

L A N D A U C T I O N

5,116.18 +/- ACRES HARDING COUNTY, SD

FRIDAY, OCTOBER 18, 2024 - 3:00 P.M. (MT)
COMMUNITY CENTER - BUFFALO, SD

OWNER: DOUG & FERN OLSON FAMILY

Pifer's *19th* Annual
WESTERN DAKOTA
Land Auctions

ONLINE
BIDDING



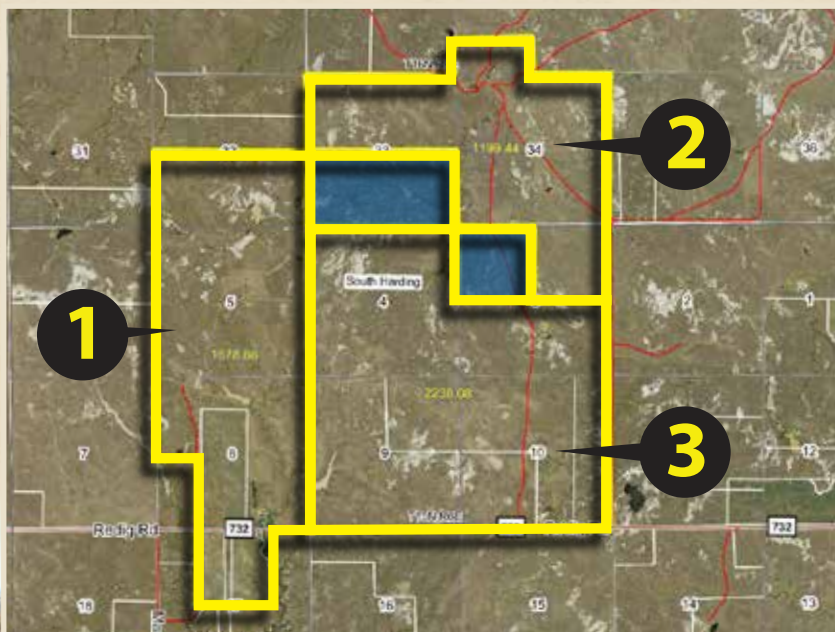
5,116.18 +/- ACRES HARDING COUNTY, SD

The Olson Ranch near Redig, SD spans over 5,676 +/- acres, including 5,116 +/- total acres and an additional 560 +/- acres of grazing land leased through the State of South Dakota. This offering is an unparalleled opportunity for investment in agricultural productivity, big-game hunting, and the captivating landscapes of the Western South Dakota Plains.

This ranch is notable for its extensive resources and productivity for livestock. It features hay fields for supplemental feed, and diverse native and introduced grasses across rolling pastures. Under current dedicated stewardship, the land is meticulously maintained for sustained productivity. Fully equipped for livestock, the ranch has historically been a cattle and sheep operation, yet currently hosts a buffalo herd with 6 wire buffalo fences throughout the property for pasture management and rotational grazing cells. Plentiful natural and well water sources ensure essential access to water.

Beyond livestock, the ranch is a haven for wildlife, including antelope, mule deer, and white-tail deer, adding to its appeal for hunting enthusiasts. The native and introduced grasses have been carefully managed and not overgrazed, ensuring a healthy and productive pasture for years to come.

This auction presents a rare opportunity to acquire a property that combines extensive agricultural potential, stunning natural scenery, and a well-maintained, resourceful operation. Don't miss the chance to invest in this generational South Dakota ranch, perfectly designed for livestock production and home to abundant wildlife.



