



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

4 TRACTS

638.49 ACRES - SPINK & FAULK CO, SD LAND AUCTION

Thursday, August 9th, 2018 - 11am | Legion in Redfield SD

CROP & GRASS FOR DIVERSE PORTFOLIOS



SOLD

Tract 1: \$3,570 / Acre
Tract 2: \$2,677.50 / Acre
Tract 3: \$2,415 / Acre
Tract 4: \$2,415 / Acre
4 Different Buyers!



ADVANTAGE *Land* CO.



Owner: Forrest Preston Trust

605.692.2525

Advantage**Land**Co.com

FARMERS | RANCHERS | INVESTORS | HUNTERS

CROP & GRASS FOR DIVERSE PORTFOLIOS



Thursday, August 9th, 2018

**Auction Location: American Legion in Redfield SD
612 N Main St, Redfield, SD 57469**

Land Location from Redfield, Tracts 1 & 2: 6 miles west on Hwy 212, 2 miles North on 377th Ave, 1 mile West on 170th St, Tract 2 will be on the North side of the road.

Tracts 3 & 4 Land Location from Redfield: 11 miles west on Hwy 212, Tract 4 will be on the North side of the road.

Snap Shot: Over 333 Acres of Class II Soils with 450 Crop Land Acres, Balance of Lush Pasture, Hayland, Draws, and Wetlands Covering the Undulating Topography within Minutes of Redfield, South Dakota, the Pheasant Capital of the World®.

Legal Descriptions:

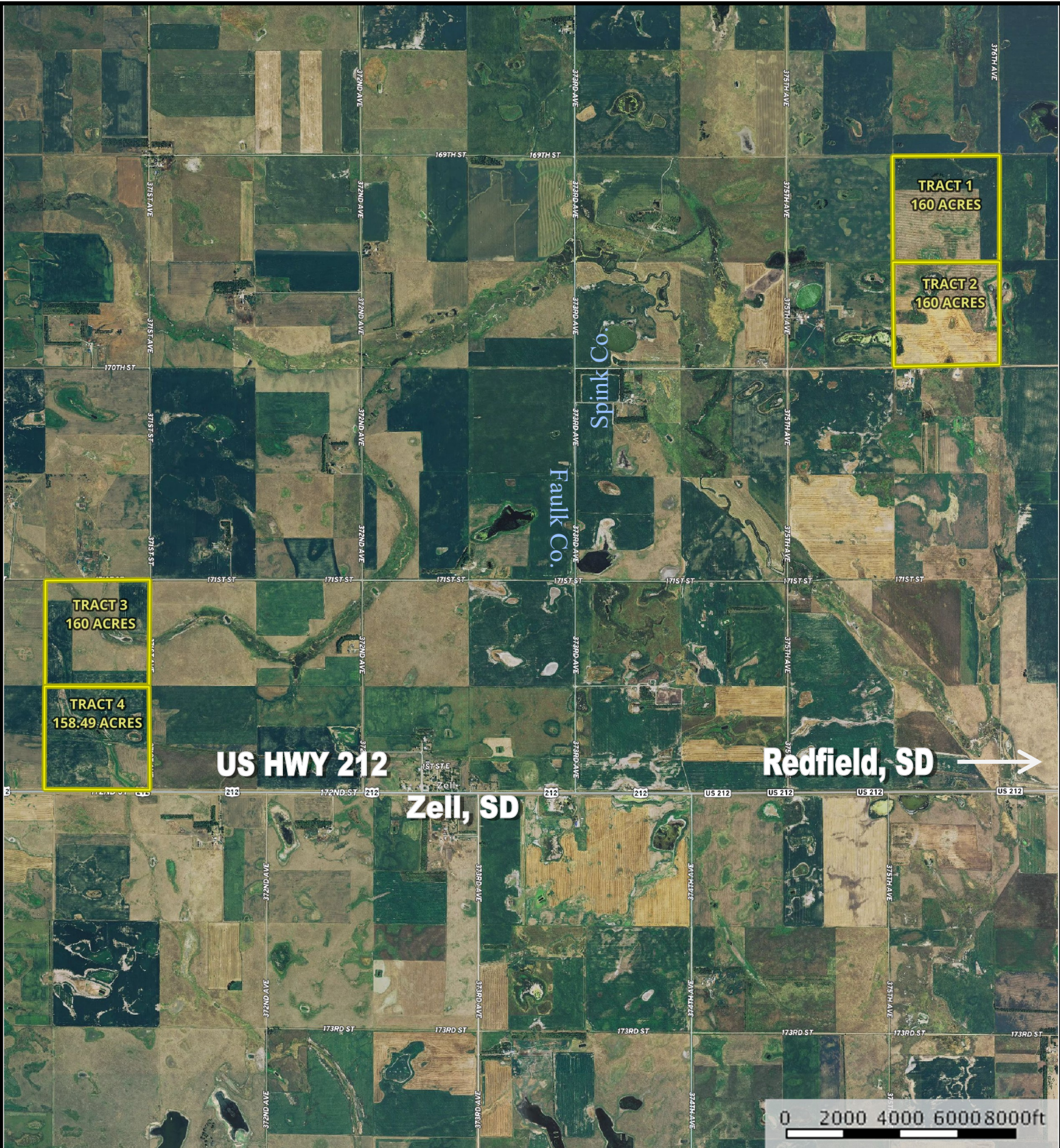
Spink County: Tracts 1 & 2 - E1/2 of Section 20-T117N-R65W Groveland Township

