

SEALED BID OFFERING

ALL BIDS DUE THURSDAY, JULY 30, 2026 AT 4:00 PM CT

★ PREMIER DRYLAND FARM ★

& INVESTMENT OPPORTUNITY

GUNSMOKE RANCH

STANLEY COUNTY, SD

34,000 ACRES M/L

PeoplesCompany.com/Premium/GunsmokeOffering

USDA
ORGANIC



CONTACT
STEVE BRUERE | SD LIC 17886
515.222.1347 | Steve@PeoplesCompany.com

EXECUTIVE SUMMARY

34,000 CONTIGUOUS ACRES M/L

Peoples Company is pleased to present Gunsmoke Ranch, a premier 34,000 acre m/l dryland farming operation located approximately 15 minutes west of Pierre, South Dakota via **Sealed Bid Offering with all bids are due Thursday, July 30, 2026 at 4:00 PM CT**. Positioned just south of U.S. Highway 14 and near the Missouri River corridor, this large, contiguous landholding offers a rare opportunity to acquire meaningful scale in a tightly held region of central South Dakota. This farm also offers excellent optionality for value add and additional income in the future with both recreational and renewable energy opportunities.

The property includes approximately 31,345 FSA cropland acres and is currently certified USDA organic, providing immediate access to premium grain markets. The operation has historically supported a diverse crop rotation including winter wheat, field peas, and other small grains, while maintaining a regenerative focused approach to long term productivity.

Gunsmoke Ranch is a true turn key operation, supported by extensive grain storage, established infrastructure, and a layout that allows for efficient large scale farming. The property is currently leased out to a long term reputable operator with a long history on this farm. The current tenant also has secured rail access nearby, which provides the operator with easier access to organic fertility options and a direct route for organic commodity merchandising. With one million bushels of active storage capacity and strong access via Highway 14, the property is well positioned for both operational efficiency and long term investment potential.

TAXES: \$113,514.39

**34,000
CONTIGUOUS
ACRES M/L**

**31,345
FSA CROPLAND
ACRES M/L**

**1 MILLION
BUSHELS OF
ACTIVE GRAIN
STORAGE**



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★ LOCATION ★

STRATEGIC CENTRAL SOUTH DAKOTA LOCATION

Gunsmoke Ranch is located approximately 15 minutes west of Pierre, South Dakota, with direct access via U.S. Highway 14. The property lies just south of the highway and near the Missouri River corridor, offering a balance of accessibility, operational efficiency, and geographic appeal.

Pierre serves as the state capital and functions as a regional center for agriculture, transportation, and government services. Proximity to commercial air service, agricultural suppliers, equipment dealers, and grain markets enhances the practicality of operating a large scale farm while maintaining the scale and privacy of a rural asset. In addition, Pierre has many amenities including several great restaurants, hotels, activities and more.