PARCEL 1
1,678.66 +/- ACRES



PARCEL 2
1,199.44 +/- ACRES



PARCEL 3
2,238.08 +/- ACRES



AGENT

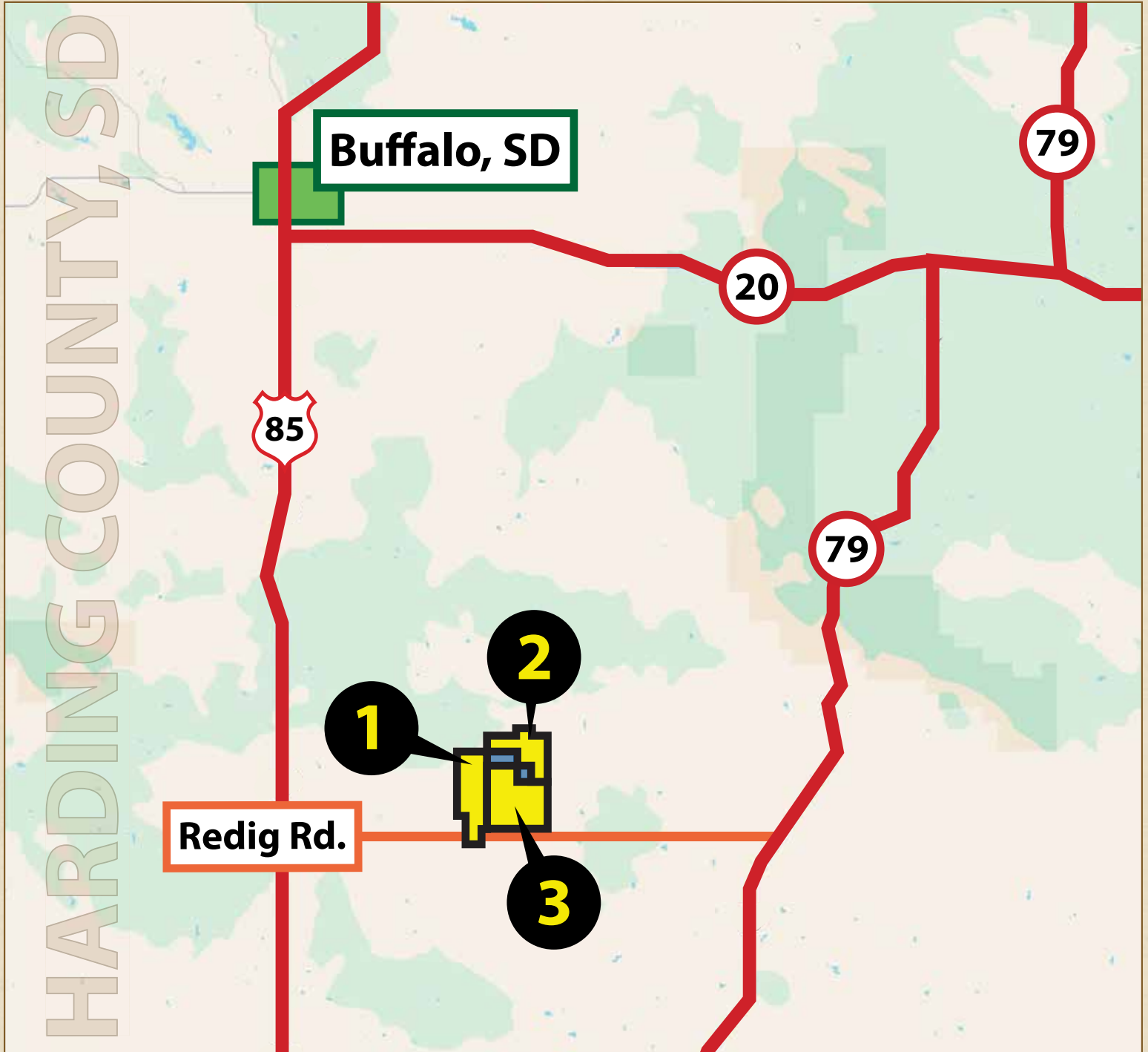
Andy Mrnak
701.206.1095 | andy@pifers.com



Driving Directions

From Buffalo, SD: Drive 21 miles south on US Hwy. #85 to Redig, SD, turn and follow the Redig Rd. east for 6 miles to the property. Parcel 1 is on both sides of the road. Continue east to parcel 2 on the north side of the road.

From Belle Fourche, SD: Drive 49 miles north on US Hwy. #85 to Redig, SD, turn and follow the Redig Rd. east for 6 miles to the property. Parcel 1 is on both sides of the road. Continue east to parcel 3 on the north side of the road.





Working Ranch Attributes:

This ranch seamlessly integrates into its natural surroundings, offering wildlife habitat alongside its role as a fully operational working ranch. The owners' dedicated investment in fence maintenance and water resource enhancement ensures both efficient land management and sustainable grazing practices. With multiple wells supplying a network of livestock tanks alongside stock dams strategically dispersed throughout the property, the ranch provides ample water supply to each grazing unit.

The livestock working facilities have been updated for management of the buffalo herd, which includes a permanent working system in Parcel 1, with steel gathering fences that direct the livestock toward the working corrals.

At both farmsteads, there are additional outbuildings, barns, and corrals offering an infrastructure that is ready for operation.

