

320+/- ACRES - MINER CO, SD LAND AUCTION

Thursday, October 5th, 2017 - 10:00am

On Site

CHOICE CLASS II DIRT & PRIME HABITAT



Owner: Daw, LLC

605.692.2525

Advantage**Land**Co.com

FARMERS | HUNTERS | INVESTORS

CHOICE CLASS II DIRT & PRIME HABITAT



Thursday, October 5th, 2017 at 10:00am
Auction Location: On Site

Land Location: Directions from Epiphany: 4 mi N on Hwy 25, 1 mi E on 240th St, land is on the N side of road.

Directions from Howard: 7 mi W on Hwy 34, 7 mi S on Hwy 25, 1 mi E on 240th St, land on N side of road.

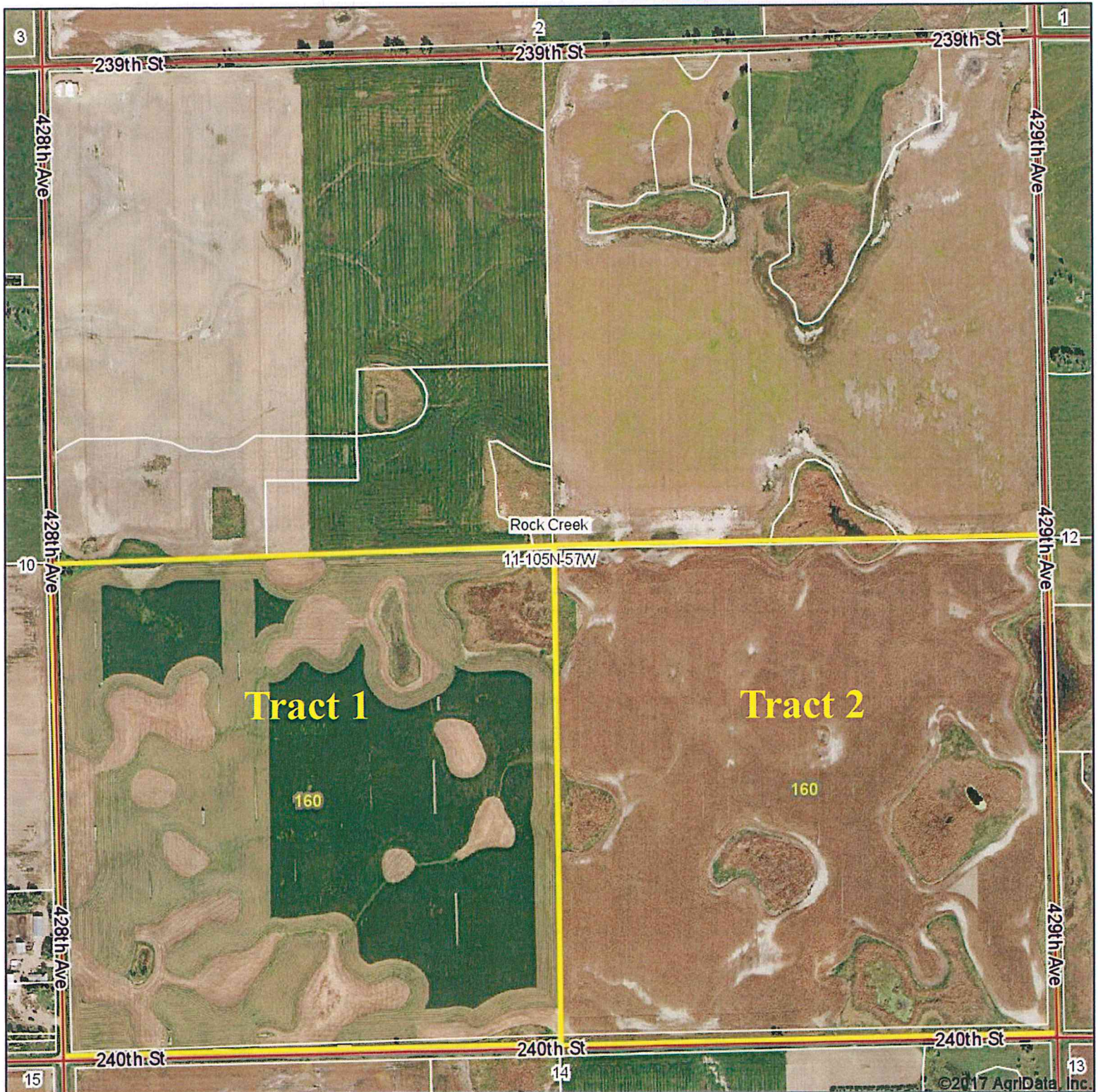
Snap Shot: 300+ Acres of Class II Dirt With a Majority 75% Index, 308.80+/- Cropland Acres according to FSA, Wildlife Habitat is Known to this Area with Cattail Sloughs for Prime Late Season Habitat.