Faulk County: Tracts 3 & 4 - E1/2 of Section 34-T117N-R66W Zell Township

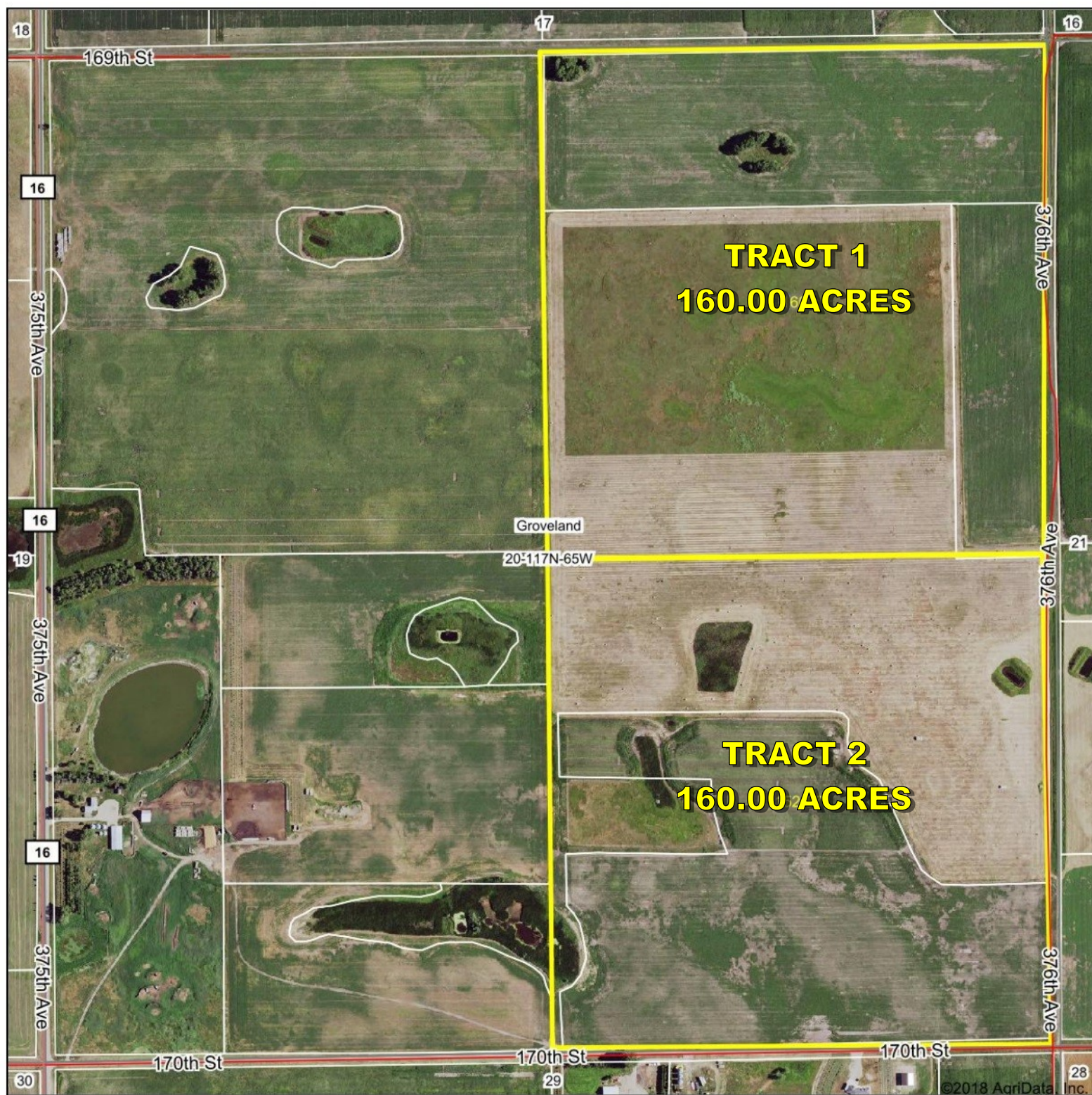
Total Taxes: \$9,869.96

Owner: Forrest Preston Trust

Overall Aerial Map



Tract 1 & 2 Aerial Map



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Country
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Maps Provided By:



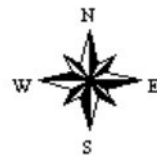
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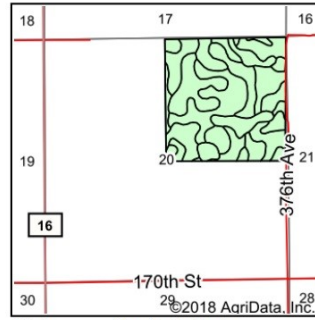
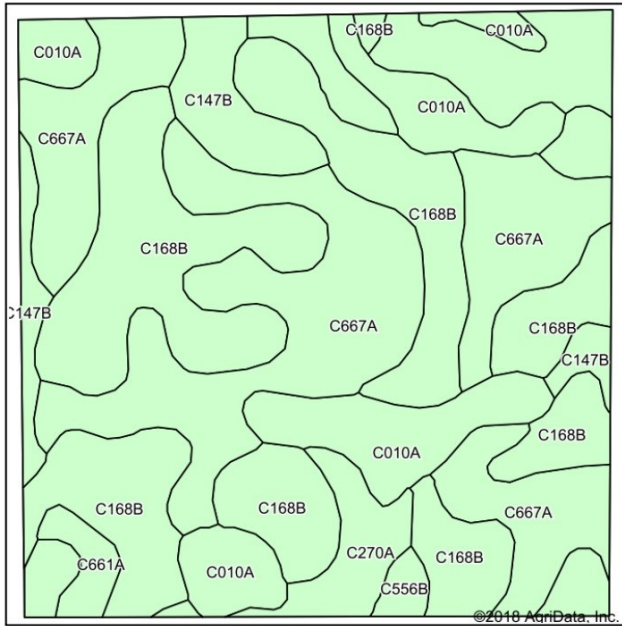
map center: 44° 55' 59.49, -98° 41' 9.58

20-117N-65W
Spink County
South Dakota



5/16/2018

Tract 1 Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **20-117N-65W**
 Township: **Groveland**
 Acres: **160**
