

# LAND AUCTION

2,683.26 ACRES -SULLY COUNTY, SOUTH DAKOTA

**TO BE SOLD IN 10 TRACTS**

Live Auction with Online Bidding Available

**TUESDAY, DECEMBER 7<sup>TH</sup>, 2021 at 1:00 PM, CT**  
**AUCTION LOCATION: "83 AG" SALES AND SERVICE**  
**(West edge of Onida, SD)**

**MAYNARD KLINGBEIL TRUST ESTATE**

Offered by SDSU Foundation



**To obtain complete details, a personal showing  
or a bidder's packet, contact:**

**JOE SOVELL, BROKER ASSOCIATE,**

License #12502

Ph: 605-258-2828, Cell: 605-280-7656

[actionbuyersresource.com](http://actionbuyersresource.com),

Emily Sovell, Responsible Broker.

**ACTION BUYERS RESOURCE**

P.O. Box 505

Onida, SD 57564

1-605-258-2828

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# The Legacy of Maynard A. Klingbeil



Maynard Adolph Klingbeil entrusted South Dakota State University with 2,600 acres of farmland in eastern Sully County. The gift of land in his estate represents the single-largest investment in agronomy in the University's history.

Mr. Klingbeil was born on the family's homestead east of Onida, where he lived and farmed his entire life. He passed away on February 27, 2020. The valedictorian of his 1953 class at Onida High School, Mr. Klingbeil never attended college. He farmed his entire life, beginning in partnership with his father, Benjamin A. Klingbeil. Later, he bought the farm and continued to add to it.

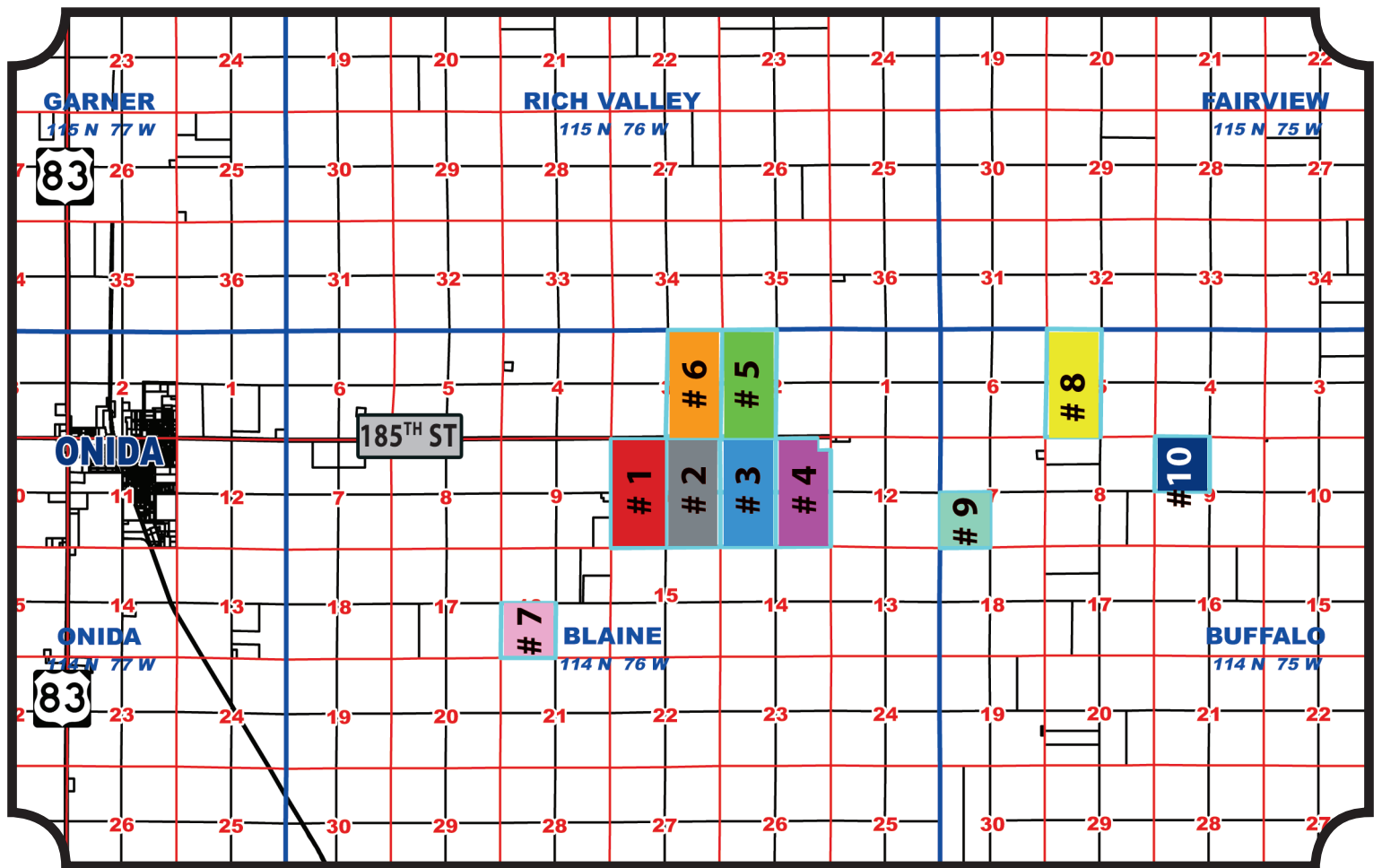
He was a lifelong member of the Sully County Crop and Livestock Improvement Association, and was a community committeeman for the Agricultural Stabilization and Conservation Service in Sully County.

