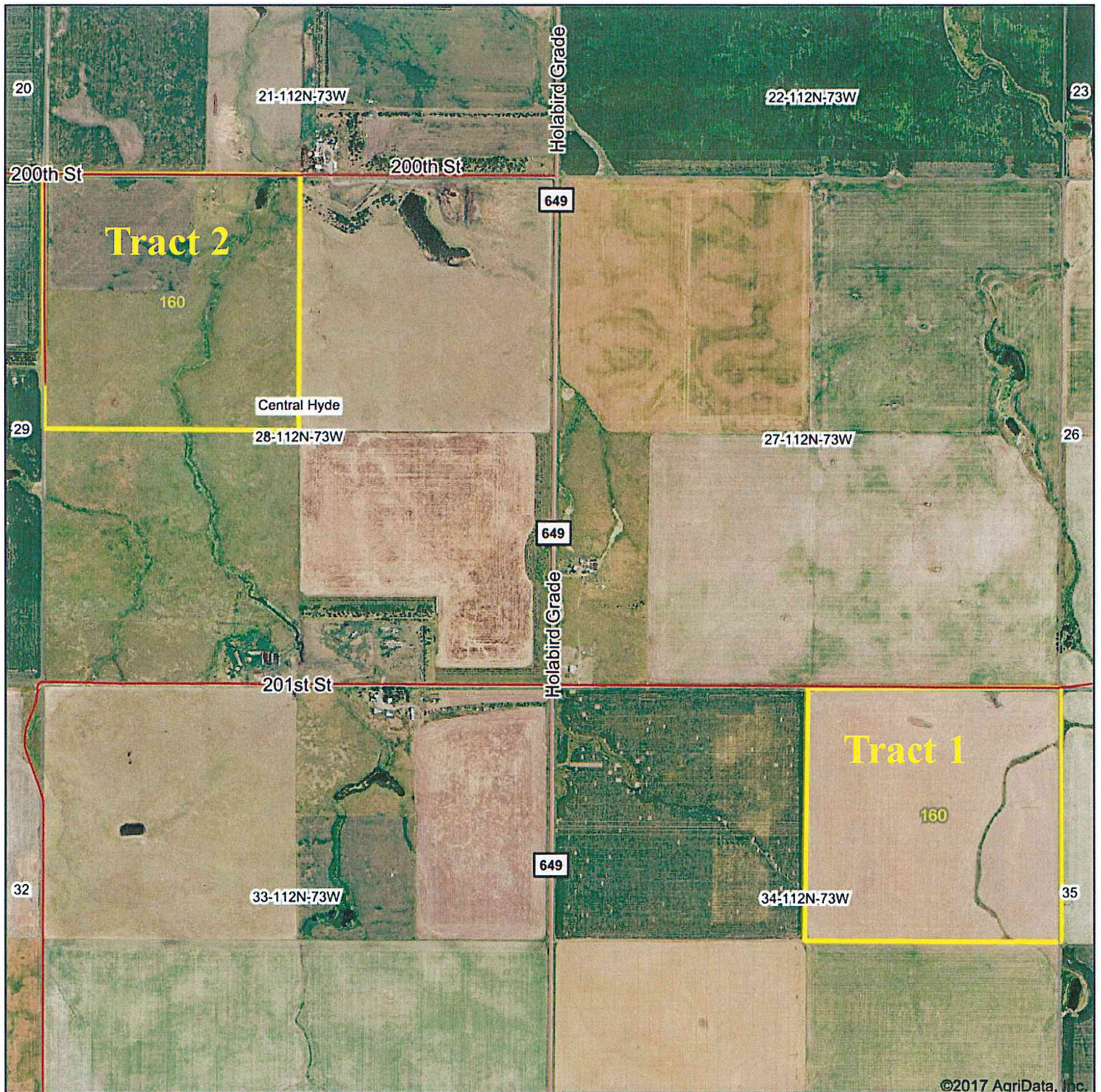
**Tract 2:** NW1/4 Section 28-T112N-R73W Holabird Twp, Hyde County, S.D.

**Estimated Taxes:** Tract 1: \$1,113.68 Tract 2: \$992.10

**Owners: Donita Ratzlaff**



# Overall Aerial Map



©2017 AgriData, Inc.

