



EXPOSE YOUR DIRT®

ADVANTAGE *Land* **CO.**

4 TRACTS

640+/- ACRES - BEADLE & BROWN Co, SD
2 LAND AUCTIONS

Thursday, August 16th: Beadle Co - 10am & Brown Co - 4pm

Heavy Hitting Dirt for your Pocket



SOLD

Tract 1: \$3,412 / Acre
Tract 2: \$3,412 / Acre
Tract 3: \$3,150 / Acre
Tract 4: \$3,088 / Acre



ADVANTAGE *Land* **CO.**



Owners: Hatch Farms, Inc.

605.692.2525

AdvantageLandCo.com

HISTORY

BROKERS NOTE : Originally from Independence, Iowa, George & Mary Jane Hatch made the move to Dakota Territory in 1882 in a covered wagon, 6 months pregnant. After a month of traveling in those conditions, they finally settled in Burr Oak Township, Beadle County and their son, Charles was born 3 months later! On November 11, 1904, George & Mary Jane Hatch purchased a quarter of land in Beadle County. In 1906, Charles graduated and played football for Huron College and then graduated from the University of Michigan School of Law in 1910.

August Krueger was born in West Prussia, Germany, and came to America in 1868. Dakota Territory is where they finally settled on a homestead near Groton in 1881. They had five children and all five received college educations. One of his daughters, Bertha, was born in 1884 on their newly found homestead. She then attended Huron College and graduated from Michigan State Normal College.

Charles Hatch and Bertha Krueger were married in 1912 and lived their entire married life in Wessington Springs, S.D. Charles practiced law there from 1910 until his death in 1963. During this time, he served on the local school board, city council, Board of Trustees of Wessington Springs Junior College, and was elected States Attorney, County Judge and to the South Dakota State Senate. Together they raised their three children, George Hatch, William Hatch and Kathryn Hatch Goehring.

During the 1940's, Charles & Bertha each inherited a quarter of land from their respective families and together they purchased two additional quarters in Beadle County. Although they each grew up on a farm, their primary lifestyle was now in service to the community in a different arena which ultimately initiated the need for good tenant relationships. This 4th generation Hatch Farms is now owned by the eight grandchildren of Charles and Bertha Hatch.

The quality of tenants have been upheld with a hands on approach for decades by Hatch Farm's local farm manager. With communication over the phone and South Dakota hunting excursions, they have continued to nurture their relationship by meeting together for success on all fronts of Hatch Farms land. With some of this land having been in the family since 1889, Dakota Territory, you now have an open door to purchase a total of 640+/- acres in Beadle and Brown Counties. The total offering includes 597.80 crop land acres and 467.6 base acres according to FSA information with strong eye appeal and nearly level to gently rolling topography. The strength of this land is revealed in the 426+ acres of Class II dirt with a productivity index between 81% and 98%! The balance is made up of roadways providing good access to each tract, along with Mud Creek, grass draws and trees adding to the recreational attributes. These well located farms are naturally equipped with wildlife including white tail deer, and upland game birds.

A part of Charles & Bertha's legacy began 129 years ago. One memory that the cousins cherish is that of riding with Grandpa Hatch in his big Oldsmobile car, with every bell & whistle imaginable, driving out on the pasture land, treating every rock or rut like a pebble on a highway. I am sure they had their share of rocks and ruts dating back to Dakota Territory days but they kept the pace, even if they were driving a team of horses or Oldsmobiles. No matter the rock or ruts, see that this land has helped keep a strong and steady pace for generations. Invest in your future generations and let this land become part of your legacy today.



Charles & Bertha Hatch



Charles & Bertha Hatch
Daughter Katherine Goehring
Granddaughter Julie

FARMERS | INVESTORS | HUNTERS

BEADLE COUNTY PROPERTY - TRACTS 1-3



Thursday, August 16th, 2018 - 10:00AM

Auction Location: Crossroads Hotel & Huron Event Center
501 Wisconsin Ave SW Huron, SD 57350

Directions: Tract 1 Location from Wessington Springs: 13 miles North on 382nd Ave, 5 miles West on 214th St, 1/2 mile South on 375th Ave, land will be on the East side of the road.

