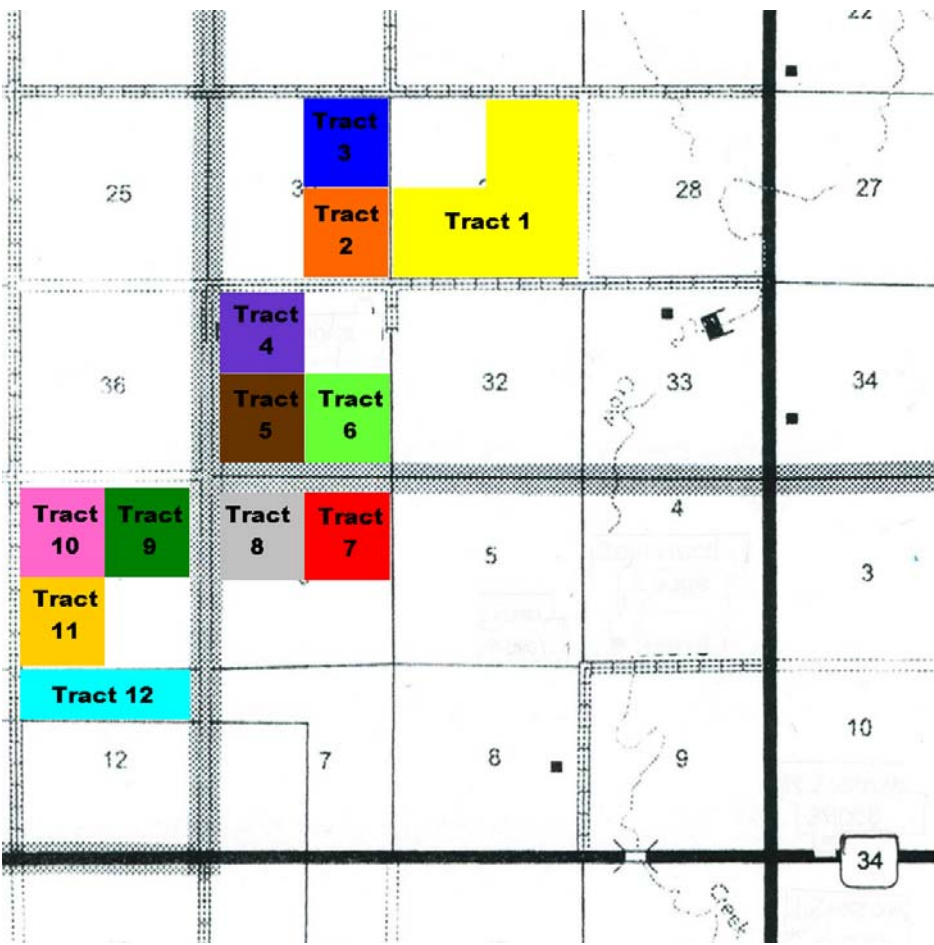


2242 +/- ACRES BUFFALO COUNTY SD LAND

AUCTION

TUESDAY, SEPTEMBER 21, 2010
1:30 PM CT - Fire Hall- Gann Valley, SD

Auctioneer's Note: Once in a lifetime opportunity to purchase closely held, Buffalo County, South Dakota land. 2242 +/- acres-nearly contiguous-strung out over three miles. 1553 +/-acres are currently under cultivation with the balance, 680 +/- acres, in pasture. The property is easily accessed off two major SD highways. The interior is accessed by gravel roads and wide section line roads. The property will be offered in 12 individual tracts as well as an 11 tract unit. Whether looking to add land acres to your portfolio or expand a farming/ranching/hunting operation you will not be disappointed in this property. Mark your calendar for September 21 to be in Gann Valley, SD for this auction! Please contact our office or visit our website for more information on this auction!