United  
Country  
ADVANTAGE Land CO.

map center: 44° 28' 21.82, -99° 36' 12.7

0ft 1611ft 3222ft

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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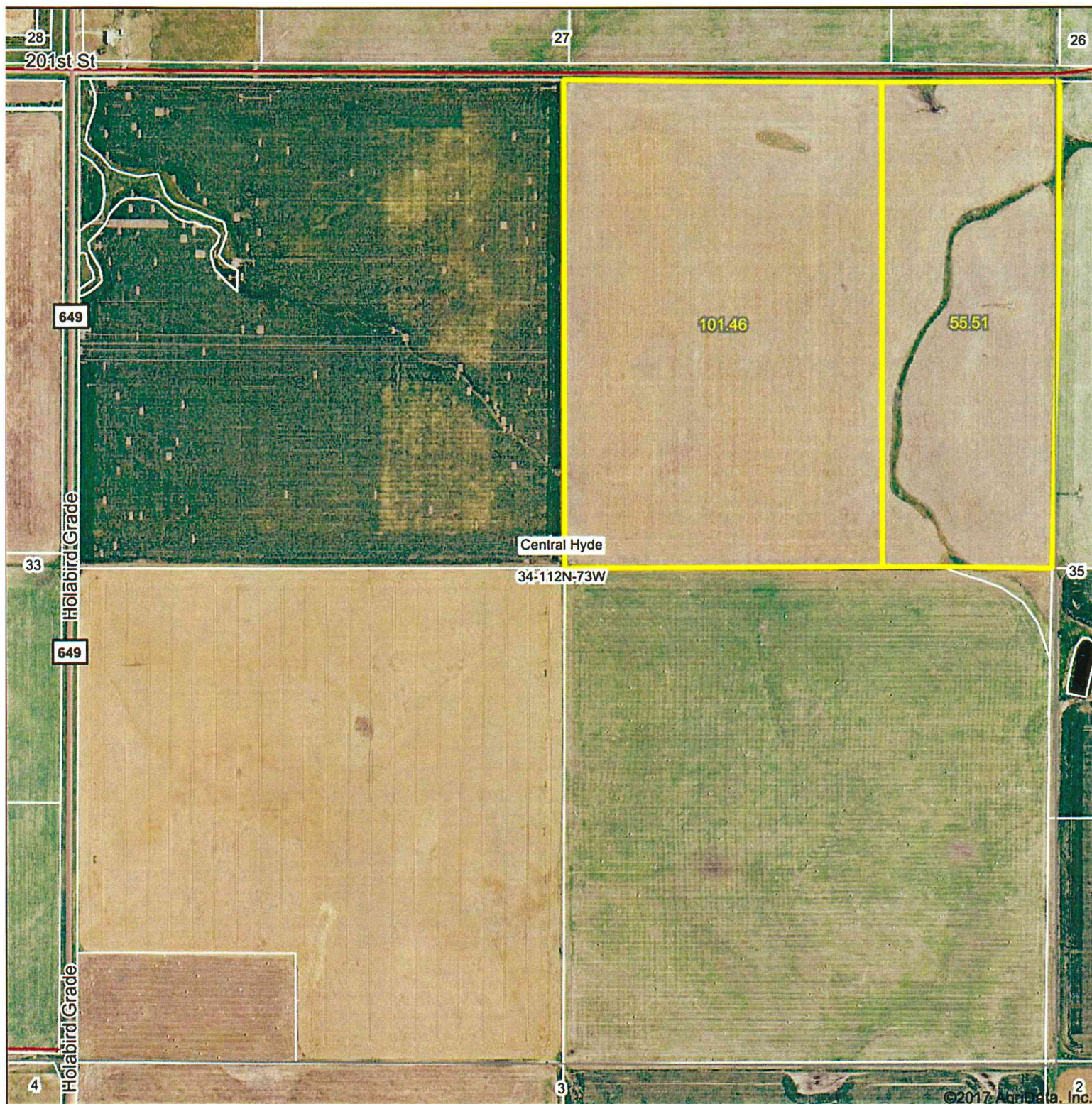
28-112N-73W  
Hyde County  
South Dakota



1/8/2018



# Tracts 1 - Aerial Map



United  
Country  
ADVANTAGE *Land* CO.

