



Bieber Farmland

Bison - Perkins County, South Dakota

LOCATION: The Bieber Farmland is situated in Perkins County in Northwestern South Dakota near the town of Bison. Bison is a close-knit farming community and serves as the county seat for Perkins County.

LOCALE: The area surrounding the Bieber Farmland is comprised mainly of family farm and ranching operations. The area is known for strong production histories of both livestock and grain. In addition to the services typical of a county seat such as the County Courthouse, Farm Service Agency offices, schools and County Hwy shop, Bison also hosts several agricultural related services such as grain dealers, parts and fertilizer suppliers, insurance and bank offices, grocery, churches and the Grand Electric Coop offices.

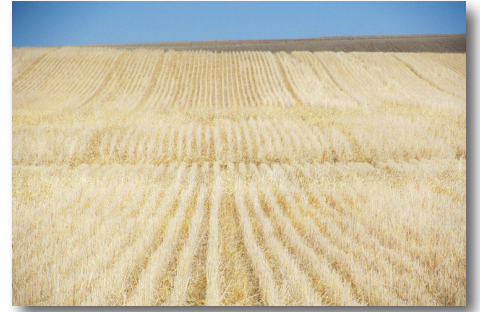


The Bison area is serviced by US Hwy 73 (running north-south) to the east, and SD Hwy 20 (running east-west). Regional air service, shopping and entertainment is available within a two hour commute either at Bismark, ND or Rapid City, SD.



SIZE: The Bieber Farmland consists of 640 acres. The property is in four separate tracts providing diversification in the case of weather events.

ACREAGE/OPERATION: The property is nearly 100% tillable and is comprised of highly productive soils. The cropping history over the past three years includes winter wheat, spring wheat and sunflowers in a no-till program, leaving a desirable level of crop residue.



SOILS: Predominate soils on the Bieber Farmland are the Class II and III Morton and Morton Lantry Loam, along with Regent and Savage Silty clay loams with productivity ratings from 72 to 89 with ratings as high as 97. These soils are well suited to all crops grown in the area such as winter wheat, spring wheat, sunflowers, millet, barley, hay and corn.



WATER: The Perkins Rural Water Assoc. is available for domestic and livestock water uses. Individual tap and hook-up fees apply.

IMPROVEMENTS: No contributory structural improvements on the property.

TAXES: The real estate taxes on the property total \$5,861.80 (2016).

PRICE: The Bieber Farmland is offered at a Price of \$816,000 cash to Seller and is available for farming Spring 2017. The property has a exclusive reservation of hunting rights until the year 2032. Minerals not included in price.