SOUTH DAKOTA AGRICULTURE

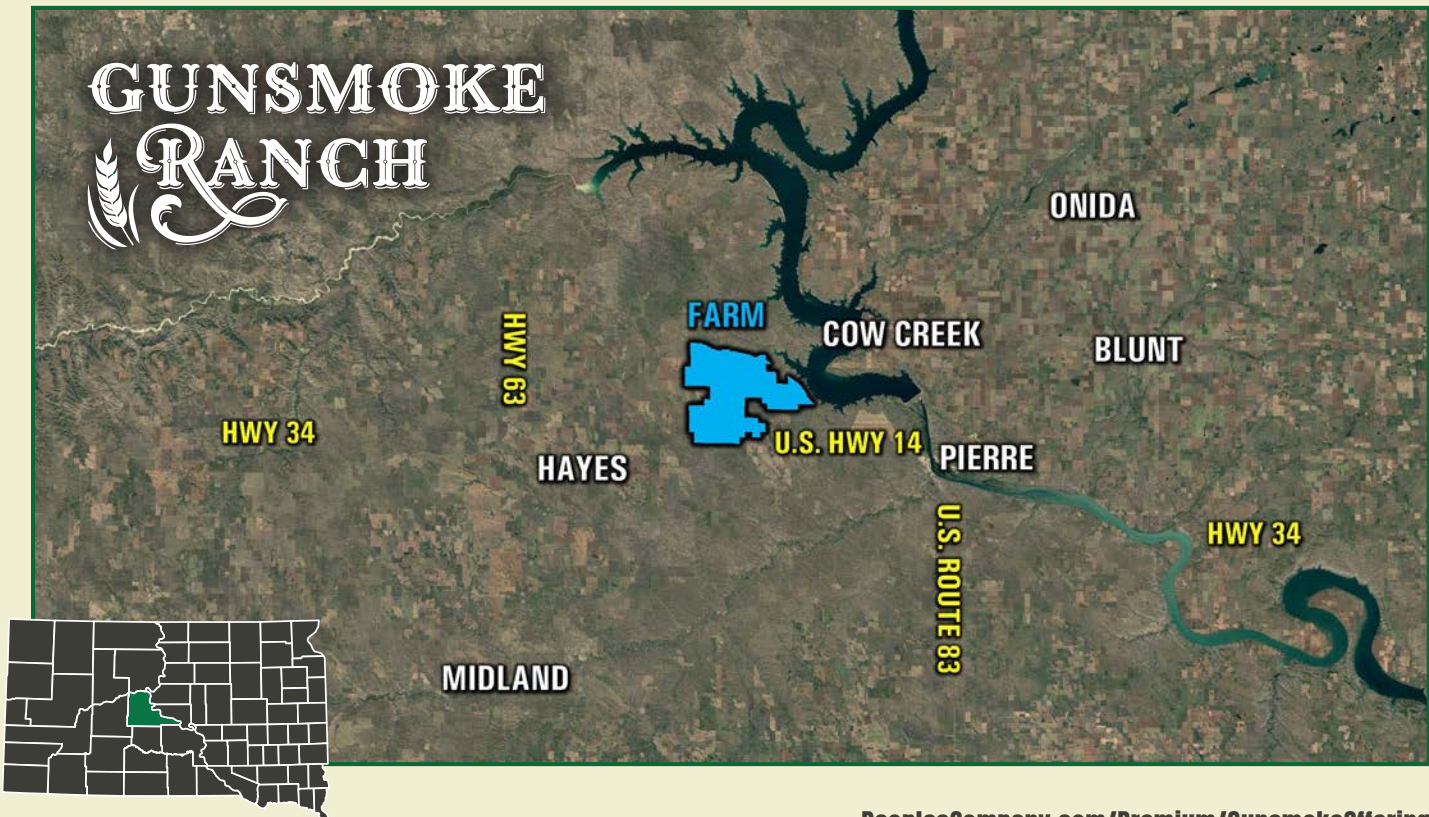
South Dakota is a well established agricultural state with a strong foundation in grain production and livestock. Central South Dakota, in particular, is well suited for dryland farming, with a climate and landscape that support consistent production of wheat and other small grains.

The region surrounding Pierre has a long history of agricultural productivity and benefits from experienced operators, established infrastructure, and access to markets. Continued interest in organic farming and renewable energy has further strengthened the long term outlook for agricultural land in the area.

These factors contribute to the stability and long term value associated with large scale agricultural assets such as Gunsmoke Ranch.



