

# LAND AUCTION

**4,467.58 ACRES OF CONTIGUOUS CROP LAND  
IN SULLY COUNTY, SOUTH DAKOTA  
TO BE SOLD IN 14 TRACTS**

**LIVE AUCTION WITH ONLINE BIDDING AVAILABLE**

**TUESDAY, AUGUST 23<sup>RD</sup>, 2022 at 1:00 PM CT**

**Auction location: "83 AG" SALES AND SERVICE -  
18495 US HWY 83, ONIDA, SD**

**DEAN A. NELSON FARMS, INC.**



**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

Toll Free: 1-866-867-7253





# Nelson Family Legacy



1979



1988



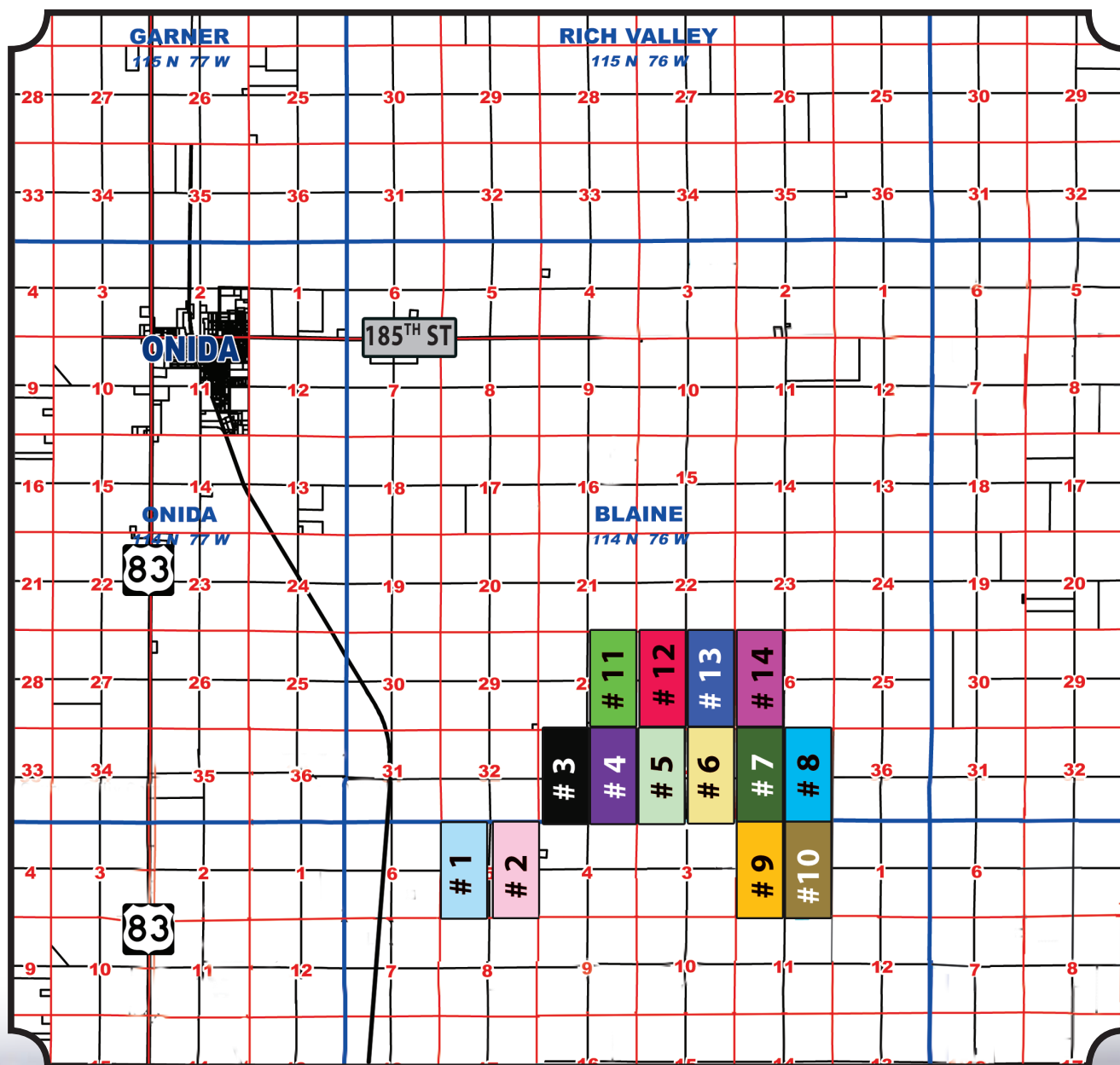
1998

The Nelson Family's Sully County history began in 1883 as Swedish immigrants making the trek from the east coast to Chicago, and later to Spink County, SD. Enticed by homestead and tree claims in Sully County, Dean's ancestors settled in Blaine Township with the original quarter section in NW 28-114-76 becoming their homestead. President Benjamin Harrison signed the Homestead Certificate for the Nelsons' 160 acres in 1890.