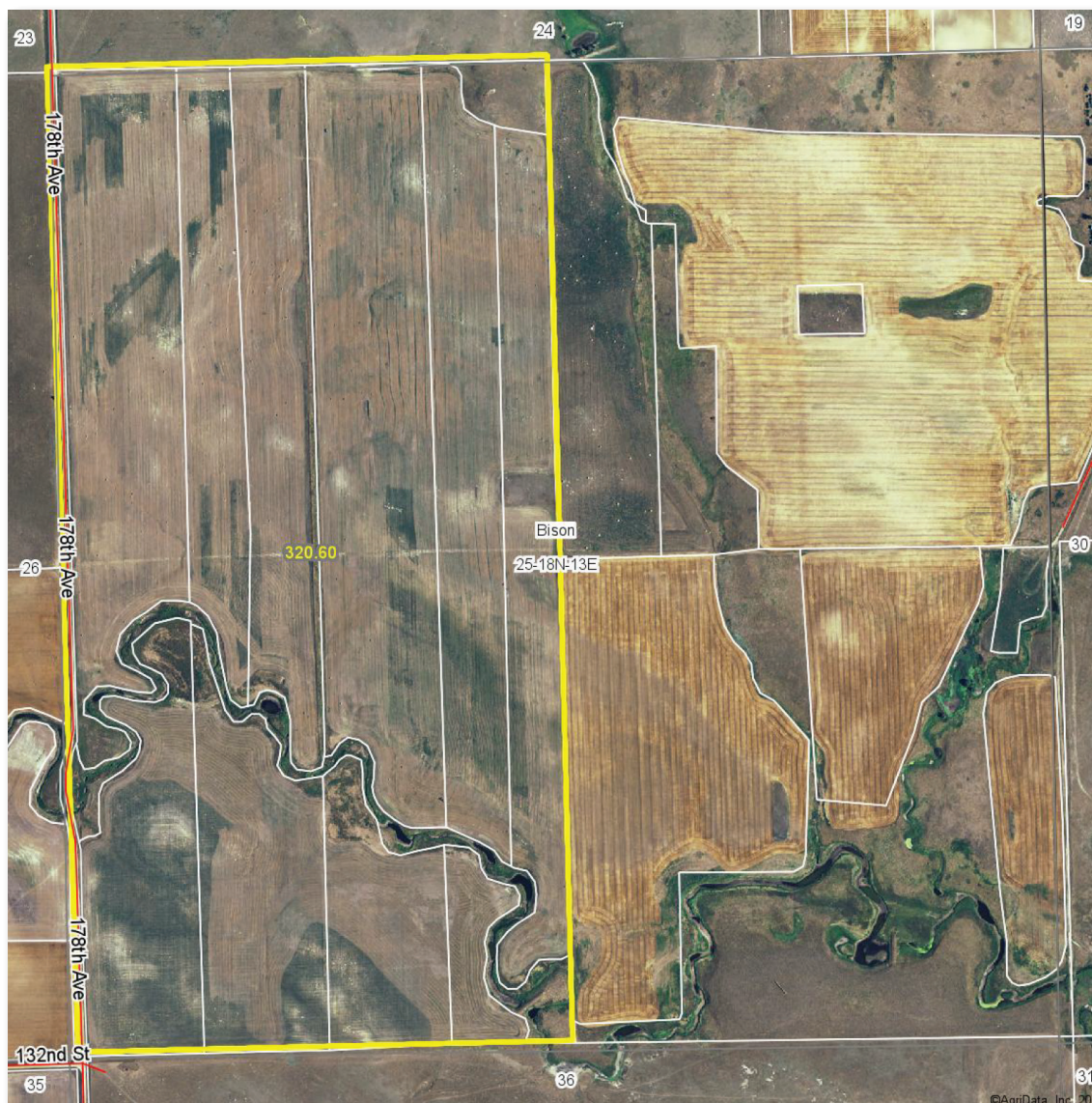
BROKER COMMENTS: The Bieber Farmland offering presents a rare opportunity to own a sizable farmland unit in an area known for excellent productivity and without investing in capital improvements. The property has been well cared for and is receiving excellent management. Whether incorporating into your farming operation or investment portfolio, don't overlook this farmland offering.

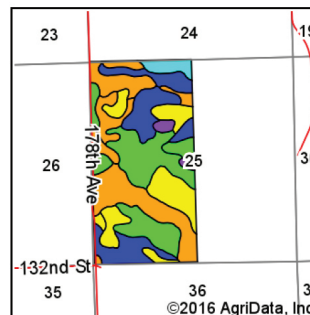


Exhibit A
Legal Description
JD Bieber Enterprises, INC.
Perkins County, South Dakota 2017

<u>Township 17 North, Range 12 East, BHM Perkins County, SD</u>	<u>Acres +/-</u>	<u>Taxes (2016)</u>
Sec. 12; SE4	160.00	\$833.26
<u>Township 18 North, Range 13 East, BHM Perkins County, SD</u>		
Sec. 25; NW4, SW4	320.00	\$1,529.66
Sec. 32; NW4	160.00	\$865.12
<u>Township 18 North, Range 12 East, BHM Perkins County, SD</u>		
Sec. 31; NE4	160.00	\$746.32
Sec. 32; S2NE4, S2NW4, SW4, SE4	480.00	\$1,887.44
<u>Total Deeded Acres</u>	<u>1,280.00</u>	<u>\$5,861.80</u>

Aerial Map
W2-25-18N-13E





Soils data provided by USDA and NRCS.