Local Community

Harding County, South Dakota is a vibrant community that thrives on its strong foundation in agriculture, energy, and natural resources. Like many western South Dakota towns, Buffalo, the county seat, fully embraces its rich Western traditions while fostering an environment of growth and progress.

Buffalo is known for its lively atmosphere, hosting a variety of events throughout the year. From community gatherings and cultural festivities to thrilling rodeos, there's always something exciting happening. The town also offers shopping and dining options, ensuring residents and visitors have access to all the necessary amenities.

Buffalo is home to a municipal airport with a 3,900 ft. runway located on the east side of town. This strategic location makes it easy for aviation enthusiasts and travelers to visit, adding to the town's accessibility and appeal.



PARCEL 1

1,678.66 +/- ACRES

This western portion of this property can operate as a fully self-sufficient ranch on its own. Adjacent to the modern ranch headquarters, productive hay fields are located close to the yard, minimizing the need for long-distance hay transportation. The remainder of the property features thriving native grasses, supported by reliable wells and stock dams that provide ample water supply. In the northern unit, there is an exceptional buffalo and livestock working facility. This robust and durable pipe facility enables efficient livestock management from a centralized location.

Acres: 1,678.66 +/-

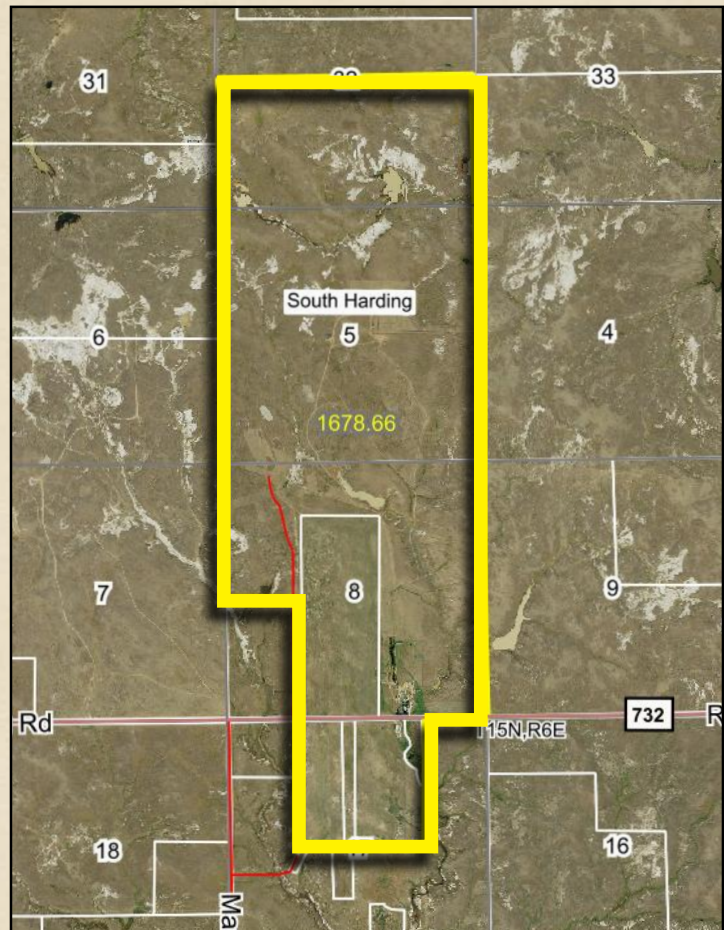
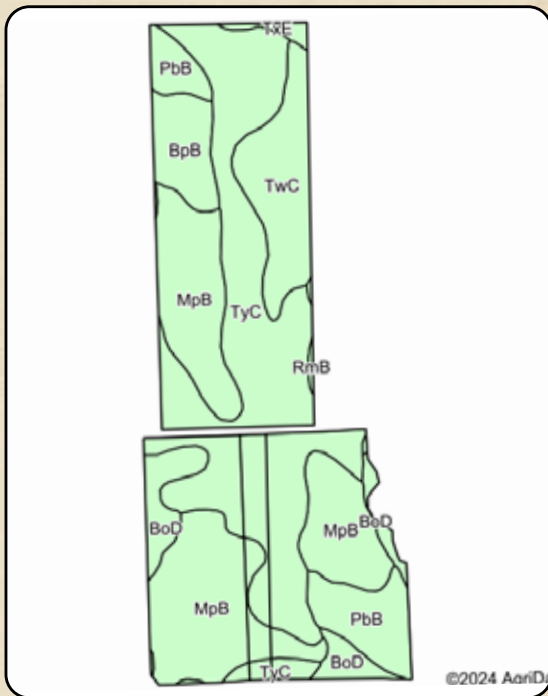
Legal: S½ 32-16-6, All in 5-15-6, N½,SE¼, E½SW¼ 8-15-6, E½NW¼, W½NE¼ 17-15-6