Maps Provided By

 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 27' 42.43, -99° 35' 36.79

0ft 840ft 1680ft

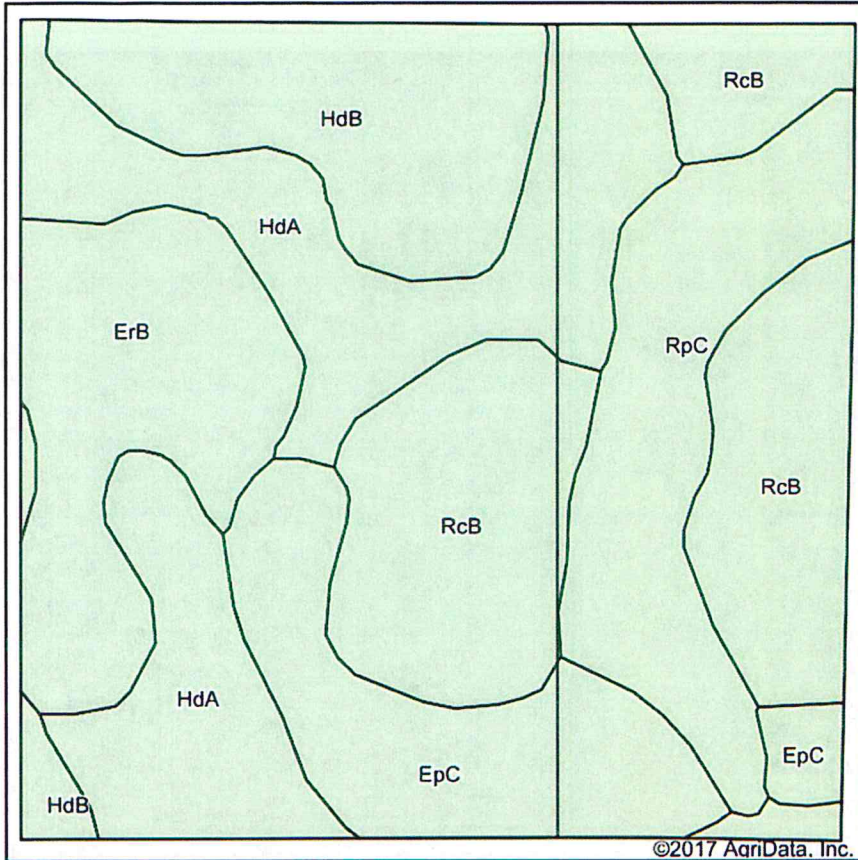
34-112N-73W  
Hyde County  
South Dakota



1/3/2018

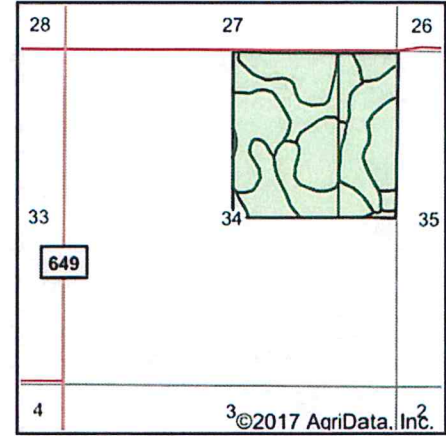


# Tract 1 - Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**  
 County: **Hyde**  
 Location: **34-112N-73W**  
 Township: **Central Hyde**  
 Acres: **156.97**  
 Date: **1/3/2018**