PIERRE, SOUTH DAKOTA STATE CAPITOL



SCALE AND INFRASTRUCTURE

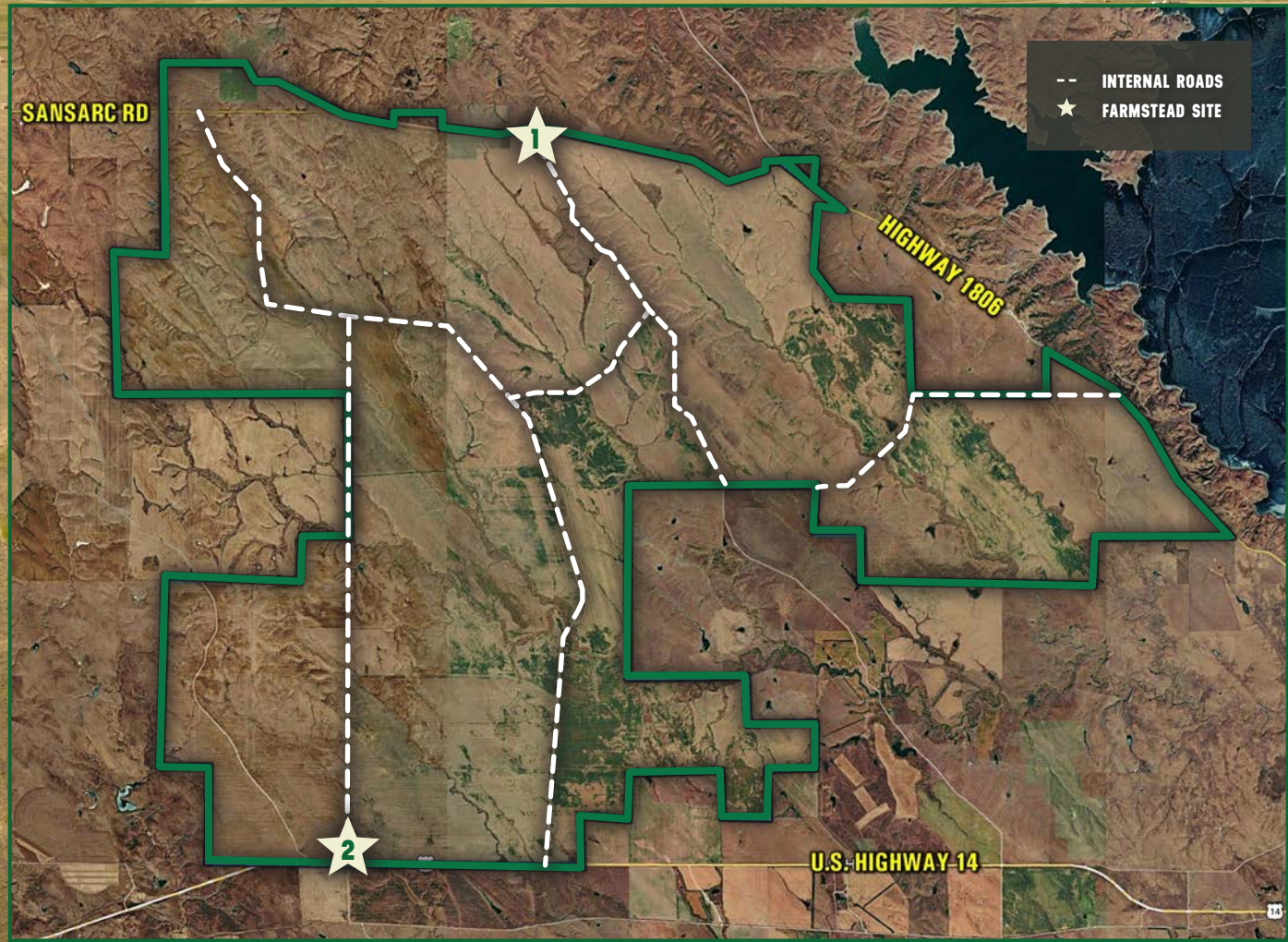
INSTITUTIONAL-SCALE LANDHOLDING

Gunsmoke Ranch represents a rare opportunity to acquire scale that is increasingly difficult to replicate in today's land market. Spanning approximately 34,000 acres in a largely contiguous footprint, the property allows for unified management across the entire operation, rather than the inefficiencies often associated with scattered tracts.

The layout of the farm supports efficient logistics at every stage of the operation, from planting and spraying to harvest and grain handling. Large field sizes are well suited for modern equipment, while the overall configuration minimizes downtime and unnecessary movement across the property.

Access is a key strength of the ranch, with frontage along U.S. Highway 14 and a network of county roads that provide reliable year round connectivity. This combination of scale and accessibility positions the property well for both current operations and long term ownership.

★ ★ ★



★ IMPROVEMENTS ★

TWO HIGHLY-IMPROVED FARMSTEAD SITES

Gunsmoke Ranch is supported by two highly improved farmstead sites that provide the infrastructure necessary to operate at scale from day one.

The north headquarters serves as the operational hub of the property and includes substantial grain storage, multiple equipment buildings, and a residential home that can function as a foreman's residence or owner lodging. The south farm site complements this setup with additional grain storage and direct access to Highway 14, creating an efficient flow for grain handling and transportation.