Crop Acres: 295.6 +/-

Pasture Acres: 1,379.57 +/-

State of SD Lease Acres: 80 +/-

Taxes (2023): \$4,341.48



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
TyC	Twilight-Parchin fine sandy loams, 6 to 15 percent slopes	116.07	39.3%	Vle	20
MpB	Marmarth-Parchin fine sandy loams, 2 to 6 percent slopes	91.67	31.0%	IVe	55
TwC	Twilight fine sandy loam, 6 to 9 percent slopes	28.94	9.8%	Vle	17
PbB	Parchin-Bullock fine sandy loams, 2 to 9 percent slopes	23.78	8.0%	Vle	26
BoD	Bullock-Cabbart complex, 6 to 25 percent slopes	17.12	5.8%	Vle	17
BpB	Bullock-Parchin-Slickspots complex, 2 to 9 percent slopes	15.10	5.1%	Vls	29
TxE	Twilight-Blackhall fine sandy loams, 9 to 25 percent slopes	2.22	0.8%	Vle	16
RmB	Rhame-Parchin fine sandy loams, 2 to 6 percent slopes	0.70	0.2%	IVe	39
Weighted Average					31.3

PARCEL 1

RANCH HEADQUARTERS

The ranch headquarters boasts modern improvements and infrastructure, including a modestly updated home, numerous outbuildings, storage buildings, corrals, and feed storage areas. Conveniently located along the main county road from Redig, the property offers good access and is just a short distance from both Highway 85 and Highway 79, providing easy access to the Black Hills and surrounding communities.

Home Information

Size: 1,688 sq. ft. Main Floor (approx.)

1,500 sq. ft. Basement (approx.)

3,188 sq. ft. Total (approx.)

Bedrooms: 5

Bathrooms: 2

Heat: Propane Forced Air

A/C: Central Forced Air

Water Heater: Electric

This home has had recent renovations with a fully remodeled kitchen and dining area with Hickory Cabinets. The large living area on the main level is updated with good carpet and the basement includes bedrooms, a separate living space, and a root cellar for storage.

Shop

30' x 60', Cement floor, sky lights, electricity, 3 new overhead doors, walk-in door

Machine Shed

48' x 96', Built in 1998, Clear span, 12 ft. sidewalls, two large sliding doors on each end

Barns

Multiple barns with good wood structure with multiple functions



PARCEL 2

1,199.44 +/- ACRES

This grassland property is truly spectacular, functioning seamlessly as a long-season grazing unit. The northern section of the Olson Ranch is dominated by productive native grasses, with multiple wells and strategically placed stock dams ensuring a consistent water supply throughout the entire grazing area. Well-maintained fences offer multiple cell grazing units, facilitating efficient livestock management and optimal grass growth throughout the season. Additionally, the farmstead along the northern border offers a two homes, multiple outbuildings and improvements, and an additional well.