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Maps Provided By

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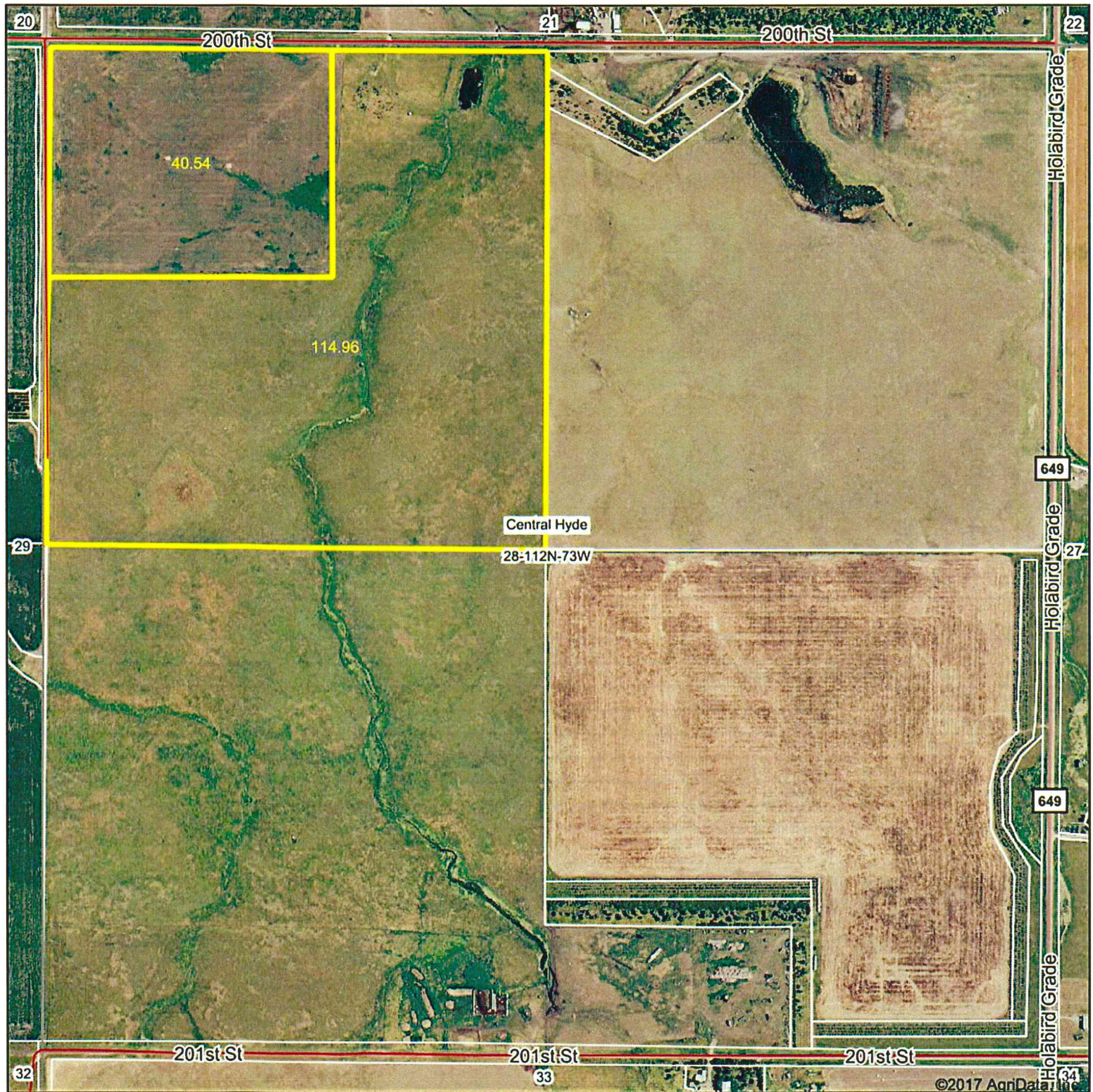
Area Symbol: SD069, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	37.11	23.6%	IIC	76	
RcB	Raber-Cavo loams, 2 to 6 percent slopes	36.52	23.3%	IIE	57	
RpC	Raber-Peno loams, 6 to 9 percent slopes	21.20	13.5%	IIIE	52	
ErB	Eakin-Raber complex, 2 to 6 percent slopes	21.04	13.4%	IIE	76	
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	20.80	13.3%	IIE	73	
EpC	Eakin-Peno complex, 6 to 9 percent slopes	20.30	12.9%	IIIE	64	33
Weighted Average					66.4	4.3





# Tracts 2 - Aerial Map



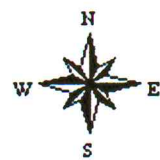
United  
Country  
ADVANTAGE Land CO.

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 44° 28' 33.88, -99° 36' 48.76