- North headquarters includes approximately 376,000 bushels of grain storage, along with shop and storage buildings.
- South site provides approximately 600,000 bushels of additional storage along the highway corridor.
- Combined storage around one million bushels, offering flexibility in grain marketing and timing.

The existing infrastructure significantly reduces the need for immediate capital investment and allows a new owner to step into a fully functional operation. The property also includes a road grater, snow plow, scrapper that will transfer with the sale and are utilized to maintain existing internal road infrastructure.



★ FARMING OPERATIONS ★

ESTABLISHED DRYLAND FARMING OPERATION

The property includes approximately 31,345 FSA cropland acres and has been operated as a large scale dryland farming operation focused on consistency and long term soil performance.

Crop production has historically centered around winter wheat, with roughly 13,700 acres planted in recent seasons, supported by a rotation that includes field peas and other small grains. This diversified approach helps manage risk while maintaining productivity across varying conditions.

The farming practices implemented on the property have emphasized soil health and sustainability, supported by a structured conservation plan. These efforts are designed to preserve long term yield potential while maintaining compliance with organic standards.

A future owner will have flexibility in how the farm is operated, whether continuing the existing organic program or transitioning to a conventional system depending on operational preferences and market conditions.

The included tables list the insurable crops for the asset under conventional and organic management systems. Also included is the RMA County T-Yield as quoted in spring of 2026 and the per acre revenue guarantee under an 85% revenue protection policy election using crop price quotes and estimates as of spring 2026. These charts help build a picture of the insurable revenue baseline available for the Gunsmoke farm.