Legal Description: S1/2 Sec 11-105-57 Rock Creek TWP, Miner Co

Estimated Taxes: \$5,756.70

Owner: Daw, LLC

Aerial Map



United Country
ADVANTAGE Land CO.

Maps Provided By



© AgriData, Inc. 2017

www.AgrDataInc.com

map center: 43° 54' 52.2, -97° 38' 25.64

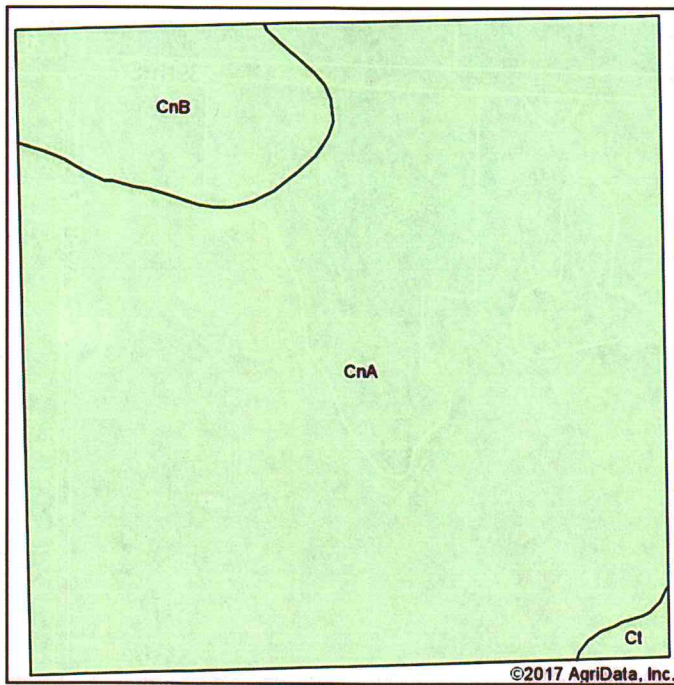
11-105N-57W
Miner County
South Dakota

0ft 823ft 1647ft



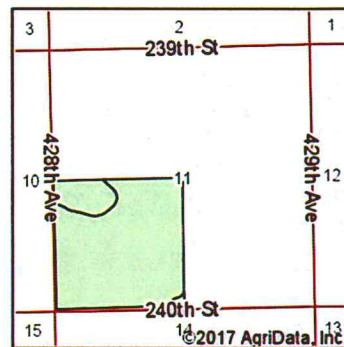
8/24/2017

Tract 1 - Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**
County: **Miner**
Location: **11-105N-57W**
Township: **Rock Creek**
Acres: **155.15**
Date: **8/24/2017**

United Country
ADVANTAGE *land* CO.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgrDataInc.com

