

Farmland Auction

25
YEARS
est. 2000

351.96 +/- Acres • Deuel County, SD

Monday, February 17, 2025 – 12:00 p.m.

Clear Lake Municipal Building Community Room • Clear Lake, SD



OWNER: Blum Farm LLC



Pifer's

605.836.2277

www.pifers.com

INTRODUCTION

Auction Note: Pifer's is proud to be offering three distinct parcels of prime farmland, including one conveniently located along I-29. This land has been family-owned for many years, making this a truly unique and rare offering. All parcels will be available for the 2025 crop year. Don't miss this chance to invest in high-quality farmland with a rich history!

Driving Directions

Parcel 1: From I-29 (Exit 157), Travel west on 188th St. to County Rd. #313. Go north 2 miles on County Rd. #313 to 186th St. Go east on 186th St. for 0.25 miles.

Parcel 2: From I-29 (Exit 157), Travel west on 188th St. to County Rd. #313. Go north 1.5 miles on Country Rd. #313.

Parcel 3: From I-29 (Exit 157), Travel west on 188th St. to County Rd. #313. Go north 1 mile on Country Rd. #313. Immediately after passing under I-29, access will be on the east side. Follow the frontage road to the south.

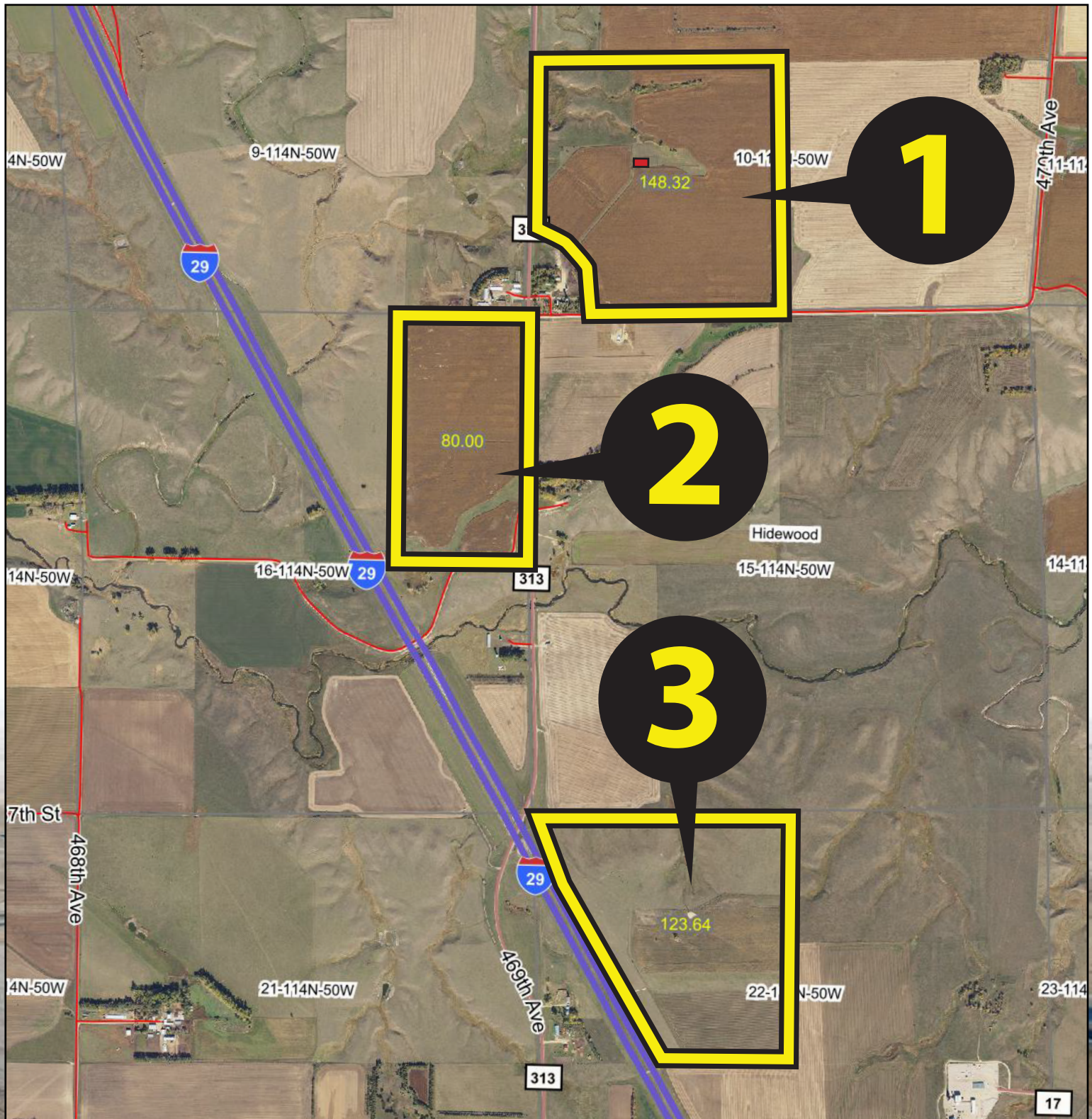


Chris Bair • 605.271.7730 or cbair@pifers.com

Pifer's