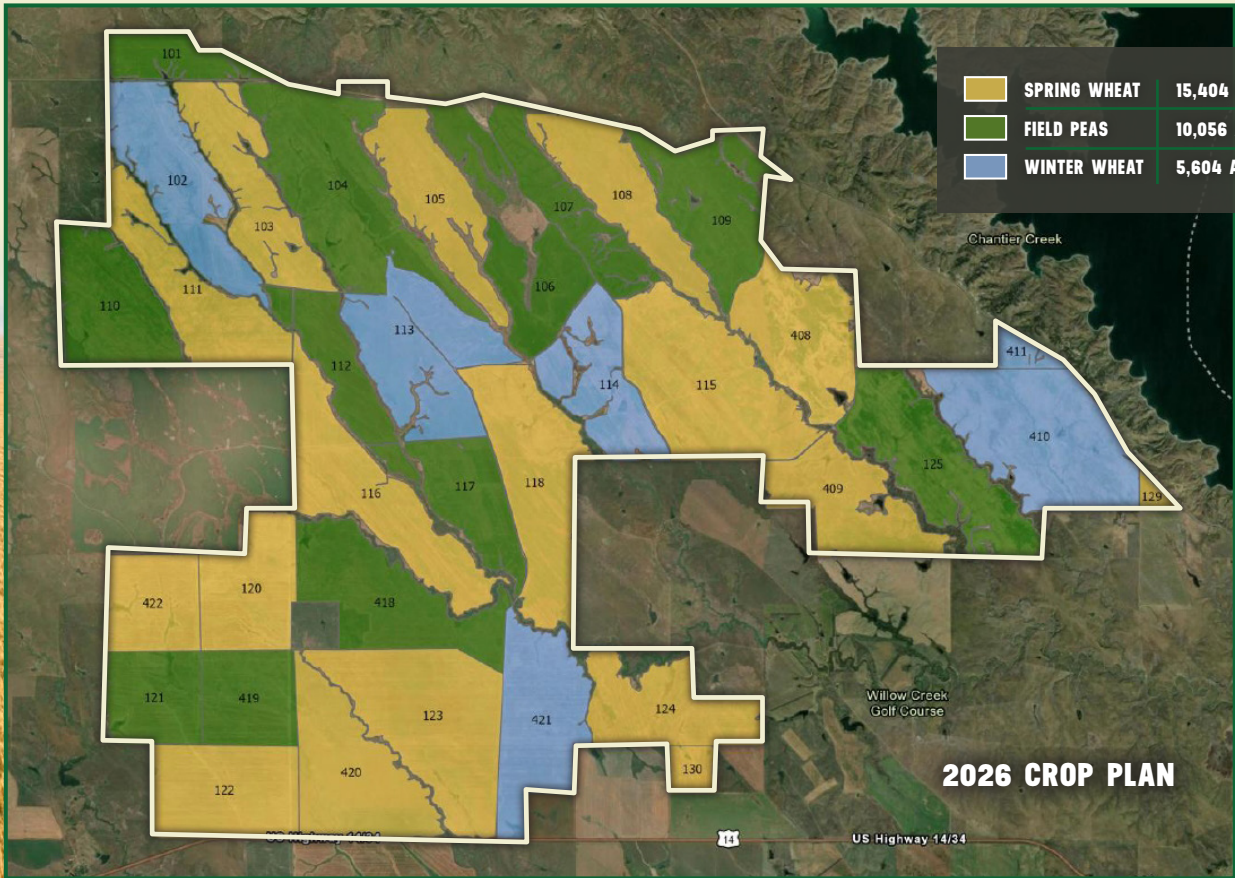


CROP INSURANCE

	Conventional			Organic		
	Base Price	T-Yield	85% RP Guarantee	Base Price	T-Yield	85% RP Guarantee
Barley	4.2	33	\$117.81	6.67	21	\$119.06
Corn	4.62	72	\$282.74	7.3	47	\$291.64
Dry Peas	0.11	1367	\$127.81	0.11	889	\$83.12
Grain Sorghum	4.61	57	\$223.35	8.94	37	\$281.16
Oats	3.3	62	\$173.91	6.3	40	\$214.20
Soybeans	11.09	19	\$179.10	21.57	12	\$220.01
Sunflowers	0.37	1430	\$449.74	0.51	930	\$403.16
Spring Wheat	6.19	41	\$215.72	12	27	\$275.40
Winter Wheat	5.75	43	\$210.16	11.14	28	\$265.13

*This crop insurance information was obtained from a third party. Please consult with your crop insurance advisor to evaluate crop insurance levels on this farm based on potential Buyer(s) farming operation.

*Prior crop history and soil fertility analysis is available in the data room.

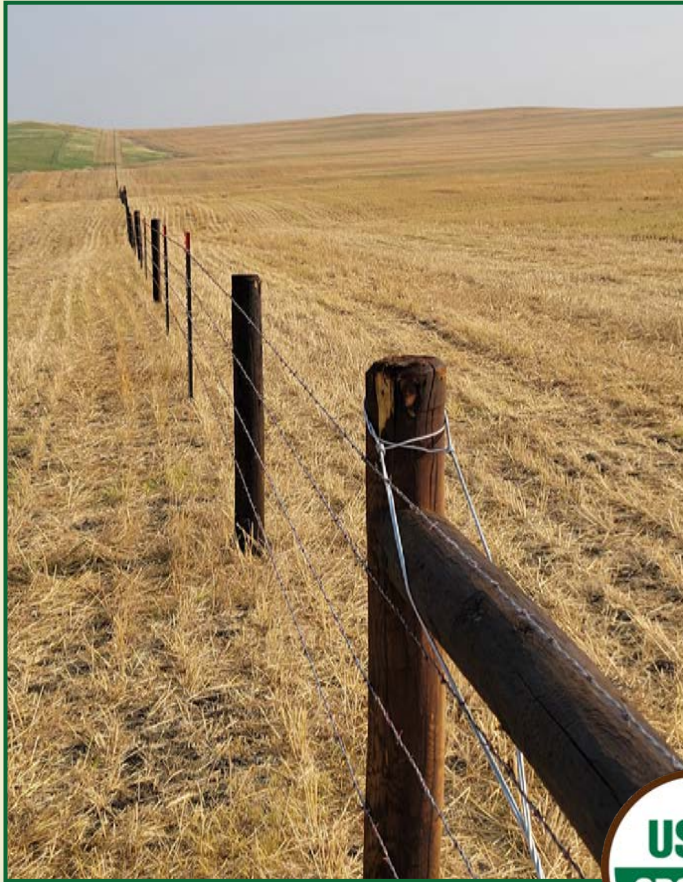


2026 CROP PLAN

CERTIFIED ORGANIC PRODUCTION

All cropland acres at Gunsmoke Ranch are currently certified USDA organic, offering immediate participation in premium grain markets. This designation reflects a multi year commitment to organic practices and provides a differentiated income stream relative to conventional production. The organic program has been supported by a conservation oriented approach, including crop rotation and reduced tillage practices that promote soil health and long term sustainability.