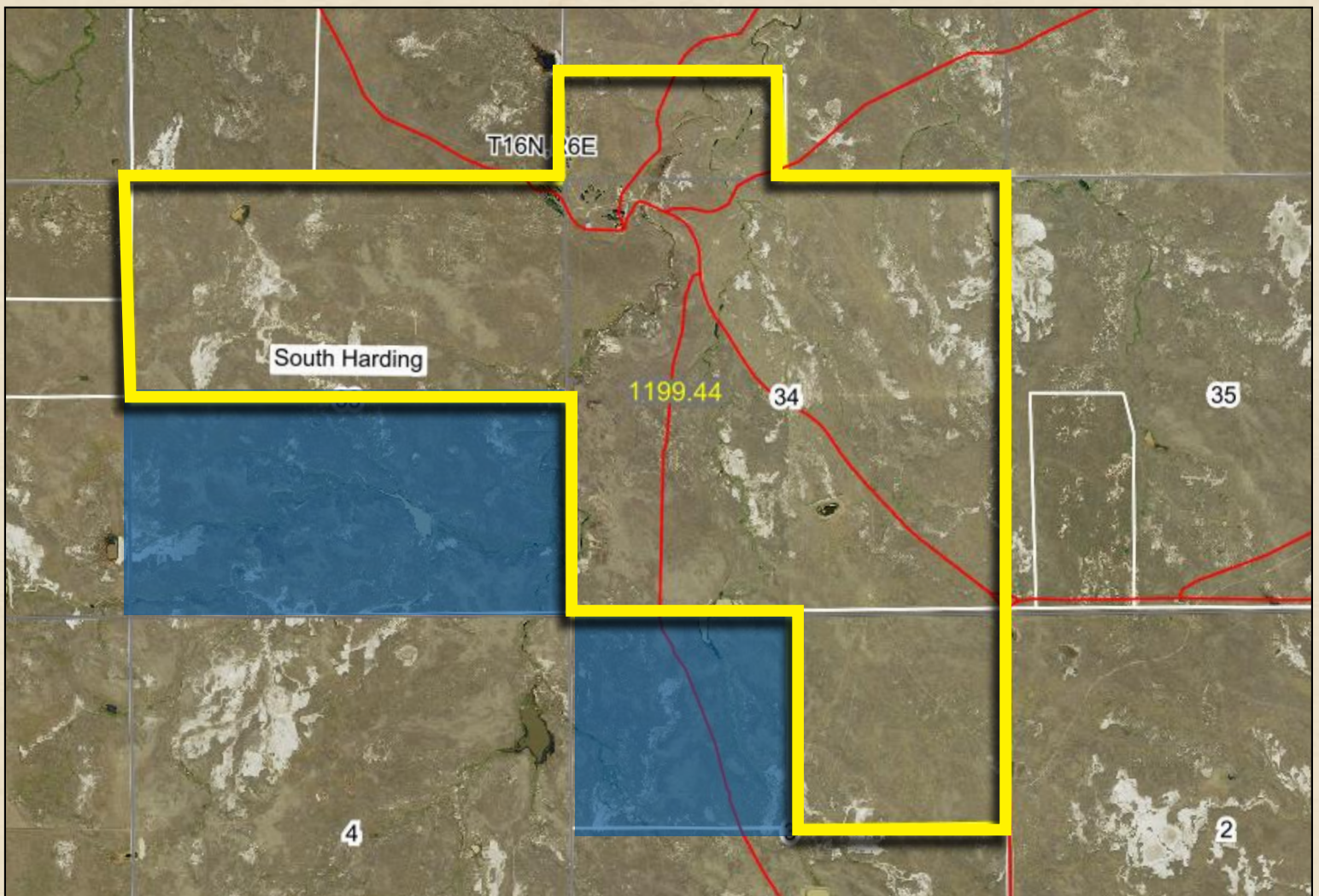
Acres: 1,199.44 +/-

Legal: S½SW¼ 27-16-6, N½ 33-16-6, All in 34-16-6 & NE¼ 3-15-6

Pasture Acres: 1,192.41 +/-

State of SD Lease Acres: 480 +/- . Lease No.: 20190351 & 20150128. **Highlighted in blue.**

