



ADVANTAGE *Land* CO.

EXPOSE YOUR DIRT®

5 TRACTS

# 500.4 ACRES - BROOKINGS & HAMLIN CO LAND AUCTION

Thursday, Dec. 14th, 2017 - 10:00am | OAC in Brookings SD

## Class II Dirt with Character

**SOLD**

Tract 1: \$5,430/A  
Tract 2: \$4,850/A  
Tract 3: \$4,300/A  
Tract 4: \$3,650/A  
Tract 5: \$5,250/A  
4 Different Buyers!



ADVANTAGE *Land* CO.

Owners: James Carter Trust

605.692.2525

Advantage **Land** Co.com

# FARMERS | RANCHERS | HUNTERS | INVESTORS

## CLASS II DIRT WITH CHARACTER



**Thursday, December 14th, 2017 at 10:00am**

**Auction Location: Outdoor Adventure Center (OAC)**

**2810 22nd Ave S. Brookings, SD 57006**

**Location from Brookings:** Hwy 14 W 15 miles, follow Hwy 14/81 N 12 mi to 199th, 5 mi E on 199th St, 2.75 mi N on 459th St, Tract 2 is on W side of road.

**Directions from Estelline:** 6 mi W on Hwy 28, 1 mi S on 459th Ave, Tracts 4 & 5 start on both sides of the road.

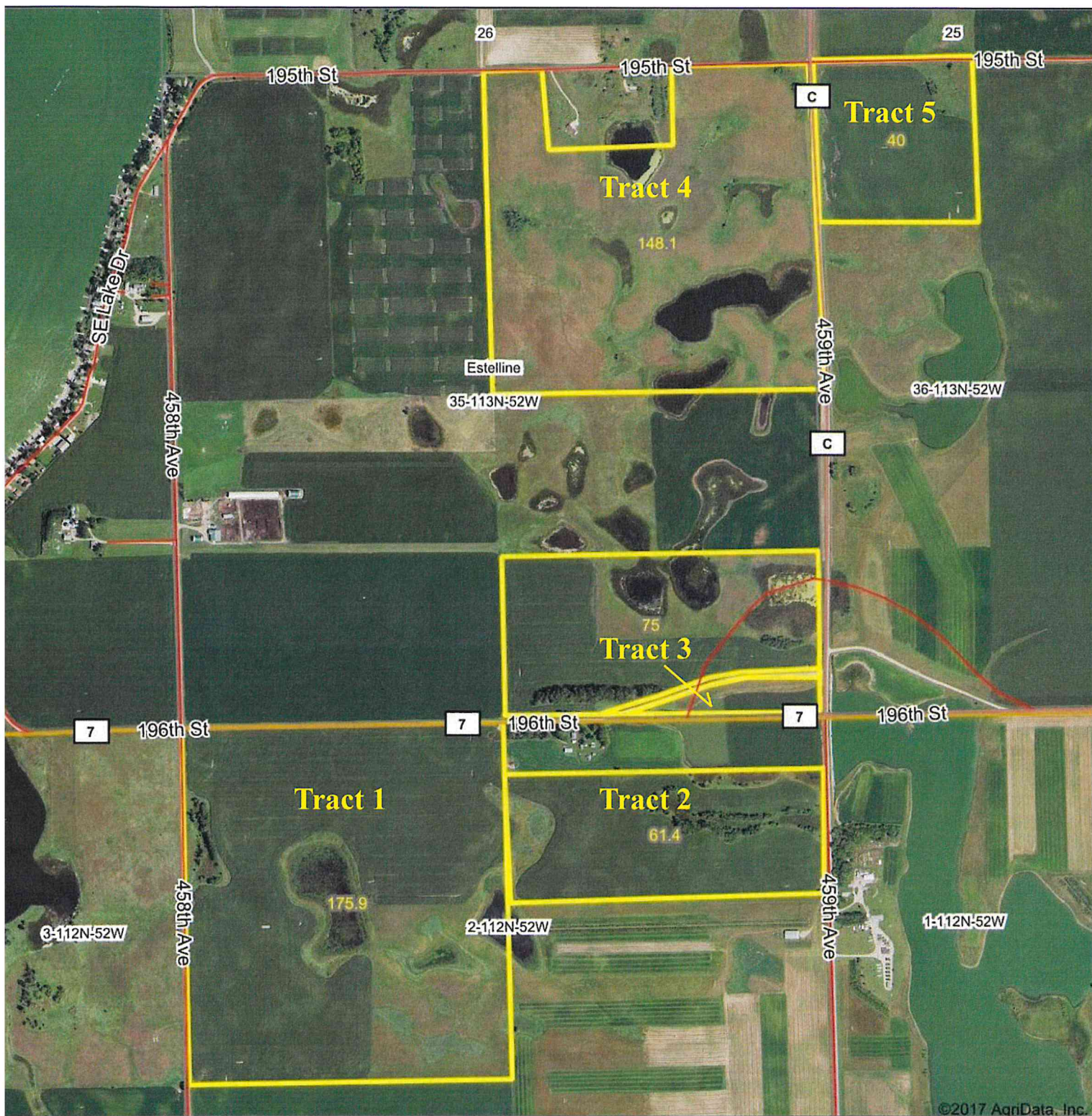
**Snap Shot:** LOCATION! LOCATION! LOCATION! Just East of the SE Corner of Lake Poinsett on Blacktop, Productive Crop Land, Trees, Sloughs, & Ponds All within 1 Mile in a Wildlife Hotspot!