 Date: **5/16/2018**

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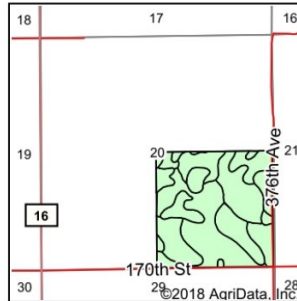
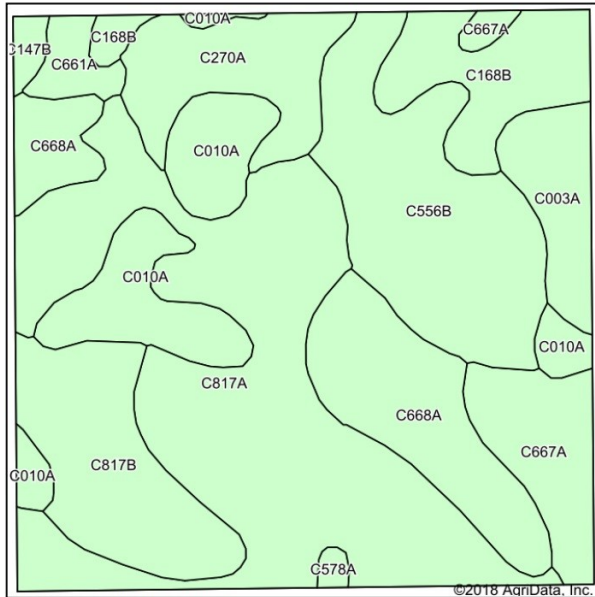
Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C667A	Williams-Niobell loams, 0 to 3 percent slopes	60.58	37.9%	IIC	81
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	59.39	37.1%	Ile	77
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	20.22	12.6%	IVw	43
C147B	Williams-Niobell-Tonka complex, 0 to 6 percent slopes	11.08	6.9%	Ile	74
C270A	Hamerly loam, 0 to 3 percent slopes	5.28	3.3%	Ile	76
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	2.23	1.4%	IIIs	62
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	1.22	0.8%	IVs	42
Weighted Average					73.5



