

**ADVANTAGE**  
*Land Co.*

PROUD  
AFFILIATES  
OF

**United  
Country**  
Real Estate

# 480+/- ACRES IN BUFFALO CO. LAND AUCTION

Tuesday, September 13th, 2016 - 10:00am

On Site

## All Contiguous Pasture with New Well



**United  
Country**  
**ADVANTAGE** *Land Co.*

Owner: Wetlands America Trust, Inc.

605.692.2525

Advantage**Land**Co.com

# 480 +/- ACRES ALL CONTIGUOUS GRASS NEW CROSS FENCING, WELL & TANKS!



**Tuesday, September 13th, 2016 at 10:00am**  
**Auction Location : On Site**

**Location From Gann Valley:** 7 miles north on Hwy 45, 7 miles west on 224th St, 2 miles north on 353rd Ave (shut gates), land is on the west side of the road.

**Snap Shot:** All Contiguous Quality Grass Land Soils, Gentle Roll, Cross Fenced into 3 Pastures, Recently Reseeded with Grass Mix, New Well Feeds 3 Tanks.

**Legal Description:** N 1/2 and SE 1/4 Section 8-T108N-R69W of the 5th PM, Grant East Twp, Buffalo County, SD.

**Total Taxes:** \$3,027.54

**Owners: Wetlands America Trust, Inc.**

# Aerial Map



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

map center: 44° 10' 21.67, 99° 8' 12.68

0ft 814ft 1627ft

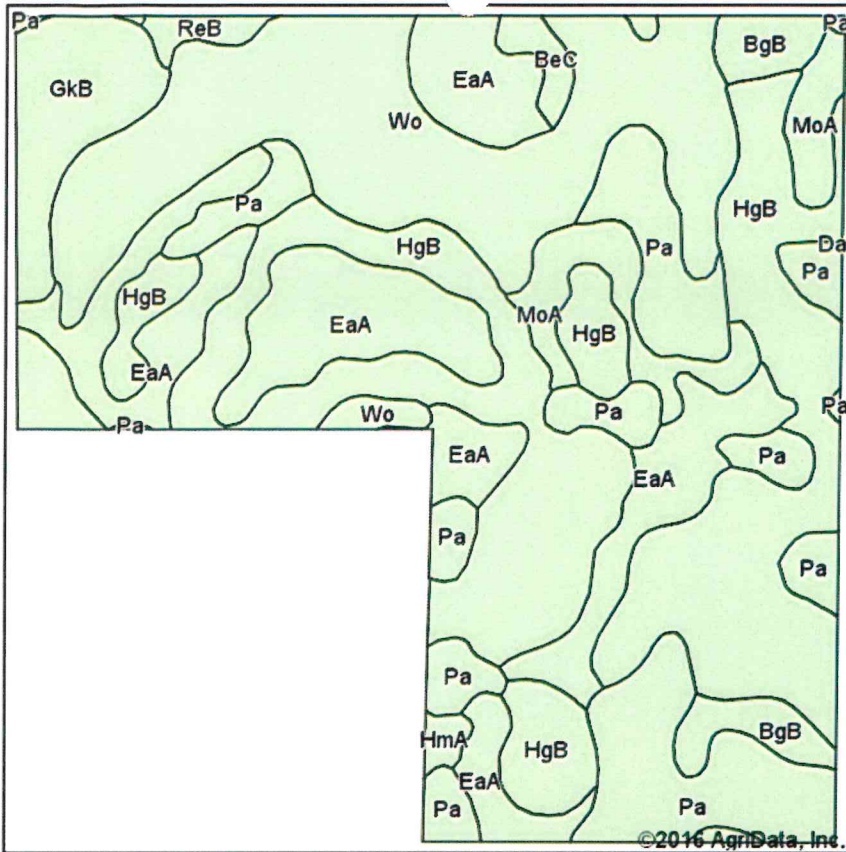
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**8-108N-69W**  
**Buffalo County**  
**South Dakota**

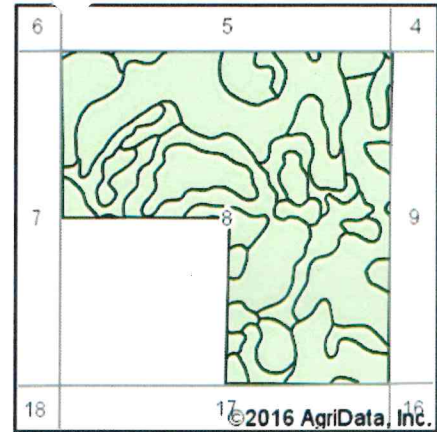


5/25/2016

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Buffalo**  
 Location: **8-108N-69W**  
 Township: **North Buffalo**  
 Acres: **479.75**  
 Date: **5/25/2016**