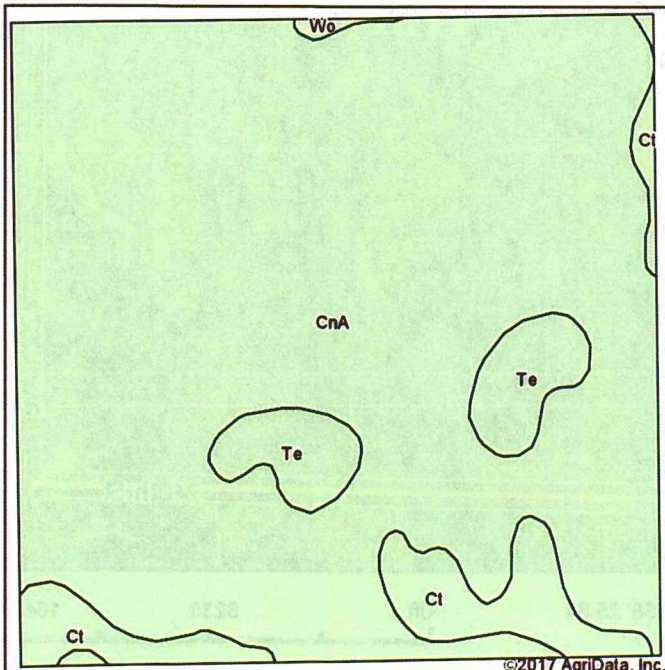


Area Symbol: SD097, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | Soybeans |
|------------------|--|--------|------------------|------------------|--------------------|------|----------|
| CnA | Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes | 136.45 | 87.9% | IIc | 75 | | |
| CnB | Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes | 17.47 | 11.3% | IIe | 69 | 63 | 24 |
| Ct | Crossplain-Tetonka complex | 1.23 | 0.8% | IIw | 72 | 62 | 24 |
| Weighted Average | | | | | 74.3 | 7.6 | 2.9 |

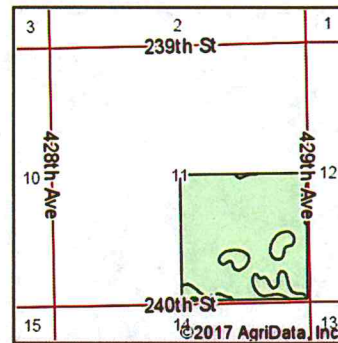


Tract 2 - Soils Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **South Dakota**
County: **Miner**
Location: **11-105N-57W**
Township: **Rock Creek**
Acres: **153.66**
Date: **8/24/2017**

United Country
ADVANTAGE *land* CO.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgrDataInc.com