**Legal Description:** NW4 & N2NE4 except the N 440' in Sec 2-T112N-R52W Laketon TWP, Brookings County, SD. The NE4 excepting a 15 acre home site, S2SE4 Sec 35 and NW4NW4 Sec 36 all in T113N-R52W, Estelline TWP, Hamlin County, SD.

**Total Taxes: \$6,736.16**

**Owner: James Carter Trust**

# Overall Aerial Map



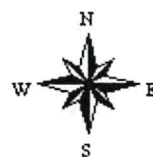
United Country  
ADVANTAGE *Land* CO.

Maps Provided By  
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map center: 44° 32' 49.46, -97° 2' 10.31

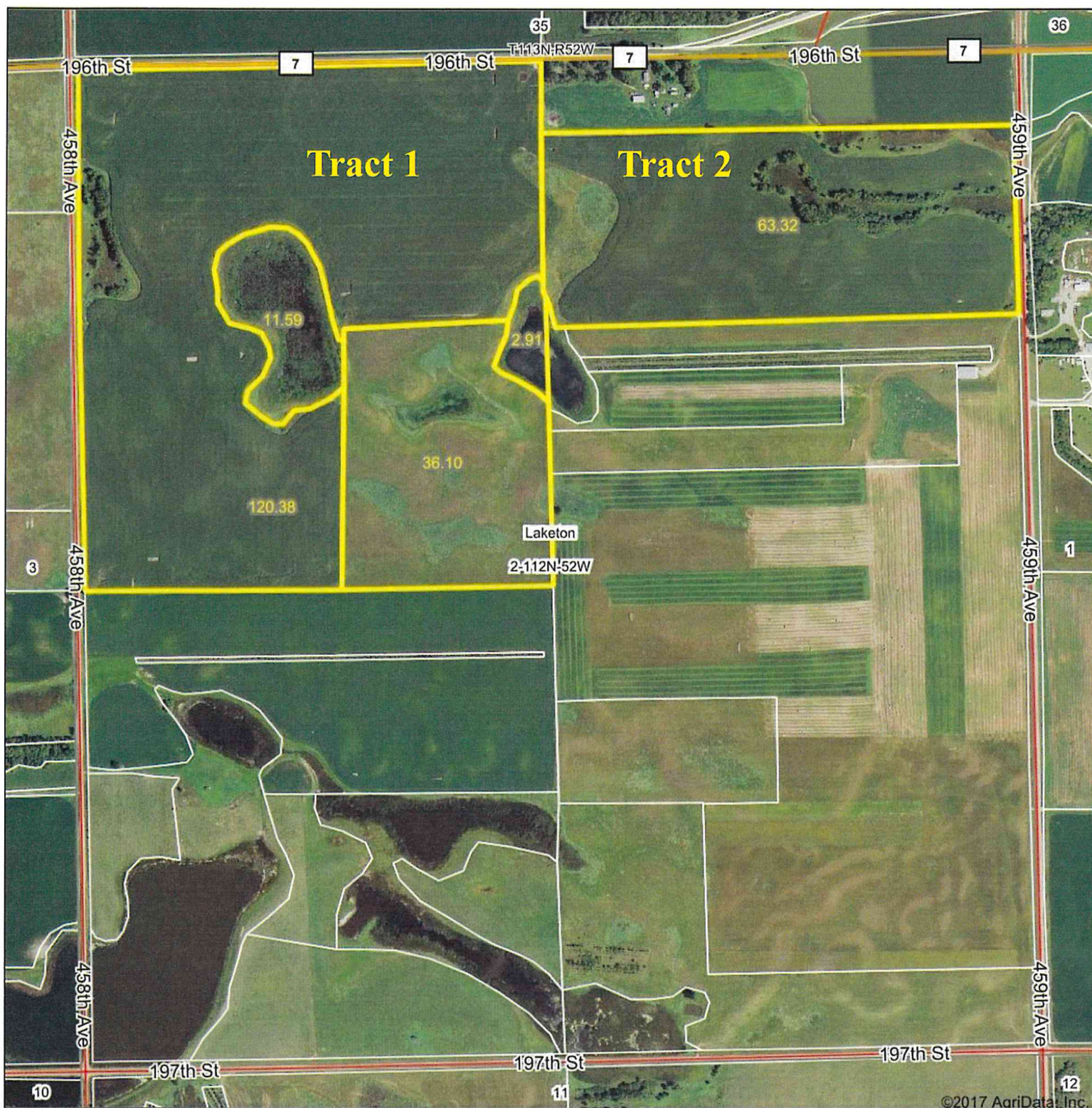
35-113N-52W  
Hamlin County  
South Dakota

0ft 1289ft 2579ft



11/3/2017

# Brookings County Aerial Map



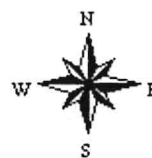
United Country  
ADVANTAGE Land CO.