20820 Boondock Ave. • Worthing, SD 57077

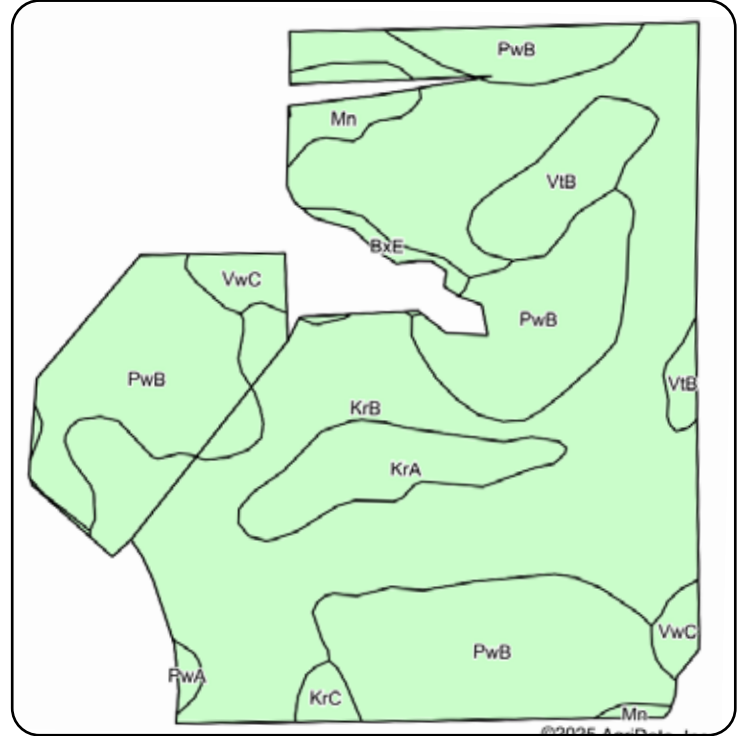
OVERALL PROPERTY



PARCEL 1

Acres: 148.32 +/-
Legal: SW¼ Less Blum Cemetery & 11.05 Acre Farmstead 10-114-50
FSA Crop Acres: 117.89 +/-
Pasture Acres: 26.99 +/-
Taxes (2023): \$2,810.96 (Includes Farmstead)

This parcel features excellent cropland with a Soil Productivity Index (SPI) of 86.6! The remaining balance features pastureland offering excellent grazing and hunting opportunities.



Crop	Base Acres	Yield
Oats	7.98	70 bu.
Corn	46.15	107 bu.
Soybeans	46.93	29 bu.
Total Base Acres: 101.06		

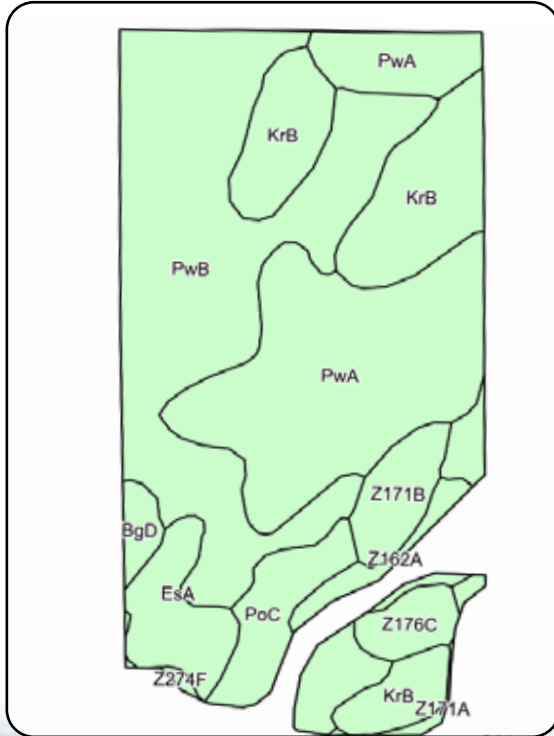
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	60.44	51.3%	Ile	87
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	37.84	32.2%	Ile	89
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	6.08	5.2%	Is	93
VtB	Vienna-Brookings complex, 1 to 6 percent slopes	5.70	4.8%	Ile	86
VwC	Vienna-Buse complex, 6 to 9 percent slopes	2.72	2.3%	IIle	64
Mn	McIntosh-Lamoure silty clay loams	2.44	2.1%	IIIs	79
BxE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	1.04	0.9%	VIIle	17
KrC	Kranzburg-Brookings silty clay loams, 2 to 9 percent slopes	0.93	0.8%	IIle	80
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	0.42	0.4%	Is	93
Weighted Average					86.6