For buyers seeking exposure to organic agriculture, the property provides an established platform with immediate operational continuity. At the same time, the scale and layout of the farm allow for flexibility should a transition to conventional farming be desired.



LIVESTOCK INTEGRATION OPPORTUNITIES

The scale of Gunsmoke Ranch provides flexibility for a range of agricultural uses, including the potential integration of livestock operations. The expansive land base allows for feed production while also providing separation and space necessary for facility placement.

This creates an opportunity for buyers interested in vertically integrating crop and livestock production, subject to their own due diligence and planning. Electricity in the area is provided by West Central Electric Coop and 3-phase electric would need to be extended from the east.



GUNSMOKE
RANCH



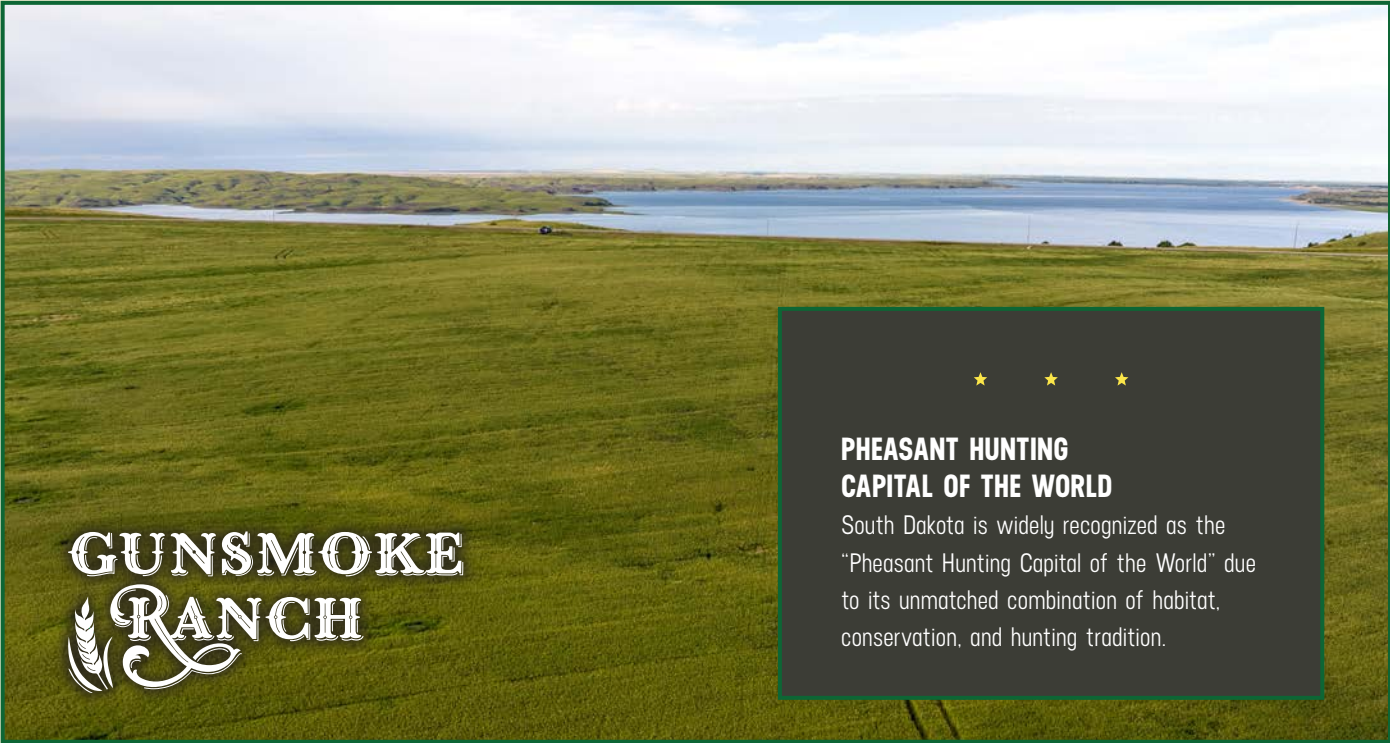
★ RECREATION ★

RECREATION & HUNTING POTENTIAL

Situated just west of the Missouri River corridor in central South Dakota, the property lies within a region known for its strong hunting opportunities and outdoor recreation.