Dean was born in Onida in 1926 and grew up on the Nelson family farm helping his father by driving tractors on steel wheels at such a young age he could hardly reach the pedals. During the summer he would drive a Model A truck when they were haying the fields. From harvesting to livestock production (and having the sheep shearers teach him to castrate lambs with his teeth – a fact he was oddly proud of) – he loved being a farmer and rancher. He was a brilliant businessman, gambler, world traveler, pilot, father, and friend to so many people he met throughout his adventurous life. Dean was a well-respected third generation farmer and earned numerous accolades, including the Century Farm in 2008. Although he traveled around the world from Japan to Egypt and many countries in between, his home and his legacy remains in the heart of Sully County.







### Auctioneers Notes:

Do not miss this extraordinary sale of the land legacy of Dean Nelson; an incredible 4,467.58-acres of prime farmland! This land is all contiguous and bodes solid County road access. It is a rarity to find such productive ag land --"farmed from one end of the field to the other without interruption or impediment!" Ample grain marketing opportunities are available. Sully County, SD, is home to two large grain elevators, an 80 million gallon/yr ethanol plant, and a 10,000 head cattle feedlot--all within a few miles of this property. This once in a lifetime offering will be parceled into fourteen tracts, providing prospective buyers the opportunity to buy acres that fit their needs.



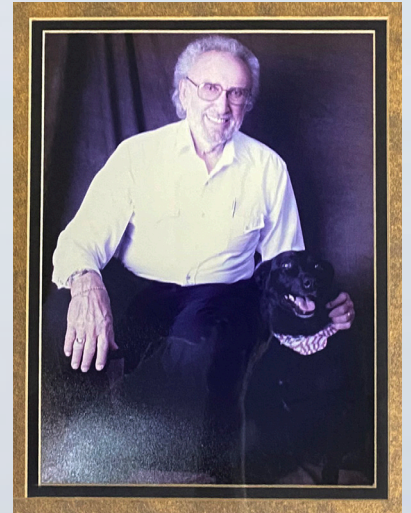
## Terms:

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 October 7th, 2022.
2. Possession at closing, subject to current lease terms.
3. A Buyer's Premium of 3% 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.
4. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided with the cost of the owner's policy and 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.
5. 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, subject to easements and restriction of record.
6. All of the 2022 real estate taxes payable in 2023 will be credited to the Buyer(s) by Seller at closing based upon the most current information available from the Sully County Director of Equalization at the time of the closing; Buyer(s) shall pay the 2022 real estate taxes due in 2023 and future real estate taxes.
7. The Seller does not provide warranty or guarantee that existing fences are located on the correct boundary. Location of field boundaries is the responsibility of the Buyer(s).
8. 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 bases and yields transferred to the Buyer(s).
9. Action Buyers Resource acts as agents for the Seller, and property sales are subject to confirmation of the owner.
10. 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

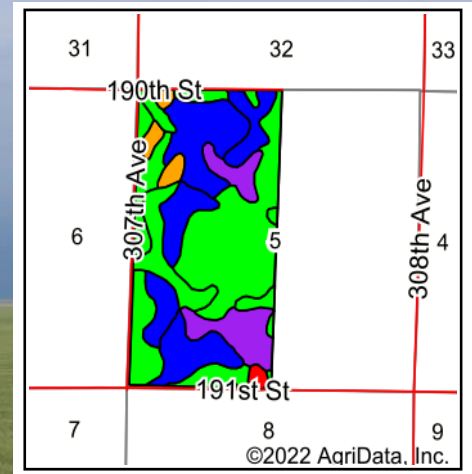
Legal Description: NW ¼ and the SW ¼ of Section 5-113-76, Sully County, SD