PARCEL 2

Acres: 80 +/-
 Legal: E½NE¼ 16-114-50
 FSA Crop Acres: 71.5 +/-
 Taxes (2023): \$1,278.64

This parcel features excellent cropland with an SPI of 83.5, excellent access on County Rd. #313, and I-29 visibility!

Crop	Base Acres	Yield
Oats	4.86	70 bu.
Corn	28.06	107 bu.
Soybeans	28.54	29 bu.
Total Base Acres: 61.46		

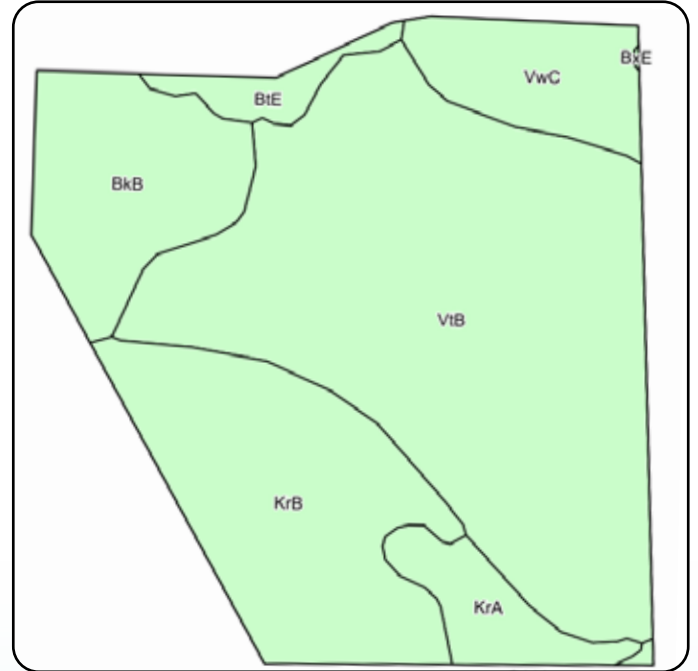


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	24.74	34.4%	Ile	89
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	19.01	26.6%	Is	93
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	12.07	16.9%	Ile	87
PoC	Poinsett silty clay loam, 6 to 9 percent slopes	5.01	7.0%	IIle	77
EsA	Estelline silt loam, coteau, 0 to 2 percent slopes	3.55	5.0%	IIIs	66
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	2.55	3.6%	IVs	43
Z176C	Arvilla-Sandberg sandy loams, coteau, 6 to 9 percent slopes	1.70	2.4%	IVe	14
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	1.48	2.1%	Is	93
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	0.92	1.3%	IVe	50
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	0.28	0.4%	IIIs	47
Z274F	Sioux-Arvilla complex, coteau, 15 to 40 percent slopes	0.19	0.3%	VIIIs	5
Weighted Average					83.5

PARCEL 3

Acres: 123.64 +/-
Legal: NW¼ Less that PT lying W of I-29 & Less Lot H-1 in 22-114-50
FSA Crop Acres: 59.77 +/-
Pasture Acres: 67.44 +/-
Taxes (2023): \$1,427.26

This parcel along I-29 features excellent cropland with an SPI of 82.7! The pastureland offers excellent grazing, water sources and hunting.