Tract 2 Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **20-117N-65W**
 Township: **Groveland**
 Acres: **160**
 Date: **5/16/2018**

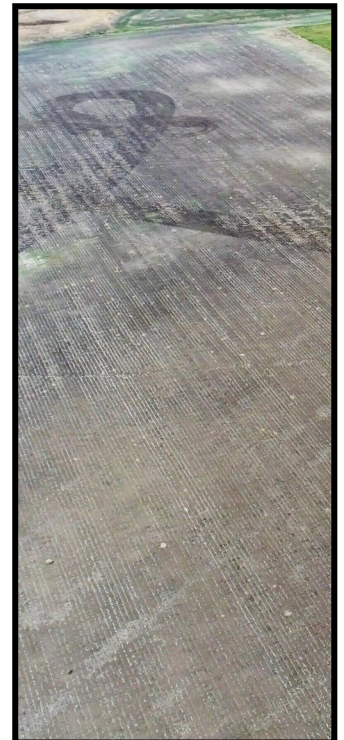
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Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C817A	Lehr-Bowdle loams, 0 to 2 percent slopes	48.18	30.1%	IIIs	53
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	22.49	14.1%	IVs	42
C668A	Niobell-Noonan-Heil complex, 0 to 3 percent slopes	17.83	11.1%	IIIs	52
C010A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	15.38	9.6%	IVw	43
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	14.82	9.3%	Ile	50
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	10.87	6.8%	Ile	77
C270A	Hamerly loam, 0 to 3 percent slopes	10.48	6.6%	Ile	76
C667A	Williams-Niobell loams, 0 to 3 percent slopes	9.26	5.8%	IIC	81
C003A	Parnell silty clay loam, 0 to 1 percent slopes	6.57	4.1%	Vw	20
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	2.53	1.6%	IIIs	62
C147B	Williams-Niobell-Tonka complex, 0 to 6 percent slopes	1.04	0.6%	Ile	74
C578A	Ransio-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.55	0.3%	VIs	29
Weighted Average					53.7



Tract 3 & 4 Aerial Map



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Maps Provided By:
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map center: 44° 54' 15.46, -98° 46' 2.64

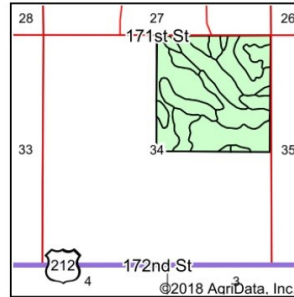
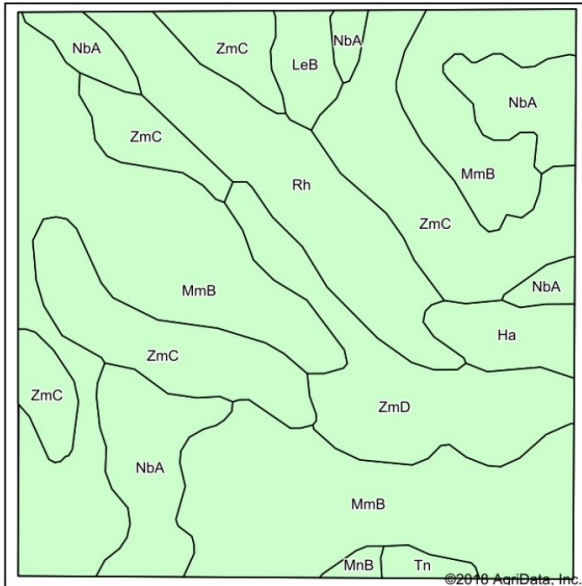
34-117N-66W
Faulk County
South Dakota

0ft 807ft 1614ft



5/16/2018

Tract 3 Soils Map



State: **South Dakota**
 County: **Faulk**
 Location: **34-117N-66W**
 Township: **Zell**
 Acres: **160**
 Date: **5/10/2018**