28-112N-73W  
Hyde County  
South Dakota

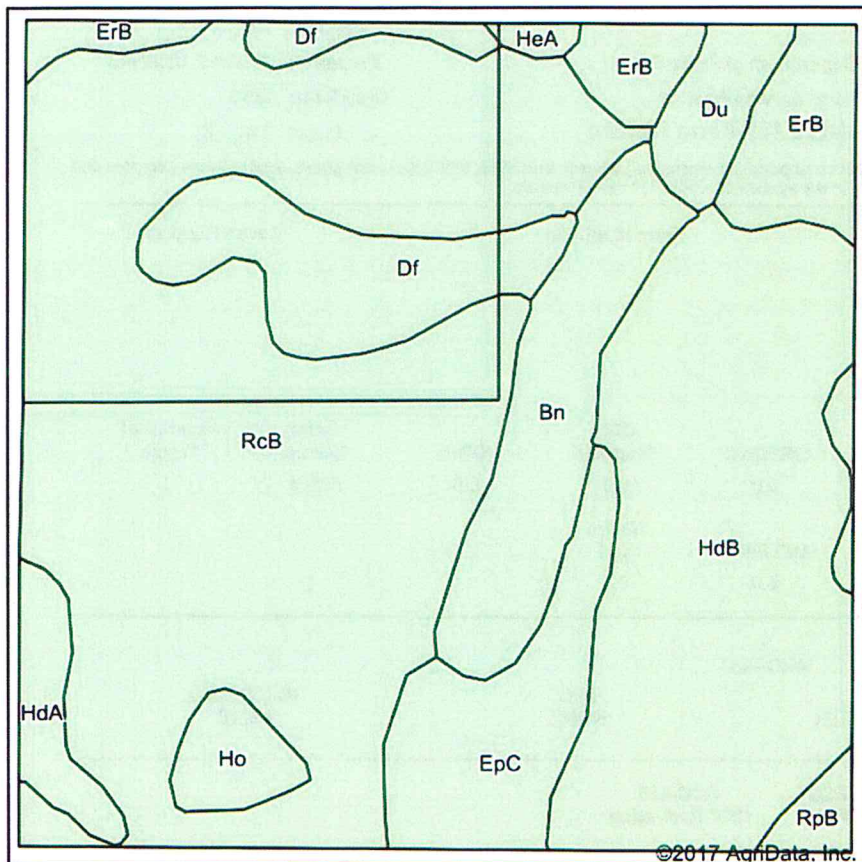
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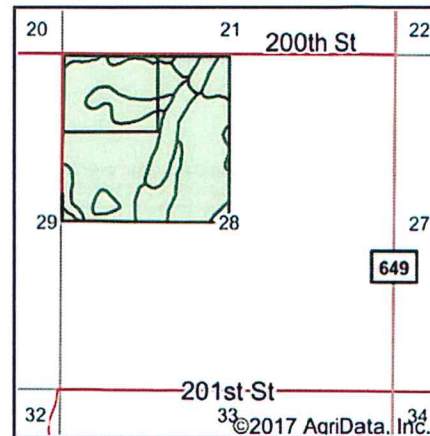
1/3/2018



# Tract 2 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hyde**  
 Location: **28-11N-73W**  
 Township: **Central Hyde**  
 Acres: **155.5**  
 Date: **1/3/2018**

United  
Country  
**ADVANTAGE Land CO.**

Maps Provided By  
  
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Area Symbol: SD069, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
RcB	Raber-Cavo loams, 2 to 6 percent slopes	70.07	45.1%	Ile	57	
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	33.87	21.8%	Ile	73	
Bn	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	11.08	7.1%	VIw	34	
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	10.74	6.9%	IVs	56	
EpC	Eakin-Peno complex, 6 to 9 percent slopes	9.61	6.2%	IIIe	64	33
ErB	Eakin-Raber complex, 2 to 6 percent slopes	9.22	5.9%	Ile	76	
Du	Durrstein-Egas complex	3.32	2.1%	VI s	6	
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	3.13	2.0%	IIc	76	
Ho	Hoven silt loam, 0 to 1 percent slopes	2.61	1.7%	VI s	15	
RpB	Raber-Peno loams, 2 to 6 percent slopes	1.28	0.8%	Ile	65	
HeA	Highmore silt loam, 0 to 2 percent slopes	0.57	0.4%	IIc	92	
Weighted Average					59.1	2



# FSA 156EZ Form

South Dakota

Hyde

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2443

Prepared: 12/29/17 12:22 PM

Crop Year: 2018

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
469.95	354.99	354.99	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	354.99	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, CORN, SNFLR	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	178.59		32	0.0
CORN	84.85		71	0.0
SUNFLOWERS	63.27		1301	0.0
Total Base Acres:	326.71			

Tract Number: 1016      Description: NW 28-112-73

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.5	40.54	40.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	40.54	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	21.89		32	0.0
CORN	10.07		72	0.0
SUNFLOWERS	8.32		1369	0.0
Total Base Acres:	40.28			

Owners: DONITA RATZLAFF

Other Producers:



South Dakota

Hyde

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2443

Prepared: 12/29/17 12:22 PM

Crop Year: 2018

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 2217 Description: NE 34-112-73

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
156.97	156.97	156.97	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	156.97	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	84.78		32	0.0
CORN	39.01		72	0.0
SUNFLOWERS	32.23		1369	0.0
Total Base Acres:	156.02			

Owners: DONITA RATZLAFF

Other Producers: None



# FARMERS | RANCHERS | INVESTORS CATERS TO MODERN DAY EQUIPMENT

This public sale is offered by a family that has managed this land for decades, located in the heart of central South Dakota 40 minutes east of Pierre. Each quarter is 1/2 mile off of the well traveled Holabird Grade, offering good access in this part of the country. It is available to farm and graze this year in 2018, so take Advantage of this opportunity and let it build equity for you and your family for years to come!

