

**2,101.26 +/- Acres – Bennett County, SD**



**AUCTION**

Live & Online Simulcast Bidding  
**February 14, 2025 – 1:30 P.M.**

Niobrara Lodge – Valentine, NE



**WALDO**

**REALTY**  
P.O. Box 467  
O'Neill, NE 68763

Contact Waldo Realty for further  
information on this property.

**402.336.4110**  
**[www.waldorealty.net](http://www.waldorealty.net)**

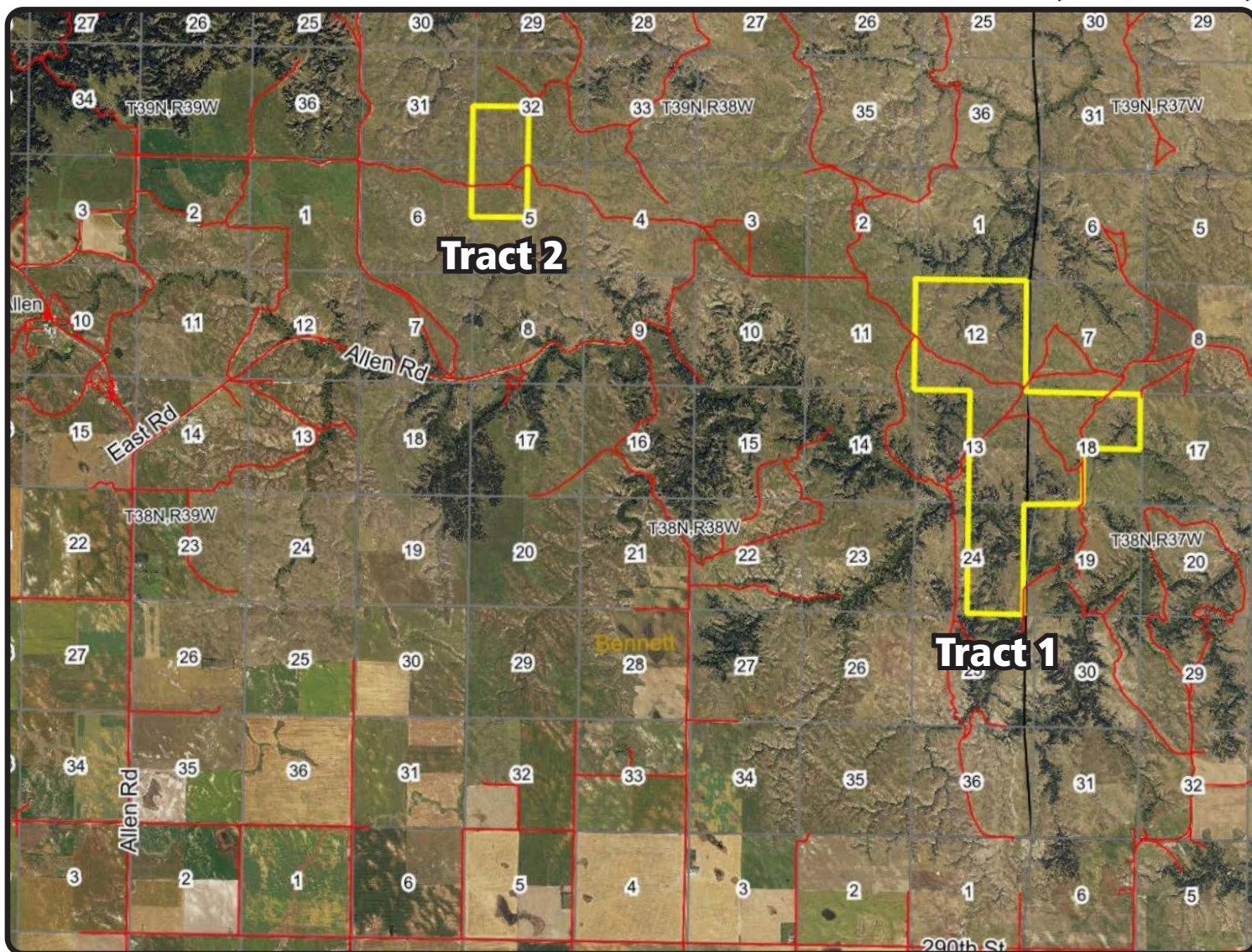
Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

**DEEDED ACRES:** 2,101.26 Acres More or Less Offered in 2 Tracts

**SALE PROCEDURE:** Buyer's choice sale method. The highest bidder shall have the choice of any tracts(s) 1-2 and may choose one or more tracts(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-2 until all tracts 1-2 have been "Reserved". No tracts will be combined and re-offered.