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Maps Provided By:  
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Area Symbol: SD603, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Winter wheat
HgB	Highmore-Java complex, 1 to 5 percent slopes	145.52	30.3%	Ile	76	53	33
Wo	Worthing silty clay loam, 0 to 1 percent slopes	96.46	20.1%	Vw	30		
EaA	Eakin-DeGrey silt loams, 0 to 3 percent slopes	91.28	19.0%	Ilc	69	53	35
Pa	Plankinton silt loam	75.91	15.8%	IVw	54	22	
GkB	Glenham-Java loams, 3 to 6 percent slopes	27.27	5.7%	Ile	70	37	33
MoA	Mobridge silt loam, 0 to 2 percent slopes	20.84	4.3%	Ilc	94		
BgB	Beadle-Jerauld complex, 1 to 5 percent slopes	12.74	2.7%	IIle	54	48	
BeC	Beadle loam, 8 to 9 percent slopes	4.41	0.9%	IVe	55	40	
ReB	Ree loam, 3 to 7 percent slopes	3.31	0.7%	Ile	74	36	33
HmA	Highmore-Mobridge silt loams, 0 to 4 percent slopes	2.01	0.4%	Ilc	87	51	35
<b>Weighted Average</b>					<b>61.6</b>	<b>33.8</b>	<b>18.9</b>



SOUTH DAKOTA

BUFFALO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

FARM : 891

Prepared : May 26, 2016

Crop Year : 2016

## Abbreviated 156 Farm Record

Operator Name : WETLANDS AMERICA TRUST, INC.

 Farms Associated with Operator : 46-017-891, 31-059-1254, 31-123-1634, 31-137-2328, 31-023-2543, 31-123-3594, 31-123-3786, 46-043-3944,  
 30-071-4278, 16-051-4393, 31-099-4782, 31-035-5047, 46-089-5070, 46-089-5073, 17-157-5498, 31-081-5854,  
 31-059-5959, 30-071-6023, 20-157-6074, 27-103-6107, 31-079-6528, 31-023-6723, 31-185-6801, 27-079-7516,  
 31-107-8311, 31-107-8316, 31-107-8318, 27-067-8919, 46-109-9364, 27-067-9597, 55-127-10613, 27-091-10782

CRP Contract Number(s) : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
485.19	304.67	304.67	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	304.67	0.00	0.00	No	No	0.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	OATS, CORN, SORGH

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	9.80	0.00	0	39	
Corn	21.50	0.00	0	39	
Grain Sorghum	0.20	0.00	0	40	
<b>TOTAL</b>	<b>31.50</b>	<b>0.00</b>			

## NOTES

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Tract Number : 1318

Description : N1/2 &amp; SE1/4 8-108-69

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : WETLANDS AMERICA TRUST, INC.

Other Producers : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
485.19	304.67	304.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	304.67	0.00	0.00	0.00	0.00	

## DCP Crop Data

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Oats	9.80	0.00	0	39
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# 480 +/- ACRES ALL CONTIGUOUS GRASS NEW CROSS FENCING, WELL & TANKS!

## Attention Ranchers, & Investors!

This farm offers majority class II soil, promoting optimal forage for your herd. Located in Buffalo County, northwest of Gann Valley, this property offers 290.23 acres of Class II soils with an overall soil rating of .616, and a gentle roll. This year the property has been improved for rotational grazing with 3 cross-fenced pastures and a new well run off of solar panels that feeds 3 tanks. This property was reseeded in April 2015 and hasn't been grazed for two full growing seasons for plant health and a ready to go pasture in 2017. There is a Waterfowl Management Rights and Grass Land easement on this property, in which one cannot drain, burn, level, or fill any of the protected wetlands, where one can graze year round and has the ability to hay after July 15th of every year. If you are looking for a large block of grass that has recent improvements and a new seeding mix, take *Advantage* of this opportunity and we will see you on auction day!

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

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**TERMS:** This is a cash sale. Closing will be on or before November 22nd, 2016. 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. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be paid by the seller through a credit at closing based on the 2015 tax amount. 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 Buffalo 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 sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

# **United Country<sup>®</sup>** **ADVANTAGE *Land* CO.**

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