**Tract 1:** Turn-key and ready to roll! 98% of this quarter is row crop farmed with 156.97 acres of cropland according to FSA information. This farm has a gentle roll with the balance made up of a small drainage ditch and roadway. There are over 115 acres of Class II soils with the primary productivity index rated at a 76%. The overall weighted average is 66.4% according to Surety Agridata. Currently enrolled in ARC-CO, this farm boasts of 156.02 base acres with an 84.78 acre wheat base and 32 bu PLC yield, a 39.01 acre corn base with a 72 bu yield and a 32.23 acre sunflower base with 1369lb yield. This farm lays good with convenience for the modern day equipment.

**Tract 2:** Currently, this square quarter offers 40.54 acres of cropland and 114.96 acres of native prairie. The overall soil index rates at a 59.1% with mainly Class II soils. This quarter is gently rolling and has the flexibility to meet your needs as a cattle producer and/or row crop farmer. Enrolled in ARC-CO, the crop land offers 40.28 base acres with a 21.89 acre wheat base and 32bu PLC yield, a 10.07 acre corn base with a 72bu yield and an 8.32 acre sunflower base with 1369lb yield. The pasture produces rich grass with a dugout and natural water way for the water sources. With the potential for more tillable acres or cattle belly deep in grass, take advantage of this opportunity.

Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

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**TERMS:** This is a Single Phase Sealed Bid Sale. Sealed bids accepted by 5pm, Wednesday February 7, 2018, to Advantage Land Co 510 Main Ave, Ste 4 Brookings, SD 57006. Bids will be reviewed by Advantage Land company and Seller by 5pm February 8, 2018 and will notify bidders of their status. This sale is subject to First Right of Refusal by Donald L. Hamlin. A bid deposit check must accompany the sealed bid in the amount of 10% of the sealed bid amount and made to Advantage Land Trust. In the event the bid is accepted, this 10% will become non-refundable earnest money in the purchase agreement with the balance due at closing. If bid is not approved or accepted, the bid deposit shall be returned to the bidder in a timely manner. Any bidder which submits a sealed bid understands and agrees that the integrity of the sale requires that the Bidder's Sealed Bid be an irrevocable offer to purchase the subject property throughout the term of the sale for the amount of the sealed bid, subject to the First Right of Refusal by Donald L. Hamlin, Seller reserves the right to accept or reject any bid or withdraw the property from sale. In the event of a tie bid, the bidders will be asked to submit a final tie breaker bid.

This is a cash sale. Closing and possession will be on or before April 8, 2018, subject to the First Right of Refusal by Donald L. Hamlin. 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. The 2017 RE taxes due and payable in 2018, will be paid by the seller. The 2018 RE taxes due and payable in 2019 are purchaser's responsibility. 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. A survey will not be provided and will be the purchasers responsibility if needed or requested. 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 existing easements, restrictions, reservations or highways of record, if any, as well as any or all Hyde County Zoning Ordinances. This property is sold subject to the Wind Energy Easement with Triple H Wind Project, LLC with the total development payment to go to the purchaser for 2018, estimated to be \$4 per acre in December 2018. 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. This sale is subject to seller confirmation. Not responsible for accidents.



## SEALED BID SUBMISSION FORM

### Auction Name: Donita Ratzlaff - 320 Acres - Hyde County SD

By signing this Sealed Bid Submission Form and returning it to the United Country - Advantage Land Company, 510 Main Ave Ste 4 Brookings SD 57006 the undersigned ("Bidder") hereby certifies to the following:

Bidder acknowledges that Bidder has received and read the foregoing Sealed Bid Brochure, Terms and Conditions, and hereby agrees to be bound by them.

Bidder acknowledges that by submission of this bid, Bidder is making an irrevocable offer for the contract to purchase the Subject Property described or referred to in the foregoing Sealed Bid Brochure, Terms and Conditions, subject to the First Right of Refusal by Donald H. Hamlin.