**TERMS & CONDITIONS:** The successful bidder shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing on or before April 10, 2025. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agent. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.

Boundary lines are for visual aid only.





## TRACT 1 – DEEDED ACRES: 1,781.4 +/-

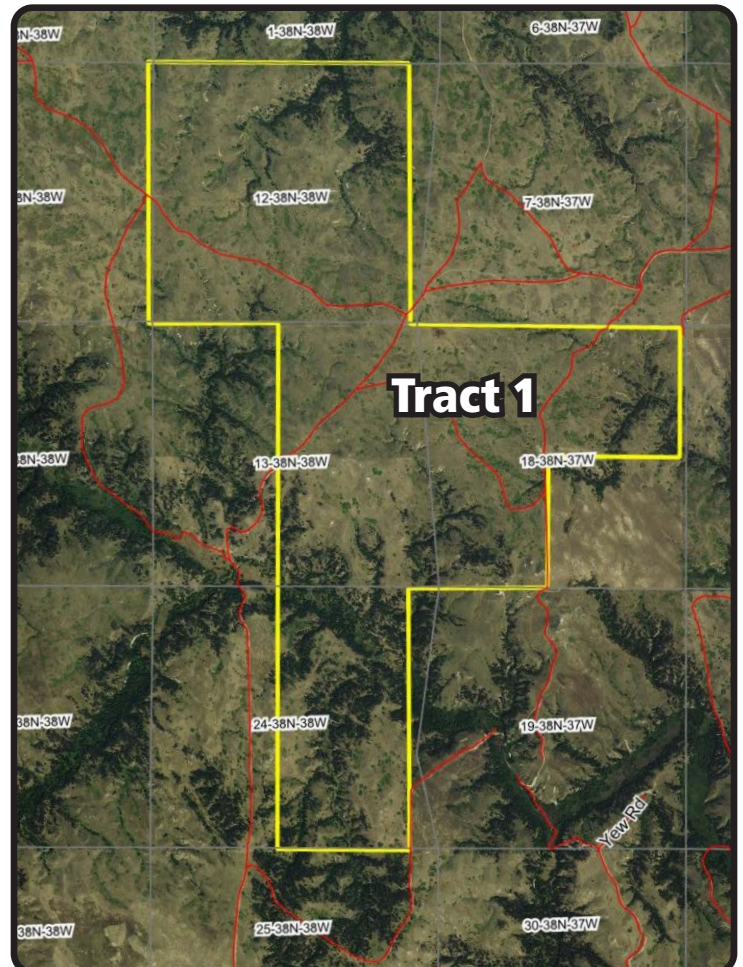
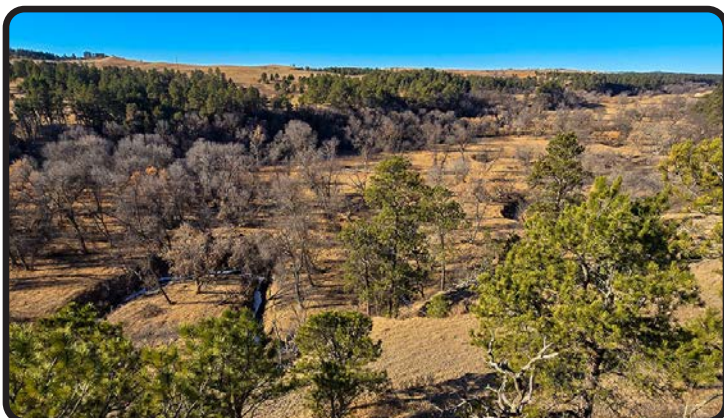
**PROPERTY LOCATION:** From the intersection of Hwy 18 and Hwy 73, Martin, South Dakota 8.2 miles north on Hisle Rd. then west on Juniper Rd. for approximately 3 miles to the east end of the subject property. Juniper road turns into a two-track trail road shortly after turning off Hisle Rd.

