Auction Terms and Services FARM AUCTION – Thursday May 29th, 2025 10am CST- Wolsey, SD- HYBRID COMBINATION LIVE AND ONLINE AUCTION \*\*\*ONLINE BIDDING BEGINS MAY 19TH ON AUCTIONTIME.COM.\*\*\*

\*\*NOTE: ALL ONLINE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO AUCTION DATE! \*\* \*\*\*ALL SALES ARE FINAL!!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY\*\*SALE PENDING SELLER APPROVAL \*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\*

Property Specific \*\*\* PROPERTY SHALL BE OFFERED IN ONE TRACT \*\*\*

Farm Location: From the town of Wolsey, head North on highway 281 4 miles. The property is on the North side of 201st street. Directly North of the Agtegra facility on the west side of highway 281. OR Auction Location: Wolsey Community Hall, Wolsey, SD

Legal Description: 160 +/- Acres of section 27, Township 112N, Range 64W of Allen Township, AND; 142.18 +/- Acres of SE4. EXC RY LESS 1.02 AC & LESS WHEAT GROWERS LOT 2 LESS LOT H-2 (1.50 ACRES) IN SE4 27 112-64. LESS MCNEIL OUTLOT 1 (8+/- ACRES) IN THE SW1/4 AND SE 1/4 OF SECTION 27, TOWNSHIP 112 NORTH, RANGE 64 WEST

USE: Property is Ag Use Zoned Spanning 294 +/- acres; this property has versatile options for farming and agricultural use as well as recreation, and commercial potential with highway access. This Organic Certified Eastern South Dakota farm ground presents a great opportunity for long term investments, expand your operation, or develop into a new endeavor.

Income: The new owner will have a lease back option of $41,923.20 for the 2025 crop year.

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Huron Title Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately June 30th, 2025. Buyers will pay a $495 Broker Administrative Compliance fee at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of the land for all of 2025 growing season or can exercise the lease back option. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections.

Please have all arrangements made prior to the sale. American Legacy Land Co. Nathan Hofer, Kyle Grafsgard, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as one tract. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.