Tract 1 Location from Wolsey: 8 miles South on Highway 281, 11 miles West on 214th St, 1/2 mile South on 375th Ave, land will be on the East side of the road.

**For detailed directions to other tracts, see the Property Breakout page.*

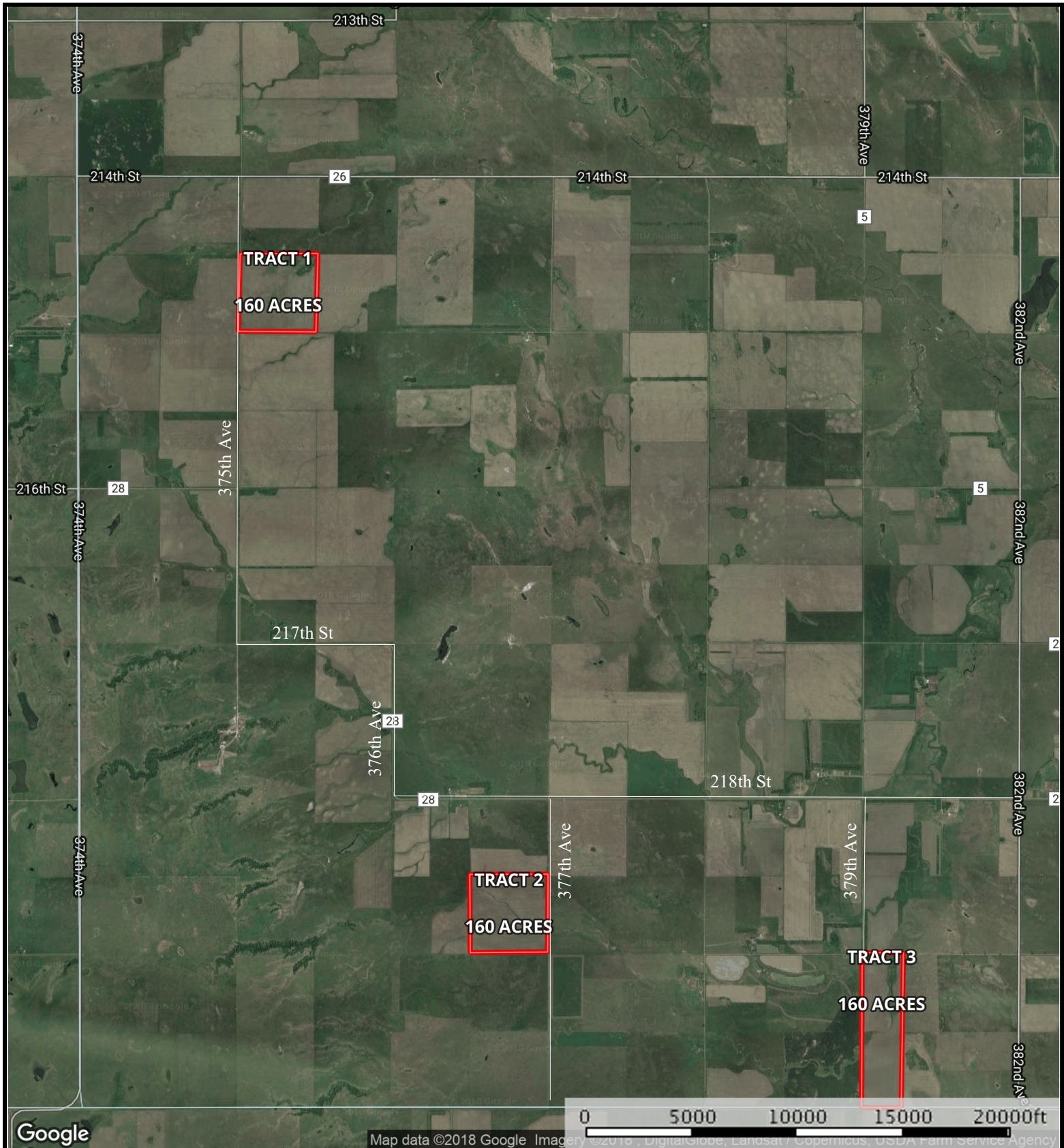
Snap Shot: 480+/- Acres with over 399 Acres of Fertile Class II Soils With a Soil Index Between 84-88%, Easy Access, Minimal Waste Acres, Prime Hunting in East Central South Dakota.