**LEGAL DESCRIPTION:** Lots 1-2-3-4, NE1/4,E1/2W1/2, Section 18, Township 38N, Range 37W; E1/2, Section 13, Township 38N, Range 38W; E1/2, Section 24, Township 38N, Range 38W; Section 12, Township 38N, Range 38W, all in Bennett County, SD.

**PROPERTY DESCRIPTION:** This ranchland offering provides well maintained native grass pasture with several areas of pine covered bluffs, and a creek bottom lined with deciduous trees that bisects the property for approximately .5 miles. Breathtaking views of Bear in the Lodge Creek along with the surrounding picturesque Pine Ridge landscape can be seen throughout the property. The unit has been split into four pastures that are watered by two solar wells along with live water provided by Bear in the Lodge Creek. The predominant soils on this parcel include loams and silt loams. The landscape and habitat on the property provides ample opportunity for the hunting enthusiast to pursue whitetail and mule deer, turkey, sharp tailed grouse, and predators. This is a must-see property for both the cattlemen and outdoorsmen.

**REAL ESTATE TAXES:** \$3,303

Boundry lines are for visual aid only.



## TRACT 2 – DEEDED ACRES: 319.86 +/-

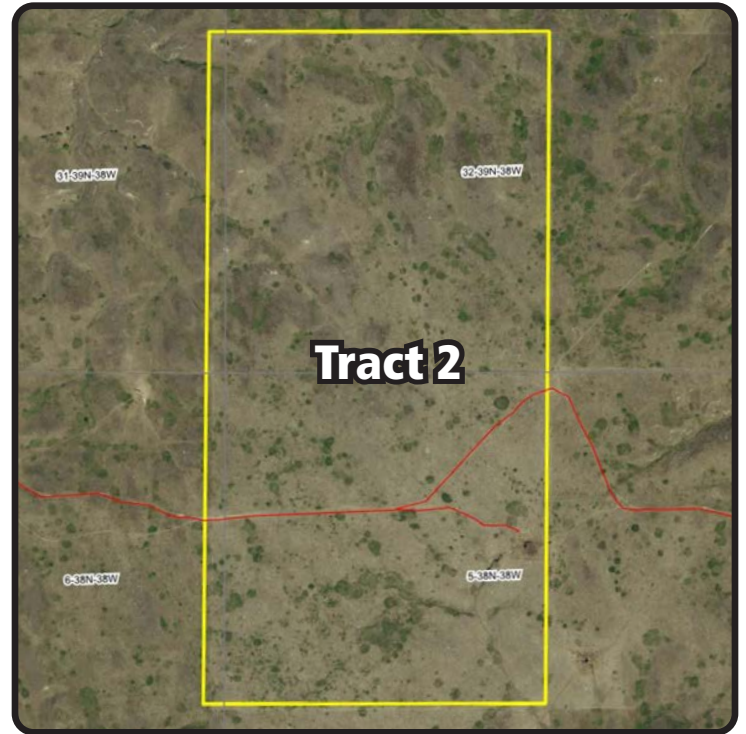
**PROPERTY LOCATION:** From Allen, South Dakota .5 miles northwest on Allen Rd., east on BIA 9 for 3.85 miles then east for approximately 1 mile on a two-track trail road to the west end of the property.

**LEGAL DESCRIPTION:** SW1/4, Section 32 Township 39N, 38W; Lots 3-4, S1/2NW1/4, Section 5, Township 38N, 38W all in, Bennett County, SD.