Maps Provided By  
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map center: 44° 32' 9.44, -97° 2' 15.48

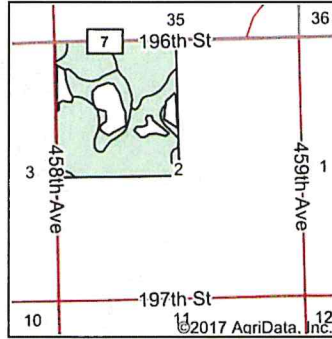
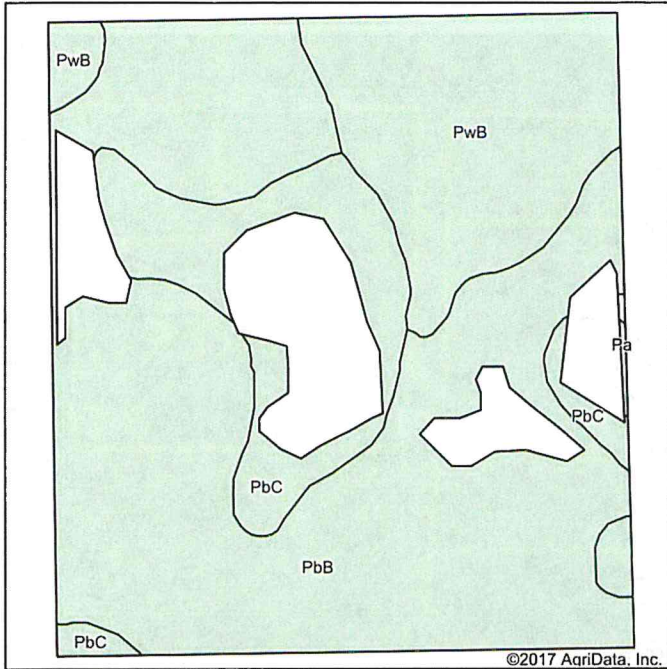
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2-112N-52W  
Brookings County  
South Dakota



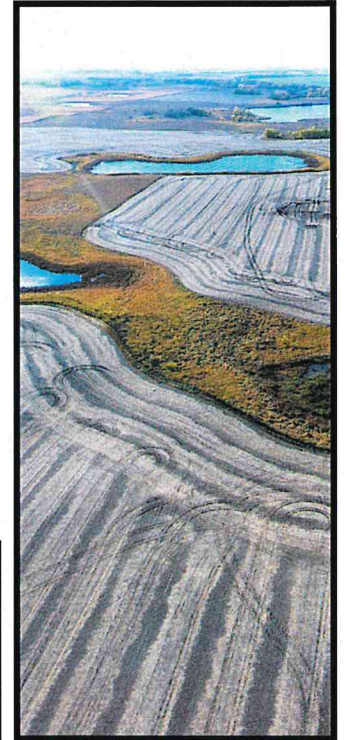
11/1/2017

# Tract 1 - Soils Map (Crop Land)



State: **South Dakota**  
 County: **Brookings**  
 Location: **2-112N-52W**  
 Township: **Laketon**  
 Acres: **150.93**  
 Date: **10/31/2017**

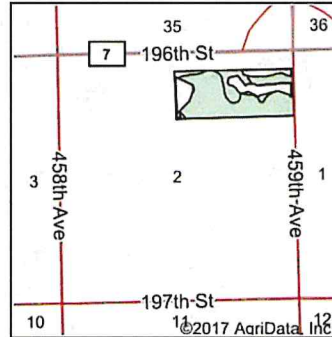
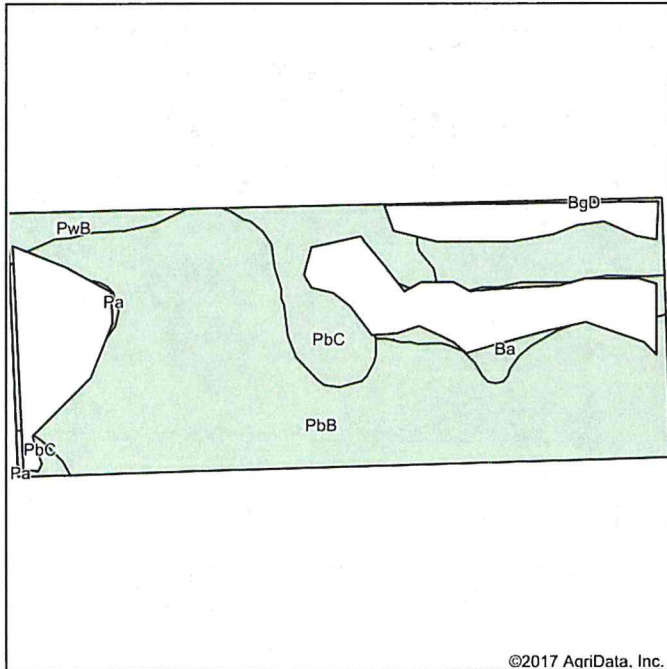
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Area Symbol: SD011, Soil Area Version: 23