Legal Descriptions: **T1:** The SW1/4 of Section 5, **T2:** The SE1/4 of Section 28, **T3:** The W1/2 of the NW1/4 and the W1/2 of the SW1/4 of Section 36 all in T109N-R65W Burr Oak TWP, Beadle County, SD.

Taxes: *Tract 1:* \$3,063.84, *Tract 2:* \$2,340.30, *Tract 3:* \$2,317.06 *Total Taxes:* \$7,721.2

Owner: Hatch Farms, Inc.

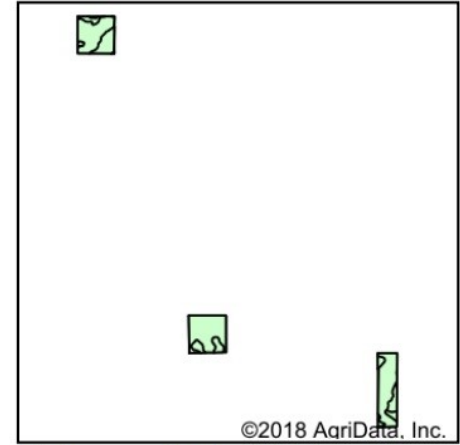
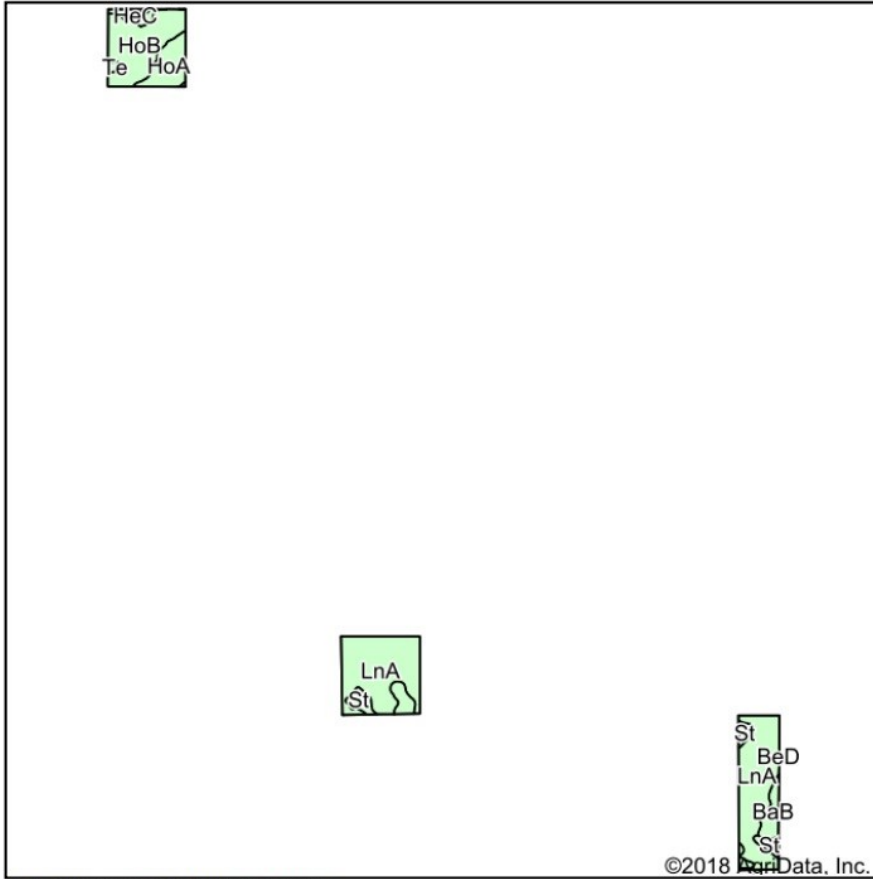
Beadle County Aerial Map



Google

Map data ©2018 Google Imagery ©2016 DigitalGlobe, Landsat, Copernicus, USDA Farm Service Agency

Overall Soils Map



State: **South Dakota**
 County: **Beadle**
 Location: **22-109N-65W**
 Township: **Burr Oak**
 Acres: **475.09**
 Date: **6/5/2018**

United Country[®]
ADVANTAGE Land CO.