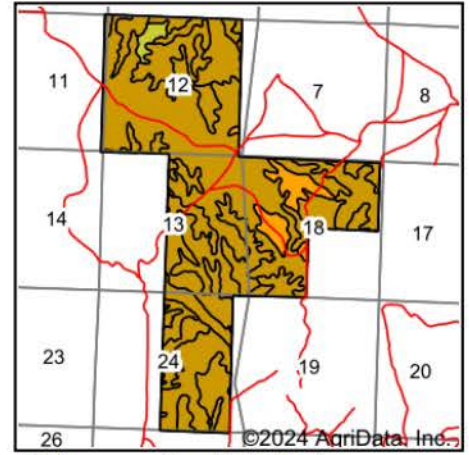
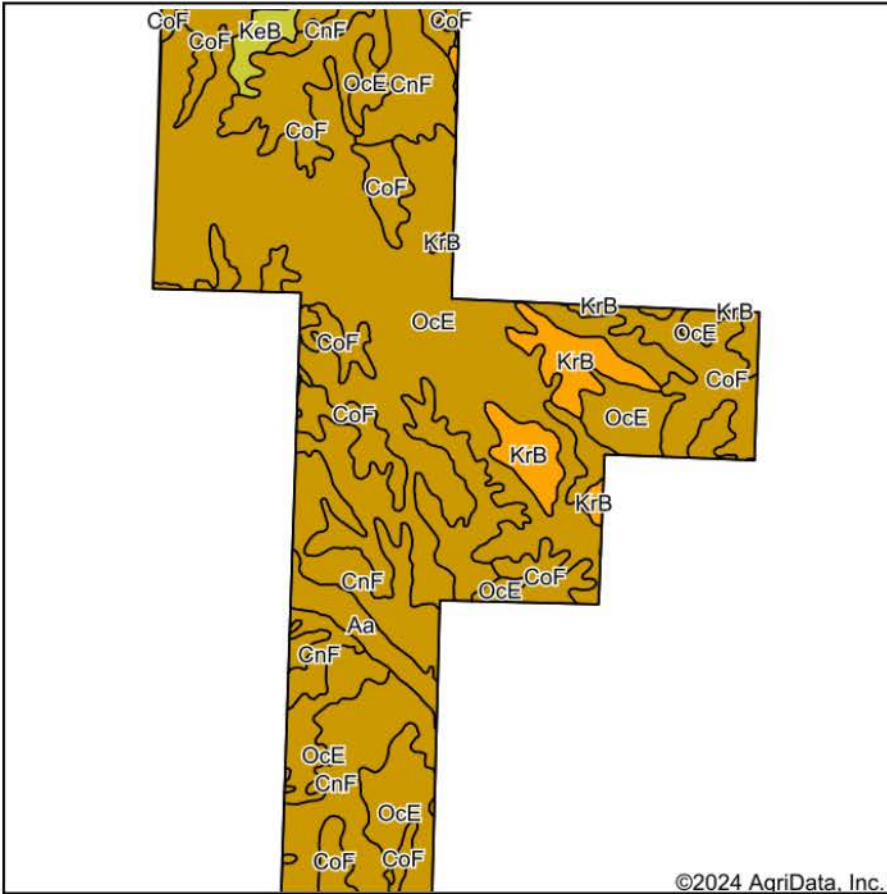
**PROPERTY DESCRIPTION:** This ranchland offering provides rolling native pastureland, with water provided by a solar well. Predominant soils on this parcel include loams and silt loams which produce a powerful native grass community perfect for putting weight on calves. In an area that is known for excellent livestock production, this parcel would make a great addition to your ranching operation.

**REAL ESTATE TAXES:** \$1,520

Boundary lines are for visual aid only.



# Soils Map



State: **South Dakota**  
 County: **Bennett**  
 Location: **13-38N-38W**  
 Township: **West Bennett**  
 Acres: **1778.31**  
 Date: **12/30/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