Crop	Base Acres	Yield
Oats	4.06	70 bu.
Corn	23.46	107 bu.
Soybeans	23.86	29 bu.
Total Base Acres: 51.38		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
VtB	Vienna-Brookings complex, 1 to 6 percent slopes	31.30	52.3%	Ile	86
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	12.61	21.1%	Ile	87
BkB	Barnes-Svea loams, 1 to 6 percent slopes	7.29	12.2%	Ile	83
VwC	Vienna-Buse complex, 6 to 9 percent slopes	4.41	7.4%	IIle	64
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	2.74	4.6%	Is	93
BtE	Buse loam, 20 to 40 percent slopes	1.42	2.4%	Vlle	8
Weighted Average					82.7

TERMS & CONDITIONS

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 3/31/25. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before March 31, 2025, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction & Realty.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by Pifer's Auction & Realty, Kevin Pifer, SD #12782, Chris Bair, SD #17588.

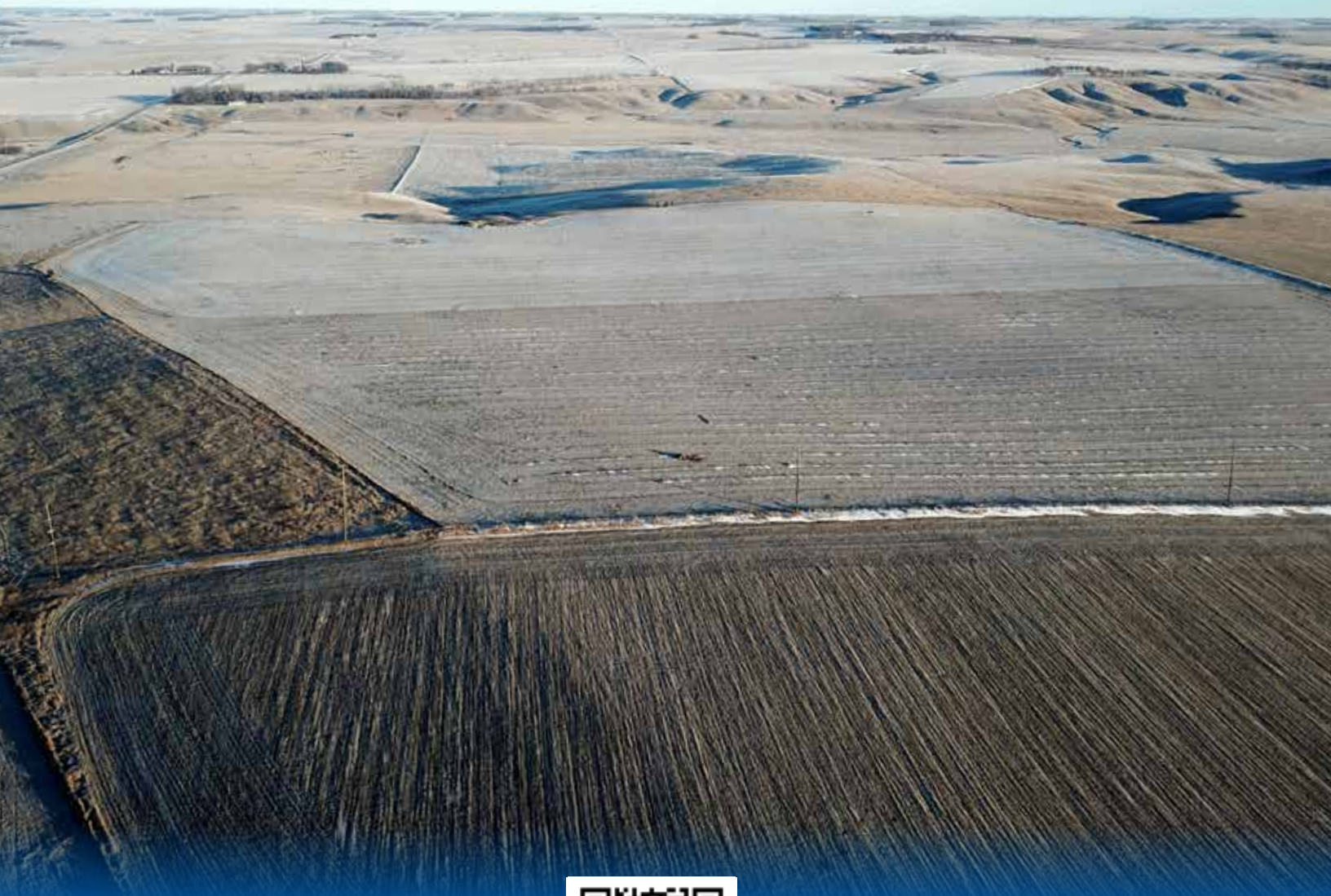
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