

LAND AUCTION

1529+/- acres
DEWEY COUNTY, SD



Tuesday, October 14, 2025 at 11:00 am CT
Bob's Steakhouse, 29336 US Hwy 212, Gettysburg, SD

Open House: September 16th & 23rd 10 am – noon MT

Offering over 1500 contiguous acres of productive cropland and quality pastureland with easy access along Hwy #212! Together, these parcels offer a rare combination of high-quality soils, infrastructure, and location—perfect for expanding an existing operation or starting a new one.

OWNERS: Tyler & Cory Dosch, Carman Dosch

This sale is managed by Gill Land Company, Kristen Gill, SD #16339.
All statements made the day of the auction take precedence over all printed materials.



KRISTEN GILL
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www.glcland.com

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PARCEL 1:

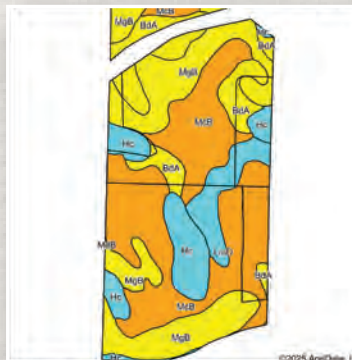
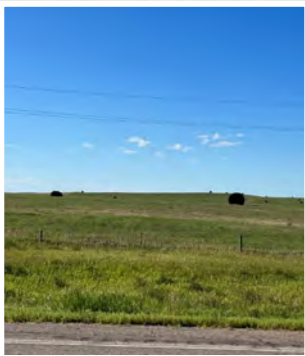
Acres: 285.2 +/-

Legal: Lots 1-4, E $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ 7-12-25

FSA Cropland: 247.3 acres

Taxes (2024): \$1265.34

Parcel 1 presents a rare opportunity for farmers and investors alike, offering excellent access directly off Highway #212. This well-located tract of agricultural land combines convenience with productivity—over 50% of the acres boast a Soil Productivity Index (SPI) of 70 or higher, making it ideal for crop production.



Crop	Base Acres	PLC Yield
Wheat	67.9	18
Oats	7.4	38
Corn	14.5	28
Sunflowers	3.9	834
Total	93.7	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
McB	Morton silt loam, 2 to 6 percent slopes	111.11	42.2%		Ile	80
MgB	Morton-Lantry silt loams, 2 to 9 percent slopes	72.99	27.7%		IIle	64
BdA	Belfield-Daglum silt loams, 0 to 2 percent slopes	31.59	12.0%		IIIs	70
Hc	Heil soils	31.09	11.8%		VIs	12
LmD	Lantry-Morton silt loams, 6 to 15 percent slopes	16.66	6.3%		Vle	50
MdB	Morton-Belfield complex, 2 to 6 percent slopes	0.09	0.0%		Ile	76
Weighted Average					3.12	64.4

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PARCEL 2:

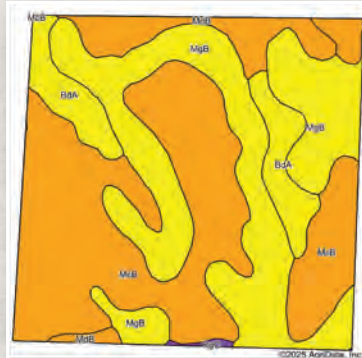
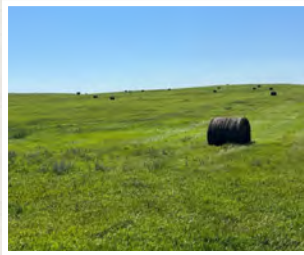
Acres: 159.47 +/-

Legal: NW¼ 13-12-24

FSA Cropland: 158.35 acres

Taxes (2024): \$852.86

Located just off Highway #212, Parcel 2 is a highly productive piece of farmland currently planted in grass and alfalfa. With an impressive overall Soil Productivity Index (SPI) of 72.8, this parcel offers excellent potential for continued forage production or a transition into row crops. Easy access, strong soils, and current use in established forage crops make this a versatile and valuable addition to any operation.