It wasn't until after his passing that SDSU was informed that Mr. Klingbeil's estate instructed his representatives to gift the entire 2,600 acres to the SDSU Foundation. Proceeds were directed to "the study of agronomy." Mr. Klingbeil's gift will be used to endow four leadership positions (two Klingbeil Endowed Professorships, the Endowed Department Head of Agronomy, Horticulture and Plant Sciences, and the Endowed Department Head of Agriculture Biosystems Engineering) and a substantial scholarship endowment for students majoring in agronomy, precision agriculture and related fields of study.

Farming was Mr. Klingbeil's life and passion. At his funeral, the Sully County Farming Community was listed as his honorary casket bearers. The poem "So God Made a Farmer" by broadcaster Paul Harvey was printed in the program. The poem begins, "And on the 8th day, God looked down on his planned paradise and said, 'I need a caretaker.' So God made a farmer."

South Dakota State University and the College of Agriculture, Food and Environmental Sciences are humbled by Mr. Klingbeil's transformational gift.





## Auctioneers Notes:

We are privileged to offer land from the Maynard Klingbeil Trust Estate at auction on behalf of SDSU Foundation. Most of this land has been in the Klingbeil Family for generations and has never been offered for public sale before now. Location, quality, and stewardship best describe the attributes of this land. The vast majority of this property has paved road access, and is within a short drive from Onida, SD. The Onida area hosts two large grain elevators, an 80 million gallon/yr ethanol plant, and a 10,000 head cattle feedlot. This once in a lifetime offering will be parceled into ten tracts, providing prospective buyers opportunity to buy acres that fit an existing ag operation – or acquire the entire land base procured as Klingbeil’s agricultural legacy.



## Terms:

1. A 10% nonrefundable earnest money payment at the conclusion of the auction, with balance due on or before closing. Closing shall occur on or before January 21, 2022.
2. Possession at closing, subject to removal of all existing 2021 crops.
3. Buyer(s) of parcels with planted winter wheat shall reimburse input costs on or before closing;
4. A Buyer's Premium of 4% of the successful bid will be used to establish the final purchase price. The premium will be added to the successful bid amount, along with applicable state sales tax.
5. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided with the cost of the owner's policy & a title company closing fee, if any, to be divided 50-50 between Buyer(s) and Seller. Seller to pay transfer fees and Buyer(s) to pay recording fees.
6. This property is being sold based on the tax acres assessed by the Sully County Director of Equalization; this property is sold by legal description.
7. All of the 2021 RE taxes payable in 2022 will be paid by the Sellers; 2022 and future real estate taxes are paid by Buyer(s).
8. The Seller does not provide warranty or guarantee that existing fences are located on the correct boundary. New fencing, if any, is the responsibility of the Buyer(s).
9. County data, Farm Service Agency reports, mapping, yields, bases, payments or data obtained for distribution is not guaranteed by Seller or Seller's agents. Information contained herein is deemed to be correct but is not guaranteed. The Sully County FSA will make final determination of all farm program crop basis and yields transferred to the Buyer(s).
10. Action Buyers Resource acts as agents for the Seller, and property sales are subject to confirmation of the owner.
11. If you are unable to attend and need to make arrangements to bid absentee by phone or on line, you must contact the auctioneer prior to sale day to make arrangements.