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Area Symbol: SD105, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Overall
MaB	Manning fine sandy loam, 0 to 6 percent slopes	79.23	24.8%		IIfc	46	20.8
Ar	Arnegard loam, 0 to 2 percent slopes	48.95	15.3%		IIfc	97	29.8
MdC	Morton-Lantry loams, 2 to 9 percent slopes	42.88	13.4%		IIfc	72	23.8
SeA	Stady loam, 0 to 2 percent slopes	23.69	7.4%		IIIs	56	22.8
SbA	Savage-Daglum complex, 0 to 2 percent slopes	22.99	7.2%		IIfc	72	25.8
SaA	Savage silty clay loam, 0 to 2 percent slopes	18.06	5.6%		IIfc	86	29.8
McB	Morton loam, 2 to 6 percent slopes	17.82	5.6%		IIfc	84	26.8
MdD	Morton-Lantry loams, 6 to 15 percent slopes	14.17	4.4%		IIIe	52	20.8
ReB	Regent-Daglum complex, 2 to 6 percent slopes	10.79	3.4%		IIfc	53	23.8
CdE	Cohagen-Vebar complex, 15 to 40 percent slopes	10.30	3.2%		VIfc	12	9.8
BaC	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	7.42	2.3%		IVf	40	15.8
BoA	Belfield-Grail silt loams, 0 to 2 percent slopes	6.46	2.0%		IIIs	80	25.8
VbB	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.40	2.0%		IIIe	63	20.8
Db	Dimmick and Heil soils	5.26	1.6%		Vs	22	10.8
McA	Morton loam, 0 to 2 percent slopes	3.51	1.1%		IIfc	89	26.8
RdB	Reeder-Rhoades loams, 2 to 6 percent slopes	2.07	0.6%		IIfc	57	21.8
Weighted Average						64.7	22.8



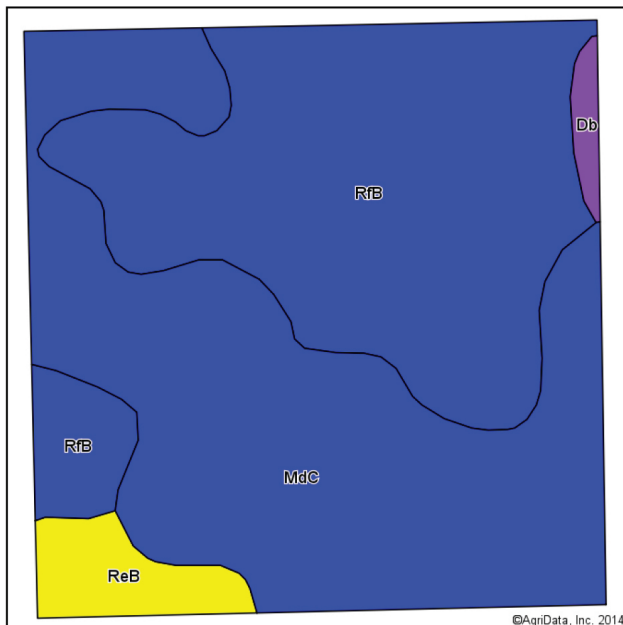
Aerial Map SW4-12-17N-12E



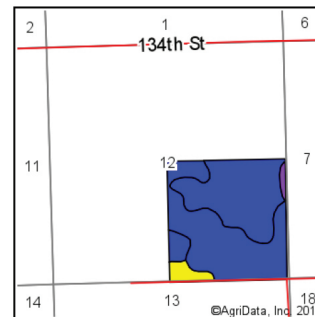


Soils Map

SW4-12-17N-12E



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Perkins**
 Location: **12-17N-12E**
 Township: **West Central Perkins**
 Acres: **160.18**
 Date: **6/18/2014**