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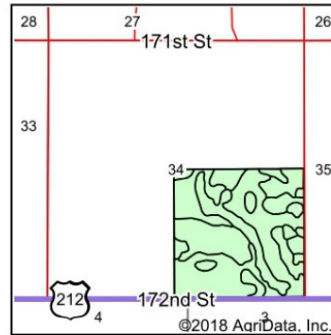
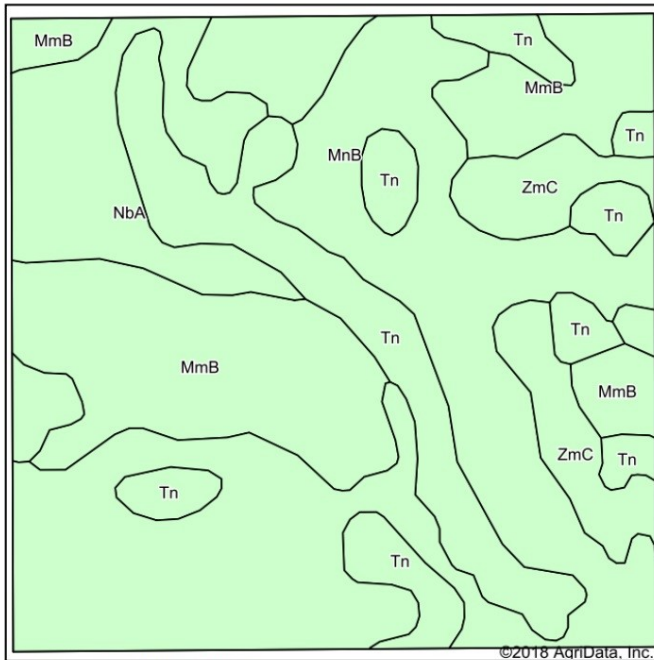
Soils data provided by USDA and NRCS.

Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
MmB	Max-Arnegard-Zahl loams, 1 to 6 percent slopes	65.06	40.7%	Ile	76		
ZmC	Zahl-Max loams, 6 to 9 percent slopes	35.16	22.0%	IVe	55		
NbA	Niobell-Noonan-Max loams, 0 to 3 percent slopes	17.80	11.1%	IVs	60		
Rh	Ranslo-Harriet silt loams	17.26	10.8%	IVs	25	31	16
ZmD	Zahl-Max loams, 9 to 20 percent slopes	15.14	9.5%	Vle	35		
Ha	Harriet silt loam	4.51	2.8%	Vls	14		
LeB	Lehr loam, 3 to 6 percent slopes	3.19	2.0%	IVe	40		
Tn	Tonka-Nishon silt loams	1.21	0.8%	IVw	52		
MnB	Houdek-Dudley complex, 2 to 6 percent slopes	0.67	0.4%	Ile	63		
Weighted Average					57.5	3.3	1.7



Tract 4 Soils Map



State: **South Dakota**
 County: **Faulk**
 Location: **34-117N-66W**
 Township: **Zell**
 Acres: **160**
 Date: **5/10/2018**

United Country
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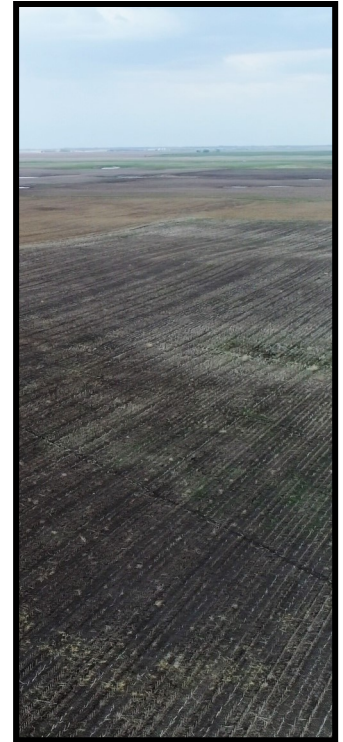
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Soils data provided by USDA and NRCS.

Area Symbol: SD049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
MnB	Houdek-Dudley complex, 2 to 6 percent slopes	61.15	38.2%	Ile	63
MmB	Max-Arnegard-Zahl loams, 1 to 6 percent slopes	39.61	24.8%	Ile	76
Tn	Tonka-Nishon silt loams	30.19	18.9%	IVw	52
NbA	Niobell-Noonan-Max loams, 0 to 3 percent slopes	17.73	11.1%	IVs	60
ZmC	Zahl-Max loams, 6 to 9 percent slopes	11.32	7.1%	IVe	55
Weighted Average					63.2



South Dakota

Spink

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM:

Prepared: 5/14/18 11:47 AM

Crop Year: 2018

Page: 1 of 2

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.

