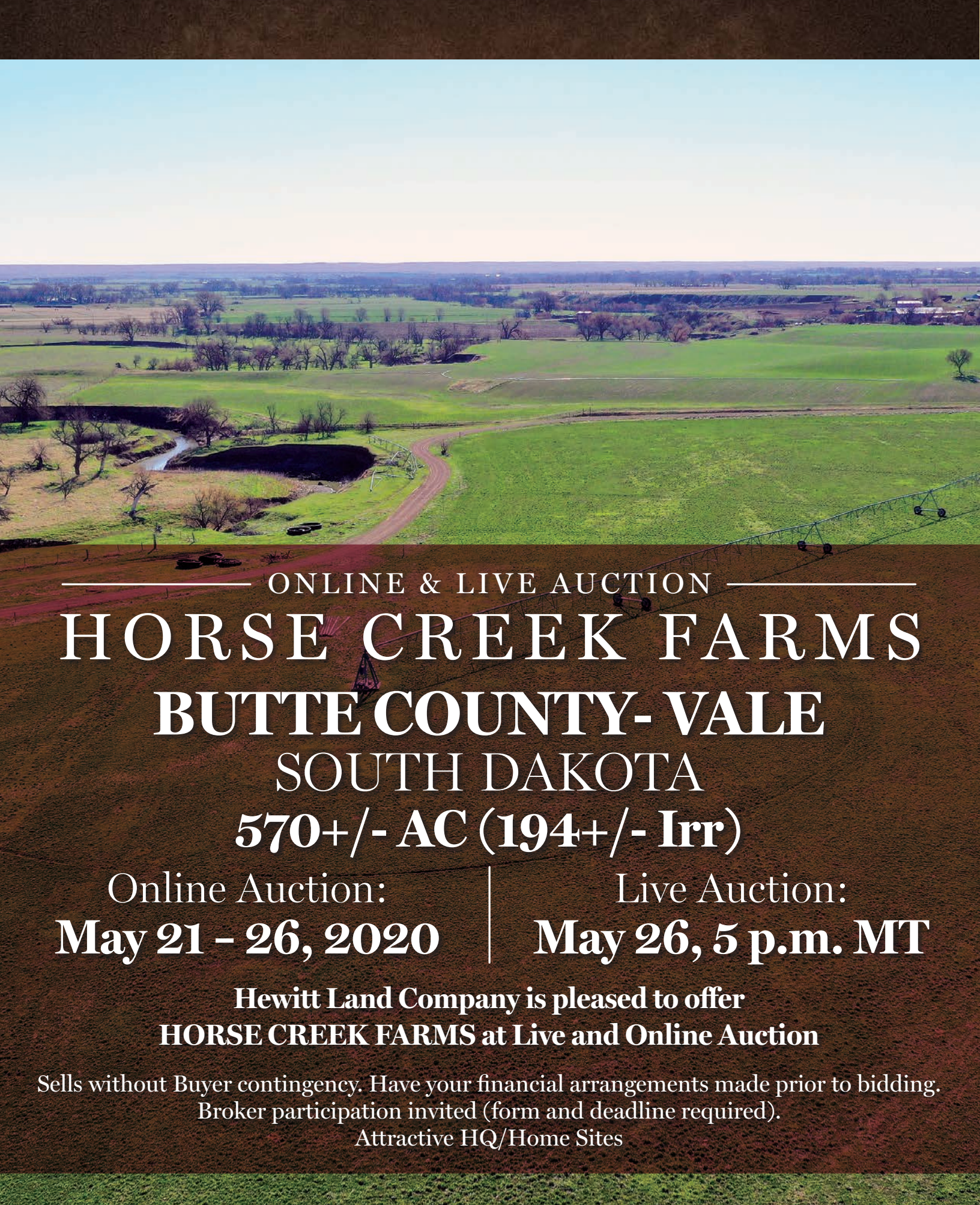




ONLINE & LIVE AUCTION

HORSE CREEK FARMS

BUTTE COUNTY-VALE

SOUTH DAKOTA

570+/- AC (194+/- Irr)

Online Auction:
May 21 – 26, 2020

Live Auction:
May 26, 5 p.m. MT

**Hewitt Land Company is pleased to offer
HORSE CREEK FARMS at Live and Online Auction**

Sells without Buyer contingency. Have your financial arrangements made prior to bidding.
Broker participation invited (form and deadline required).
Attractive HQ/Home Sites



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Piedmont, SD, 57769
605-791-2300

ONLINE & LIVE AUCTION:
HORSE CREEK FARMS
Butte County- Vale, SD
570+/- acres (194 irrigated)
Online Auction: May 21 – 26, 2020
Live Auction: May 26, 5 p.m. MT

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Register to bid online and
view the full listing at
HewittLandCompany.com

LIVE & ONLINE AUCTION: HORSE CREEK FARMS TERMS AND CONDITIONS:

Bidding by Online and Live Auction

Successful bidders shall deposit 15% nonrefundable earnest money with the balance due in certified funds upon closing, on or before June 28, 2020. Property sold without buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property sold by legal description only. Any survey required would be at the expense of the buyer. Marketable title will be transferred by Trustees Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be provided by Seller and is available for your inspection prior to the auction. 2019 and prior taxes will be paid by Seller. 2020 real estate taxes will be prorated to date of closing using the most current tax levy. The 2019 Irrigation assessment paid in 2020 will be paid by the Seller, the 2020 irrigation assessment paid in 2021 shall be paid by the Purchaser. Auctioneers, Brokers and their associated staff are representing the Seller's interest in this transaction. All information was derived from sources deemed reliable; however, neither Seller nor the Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Property selling "As-is where is". Inspect to the extent deemed necessary both on and off premise and use your own judgement when bidding. Portions of the property may be located within a flood hazard area. Announcements made at auction take precedence over any prior printed or oral representations. Sells subject to Seller confirmation. 'The Landlord's interest in the growing small grain crop will transfer to buyer at closing. 1st Cutting of Alfalfa shall be retained by Seller, buyer shall be granted access for irrigation purposes no later than June 10. All livestock will be removed by Auction Day.