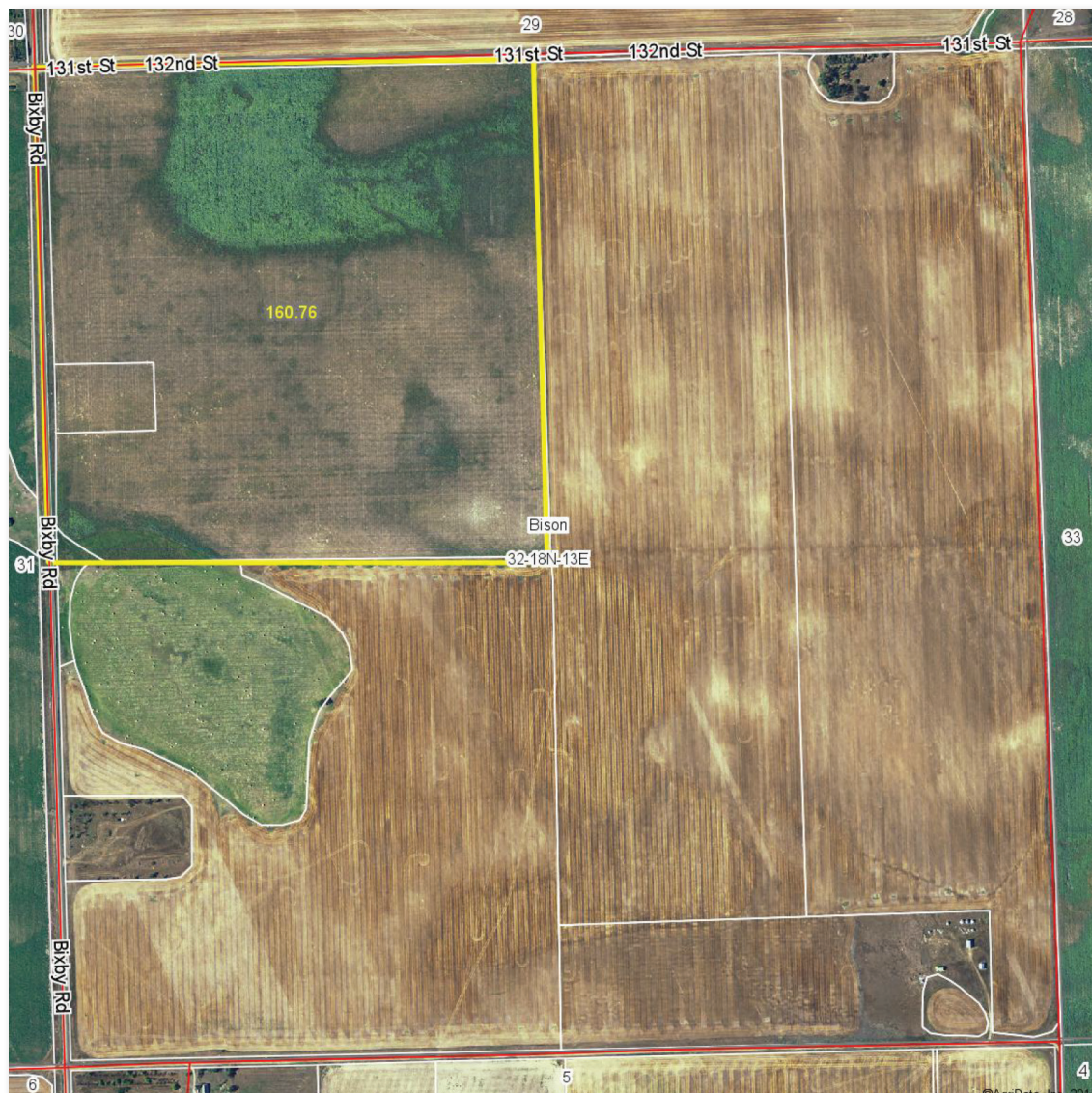
Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD105. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	State Productivity Index	Alfalfa hay	Barley	Cool season grasses	Corn	Crested wheatgrass alfalfa hay	Flax	Oats	Spring wheat	Sunflowers	Winter wheat
MdC	Morton-Lantry loams, 2 to 9 percent slopes	78.05	48.7%		IIIe	72	45	1.6		2.7	26			45	24		27
R1B	Regent-Savage silty clay loams, 2 to 6 percent slopes	72.87	45.5%		IIe	68	42		39			1.4	12	51	24	1200	
ReB	Regent-Daglum complex, 2 to 6 percent slopes	7.36	4.6%		IIIs	53	33		39			1.4	12	51	24	1200	
Db	Dimmick and Heil soils	1.90	1.2%		Vs	22	14										
Weighted Average						68.7	42.7	0.8	19.5	1.3	12.7	0.7	6	47.5	23.7	601	13.2