Total Taxable Acres: 318.90

Estimated FSA Cropland Acres: 308.03

Surety Productivity Index: 84.8

Real Estate Tax Amount: \$2,595.46



## TRACT 2

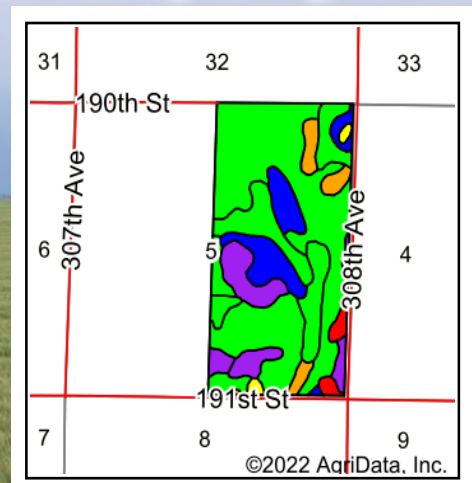
Legal Description: NE ¼ and the SE ¼ of Section 5-113-76, Sully County, SD

Total Taxable Acres: 318.26

Estimated FSA Cropland Acres: 308.04

Surety Productivity Index: 85.1

Real Estate Tax Amount: \$2,619.86





## TRACT 3

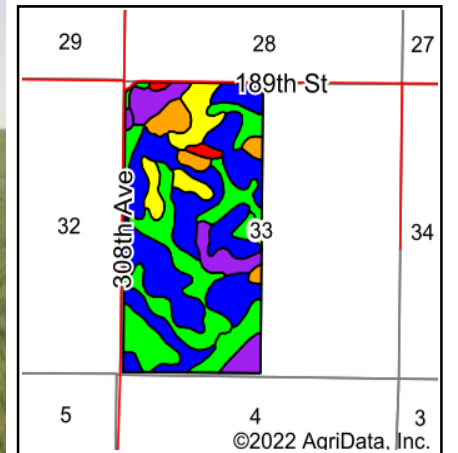
Legal Description: NW ¼ and the SW ¼ of Section 33-114-76, Sully County, SD

Total Taxable Acres: 319.67

Estimated FSA Cropland Acres: 311.03

Surety Productivity Index: 81.2

Real Estate Tax Amount: \$2,639.68



## TRACT 4

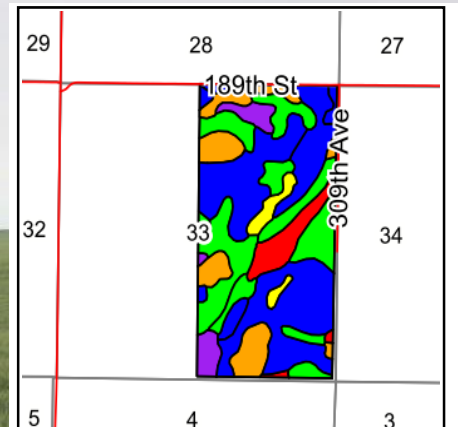
Legal Description: NE ¼ and the SE ¼ of Section 33-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 311.04

Surety Productivity Index: 79.3

Real Estate Tax Amount: \$2,525.76





## TRACT 5

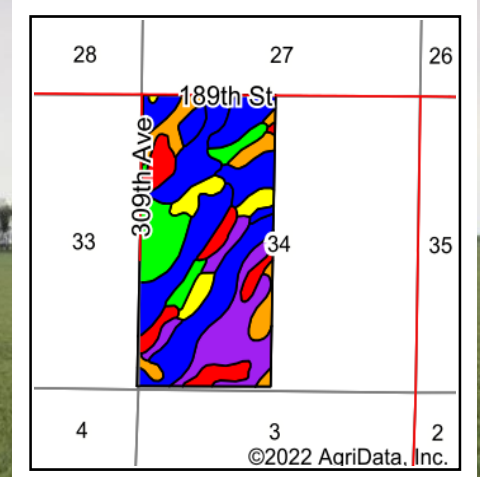
Legal Description: NW ¼ and the SW ¼ of Section 34-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 293.4