Bidder understands that if he/she is the high bidder, Bidder will be required to sign the Purchase Sale Agreement, which Purchase Sale Agreement will also be subject to the First Right of Refusal by Donald L. Hamlin.

Bidder understands that the 10% check sent with the sealed bid is the 10% non-refundable earnest money for the winning bidder.

The terms and rules of the Sealed Bid Sale will be strictly enforced and that there will be no exceptions.

Bidder has examined the proposed Purchase Sale Agreement given to him/her as part of the Bid Package and understands that it is a legally binding contract and is not contingent upon financing or anything else.

The person(s) submitting this bid swears and affirms that he/she has been duly authorized to execute this bid on behalf of the bidder and has obtained all necessary or applicable approvals to make this bid fully binding upon the bidding entity when his/her signature is affixed.

**Tract #1: (160+/- acres) NE1/4 Section 34-T112N-R73W Hyde County, S.D.**

Written High Bid Amount Total \$ \_\_\_\_\_ \$ \_\_\_\_\_/Acre

**Tract #2: (160 +/- acres) NW1/4 Section 28-T112N-R73W Hyde County, S.D.**

Written High Bid Amount Total \$ \_\_\_\_\_ \$ \_\_\_\_\_/Acre

**Combination Tract 1 and Tract 2: (320+/- acres)**

Written High Bid Amount Total \$ \_\_\_\_\_ \$ \_\_\_\_\_/Acre

Bidder understands that this written bid is irrevocable and will be subject to acceptance by the Seller (if at all). If this bid is accepted, this Sealed Bid Submission Form, and sealed bid sale process and the Terms and Conditions mentioned above, shall constitute a contract between Bidder and the Seller.

Bidder's Name: \_\_\_\_\_

Bidder's Address: \_\_\_\_\_

Bidder's Phone: \_\_\_\_\_ Bidder's Fax: \_\_\_\_\_

Bidder's E-mail: \_\_\_\_\_

Bidder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**REAL ESTATE AUCTION PURCHASE AGREEMENT**  
**THIS IS A LEGALLY BINDING CONTRACT BETWEEN PURCHASER AND SELLER.**  
**IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE.**

**1. PARTIES TO CONTRACT - PROPERTY.**

\_\_\_\_\_, hereinafter referred to as Purchaser offers and agrees to purchase from Donita Ratzlaff hereinafter referred to as Seller, upon the terms and conditions set forth, the property legally described as:  
TBD

Purchaser and Seller acknowledge that Advantage Land Co hereinafter referred to as Auctioneer, is representing Seller in this transaction.

**2. EARNEST MONEY DEPOSIT.** Auctioneer hereby acknowledges receipt of Earnest Money in the amount of (\$\_\_\_\_\_) \_\_\_\_\_ DOLLARS Cash \_\_\_\_\_ Check X is attached to this agreement, unless otherwise noted herein, to be deposited by Auctioneer on the next legal banking day after acceptance of this offer.

Other earnest money provisions: \_\_\_\_\_.

**3. PURCHASE PRICE.** The total purchase price is to be (\$\_\_\_\_\_) \_\_\_\_\_ DOLLARS

After earnest money herein is credited, the remaining balance is to be paid by Purchaser at closing.

**4. FINANCING.**

X **Cash.** This is a cash offer. The remaining balance of \$\_\_\_\_\_ will be paid at closing by certified check. A letter of verification from \_\_\_\_\_ regarding the availability of funds \_\_\_\_\_ is attached X will be delivered by March 1<sup>st</sup>, 2018.

**5. TAXES/PRORATIONS.** Purchaser is aware that property taxes may or may not be based upon "Owner Occupied Status". Any and all Special Assessments are to be paid by Seller unless otherwise specified in this agreement. Taxes, rents, road maintenance, water, sewer, and homeowner's association fees, if any are:

2017 real estate taxes due in 2018 will be paid by the seller.  
2018 real estate taxes due in 2019 will be the purchaser's responsibility.

**6. TITLE.** Merchantable title shall be conveyed by Warranty Deed or other sufficient conveyance instrument, acceptable to Purchaser, subject to conditions, zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the existing use of the property. An owner's policy of Title Insurance in the amount of the purchase price will be furnished with cost to be distributed: Purchaser 50% Seller 50%.

**RIGHT OF FIRST REFUSAL.** This transaction is subject to the First Right of Refusal given to Donald L. Hamlin as set forth in the Quit Claim Deed dated March 30, 2017, a copy of which is attached hereto.