Crop	Base Acres	PLC Yield
Wheat	12.3	18
Oats	1.7	38
Corn	10.2	28
Sunflowers	.1	834
Total	24.3	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
McB	Morton silt loam, 2 to 6 percent slopes	72.39	46.2%		Ile		80
MgB	Morton-Lantry silt loams, 2 to 9 percent slopes	58.60	37.4%		IIle		64
BdA	Belfield-Daglum silt loams, 0 to 2 percent slopes	14.39	9.2%		IIIs		70
MdB	Morton-Belfield complex, 2 to 6 percent slopes	10.87	6.9%		Ile		76
RgC	Regent silty clay loam, 6 to 9 percent slopes	0.45	0.3%		IVe	IVe	58
Weighted Average					2.47	*-	72.8

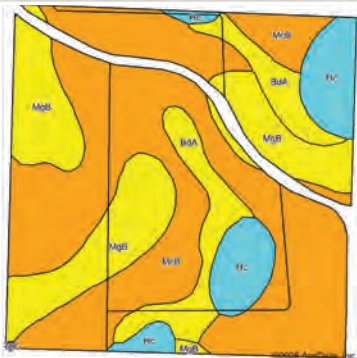
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The home features a steel roof and received new siding, windows, and insulation in 2022. Inside, the main floor offers rustic charm with hardwood floors and pine walls, an open-concept kitchen, dining, and living area, three bedrooms, a full bath, and a spacious laundry/mudroom off the front entry. The mostly unfinished basement includes a large open area, two additional rooms, and a $\frac{3}{4}$ bath—providing flexibility for additional living space or storage.

Outbuildings include a steel barn, two quonsets, and a shop, along with continuous panel corrals and a water tank—making this an ideal setup for a mixed farming or livestock operation.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
McB	Morton silt loam, 2 to 6 percent slopes	85.10	55.2%		Ile		80
MgB	Morton-Lantry silt loams, 2 to 9 percent slopes	35.95	23.4%		IIle		64
Hc	Heil soils	16.43	10.7%		VIIs		12
BdA	Belfield-Daglum silt loams, 0 to 2 percent slopes	16.37	10.6%		IIIs		70
RgC	Regent silty clay loam, 6 to 9 percent slopes	0.08	0.1%		IVe	IVe	58
Weighted Average					2.77	*-	67.9

PARCEL 4:

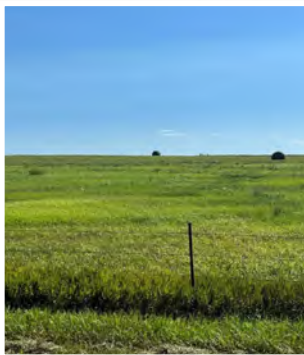
Acres: 145.81 +/-

Legal: SW $\frac{1}{4}$ 18-12-25

FSA Cropland: 126.03 acres

Taxes (2024): \$651.74

Parcel 4 features convenient access along County Road 17B and offers highly productive cropland. Over 75% of the cropland acres on this parcel boast a remarkable Soil Productivity Index (SPI) of 79 or higher!



NE $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ 18-12-25
(Combined with Parcel 3; FSA to split)

Crop	Base Acres	PLC Yield
Wheat	140.5	18
Oats	14.4	38
Corn	10.9	28
Sunflowers	9.5	834
Total	175.3	

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
McB	Morton silt loam, 2 to 6 percent slopes	72.30	57.3%		Ile		80
MdA	Morton-Belfield complex, 0 to 2 percent slopes	26.43	21.0%		Ilc		79
LmD	Lantry-Morton silt loams, 6 to 15 percent slopes	25.96	20.6%		Vle		50
CbE	Cabba-Lantry complex, 15 to 25 percent slopes	1.34	1.1%		Vlle	Vlle	11
Weighted Average					2.88	*-	72.9