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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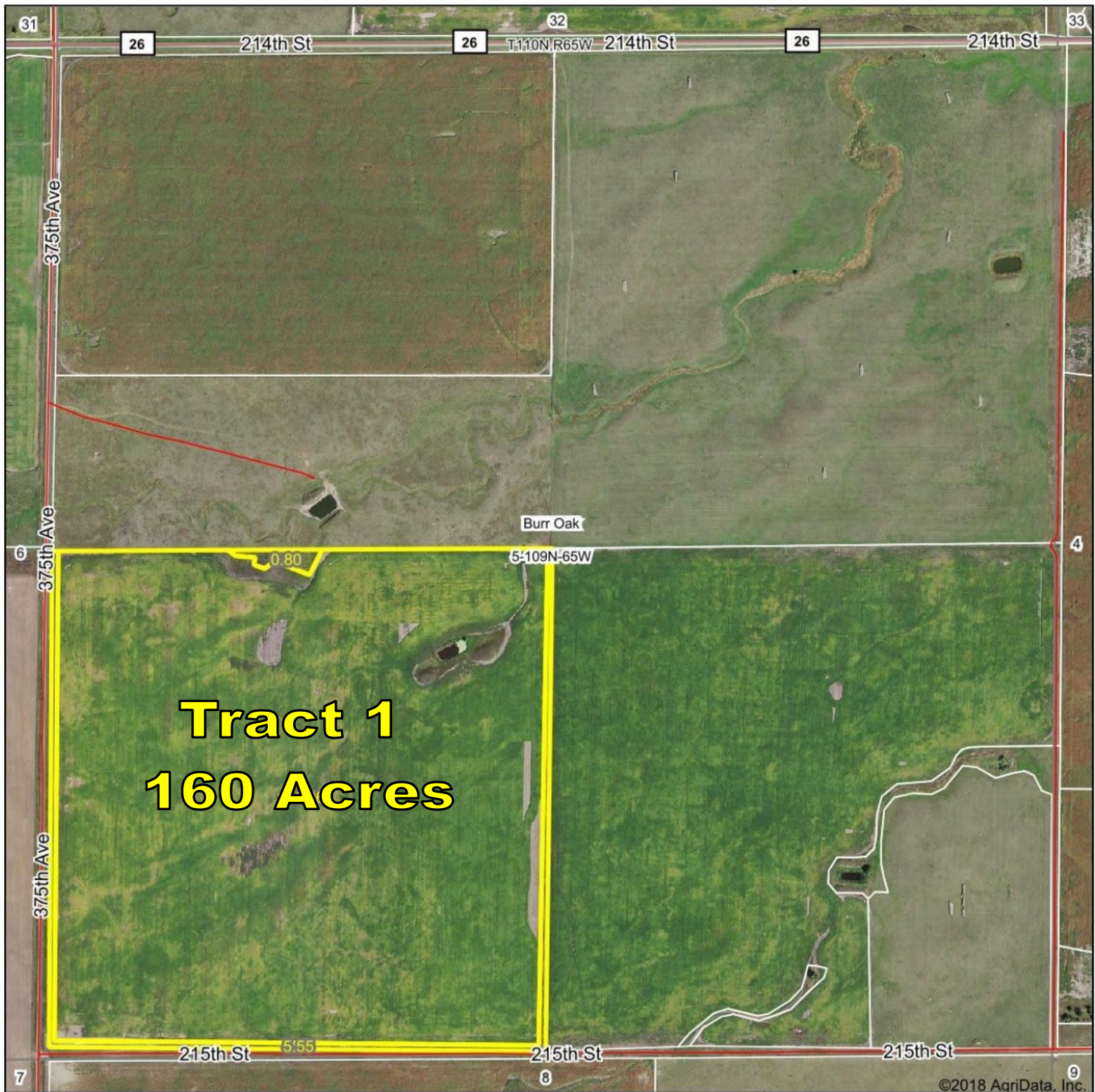
Area Symbol: SD005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
LnA	Lane silt loam, 0 to 2 percent slopes	254.98	53.7%	IIIs	85	55
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	104.11	21.9%	IIe	84	
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	39.90	8.4%	IIc	88	
St	Stickney-Jerauld silt loam	39.42	8.3%	IIIs	51	45
BaB	Beadle loam, 2 to 6 percent slopes	19.79	4.2%	IIle	64	48
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	12.32	2.6%	IIle	58	
Te	Tetonka-Hoven silt loams	2.71	0.6%	IVw	48	
Du	Durrstein silt loam	1.50	0.3%	VIIs	8	
BeD	Betts stony loam, 6 to 40 percent slopes	0.36	0.1%	VIIs	10	
Weighted Average					80.1	35.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 1 Aerial Map