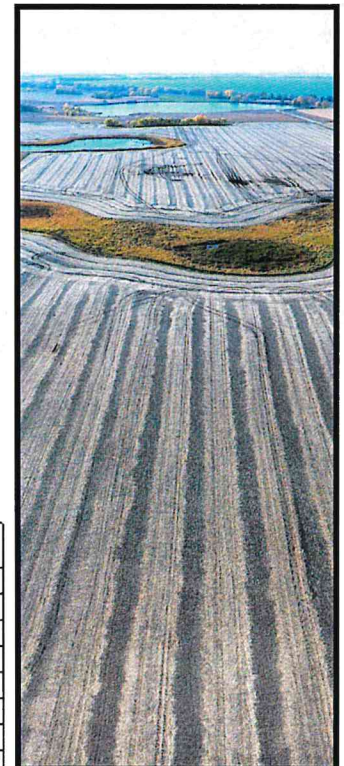
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	95.71	63.4%	Ile	81		
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	33.37	22.1%	Ile	89		
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	21.64	14.3%	IIle	69		
Pa	Parnell silty clay loam, 0 to 1 percent slopes	0.21	0.1%	Vw	32	29	11
Weighted Average					81	29	11

# Tract 2 -Soils Map (Crop Land)



State: **South Dakota**  
 County: **Brookings**  
 Location: **2-112N-52W**  
 Township: **Laketon**  
 Acres: **48.37**  
 Date: **10/31/2017**

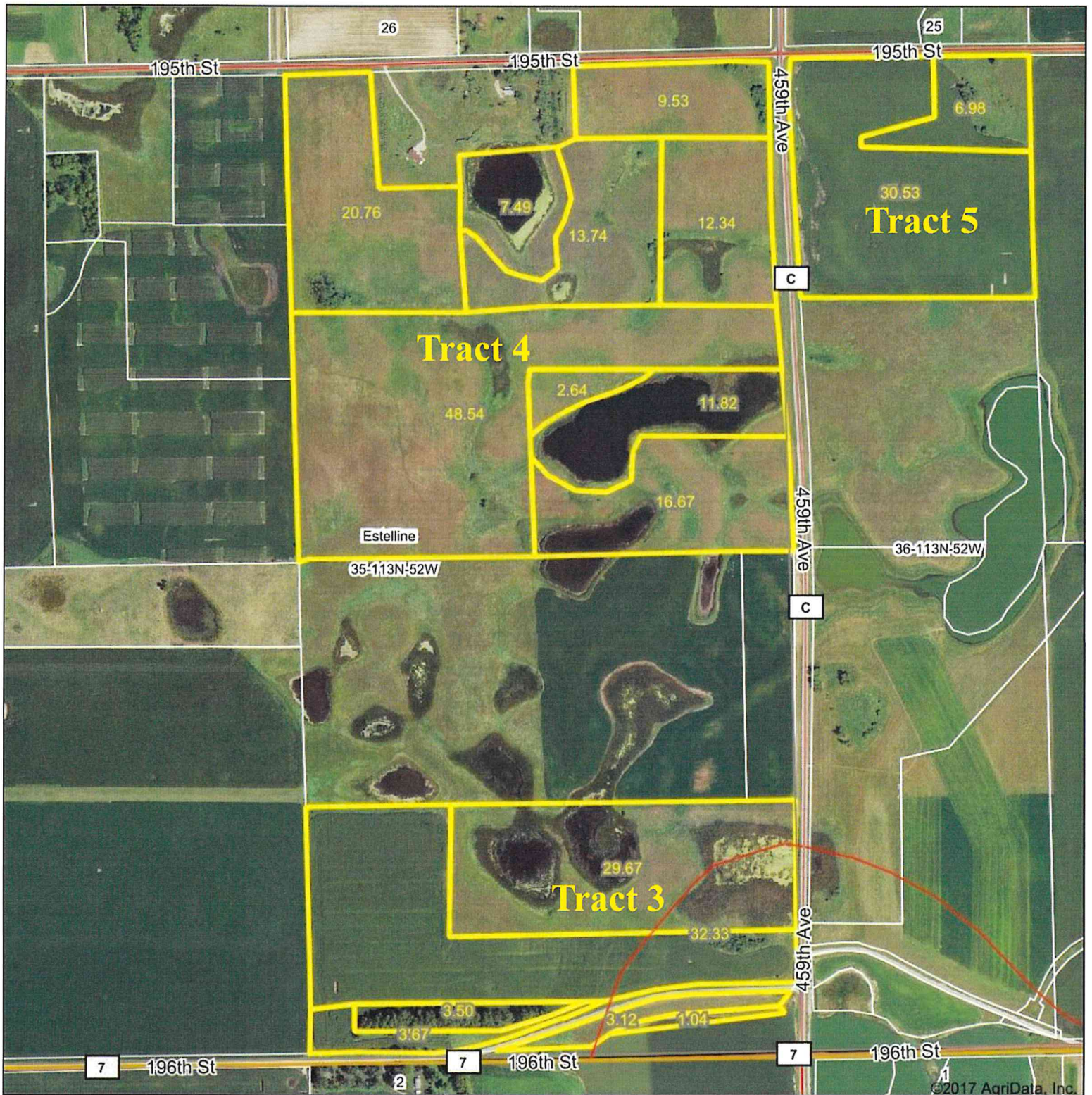
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Area Symbol: SD011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	39.21	81.1%	Ile	81		
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	6.08	12.6%	IIle	69		
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	1.51	3.1%	Ile	89		
Ba	Badger silty clay loam, 0 to 1 percent slopes	1.29	2.7%	IIw	79	82	31
BgD	Buse-Barnes loams, 9 to 20 percent slopes	0.17	0.4%	VIle	34	42	14
Pa	Parnell silty clay loam, 0 to 1 percent slopes	0.11	0.2%	Vw	32	29	11
Weighted Average					79.4	2.4	0.9