The area supports populations of upland birds and whitetail deer, and the size of the property provides flexibility for private recreational use or the potential to generate additional income through hunting leases.

While recreation has not been a primary focus of the current operation, it represents an additional layer of optionality for future ownership.



GUNSMOKE
RANCH

★ ★ ★
**PHEASANT HUNTING
CAPITAL OF THE WORLD**
South Dakota is widely recognized as the "Pheasant Hunting Capital of the World" due to its unmatched combination of habitat, conservation, and hunting tradition.



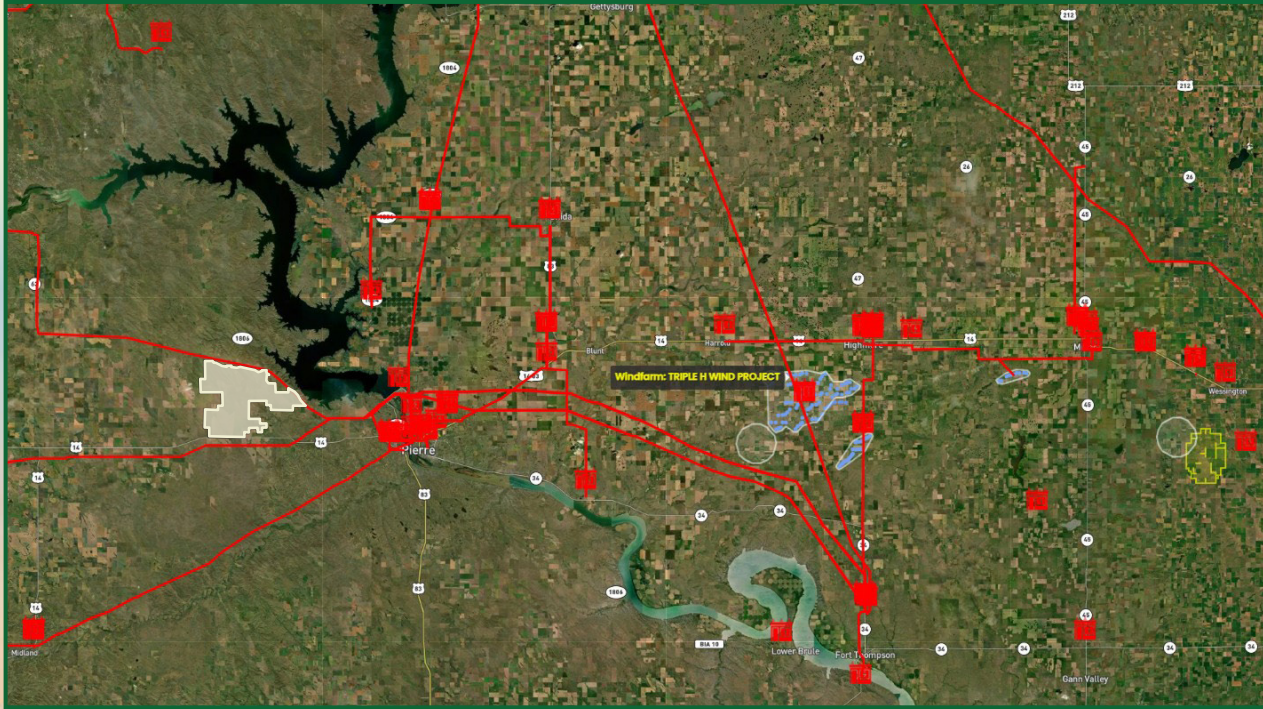
RENEWABLE ENERGY

RENEWABLE ENERGY POTENTIAL

Beyond its agricultural value, Gunsmoke Ranch offers potential for additional revenue streams through renewable energy and sustainability initiatives. A transmission line runs through the north portion of the property and just south of Highway 14 to the south. The open landscape and regional wind patterns are consistent with areas that have seen wind and solar energy development across South Dakota.