Farm Identifier

Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
620.12	450.86	450.86	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	450.86	0.0	0.0	107.73			

ARC/PLC

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	29.58		41	0.0
CORN	106.54		110	0.0
SOYBEANS	129.18		27	0.0
Total Base Acres:	265.3			

Tract Number: 1642 Description: E1/2 20-117-65

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
311.79	252.59	252.59	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	252.59	0.0	0.0	107.73	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	12.49		41	0.0
CORN	44.98		110	0.0
SOYBEANS	54.54		27	0.0
Total Base Acres:	112.01			

Owners: PRESTON FAMILY TRUST

S MARIE PRESTON

Other Producers: None

South Dakota
Spink

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM:
Prepared: 5/14/18 11:47 AM
Crop Year: 2018
Page: 2 of 2

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.

Tract Number: 1643 Description: FAULK E1/2 34-117-66

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
308.33	198.27	198.27	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	198.27	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	17.09		41	0.0
CORN	61.56		110	0.0
SOYBEANS	74.64		27	0.0
Total Base Acres:	153.29			

Owners: PRESTON FAMILY TRUST

S MARIE PRESTON

Other Producers: None



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CROP & GRASS FOR DIVERSE PORTFOLIOS

PROPERTY BREAKOUT

TRACT 1

ACRES: 160+/- acres

TAXES: \$2,956.30

LEGAL: NE 1/4 Sec 20-T117N-R65W Groveland Twp Spink Co. SD

BROKERS NOTE: With more land converted to crop land the beginning of 2017, there are now 155.70+/- cropland acres making this a strong row crop addition to your operation and portfolio. The soils boast over 130 acres of Class II soils with the majority soil comprised of Williams-Niobel loams with a productivity index (PI) of 81% and Max-Arnegard-Zahl with a PI of 77%! This land offers easy access from 376 Ave with a gently rolling topography. There are a total of 68.9 base acres having a 27.7 acre corn base with a 110 bu plc yield, a 7.7 acre wheat base with a 41 bu plc yield and a 33.5 acre soybean base with a 27 bu plc yield. The balance of this land consists of a few small wetlands surrounded by mature trees providing good hunting opportunities for whitetail deer and upland game birds. This is a strong addition for anyone looking for a long term investment, convenient for the modern day farmer.

TRACT 2

ACRES: 160+/- acres

TAXES: \$1,755.34

LEGAL: SE 1/4 Sec 20-T117N-R65W Groveland Twp Spink Co. SD

BROKERS NOTE: Bordering Tract 1 to the south, this quarter of land has a total of 96.68 acres currently used for row crop production with roughly 21 acres that were converted to cropland early 2017. The overall soil rating is 53.7%, offering 43 base acres with a 17.2 acre corn base with a 110 bu plc yield, a 4.8 acre wheat base with a 41 bu plc yield and a 21 acre soybean base with a 27 bu plc yield. The balance is made up of hay land, wetlands and a dugout. After harvest, with a dugout for water, one could release cattle for fall grazing. This tract has a good location, nearly level topography and easy access from 170th St and 376th Ave, minutes from the Pheasant Capital of the World. Take advantage of this versatile quarter and let it help meet your goals.

TRACT 3

ACRES: 160+/- acres

TAXES: \$2,405.78

LEGAL: NE 1/4 Sec 34-T117N-R66W Zell Twp Faulk Co. SD

BROKERS NOTE: This tract offers 70.53 +/- cropland acres with the balance of quality grassland currently utilized as pasture, with a good dugout for its water source which is continually fed by a natural waterway draw. This land boasts over 65 acres of Class II Max-Arnegard-Zahl loams with a productivity index of 76%. Enrolled in ARC-CO, this farm offers 54.57 base acres having a 21.91 acre corn base with a 110 bu plc yield, a 6.08 acre wheat base with a 41 bu plc yield and a 26.57 acre soybean base with a 27 bu plc yield. This tract fits right in with the best of any farm and ranch operation. (There is a well and tire water tank located on this tract; however, they have not been in use for years as they have not needed the additional water source.)