# Hamlin County Aerial Map



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United  
Country  
ADVANTAGE Land CO.

map center: 44° 33' 3.32, -97° 1' 57.15

0ft 827ft 1654ft

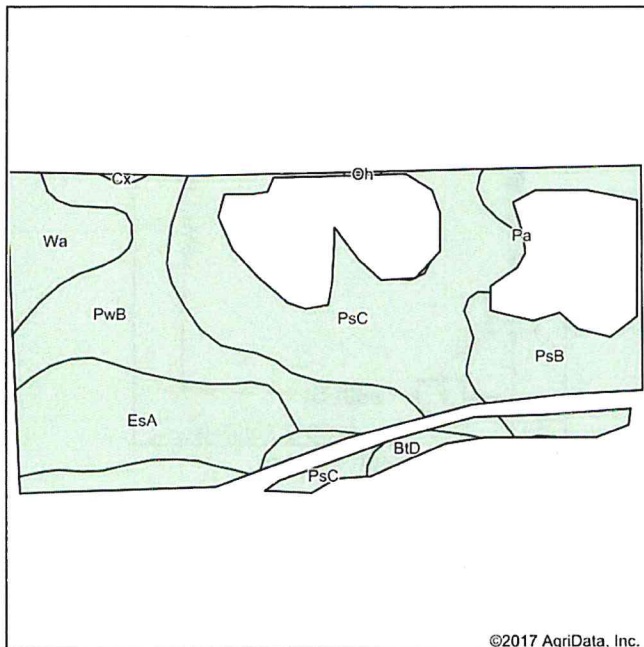
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35-113N-52W  
Hamlin County  
South Dakota

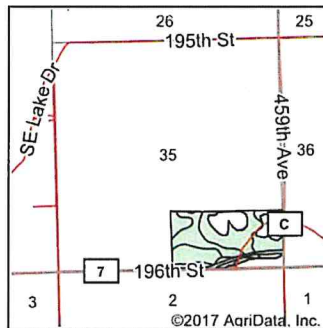


11/3/2017

## Tract 3 -Soils Map (Crop Land)



Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Hamlin**  
Location: **35-113N-52W**  
Township: **Estelline**  
Acres: **56.21**  
Date: **10/30/2017**

United Country  
**ADVANTAGE** *land* CO.

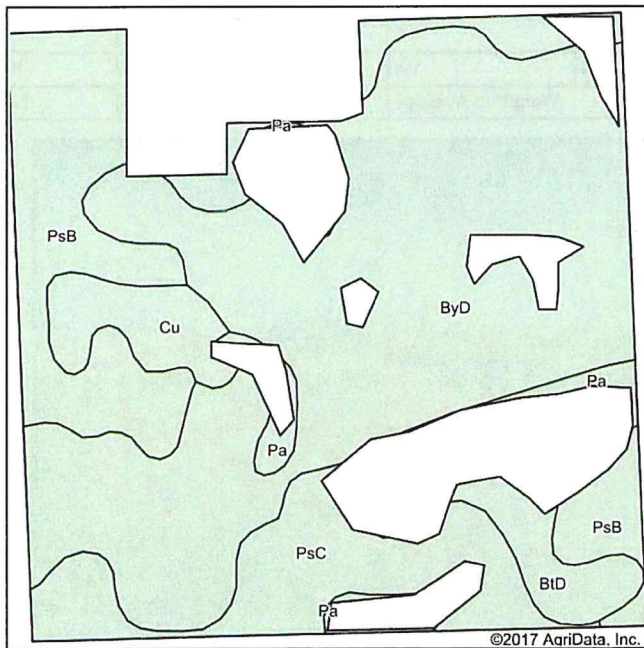
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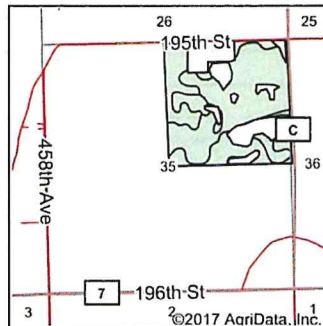
Area Symbol: SD057, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
PsC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	18.54	33.0%	IIIe	69		
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	14.32	25.5%	IIe	89		
EsA	Estelline silt loam, 0 to 2 percent slopes	9.56	17.0%	IIIs	66	64	24
PsB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	8.60	15.3%	IIe	81		
Wa	Waubay silty clay loam, 0 to 2 percent slopes	4.22	7.5%	IW	98		
BID	Buse-Barnes loams, 9 to 20 percent slopes	0.79	1.4%	VIe	34	39	14
Cx	Cubden-Tonka silty clay loams, coleau, 0 to 2 percent slopes	0.11	0.2%	IIIs	71		
Oh	Oldham silty clay loam	0.07	0.1%	VW	30	28	9
Weighted Average					77.1	11.5	4.3

## Tract 4 -Soils Map (Crop Land)



Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Hamlin**  
Location: **35-113N-52W**  
Township: **Estelline**  
Acres: **124.31**  
Date: **10/30/2017**

United Country  
**ADVANTAGE** *land* CO.