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Country
ADVANTAGE *Land* CO.

Maps Provided By:



surety
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map center: 44° 16' 35.43, -98° 40' 11.93

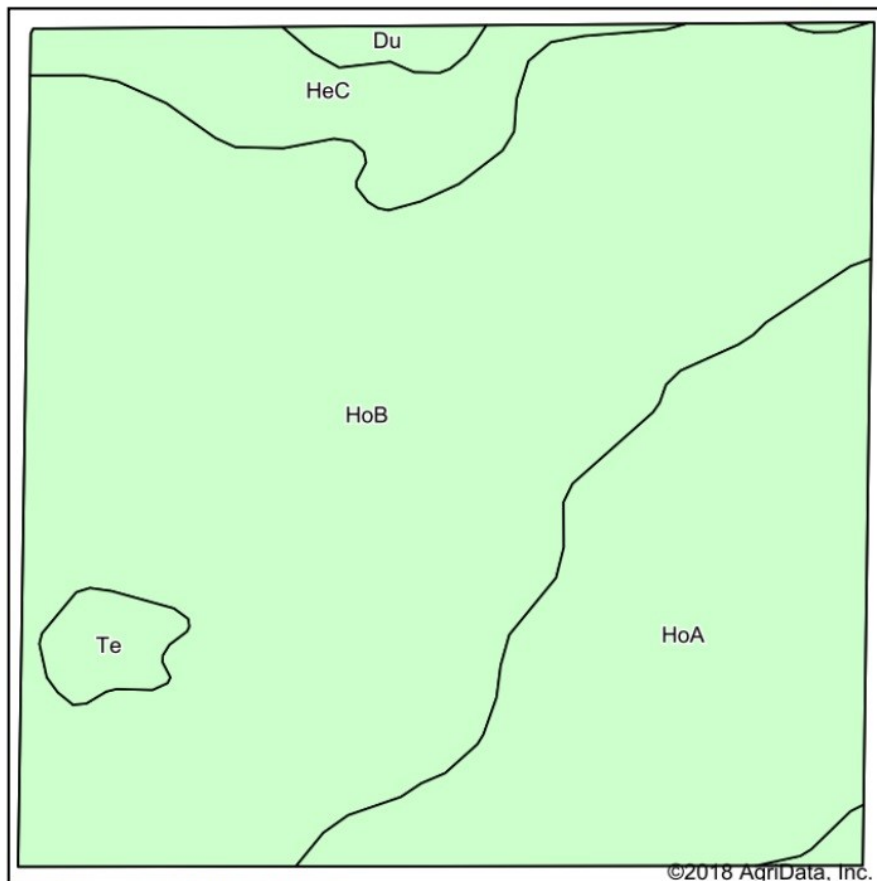
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5-109N-65W
Beadle County
South Dakota