Surety Productivity Index: 71.3

Real Estate Tax Amount: \$2,249.48



## TRACT 6

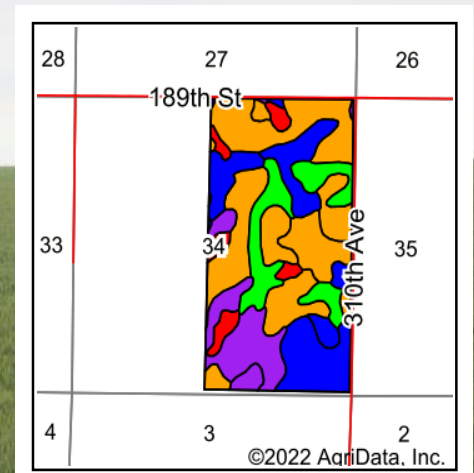
Legal Description: NE ¼ and the SE ¼ of Section 34-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 323.46

Surety Productivity Index: 74.5

Real Estate Tax Amount: \$2,416.56





## TRACT 7

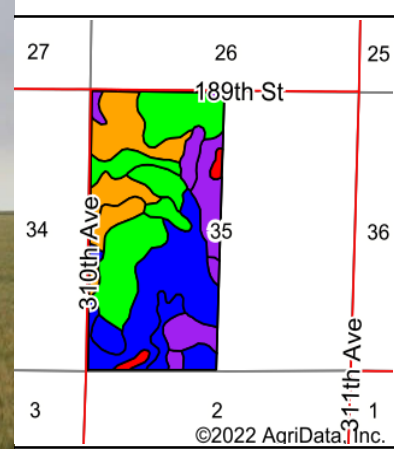
Legal Description: NW ¼ and the SW ¼ of Section 35-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 316.32

Surety Productivity Index: 80.3

Real Estate Tax Amount: \$2,511.00



## TRACT 8

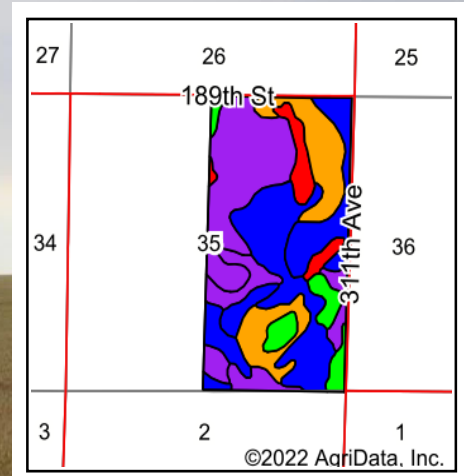
Legal Description: NE ¼ and the SE ¼ of Section 35-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 316.32

Surety Productivity Index: 71

Real Estate Tax Amount: \$2,249.72





## TRACT 9

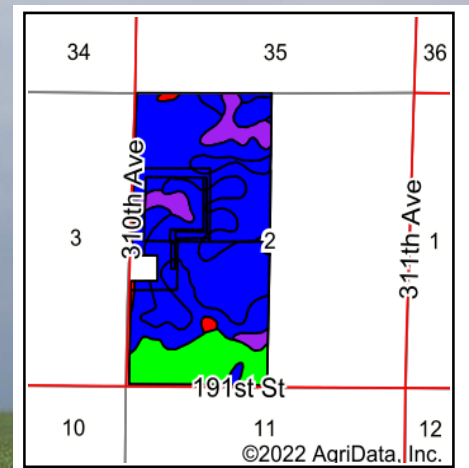
Legal Description: NW ¼ and the NW/SW Less Thompson Tract 1, and NE/SW & S ½ SW of 2-113-76, Sully County, SD

Total Taxable Acres: 313.98

Estimated FSA Cropland Acres: 280.38

Surety Productivity Index: 82.4

Real Estate Tax Amount: \$2,583.04



## TRACT 10

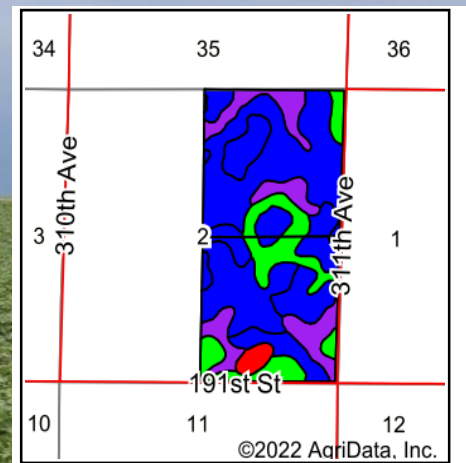
Legal Description: NE ¼ and the SE ¼ of Section 2-113-76, Sully County, SD