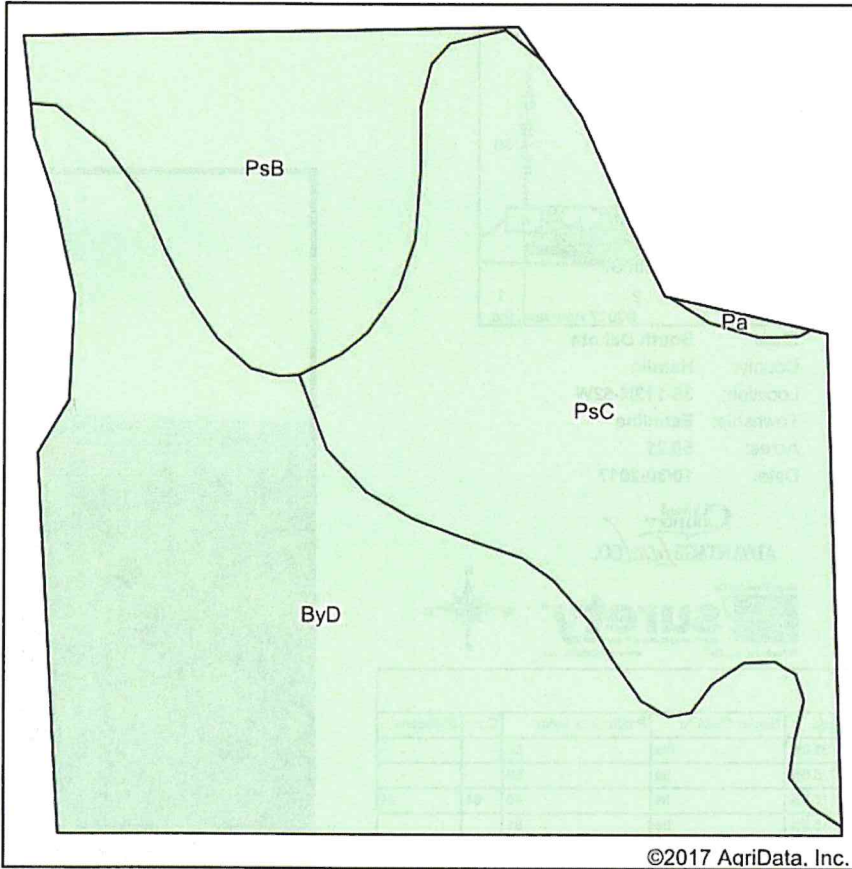
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Area Symbol: SD057, Soil Area Version: 18

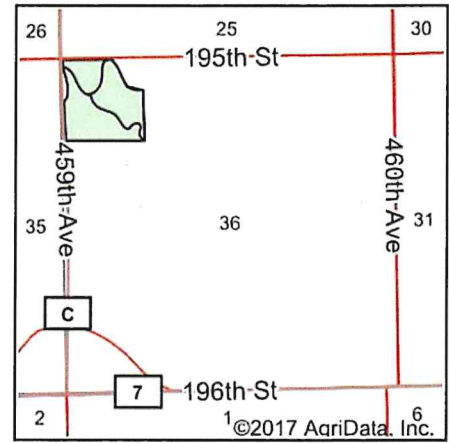
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
ByD	Buse-Poinsett complex, 9 to 15 percent slopes	70.58	56.8%	VIe	50	43	16
PsB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	26.14	21.0%	IIe	81		
PsC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	14.89	12.0%	IIe	69		
Cu	Cubden-Badger silty clay loams	5.70	4.6%	IIIs	81	77	26
BID	Buse-Barnes loams, 9 to 20 percent slopes	4.67	3.8%	VIe	34	39	14
Pa	Parnell silty clay loam	2.33	1.9%	VW	34	28	10
Weighted Average					59.3	29.9	11

# Tract 5 - Soils Map (crop land)



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Hamlin**  
 Location: **35-113N-52W**  
 Township: **Estelline**  
 Acres: **33.47**  
 Date: **10/30/2017**

**United Country**  
**ADVANTAGE Land CO.**

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Area Symbol: SD057, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
ByD	Buse-Poinsett complex, 9 to 15 percent slopes	15.75	47.1%	Vle	50	43	16
PsC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	11.95	35.7%	IIle	69		
PsB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	5.64	16.9%	Ile	81		
Pa	Parnell silty clay loam	0.13	0.4%	Vw	34	28	10
Weighted Average					61.9	20.3	7.6