Taxes (2023): \$2,862.12



PARCEL 3

2,238.08 +/- ACRES

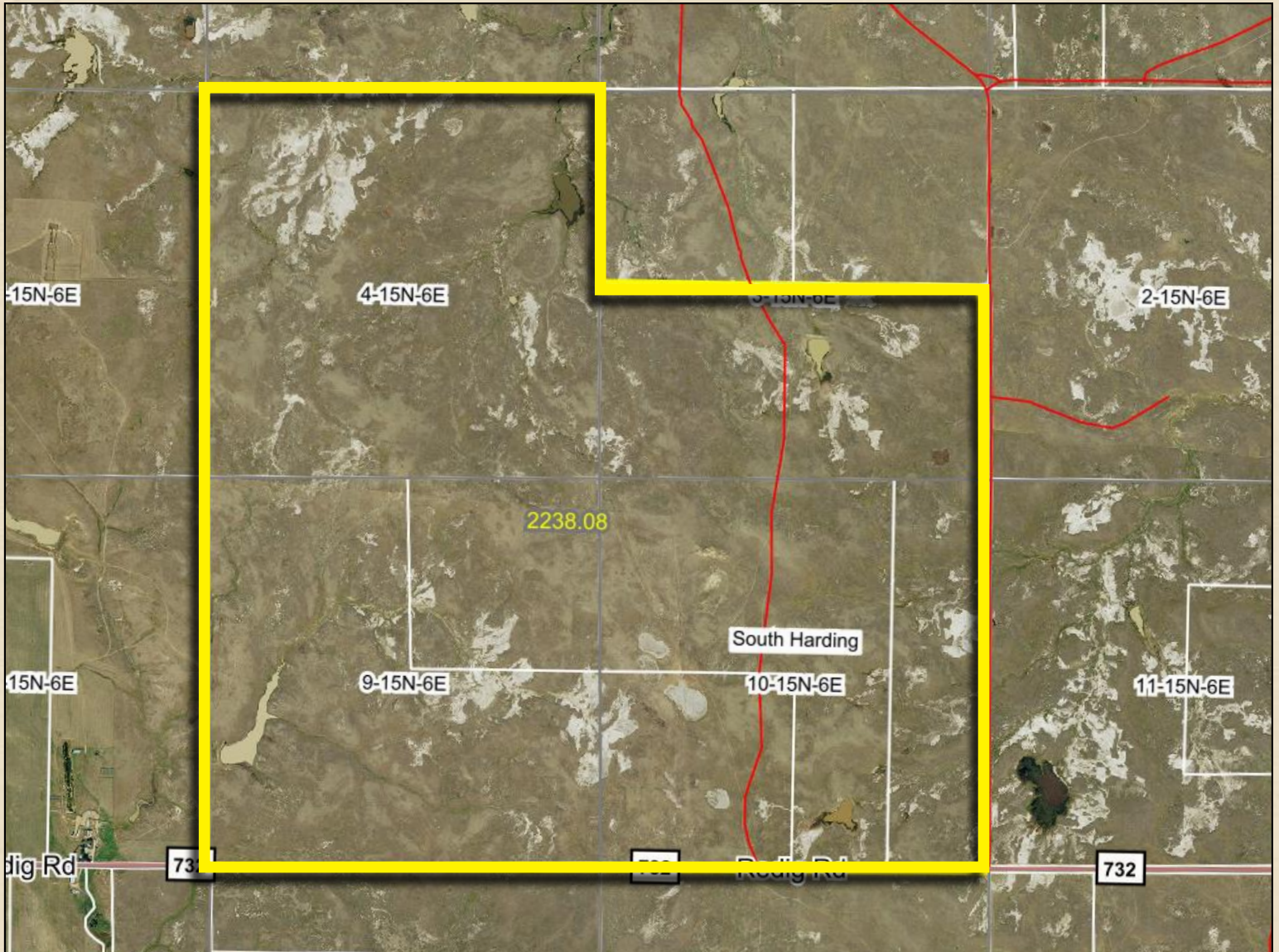
Parcel 3 encompasses three and a half sections of lush grazing land. With excellent access via Redig Rd., this parcel features well-maintained buffalo fencing, a reliable well, and multiple stock dams scattered throughout. The property includes well-managed cell grazing pastures, ensuring optimal grass management. As the largest tract in the offering, it boasts over 2,200 +/- contiguous acres in a single parcel.

Acres: 2,238.08 +/-

Legal: S½ 3-15-6, All in Sections 4, 9 & 10-15-6

Pasture Acres: 2,229.66 +/-

Taxes (2023): \$2,631.70



PROPERTY PHOTOS PARCEL 2 & PARCEL 3



Parcel 2



Parcel 3



Parcel 2



Parcel 3



Parcel 2



Parcel 3

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 12/2/24. 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 December 2, 2024, 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.

OPEN HOUSE DATES:

Wednesday, October 2nd: 10:00 a.m. - 3:00 p.m.

Thursday, October 3rd: 2:00 p.m. - 4:00 p.m.

Thursday, October 10th: 10:00 a.m. - 3:00 p.m.



Pifer's *19th* Annual
WESTERN DAKOTA
Land Auctions

Pifer's invites you to this year's annual Western Dakota Land Auction Event for the 19th year and counting! Year after year, the continued success of this great land event can be credited to the unique landscape of the Western Dakotas, where each property has distinct qualities that offer something for everyone.

Whether it is cropland, hayland, rangeland, or a peaceful place to hunt and enjoy with your friends and family, this event will offer a property that fits your desires. This year's 19th Annual Western Dakota Land Auction Event is no exception, and features great properties in Billings, Bowman, Dunn, Hettinger, Stark & Golden Valley Counties in North Dakota and Harding County in South Dakota. Take a little extra time and study the details of these properties and contact either Kevin Pifer, Andy Mrnak, Jim Sabe, Ali Pierce, Jack Pifer or Darin Peterson today for any questions that you may have. Mark these dates and locations on your calendar and join Pifer's for this year's spectacular Western Dakota Land Auction Event!