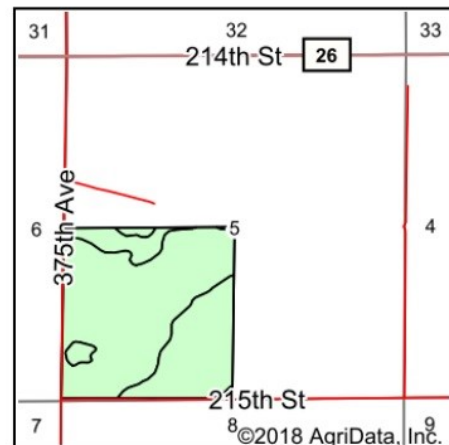


6/8/2018

Tract 1 Aerial Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Beadle**
 Location: **5-109N-65W**
 Township: **Burr Oak**
 Acres: **160.27**
 Date: **6/1/2018**

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ADVANTAGE Land CO.

Maps Provided By:



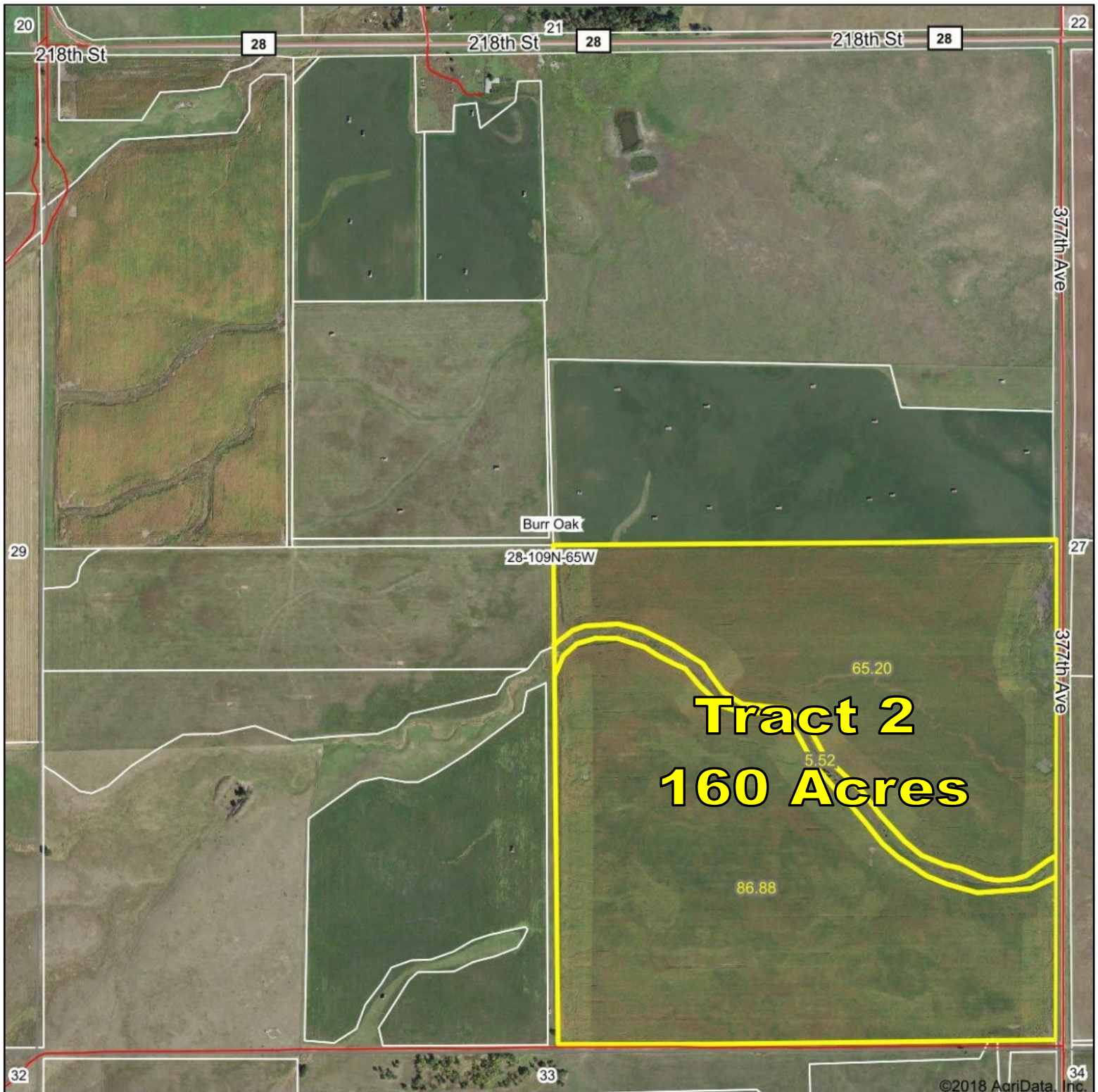
Area Symbol: SD005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	103.76	64.7%	Ile	84	2
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	40.97	25.6%	Ilc	88	
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	11.29	7.0%	IIle	58	
Te	Tetonka-Hoven silt loams	2.71	1.7%	IVw	48	2
Du	Durrstein silt loam	1.54	1.0%	VIIs	8	3
Weighted Average					81.9	1.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2 Aerial Map



