



13167 Arapahoe Dr.
Piedmont, SD, 57769
605-791-2300

ABSOLUTE REAL ESTATE
AUCTION - LIVE & ONLINE:
**NORTHSTREAM
INVESTMENTS FARMLAND
& GRASSLAND AUCTION**

Stanley County – Ft. Pierre SD
1,516.85 +/- Total Acres (675.67 Tillable Acres)
August 19, 2020, 1:30 p.m. CT
Casey Tibbs SD Rodeo Center, Ft. Pierre, SD

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PERMIT 618

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

TERMS AND CONDITIONS:

Bidding by Online and Live Auction

The property will be offered in Three (3) Individual Tracts and One (1) Distinct Combination (Tracts 1 and 2), selling in the manner realizing the greatest return to the Seller. Successful bidders shall deposit 15% nonrefundable earnest money at conclusion of the auction with the balance due in certified funds upon closing, on or before September 30th, 2020. Property will be sold absolute, without reserve bid or buyer contingency of any kind. Have financial arrangements secured prior to bidding. Property will be sold by legal description only. Any survey required would be at the expense of the buyer. Marketable title will be transferred by Warranty Deed, subject to easements, restrictions, covenants and/or reservations of record. A title insurance policy will be available for your inspection prior to the auction. Cost of the title policy and closing agent fee will be split 50-50 between the Buyer and Seller. 2020 real estate taxes will be prorated to date of closing. Possession of the farmland tracts will be immediately available upon deposit of earnest money. Possession of the grassland tract will be given at closing. 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 guaranties 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. Announcements made at auction take precedence over any prior printed or oral representations.

Owners: Northstream Investments, Inc., Paul Nordstrom, Eric Nordstrom

ABSOLUTE REAL ESTATE AUCTION



**NORTHSTREAM INVESTMENTS
FARMLAND & GRASSLAND AUCTION**

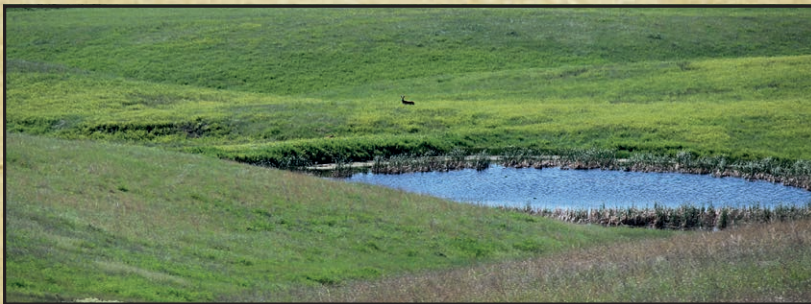
LIVE/ONLINE AUCTION:

Wednesday, August 19, 2020, 1:30 p.m. CT
1,516.85 +/- Total Acres (675.67 Tillable Acres)
Casey Tibbs Rodeo Center
210 Verendrye Dr., Ft. Pierre, SD

**Hewitt Land Company is pleased to offer Northstream Investments
Farmland & Grassland Auction at Live and Online Auction**
Property Address: 17 miles West of Ft Pierre on Hwy 14

- **Productive tillable with highway access • Highway frontage**
- **Short distance to grain and livestock marketing facilities**
- **Excellent western SD grassland • WRLJ rural water available**

Sells without Reserve bid or Buyer Contingency.
Have your financial arrangements made prior to bidding.
Broker participation invited (form and deadline required).



Property Viewings:
Wednesdays, August 5 and 12,
from 10 a.m.-12 p.m. CT each day
and
Auction Day, August 19,
from 9-11 a.m. CT or by
appointment. Feel free to
bring ATV/UTVs.

Featuring:

- **Offered in 3 Individual Tracts**
and 1 Distinct Combination
(Tracts 1 and 2).

*Selling in the manner realizing the
greatest return to the Seller.*

For photos, video,
downloadable brochure,
maps and online
bidding go to
www.HewittLandCompany.com

Broker's Comments:

Held by the Nordstrom Family for years, this is a highly versatile and productive offering of farm and grass land with exceptional access, rural water and strong production history. The farmland has been fallowed for the 2020 season and the grass rested for several years! The property sells auction day without reserve bid, make plans to be with us live or on-line and take advantage of this remarkable opportunity to acquire part or all of this quality offering.

NORTHSTREAM INVESTMENTS FARMLAND & GRASSLAND AUCTION

TRACT DESCRIPTIONS: All located in Stanley County, South Dakota

TRACT 1: T5N R28E Section (20) part lying north of the center line of Lot H-1 of the North Half of the SW4 and part lying north of the center line of Lot H-1 of the North Half of the SE4 and the North Half 405+/- Acres; 355.53+/- Tillable; Average Productivity Index of 52.10 Mostly Promise Clay, Opal Clay, and Sansarc-Opal Clay Soils with 3% to 9% Slopes. 1 mile of Hwy 34/14 frontage; 1 mile of Old Hwy 14 frontage; 1 mile of section-line road frontage
Chemical Fallowed 2020 Growing Season
West River Lyman Jones Rural Water, water tank, cobett waterer, 1 livestock dam

TRACT 2: T5N R28E Section (21) part lying north of the center line of Lot H-1 of the North Half of the SW4 and part lying north of the center line of Lot H-1 of the North Half of the SE4 and the North Half 422.85+/- Acres; 320.14+/- Tillable; Average Productivity Index of 46.90 Nearly 70% Promise Clay and Opal Clay Soils with 3% to 9% Slopes, approximately 23% Sansarc-Opal Clay with 9%-25% Slopes 1 mile of Hwy 34/14 frontage; 1 mile Old Hwy 14 frontage
Chemical Fallowed 2020 Growing Season
1 livestock dam

COMBINATION OF TRACTS 1 & 2 827.85+/- Total Acres, 675.67 Tillable Acres; 540.98 Base Acres

Base Acres:	PLC Yield
Oats:	40.53 53
Corn:	81.84 54
Grain Sorghum	160.57 41
Sunflowers	258.04 894

Average Productivity Index of 49.33; Mostly Promise Clay, Opal Clay, and Sansarc-Opal Clay Soils with 2% to 9% Slopes.

2 Miles Highway 34/14 access; 2 miles Old Hwy 14 frontage; 1 mile section-line road access
Chemical Fallowed 2020 Growing Season
West River Lyman Jones Rural Water, water tank, cobett waterer, 2 livestock dams

TRACT 3: T4N R29E Section 3: All 689.00+/- Acres
Tremendous Grass covers the rolling hills 2 Pastures, 4 livestock dams, new West River Lyman Jones Rural Water tap to service the water system of your design, 1 water tank fed from neighboring artesian well. The tank is located in a trap offering access to both pastures. North pasture has 3 dams, South pasture has 1 dam. Great views of the Bad River Breaks. Long history of access by a well-defined trail approximately 2.5 miles through the neighboring property.