Total Taxable Acres: 319.69

Estimated FSA Cropland Acres: 313.30

Surety Productivity Index: 80.2

Real Estate Tax Amount: \$2,579.48





## TRACT 11

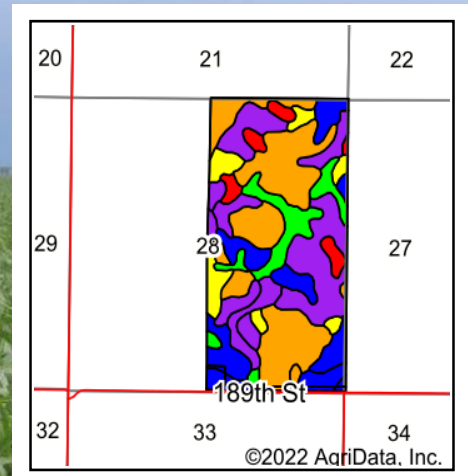
Legal Description: NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  less W 336' of S 378' in Section 28-114-76, Sully County, SD

Total Taxable Acres: 317.08

Estimated FSA Cropland Acres: 314.75

Surety Productivity Index: 70.1

Real Estate Tax Amount: \$2,286.74



## TRACT 12

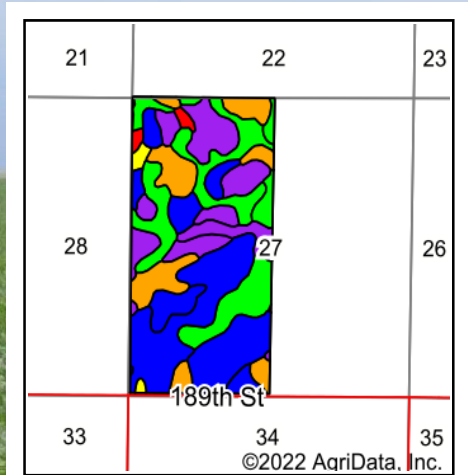
Legal Description: NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of Section 27-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 315.93

Surety Productivity Index: 79.1

Real Estate Tax Amount: \$2,541.66





## TRACT 13

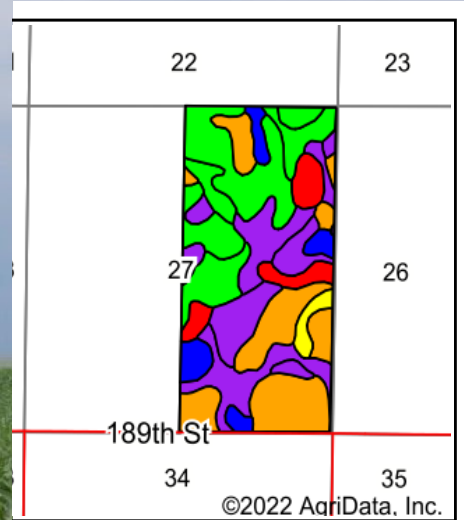
Legal Description: NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of Section 27-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 315.94

Surety Productivity Index: 72.4

Real Estate Tax Amount: \$2,411.58



## TRACT 14

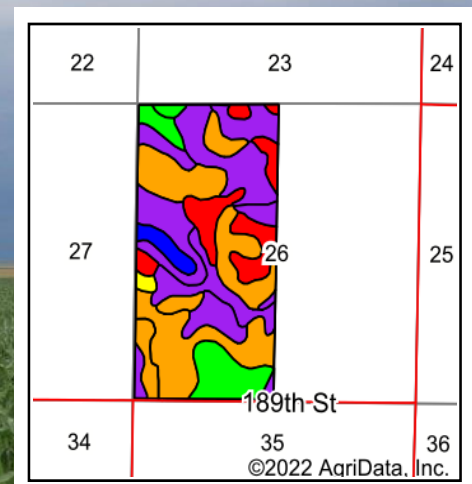
Legal Description: NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of Section 26-114-76, Sully County, SD

Total Taxable Acres: 320

Estimated FSA Cropland Acres: 308.17

Surety Productivity Index: 63.6

Real Estate Tax Amount: \$2,155.68





## ACTION BUYERS RESOURCE

P.O. Box 505  
Onida, SD 57564  
1-605-258-2828  
Toll Free: 1-866-867-7253



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**JOIN US ON AUG 23<sup>rd</sup> FOR A 4,467 ACRE LAND AUCTION!!**