South Dakota

Hamlin

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 2425

Prepared: 11/3/17 7:37 AM

Crop Year: 2018

Page: 1 of 3

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
	DIVISION OF #507	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
488.67	457.81	457.81	0.0	0.0	0.0	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	457.81	0.0	0.0	0.0			

## ARC/PLC

ARC-IC  
NONEARC-CO  
WHEAT, OATS, CORN  
SOYBN, BARLYPLC  
NONEPLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	61.7		54	0.0
OATS	42.7		64	0.0
CORN	124.5		137	0.0
SOYBEANS	62.3		39	0.0
BARLEY	15.6		48	0.0
<b>Total Base Acres:</b>	306.8			

Tract Number: 822 Description: S1/2SE 35-113-52

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
73.33	68.79	68.79	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	68.79	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.01		54	0.0
OATS	6.7		64	0.0
CORN	18.18		137	0.0
SOYBEANS	9.1		39	0.0

South Dakota

Hamlin

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 2425

Prepared: 11/3/17 7:37 AM

Crop Year: 2018

Page: 2 of 3

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.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
BARLEY	7.6		48	0.0
<b>Total Base Acres:</b>	50.59			

Owners: JAMES H CARTER

Other Producers: None

Tract Number: 823

Description: NWNW 36-113-52

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.51	37.51	37.51	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	37.51	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	8.64		54	0.0
CORN	17.44		137	0.0
SOYBEANS	8.73		39	0.0
<b>Total Base Acres:</b>	34.81			

Owners: JAMES H CARTER

Other Producers: None

Tract Number: 824

Description: NW &amp; Pt of N1/2NE 2-112-52 (BRKGS. CO.)

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
234.3	219.8	219.8	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	219.8	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	42.32		54	0.0

South Dakota

Hamlin

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 2425

Prepared: 11/3/17 7:37 AM

Crop Year: 2018

Page: 3 of 3

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.

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	23.9		64	0.0
CORN	85.39		137	0.0
SOYBEANS	42.73		39	0.0
BARLEY	1.8		48	0.0
<b>Total Base Acres:</b>	196.14			

Owners: JAMES H CARTER

Other Producers: None

Tract Number: 2512 Description: NE, Exc 15 A Bldg Site, -35-113-52

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
143.53	131.71	131.71	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	131.71	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.73		54	0.0
OATS	12.1		64	0.0
CORN	3.49		137	0.0
SOYBEANS	1.74		39	0.0
BARLEY	6.2		48	0.0
<b>Total Base Acres:</b>	25.26			

Owners: JAMES H CARTER

Other Producers: None

# PROPERTY BREAKOUT

## TRACT 1

**ACRES:** 175.9+/- acres (Surveyed)

**TAXES:** \$3,120.80

**LEGAL:** NW1/4 Section 2-T112N-R52W Laketon Twp, Brookings County SD

**BROKERS NOTE:** Heavy hitting soils with recreational offerings! This quarter boasts 156.48 cropland acres with the soil ranked at 81% on 95 acres and 89% on 33 acres! Currently there are 120.38 acres in row crop production with 36.1 acres sewn to a healthy stand of grass in which the CRP expired in 2017. This tract offers a wheat base of 30 acres and a 54bu plc yield, an 18 acre oat base with a 64bu yield, a corn base of 60 acres and a 137bu yield, a soybean base of 30 acres with a 39bu yield, and a 1 acre barley base with a 48bu yield, for a total of 139 base acres. The balance is made up of recreational slough ground and trees adding to the wildlife habitat of this quarter, also covered with a Waterfowl Management Rights Easement. This land has good access from 196 St and 458 Ave and is conveniently located a half mile east of the southeast side of Lake Poinsett.

## TRACT 2

**ACRES:** 61.4+/- acres (Surveyed)

**TAXES:** \$1,089.68

**LEGAL:** N2NE4 excepting the N 440' of Section 2-T112N-R52W Laketon Twp, Brookings County SD, .

**BROKERS NOTE:** With quality dirt and a portion of mature trees and slough, this tract is an attractive investment as it rightfully portrays the fall season. According to FSA, this tract has 63.32 cropland acres with a primary soil index of 81% made up of Class II Poinsett-Buse-Waubay complex. Covered with a Waterfowl Management Rights Easement, this tract offers a wheat base of 12 acres and a 54bu plc yield, a 6 acre oat base with a 64bu yield, a corn base of 25 acres and a 137bu yield, a soybean base of 12 acres with a 39bu yield, and a 2 acre barley base with a 48bu yield, for a total of 57 base acres. Located a mile east of Lake Poinsett with good access from blacktop, 459 Ave, take advantage of this land offering as it displays quality and character.