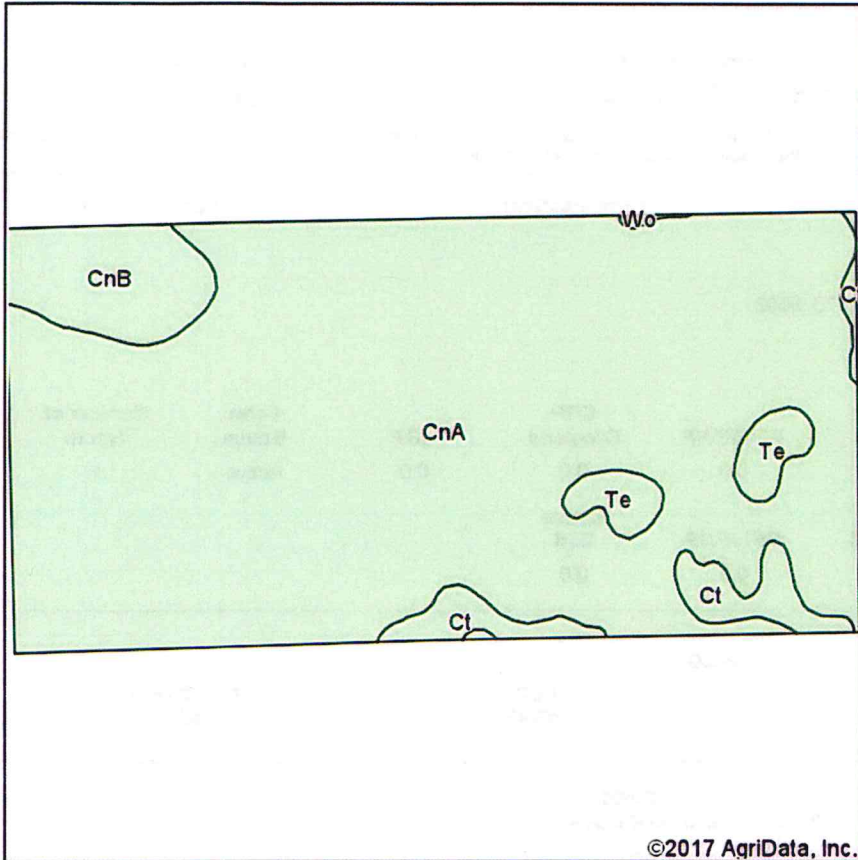
Area Symbol: SD097, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | Soybeans |
|------------------|--|--------|------------------|------------------|--------------------|------|----------|
| CnA | Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes | 134.19 | 87.3% | IIc | 75 | | |
| Ct | Crossplain-Tetonka complex | 11.18 | 7.3% | IIw | 72 | 62 | 24 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 7.91 | 5.1% | IVw | 56 | | |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 0.38 | 0.2% | Vw | 30 | | |
| Weighted Average | | | | | 73.7 | 4.5 | 1.7 |

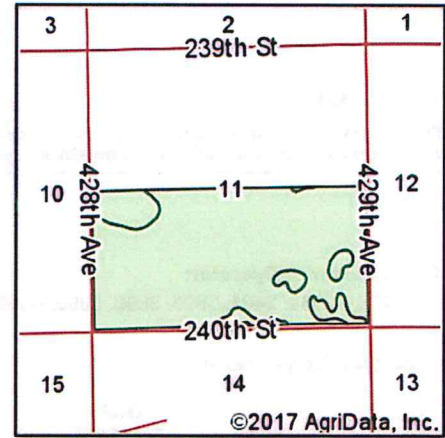
*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils Map - Overall Soils



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Miner**
 Location: **11-105N-57W**
 Township: **Rock Creek**
 Acres: **308.81**
 Date: **8/24/2017**

United Country
 ADVANTAGE *land* CO.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: SD097, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | Soybeans |
|------------------|--|--------|------------------|------------------|--------------------|------|----------|
| CnA | Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes | 270.64 | 87.6% | IIc | 75 | | |
| CnB | Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes | 17.47 | 5.7% | IIe | 69 | 63 | 24 |
| Ct | Crossplain-Tetonka complex | 12.41 | 4.0% | IIw | 72 | 62 | 24 |
| Te | Tetonka silt loam, 0 to 1 percent slopes | 7.91 | 2.6% | IVw | 56 | | |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 0.38 | 0.1% | Vw | 30 | | |
| Weighted Average | | | | | 74 | 6.1 | 2.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM: 3857

Prepared: 8/22/17 10:43 AM

Crop Year: 2017

Page: 1 of 1

South Dakota

U.S. Department of Agriculture

Miner

Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier | Recon Number |
|---------------|-----------------|--------------|
|---------------|-----------------|--------------|

Farms Associated with Operator:

166, 2453, 2941, 2943, 3491, 3695, 3696, 3855, 4348, 5568, 5673, 5692

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 155.15 | 155.15 | 155.15 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | |
| 0.0 | 0.0 | 155.15 | 0.0 | 0.0 | 0.0 | | | |

| ARC/PLC | | | |
|-------------|-------------|----------|------------------|
| ARC-IC NONE | ARC-CO CORN | PLC NONE | PLC-Default NONE |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 155.15 | | 101 | 0.0 |
| Total Base Acres: | 155.15 | | | |

Tract Number: 1032 Description: SW 11 105 57

BIA Range Unit Number:

HEL Status: NHEL no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 155.15 | 155.15 | 155.15 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 155.15 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 155.15 | | 101 | 0.0 |
| Total Base Acres: | 155.15 | | | |

Owners: DAW LLC

Other Producers: None

South Dakota

Miner

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3789

Prepared: 8/22/17 10:43 AM

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier | Recon Number |
|---------------|-----------------|--------------|
|---------------|-----------------|--------------|

Farms Associated with Operator:

2943, 5444, 5569, 5693

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|-------------|------------------|
| 153.65 | 153.65 | 153.65 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | |
| 0.0 | 0.0 | 153.65 | 0.0 | 0.0 | 0.0 | | | |

ARC/PLC

ARC-IC
NONEARC-CO
CORN, SOYBNPLC
NONEPLC-Default
NONE

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 76.05 | | 108 | 0.0 |
| SOYBEANS | 76.05 | | 32 | 0.0 |
| Total Base Acres: | 152.1 | | | |

Tract Number: 1033 Description: SE 11 105 57

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 153.65 | 153.65 | 153.65 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | |
| 0.0 | 0.0 | 153.65 | 0.0 | 0.0 | 0.0 | |

| Crop | Base Acreage | CTAP Tran Yield | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------------|-----------|-----------------------|
| CORN | 76.05 | | 108 | 0.0 |
| SOYBEANS | 76.05 | | 32 | 0.0 |
| Total Base Acres: | 152.1 | | | |

Owners: DAW LLC

Other Producers: None

FARMERS | HUNTERS | INVESTORS

CHOICE CLASS II DIRT & PRIME HABITAT

Tract 1: 160+/- Acres **Taxes:** \$2,914.46

Legal: SW1/4 Section 11-T105N-R57W, Rock Creek TWP, Miner County, S.D.

According to FSA information, this farm is currently enrolled in ARC County for Corn with 155.15 cropland acres. There are 155.15 base acres with a 101bu PLC yield. Predominately Class II Clay, Houdek-Stickney-Tetonka complex with a soil index of 75%. This farm is fully equipped to be a consistent crop producer year in and year out. Currently, the land is sown to alfalfa and grass with the balance of sloughs.

Tract 2: 160+/- Acres **Taxes:** \$2,842.30

Legal: SE1/4 Section 11-T105N-R57W, Rock Creek TWP, Miner County, S.D.

According to FSA information, this farm is currently enrolled in ARC County for corn and soybeans with 153.65 cropland acres. There are 152.1 base acres, a 76.05 acre corn base with a 108bu PLC yield and a 76.05 acre soybean base with a 32bu PLC yield. Laying nearly level, this farm is made up primarily of Class II Clay, with an overall soil index of 73.7%. This land is currently planted to soybeans with the balance of sloughs.

Brokers Notes: Known to the area of south central Miner county is the fine wildlife habitat. This area will contend with some of the best hunting in the state for upland birds, waterfowl, and whitetails. If you are looking for a return on investment with hunting opportunities on farm land near Epiphany, this is a prime opportunity to capitalize on two quarters back to back. Offering a high percentage tillable with 308.8 crop land acres, this farm can be your stable investment with an overall soil index of 74%.

*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

TERMS: This is a cash sale. Closing and landlord possession will be on or before December 19, 2017 as this land is subject to a lease agreement for the 2017 crop year, possession to be given at closing. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2016 real estate taxes due in 2017 will be paid by the seller. All of the 2017 RE taxes due and payable in 2018 will be paid by the seller, based on previous year's taxes as a credit at close. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Miner County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. All auction attendees and invitees assume the risk of any personal injury or damage to personal property when on the property being auctioned. Said property is sold as is. This sale is subject to a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



REGIONS LAND BROKER



510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525
Info@AdvantageLandCo.com
AdvantageLandCo.com
Ucalco.com

EXPOSE YOUR DIRTSM