Opportunities may also exist for solar installations or participation in carbon programs, depending on buyer objectives. While these uses would require further evaluation, they represent meaningful upside potential in addition to traditional farming income.

TRANSMISSION LINE MAP



- TRANSMISSION LINES
- SUBSTATIONS
- WIND TURBINE
- WIND FARM
- SOLAR
- OIL & GAS (ACTIVE)
- OIL & GAS (ABANDONED)

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SEALED BID TERMS AND CONDITIONS

★ ★ ★
**SEALED BID OFFERING - ALL BIDS DUE BY
THURSDAY, JULY 30, 2026 AT 4:00 PM CT**

NOTICE. The Information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information pertaining to the Property and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the Property to verify the accuracy and completeness of any and all information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither the Seller, nor any person acting on the Seller's behalf, has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein, or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ["PSA"] is fully executed by Seller and Bidder or its affiliate ["Buyer"]. Seller also reserves the right to accept back up offers until the close of escrow. Seller and Peoples Company of Indianola ["Broker"] may supplement, revise, or add property information

at any time, and no such supplement, revision, or addition shall obligate Seller or Broker to extend the bid deadline, reopen bidding, or separately notify any Bidder other than by posting such information in the Data Room. Potential Bidders should continue to monitor the Data Room [as defined below] to ensure Bidder is aware of the most up-to-date information.

DATA ROOM. Broker has set up an electric data room ["Data Room"] where Bidders may examine documents pertaining to the sale, including, but not limited to, existing leases, maps, title reports, and other reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement, to be provided by Broker.

AGENCY. Broker is acting exclusively as the agent for the Seller. The Bidder acknowledges they are representing themselves in underwriting, negotiating and completing the sales transaction.

BROKER PARTICIPATION. A broker representing a Bidder ["Cooperating Broker"], who qualifies under Broker's broker incentive program requirements, will be paid under the terms of the program at the closing of the sale transaction [the "Closing"]. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48-hours PRIOR to the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

BID SUBMITTAL PROCESS & DEADLINE. Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 PM CST, on Thursday, July 30, 2026, to the following:

Steve Bruere
Peoples Company
1108 S. 44th Street, Suite 102
515-222-1347
Steve@PeoplesCompany.com

**GUNSMOKE
RANCH**

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date to be considered. Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning bidder and Seller shall negotiate a binding PSA. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive PSA.

PSA CONTROLLED DEAL TERMS. Any earnest money requirement, deposit amount, timing, escrow holder, form of payment, treatment of earnest money, Closing date, Closing conditions, Closing costs, prorations, title matters, deed form, conveyance documents, survey matters, lease assignment and assumption terms, possession, and all other terms and conditions of the sale shall be governed exclusively by the PSA. Seller and Broker make no representation or warranty as to acreage, boundaries, access, leases, possession, survey matters, or other matters affecting the Property except as expressly set forth in the PSA. Bidder is responsible, at Bidder's sole cost and expense, for reviewing all Data Room materials and independently verifying all such matters before submitting a bid.

DISCLAIMER. By submitting a sealed bid, Bidder acknowledges, and represents and warrants to Seller and Broker, that the Bidder has assessed, or has had the opportunity to assess, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the

Real Property], water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal Property, and the Bidder is not relying on, nor influenced by, any Statement of representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any and all warranties of habitability, merchantability, and fitness for particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the Buyer shall acquire the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any and all causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, with respect to the accuracy or completeness of any information provided in the Data Room, the Offering Memorandum, the Sealed Bid Submittal Form, Broker's website, communications from Seller or Broker, or any other materials made available to Bidder.

ACKNOWLEDGEMENT. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. Seller has provided its preferred form of PSA in the Data Room. If the Bidder proposes a form of PSA different than the one provided in the Data Room, the Bidder is encouraged to submit its proposed form of PSA, with explanations as to differences between Bidder's form and Seller's form. Seller reserves the right to negotiate any agreements submitted by a Bidder prior to acceptance.

Thank you in advance for your consideration. If you have questions, please contact:

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