**Owners: WAC Investment Trust; San Angelo, TX
Steele Ranch Inc; Nisland, SD**

Register to bid, view the interactive map and more at HewittLandCompany.com



Property Viewings:
Wednesday, May 13 and Tuesday
May 19th from 1-3 each day
and
Auction Day, May 26, from 1-3 p.m.
or by appointment.
Feel free to bring ATV/UTVs.

Featuring:

- **2 Center Pivot Systems**
- **Additional Water Rights**
- **Live Water – Abundant Wildlife**
- **Timbered Bottom Land**
- **Brushy Draws**
- **County Gravel Rd Access**
- **Sold in tracts and combinations**
- **Attractive HQ/Home sites**
- **Sold in Individual Tracts**

*Selling in 6 Individual Tracts, Subject to
Seller Confirmation.*

For photos, video, downloadable
brochure maps and on-line bidding go to
www.HewittLandCompany.com

Brokers Comments:

Folks this Auction is an opportunity for farmers, cattlemen and recreationalists to purchase highly productive, pivot irrigated cropland and exceptional grass with timbered creeks, river bottom, brushy draws and convenient access. Bid on and Buy Individual Tracts that suit your interests. The size and scale of this property can make a stand-alone unit or an exceptional addition to your current operation. Don't miss this sale! Bid on-line and be with us for the live auction conclusion on May 26, 5:00 pm at The Vale Community Center, Vale SD.

FARMLAND AUCTION
HORSE CREEK FARMS, VALE SD
TRACT DESCRIPTIONS: All located in Butte County, South Dakota

TRACT 1: Consisting of 80+/- acres. T8N, R6E; Sec 15; S $\frac{1}{2}$ NW $\frac{1}{4}$
Taxes: \$1008.98 (est) Irr: \$422.69 A tranquil and attractive
Creek Bottom setting with mature Cottonwood, Ash, Elm,
Juniper and lilac. Horse Creek traverses the property, Butte
Meade Rural Water, Homesite, 39X75 Machine Shed, 25x35
Pole Barn. This tract includes irrigation water rights to Horse
Creek! Several large hay meadows. This property would make a
tremendous HQ, or homesite and has exceptional wildlife habitat.

TRACT 2: Consisting of 160 +/- acres. T8N, R6E, Sec 15; SW $\frac{1}{4}$
Taxes: \$1040.74 Irr: \$2,422.15. The Landlord's interest in
the growing small grain crop will transfer to buyer at closing.
1st Cutting of Alfalfa shall be retained by Seller, buyer shall be
granted access for irrigation purposes no later than June 10.
All livestock will be removed by Auction Day. This tract has
access directly off of Wilson Cemetery Rd. and is comprised of
109.4+/- acres irrigated cropland irrigated by 2 6-tower Rienke
Center Pivot Irrigation Systems and 26.18+/- ac Dry cropland.
The soils range from Class II to IV, Lohmiller and Midway Razor
Silty Clay Loams. This property is currently fenced with Tract
1. In the event Tracts 1 and 2 sell separately there will be an
access easement reserved along the existing roadway going to
the Tract 1 HQ site. This tract could be combined with Tract 3
to accommodate extending the upper pivot to Tract 3. Irrigation
water is primarily provided by the Belle Fourche Irrigation
District. If purchased with Tract 1, supplemental irrigation water
may be obtained by pumping rights on Horse Creek.

TRACT 3: Consisting of 80+/- acres. T8N, R6E, Sec 16; E $\frac{1}{2}$ SE $\frac{1}{4}$

Taxes: \$124 (est. based on current yr). This tract borders
Wilson Cemetery Rd and is comprised of native grass with a
long brushy draw running the length of the Tract providing
exceptional habitat and winter protection. The soils on Tract
3 are Midway Razor & Penrose silty clay loam.

TRACT 4: Consisting of 80+/- acres. T8N, R6E, Sec 16; SE $\frac{1}{4}$ SW $\frac{1}{4}$,
SW $\frac{1}{4}$ SE $\frac{1}{4}$ **Taxes: \$124** (est. current yr) This Tract borders Wilson
Cemetery Rd and consists of nearly all native grass with several
brushy draws running thru the property providing exceptional
habitat and winter protection.

TRACT 5: Consisting of 120+/- acres. T8N, R6E, Sec 16;
N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ **Taxes: \$219** (est) Irr. **\$1,057.28** Tract 5 is
comprised of 52.5+/- acres irrigated and 46.08+/- acres dry
cropland currently being used in feed production. This Tract is
accessed by Eichler Rd. The soils on Tract 5 are comprised of
Cl III and IV Penrose silty clay loam.

Tract 6: Consisting of 49.65+/- acres. T8N, R5E, Sec 10; Steele
Subd. Tract A **Taxes: \$1,442.44 Irr. \$320.36.**
Tract 6 is very tranquil setting along the **Belle Fourche River.**
The property includes 13.2 acres irrigated with water provided
by the Belle Fourche Irrigation District. Tract 6 is set up as a
HQ unit with nearly 6,000 bu grain storage, a 50x52 Quonset
w/concrete floor, a 320x32 pole barn/shed several additional
out-buildings. A 1,216 sqft MH is available separately. Domestic
water is provided by Butte Meade Rural Water. This property is
a haven for wildlife with big time Whitetail populations.