INITIALS: PURCHASER \_\_\_\_\_ / \_\_\_\_\_ SELLER \_\_\_\_\_ / \_\_\_\_\_



7. **SURVEY.** Seller \_\_\_\_ is X is not providing a boundary survey of the property. Property is sold based on legal description only. Seller is not aware of any boundary disputes. Seller further states that any fences located on the property do not necessarily represent the property boundary.

8. **CLOSING/POSSESSION.** Closing & possession date will be on or before April 4<sup>th</sup>, 2018. Seller agrees to maintain the property in a condition comparable to its present condition and agrees that Purchaser will have the opportunity for a personal inspection prior to closing. Seller agrees to maintain all existing insurance coverage on property until time of closing.

Closing service fees, if any, cost to be distributed as follows: Purchaser 50% Seller 50%. All personal property, including refuse, not included in the purchase price, shall be removed by Seller prior to closing.

9. **EARNEST MONEY/DEPOSITS.** Auctioneer or Auctioneer's authorized closing agent shall deposit and hold all earnest money and other deposits until sale is closed. If Auctioneer is holding the earnest money and an accepted offer and agreement to purchase does not close, regardless of the circumstances, both Purchaser and Seller must agree in writing prior to release of earnest money or in the alternative, pursuant to court order in accordance with SDCL 36-21A-81.

10. **PERSONAL PROPERTY.** Any personal property, free of liens and without warranty of condition, shall be transferred to Purchaser by a separate bill of sale.

11. **OTHER PROVISIONS:** Agree to the Terms of the sale.

12. **ADDENDA TO THIS AGREEMENT.** The following documents are addenda to this contract and are attached and become part of this contract by reference. If none, so state. Quit Claim Deed dated March 30, 2017

13. The laws of South Dakota govern this transaction.

Dated this \_\_\_\_\_ day of February, 2018 at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

\*\*\*\*\*

**THE FOLLOWING IS FOR INFORMATION PURPOSES ONLY:**

\_\_\_\_\_  
Auctioneer



DOCUMENT PREPARED BY:  
Al Arendt, Attorney  
P.O. Box 1077  
Pierre, SD 57501  
(605) 224-7700



Book: 65 DEEDS Page: 137 - 137 Doc: 20170115  
Hyde County, SD Rec Fee: \$30.00 Trans Fee: \$0.00  
Filed for record on 4/10/2017 at 10:30 AM

Connie Konrad, Register of Deeds

By Jane McCloud, Deputy

**QUIT CLAIM DEED**

I, Donald H. Hamlin, a single man, GRANTOR, of 32767 201<sup>st</sup> Street, Holabird, South Dakota, for and in consideration of One Dollar (\$1.00), and other valuable consideration, CONVEYS, GRANTS and QUIT CLAIMS to Donald H. Hamlin and Donita Ratzlaff, father and daughter, GRANTEES, of 32767 201<sup>st</sup> Street, Holabird, South Dakota, as joint tenants with the right of survivorship, not as tenants in common, the GRANTOR hereby directs that in the event my co-tenant, my daughter, desires to sell said property after my death, she give right of refusal to my son, Donald L. Hamlin, to the following described real estate located in Hyde County, South Dakota:

Township 112 N, Range 73 W.F.P.M.:

Section 28: NW1/4

Section 34: NE1/4

Township 111 N, Range 73 W.F.P.M.:

Section 3: NW1/4

**EXEMPT FROM  
TRANSFER FEE**

Dated this 30 day of March, 2017.

TRANSFER FEE: Exempt  
SDCL 43-4-22(5)

STATE OF SOUTH DAKOTA)  
:SS  
COUNTY OF HYDE)

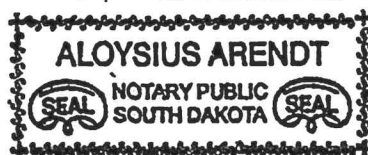
Donald H. Hamlin  
Donald H. Hamlin

On this the 30 day of March, 2017, before me, the undersigned Notary Public within and for said County and State, personally appeared Donald H. Hamlin, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

Aloysius Arendt  
Notary Public - South Dakota

My Commission Expires: 9/5/20

(SEAL)







REGION'S LAND BROKER



510 Main Ave Ste 4  
Brookings, SD 57006  
Office: 605.692.2525  
Info@AdvantageLandCo.com  
AdvantageLandCo.com  
Ucalco.com

EXPOSE YOUR DIRT®