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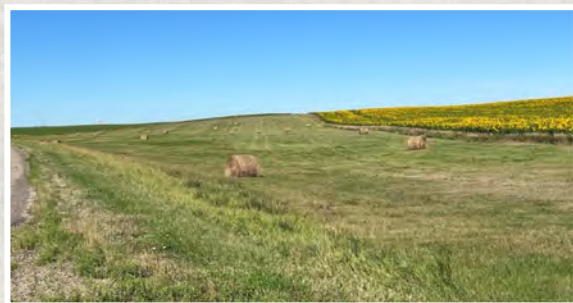
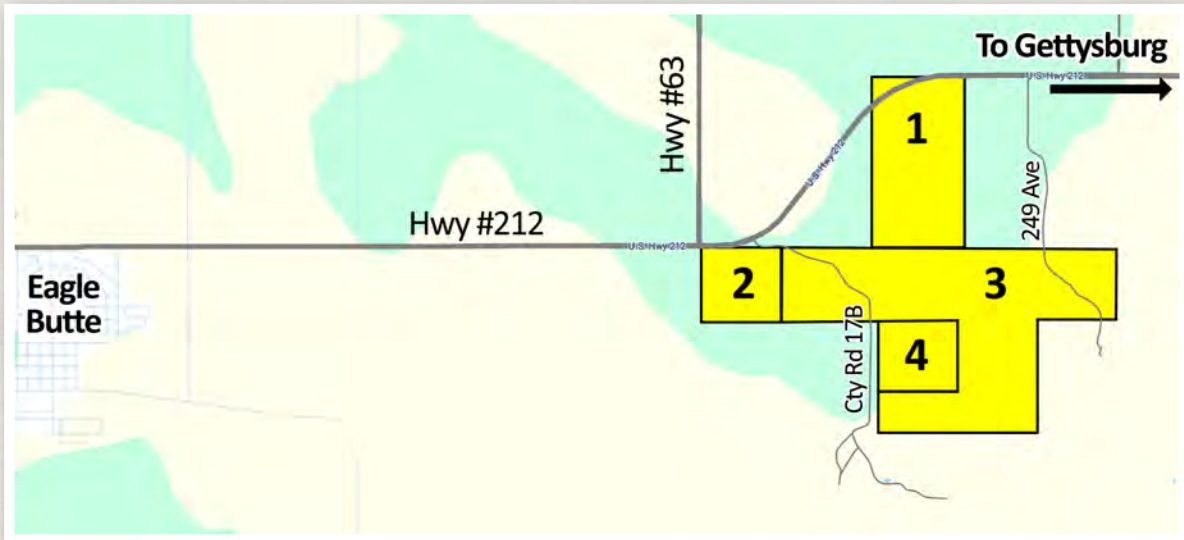
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DRIVING DIRECTIONS:

Driving Directions from Eagle Butte, SD:

Drive east on Hwy #212 for three miles to reach the northwest corner of Parcel 2.



TERMS & CONDITIONS - LIVE AUCTION

1. 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. Your bidding is not contingent upon any financing. Buyer must have financing in place prior to sale day.

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 December 2, 2025. 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.

2. 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/her 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.

3. 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 Buyer after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before December 2, 2025, or the Buyer will be in default and the earnest money paid herein will be forfeited to the Seller. Gill Land Company, LLC, and the Seller assume 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 Gill Land Company LLC and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

It is the Buyer's responsibility to make needed repairs or improvement, if any, to bring the property up to necessary

state, local and federal codes. Gill Land Company, LLC 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.

4. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Buyer'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 Buyer's earnest money deposit.

5. Closing

At closing, Buyer will be required to pay the difference between the earnest money deposit and the final selling price. Title insurance cost and closing agent fee will be split 50/50 between Buyer and Seller.

6. 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.

7. Agency

Gill Land Company, LLC will be acting as the exclusive agent of the Seller with the duty to represent the Seller's interest exclusively.

8. 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 will take precedence over printed matter. For complete prospectus and earnest money requirements, contact Gill Land Company.

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, Gill Land Company.

We encourage you to inspect any property you wish to bid on. The Seller reserves the right to accept or reject any and all bids.

This sale is managed by Gill Land Company, LLC, Kristen Gill, SD #16339.

Black Hills Auction Company, Auctioneer, SD #374.



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