TRACT 4

ACRES: 158.49+/- acres

TAXES: \$2,752.54

LEGAL: SE 1/4 Sec 34-T117N-R66W Zell Twp Faulk Co. SD

BROKERS NOTE: Offering great access right on US HWY 212, this farm encompasses 127.74 cropland acres with the balance of hayland, draw and dugout. Over 100 acres are comprised of Class II soils, Houdek-Dudley and Max-Arnegard-Sahl loams. This farm offers 98.72 base acres having a 39.65 acre corn base with a 110 bu plc yield, a 11.01 acre wheat base with a 41 bu plc yield and a 48.07 acre soybean base with a 27 bu plc yield. The wetland draws across this quarter make this land ideal for all types of hunting, including pheasant and whitetail deer, minutes from Redfield. If you are in the market for a diverse piece of land with row crop, grass, and hunting opportunities, add this piece to your portfolio.

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CROP & GRASS FOR DIVERSE PORTFOLIOS

BROKERS NOTES:

The Preston Family, a team in its finest form. With a pioneer spirit and diligent character through four generations, a remarkable story has resulted. Great Grandpa Jay Preston originally farmed in Iowa, then moved to the Hitchcock, SD area during the late 1800's. His son Willis, aka WH Preston, began farming in the early 1900's, getting his start around the Redfield area, when he purchased some land in 1925. When WH married Florence (Farris), they began growing their operation around the Redfield area, while raising their 4 children.

Although farming was their primary lifestyle, side jobs helped make ends meet. WH took to selling Farm Land Securities while Florence sold crop insurance. The majority of the time they worked hard on the farm as their roots taught, with Florence also pulling her weight plowing the land with a team of horses.

A pioneer at heart, WH was involved in the development of the Zell Farmers Coop, the only one of its kind in the area. This was a big deal for area operators due to the close proximity of the grain elevator, plus they sold a variety of parts and products along with hunting licenses for the major influx of pheasant hunters. WH served on the board of directors for the coop for years.

Now with the third generation coming into the picture, one of their son's Forrest took to farming and ranching at a young age as he would sit in a wagon for hours shepherding their sheep. He grew into operating the farm with his dad in the 1940's. One can only imagine what WH instilled in Forrest during these years of living life together.

After initially meeting at a dance hall in Redfield, Forrest and Marie (Rice) were married in 1947. In a small two bedroom home, they raised Janita, Michael and Twila (the current owners) who became heavily involved in the family operation.

With much forward thinking and hard work, the family duo continued to grow their farming operation by buying and renting more land across this region from Faulk, Beadle, Spink and Clark Counties. They found it beneficial for each of them to hire a farm hand and invest in four IH 560 tractors, so they could work together and harvest four times faster than going it alone. This team continued to press into bigger and better ways of farming all with the belief that "paying cash" is the best business.

Naturally, Forrest learned that side jobs were important, so he took to a side job selling stripper machines to neighboring farmers with big fields of blue grass to harvest the grass seed and sell it to residential lawn companies. Along those lines, Forrest saw a need for electricians in the community, so he became certified to wire residential and commercial properties and began meeting those needs in the winter during his down time on the farm. The family also bought 100 head of steers to feed through the winter and sell in the spring, in addition to their 100 head of cows they calved every year. Forrest was very much a family, community and business leader in the farming arena and also became heavily involved in the masonic lodge and shrine.

Father and son's farming business transitioned when WH passed in the 1980's. Forrest inherited two quarters of land from his folks as the other land was divided among his siblings. It was a monumental split as Forrest had been farming this land for years; however, he made the best out of what he was given and continued to gain ground in years to come. Forrest and Marie had many heart wrenching discussions with their family whether to make a large land acquisition as times were tight, but they made the move to purchase more land for \$100/acre, in which the siblings vividly remember. These tough conversations and family decisions led them to farming more than 1,200 acres at one time. Business minded as he was, the time came for him to transition into retirement which led them to sell land, find good tenants to work the land they kept and buy more land when it made sense for their family.

Today, the farm is mainly comprised of productive farmland with the balance to include lush pasture, hayland, trees and wetlands covering an undulating topography within minutes of Redfield, South Dakota, the Pheasant Capital of the World®. With over 333 acres of Class II soils and 450.86 crop land acres, this complete offering consists of 265.3 base acres and is enrolled in ARC-CO with a 29.58 wheat base with a 41bu PLC yield, a 106.54 acres corn base with 110bu yield and a 129.18 soybean base with 27 bu yield. With 5 miles between the two farms, this is a sizeable amount of acres to add to your operation or portfolio, also offering the opportunity to create your own memories in the field.