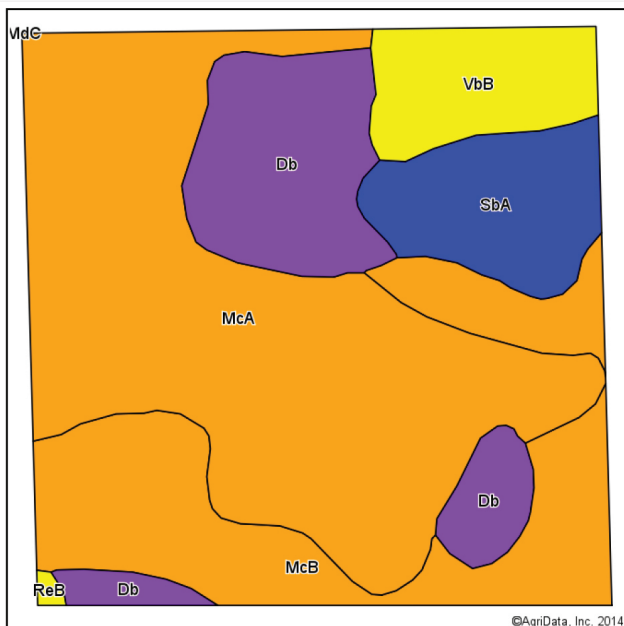
Aerial Map NW4-32-18N-13E



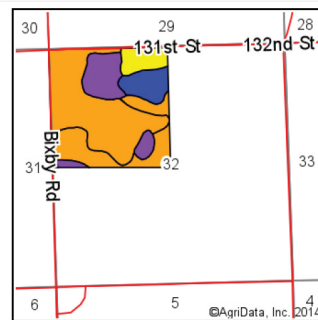


Soils Map

NW4-32-18N-13E



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Perkins**
 Location: **32-18N-13E**
 Township: **Bison**
 Acres: **160.76**
 Date: **6/18/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD105, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	State Productivity Index	Alfalfa hay	Barley	Cool season grasses	Corn	Crested wheatgrass alfalfa hay	Flax	Oats	Spring wheat	Sunflowers	Winter wheat
McA	Morton loam, 0 to 2 percent slopes	73.10	45.5%		Ilc	89	55	1.7		2.8	34			53	28		32
McB	Morton loam, 2 to 6 percent slopes	35.39	22.0%		Ile	84	52	1.7		2.8	32			51	26		30
Db	Dimmick and Heil soils	24.96	15.5%		Vs	22	14										
SbA	Savage-Daglum complex, 0 to 2 percent slopes	14.77	9.2%		Ills	72	45	1.3						39	26		34
VbB	Vebar-Tally fine sandy loams, 0 to 6 percent slopes	12.16	7.6%		Ille	53	33		31			1.3	10	40	19	950	
ReB	Regent-Daglum complex, 2 to 6 percent slopes	0.38	0.2%		Ills	53	33		39			1.4	12	51	24	1200	
Weighted Average						73.1	45.3	1.3	2.4	1.9	22.5	0.1	0.8	42.1	22.3	74.7	24.3

For more information and to schedule a showing Contact: JD Hewitt, Broker 605.791.2300 or (cell) 605.347.1100 or Tyson Hewitt, Broker 605.206.0034 Hewitt Land Company, Inc.
www.hewittlandcompany.com