For additional information contact the auctioneers.

ALL ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ANY PREVIOUSLY DISCLOSED TERMS, CONDITIONS, OR DISCLOSURES, WHETHER ORALLY PROVIDED OR IN WRITING.

BROKER PARTICIPATION INVITED.

## TRACT 1

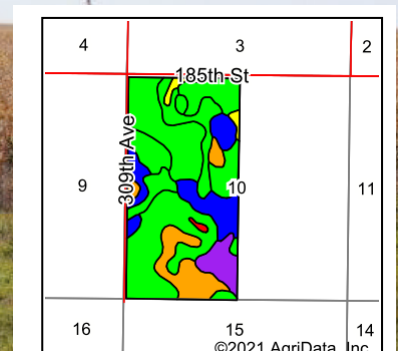
Legal Description: NW ¼ and the SW ¼ of Section 10-114-76W, Sully County, SD

Total Taxable Acres: 318.03

FSA Cropland Acres: 294.93

Surety Productivity Index: 86.4

Real Estate Tax Amount: \$2,583.08





## TRACT 2

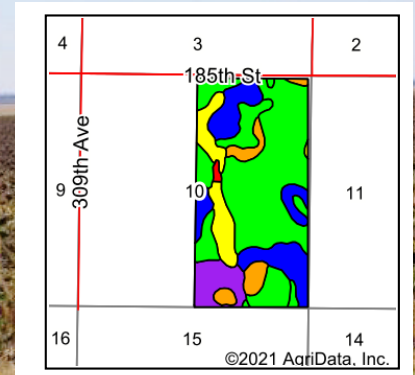
Legal Description: NE ¼ and the SE ¼ of Section 10-114-76W, Sully County, SD

Total Taxable Acres: 318.03

FSA Cropland Acres: 294.66;

Surety Productivity Index: 83.6

Real Estate Tax Amount: \$2,532.66



## TRACT 3

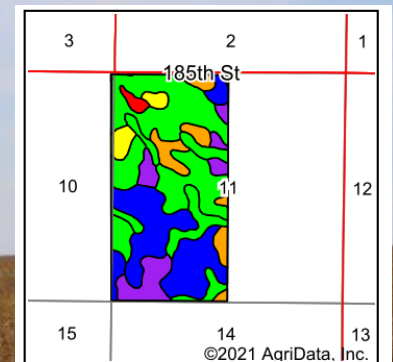
Legal Description: NW ¼ and the SW ¼ of Section 11-114-76W, Sully County, SD

Total Taxable Acres: 318.01

FSA Cropland Acres: 240.29

Surety Productivity Index: 82.9

Real Estate Tax Amount: \$2,506.78



## TRACT 4

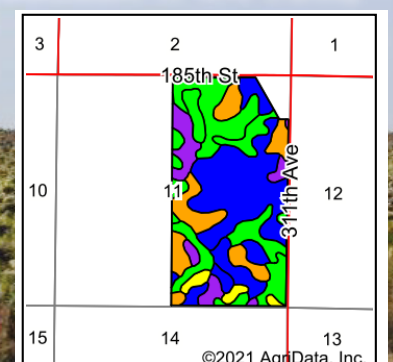
Legal Description: NE ¼ less ten acres and the SE ¼ of Section 11-114-76W, Sully County, SD

Total Taxable Acres: 308.47

FSA Cropland Acres: 259.36

Surety Productivity Index: 82.7

Real Estate Tax Amount: \$2,468.90





## TRACT 5

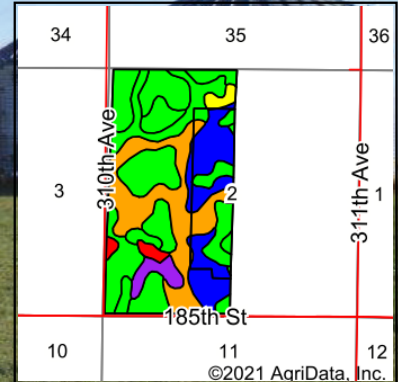
Legal Description: NW ¼ and the SW ¼ of Section 2-114-76W, Sully County, SD