Much work and dedication has gone into this farm over four generations. The current generation has continued to maintain good tenants and relationships for over 25 years. The hope is that the new land owners make their own valuable memories as they live their part in history, taking the great responsibility in being a chosen steward of this land.

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TERMS:

Closing and landlord possession will be on or before September 13, 2018 as this land is sold subject to 2018 leases expiring March 1, 2019. 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 2017 real estate taxes due in 2018 will be paid by the seller. All of the 2018 RE taxes due and payable in 2019 will be paid by the seller, based on 2017 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 Spink and Faulk 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. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents.



MEMORIES ON THE FARM

The memories that are shared herein are because the children were directly involved in their operation. As much work as they did growing up, Janita, Michael, & Twila are thankful for these memories.

- I remember large patches of sweet corn, picking, husking, blanching, cutting it off the cobs, packing it in plastic bags inside waxed boxes, and freezing it. My jobs (being the youngest) were husking and taking the spent cobs out to throw over the fence for the cattle to "eat."
- I remember digging horseradish and grinding it outside on a day with a swift breeze, with an old cast metal meat grinder, attached to a board across two sawhorses.
- I remember my paternal grandfather coming in for the noon meal, picking up a portable radio off the floor next to his chair, and turning it on just in time to hear "Paul Harvey" and then turning it off and putting the radio back on the floor, just as the program was over.
- I remember moving cattle from one pasture (near the home place) over to the place in Faulk County (the Stroover place I think we called it). If the cattle were cows and calves, things went smoothly, but if the cattle were yearlings all bets were off! Father would roll down the window on the pickup and bang the side of the door to make a loud noise.
- I walked about a mile to pick up our mail which was on a post out in the middle of nowhere rather being at the end of the driveway.
- I remember we had a "fire number" at the end of the driveway which we were supposed to remember, but I never did.
- I remember "riding" the wooden gates in the barn like they were horses. When mother called from the house asking if we were riding on the gates, the answer was "no mother."
- I also remember ice skating on the pond which was created by the overflow of the water tank. On a really good year the pond froze smoothly. On bad years, it froze on a windy day which resulted in ripples in the ice and a tricky skate.
- I remember learning to cook early (11 or 12 years old). In the summers mom would put some meat in the oven before she left for the garden. My job was to get the meal ready to be on the table at 12:00 sharp. So I would make a vegetable, potato something, a salad, and usually dessert. Mom would come home about 11:30 and help me get it all on the table. Usually there were the 5 of us in the family plus two "hired men."
- My favorite memories, however, are of how the wheat fields looked in June. The grain was headed out, undulating in the wind, blue skies over head with puffy white clouds making shadows which waltzed over the fields. Now THAT brings tears to my eyes.
- I remember the luxurious smell of the soil when it was first worked in the spring. I remember the calls of the redwing blackbirds and meadowlarks. I remember momma killdeer pretending to be hurt as they lead us away from her nest.
- Grandpa WH would tell us about a couple buffalo wallows on our land.
- Wheat, corn and oats were big crops for us. We later branched into sunflowers and flax. Both had beautiful flowers.
- I remember that 12 bushel an acre wheat was not so good. I remember that 30 bushels an acre was considered great.
- Our mother and grandmother had a 3-4 acre garden every year. We had a huge asparagus bed, two apple trees, gooseberries, Concord grapes, all the vegetables, cantaloupe, watermelon, cucumbers, squash, pumpkins, and another acre of sweet corn. I spent many a childhood hour at the garden digging in the dirt or playing in the trees while Mom and Grandma gardened. Lots of flowers in that garden: gladiolas, petunias, and roses.
- I remember turning a barn into a shed to protect our expensive combine.
- I remember living in a two bedroom home until they bought a tract of land with an old school house. Frugal as they were, they used this school house to add two bedrooms onto their home. At the time, their youngest child was 6 years old, still in a "6 year crib."
- The grass seed strippers were made of a 24" barrel with 10 penny spikes all around it and as it spun, it would knock all the blue grass seed into a 4' wide box on the back of this barrel. Dangerous looking machine!
- I remember my father saying that my paternal grandfather frequently said, "If you are going to sell land in South Dakota, you should do it in June."
- In the early 2000's, after Forrest moved to town, we took him for drives out on the land and one time scared up 7 antelope.





REGION'S LAND BROKER



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