## TRACT 3

**ACRES:** 75+/- acres (Assessed)

**TAXES:** \$654.78

**LEGAL:** S2SE4 Section 35-T113N-R52W Estelline Twp, Hamlin County SD, except lot H-1.

**BROKERS NOTE:** With 68.79 cropland acres according to FSA, there are 56 acres that offer a weighted soil average of 77.1%. Currently, 39.12 acres have been used for crop land while 29.67 acres are comprised of a strong stand of warm & cool season grasses with sloughs. This tract offers a wheat base of 9.01 acres and a 54bu plc yield, a 6.7 acre oat base with a 64bu yield, a corn base of 18.18 acres and a 137bu yield, a soybean base of 9.1 acres with a 39bu yield, and a 7.6 acre barley base with a 48bu yield, for a total of 50.59 base acres. The balance of this land is made up of mature trees and a pond on the south side of 196 St. The 29.67 CRP acres expired in 2017, leaving the new buyer the opportunity to return more acres into production or manage the current grass for recreation. One could also build a home with protection from the mature tree grove this tract offers. Located a mile from the southeast corner of Lake Poinsett, this tract is conveniently located with good access from blacktop, 459 Ave and 196 St, and is covered with a Waterfowl Management Rights Easement.

## TRACT 4

**ACRES:** 148.1+/- acres (Surveyed)

**TAXES:** \$1,445.08

**LEGAL:** NE4 Section 35-T113N-R52W Estelline Twp, Hamlin County SD, except NE4NW4NE4, E2E2NW4NW4NE4, W2W2NW4NE4NE4.

**BROKERS NOTE:** With the entire quarter just coming out of CRP, this land is a wildlife hotspot with thick warm & cool season grasses. This quarter is conveniently located on 195 St and blacktop of 459 Ave, ½ mile east of SE Lake Dr on Lake Poinsett. With the majority covered by a Waterfowl Management Rights Easement, this tract offers 131.71 crop land acres with the balance of wetlands, sloughs and trees for optimal hunting opportunities. This tract offers a wheat base of 1.73 acres and a 54bu plc yield, a 12.1 acre oat base with a 64bu yield, a corn base of 3.49 acres and a 137bu yield, a soybean base of 1.74 acres with a 39bu yield, and a 6.2 acre barley base with a 48bu yield, for a total of 25.26 base acres. With an increasing rainfall trend, put this dirt in your row crop production portfolio or use the current grass to run cattle, making this one of the best pastures across the region. Another option would be to put it back into CRP down the road to enjoy the known wildlife hotspot. Put this property to work for you, whatever your interests, while enjoying the landscape.

## TRACT 5

**ACRES:** 40+/- acres (Assessed)

**TAXES:** \$425.82

**LEGAL:** NW4NW4 Section 36-T113N-R52W Estelline Twp, Hamlin County SD

**BROKERS NOTE:** This 40 acre tracts is situated one mile east of Lake Poinsett on 195 St and blacktop 459 Ave. There are 37.51 acres of crop land according to FSA with the balance of a small slough. The land is currently farmed with the crop land soil index of 61.9%. This tract offers a wheat base of 8.64 acres and a 54bu plc yield, a corn base of 17.44 acres and a 137bu yield, a soybean base of 8.73 acres with a 39bu yield, for a total of 34.81 base acres. A smaller tract like this offering is a great opportunity to add a well located tract of farm land to your investments, develop storage lots or to build a country home with panoramic views!

# FARMERS | RANCHERS | HUNTERS | INVESTORS

## CLASS II DIRT WITH CHARACTER

### BROKERS NOTES

This 500.4+/- acres of fertile crop land and wildlife habitat is located on the Brookings/Hamlin County line, just east of Lake Poinsett! The primary cropland soil, Class II Poinsett-Buse-Waubay complex ranked at an 81% with over 245 acres having an 81% or stronger soil quality. According to FSA, there are a total of 457.81 cropland acres with 306.80 base acres and is currently enrolled in ARC County for wheat, oats, corn, soybeans, & barley. This farm offers a wheat base of 61.7 acres and a 54bu plc yield, a 42.7 acre oat base and a 64 bu yield, a corn base of 124.5 acres and a 137bu yield, a soybean base of 62.3 acres and a 39bu yield, and a 15.6 barley base and a 48 bu yield. The entire 457.81 crop land acres offer a soil index of 70.6 with a near level to rolling topography. All the CRP contracts expired in 2017, leaving 190+/- acres currently comprised of a healthy stand of cool and warm season grasses. The expired CRP acres would also be a strong addition to cattle producers needing more acres to graze/hay for the 2018 season.

This land also caters to the outdoorsman looking to spend the fall walking the fields in the midst of the bright fall colored trees, cattail sloughs and ponds. This land is already developed for wildlife enthusiasts looking for a return on investment. Not only does this farm offer heavy dirt in close proximity, but it boasts of a great location for residential or commercial development. This land is placed in the perfect spot to build a country home, storage lots, and more near Lake Poinsett, not far from Brookings. Having been Carter Family land since 1974, they now offer you the opportunity to steward this land for your lifetime.

\*Soil information is provided by Surety Agridata. Cropland acres are based on FSA information.

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### TERMS

Closing and possession will be on or before January 19<sup>th</sup>, 2018. 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 most current tax information, as a credit at close. The 2018 real estate taxes due in 2019 will be the responsibility of the purchaser. 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 has been completed at the sellers cost on Tracts 1, 2 & 4. A survey will not be provided on the balance of the land 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 Brookings & Hamlin County Zoning Ordinances. See individual tract descriptions for Waterfowl Management Rights Easements. 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. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.



## REGIONS LAND BROKER



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EXPOSE YOUR DIRT®