Total Taxable Acres: 316.35

FSA Cropland Acres: 68.54

Surety Productivity Index: 83.8

Real Estate Tax Amount: \$3,096.80



## TRACT 6

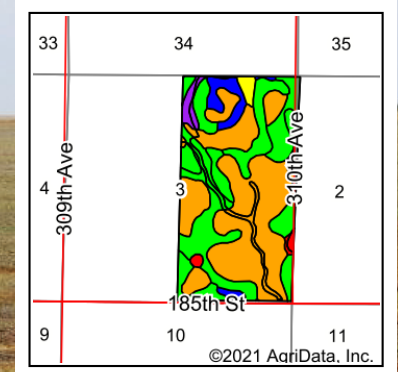
Legal Description: NE ¼ and the SE ¼ of Section 3-114-76W, Sully County, SD

Total Taxable Acres: 316.47

FSA Cropland Acres: 300.76

Surety Productivity Index: 81.9

Real Estate Tax Amount: \$2,604.58



## TRACT 7

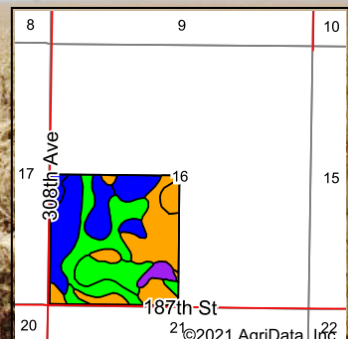
Legal Description: SW ¼ of 16-114-76W, Sully County, SD

Total Taxable Acres: 160

FSA Cropland Acres: 156.54

Surety Productivity Index: 83.6

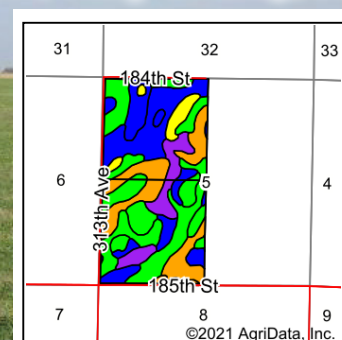
Real Estate Tax Amount: 1,305.44





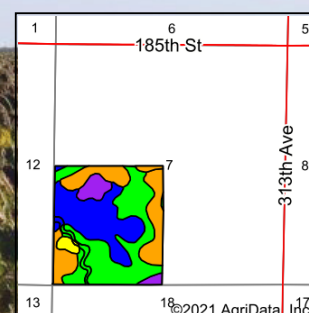
## TRACT 8

Legal Description: NW ¼ and the SW ¼ of Section 5-114-75W, Sully County, SD  
 Total Taxable Acres: 318.48  
 FSA Cropland Acres: 306.22  
 Surety Productivity Index: 83.1  
 Real Estate Tax Amount: \$2,591.84



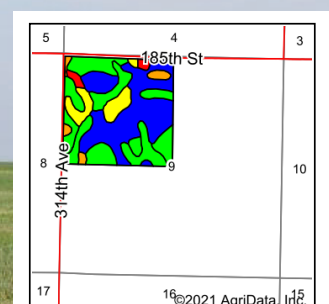
## TRACT 9

Legal Description: SW ¼ of 7-114-75W, Sully County, SD  
 Total Taxable Acres: 149.97  
 FSA Cropland Acres: 139.68  
 Surety Productivity Index: 84  
 Real Estate Tax Amount: \$1,287.88



## TRACT 10

Legal Description: NW ¼ of 9-114-75W, Sully County, SD  
 Total Taxable Acres: 159.45  
 FSA Cropland Acres: 154.49  
 Surety Productivity Index: 83.5  
 Real Estate Tax Amount: \$1,279.86





## ACTION BUYERS RESOURCE

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Toll Free: 1-866-867-7253



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**JOIN US ON DEC 7<sup>TH</sup> FOR A 2,683 ACRE LAND AUCTION!!**



SOUTH DAKOTA  
STATE UNIVERSITY®  
FOUNDATION

## The Legacy of Maynard Klingbeil at SDSU