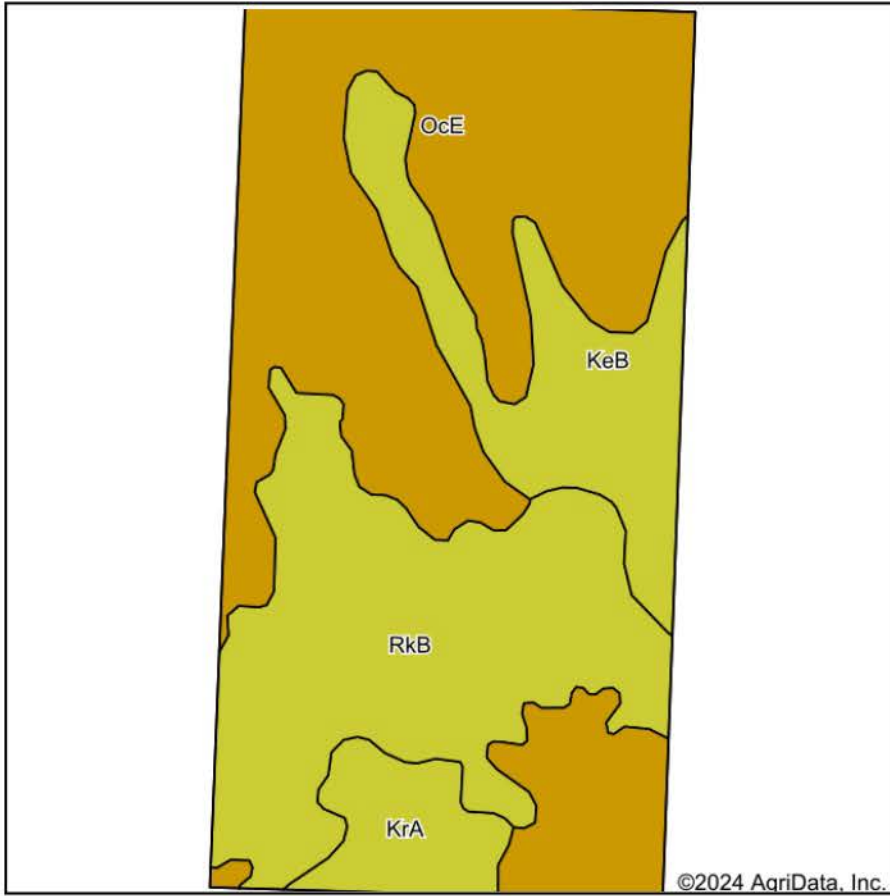
Area Symbol: SD007, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	930.85	52.3%		Vle	
CnF	Canyon-Rock outcrop association, 18 to 40 percent slopes	376.48	21.2%		Vlle	
CoF	Canyon-Oglala loams, 18 to 40 percent slopes	327.29	18.4%		Vlle	
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	85.24	4.8%		llle	
Aa	Lohmiller silty clay loam, channeled, 0 to 2 percent slopes	37.55	2.1%		Vlw	Vlw
KeB	Keith silt loam, 3 to 6 percent slopes	20.90	1.2%		lle	
<b>Weighted Average</b>					<b>6.20</b>	<b>*-</b>

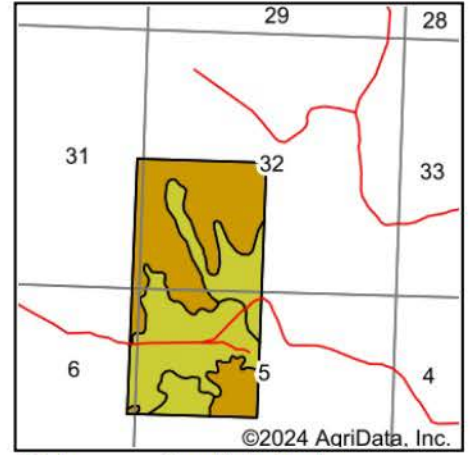
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Soils Map



Soils data provided by USDA and NRCS.




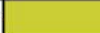
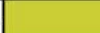

State: **South Dakota**  
 County: **Bennett**  
 Location: **32-39N-38W**  
 Township: **West Bennett**  
 Acres: **320.01**  
 Date: **12/30/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD007, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
OcE	Oglala-Canyon loams, 9 to 25 percent slopes	159.61	49.9%		Vle
RkB	Richfield-Keith silt loams, 2 to 6 percent slopes	96.17	30.1%		Ile
KeB	Keith silt loam, 3 to 6 percent slopes	46.22	14.4%		Ile
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	18.01	5.6%		Ilc
<b>Weighted Average</b>					<b>4.00</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method