Property Location: Option 1: From junction of SD Hwys 34 & 45, 3 miles North on Hwy 45, 1 mile West on 225th Street. Option 2: From junction of SD Hwys 34 & 45, 4 miles West on Hwy 34, 3/4 mile North on 356th Ave. Signs designate the property with brochures available in mailboxes on Tract 1 (North end) and Tract 12 (South end). Approximate property corners are marked with orange ribbon. Inspect at your own convenience or **Auctioneers will be at the property for information and tours on Tuesday September 7; Tuesday, September 14 and Monday, September 20 from 4-6 pm CT each day.**



Tract 1: NE ¼, SE ¼ and SW ¼ of Section 29-T108-R68 (480 +/- ac). Presently all pasture. Excellent access via gravel roads on the North and South ends only 1 mile West of SD Hwy 45. Watered by a stock dam in the SW ¼ and a well is available in the SE ¼. 2009 RE Taxes: \$2013.76

Tract 2: SE ¼ of Section 30-T108-R68 (160 +/- ac). Presently all pasture. Gravel road access two miles West of SD Hwy 45. Watered by a well along East side and a rural water tap is in place on the South end. Combine Tract 2 and Tract 1 for a 640 acre contiguous pasture with great access and water options. 2009 RE Taxes: \$746.46

Tract 3: NE ¼ of Section 30-T108-R68 (160 +/- ac). Presently all tillable. Gravel road access along the entire North boundary. Located two miles West of SD Hwy 45. 2009 RE Taxes: \$739.24

Tract 4: North portion of NW ¼ and South portion of NW ¼ of Section 31-T108-R68 (149.17 +/- ac). 102 +/- acres under cultivation with the balance in pasture on the North end of the property. Section line access along North and West sides. 2009 RE Taxes: \$730.82 **Note: Per the request of the late Bertha Krog, Tract 4 will be offered and sold separate from all other tracts. At no point will Tract 4 be offered with the entire property.**

Tract 5: Lots 3-4 & E1/2 of SW ¼ of Section 31-T108-R68W (149.47 +/- ac) 132 +/- acres under cultivation with the balance in grass, low lands and a small dam all in the Southwest corner of the tract. 2009 RE Taxes: \$861.08

Tract 6: SE ¼ of Section 31-T108-R68 (160 +/- ac). Presently all tillable. Section line access along East side. 2009 RE Taxes: \$815.94

Tract 7: Lots 1-2 & S ½ of NE ¼ of Section 6-T107-R68 (160.24 +/- ac). Presently all tillable. Section line access along East side. 2009 RE Taxes: \$832.28

Tract 8: Lots 3-4 & S ½ NW ¼ of Section 6-T107-R68 (155.43 +/- ac). 145 +/- acres under cultivation with the balance in a low lying grassland in the southeast corner that includes a dam. Section line access along West side. 2009 RE Taxes: \$799.10

Tract 9: Lots 1-2 & S ½ of NE ¼ of Section 1-T107-R69 (158.45 +/- ac). Presently all tillable. Section line access along North side. 2009 RE Taxes: \$953.70

Tract 10: Lots 3-4 & S ½ of NW ¼ of Section 1-T107-R69 (158.35 +/- ac). Presently all tillable. Gravel road access along West side and Section line along North side. 2009 RE Taxes: \$863.40

Tract 11: SW ¼ of Section 1-T107-R69 (160 +/- ac). 120 +/- acres under cultivation with the balance in grass, creek and dam along North end of property. Great wildlife cover! Gravel road access along West side. 2009 RE Taxes: \$799.00

Tract 12: Lots 5,6,7 & 8 of Section 12-T107-R69 (191.48 +/- ac). Presently all tillable. Gravel road access along West side. Presently there is an access trail between Tract 12 and 11 in order to provide additional access between the tracts. 2009 RE Taxes: \$935.72

Terms: A 15% nonrefundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. The balance of the purchase price will be due in full, certified funds at closing which will be on or before October 29, 2010 at Brule County Abstract in Chamberlain, SD. The property is presently under a rental contract which remains in effect through December 31, 2011. The Seller will pay 2010 R.E. taxes due and payable in 2011. Buyer is responsible for subsequent R.E. taxes. Title Insurance and closing service fee will be divided equally between Buyer and Seller. Information on this property was obtained from the Buffalo County governmental offices, USDA Farm Service Agency and USDA Natural Resources Conservation Service. This information is deemed reliable but is not guaranteed by the Seller or Peterson Land & Auction LLC who is representing the Seller only in this transaction. Property will be sold subject to seller confirmation. No buyer contingencies of any kind are offered nor will any be accepted. Please have financial arrangements secured prior to bidding. The property will be sold in "As-is" condition-No warranty is made as to property boundaries, soil productivity, water supply or environmental hazards. Please inspect the property to the extent deemed necessary and rely on your own judgment when bidding. Do your own research both onsite and offsite. Announcements made day of auction take precedence over printed material or prior representations.

Owner: Krog Farms LP

Sale information & pictures available online at:

www.petersonlandauction.com AND www.sdauctions.com



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