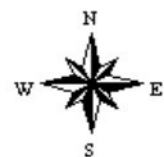
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United Country
ADVANTAGE Land CO.

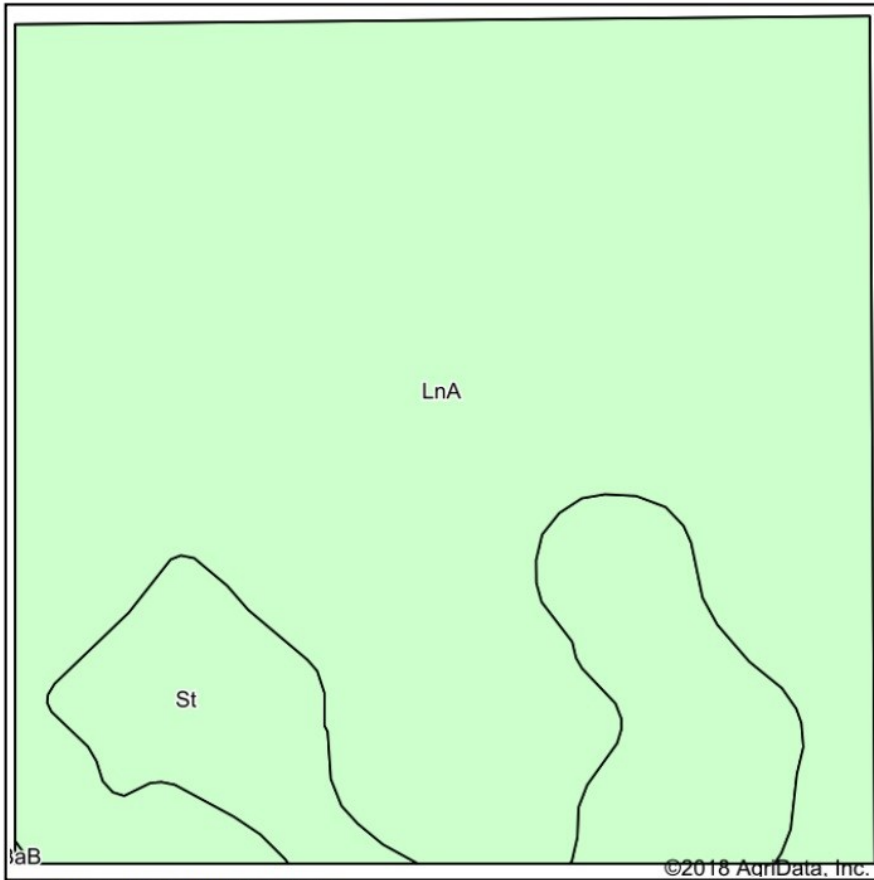
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28-109N-65W
Beadle County
South Dakota



6/8/2018

Tract 2 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**

County: **Beadle**

Location: **28-109N-65W**

Township: **Burr Oak**

Acres: **159.42**

Date: **6/1/2018**

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ADVANTAGE land CO.

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Area Symbol: SD005, Soil Area Version: 21

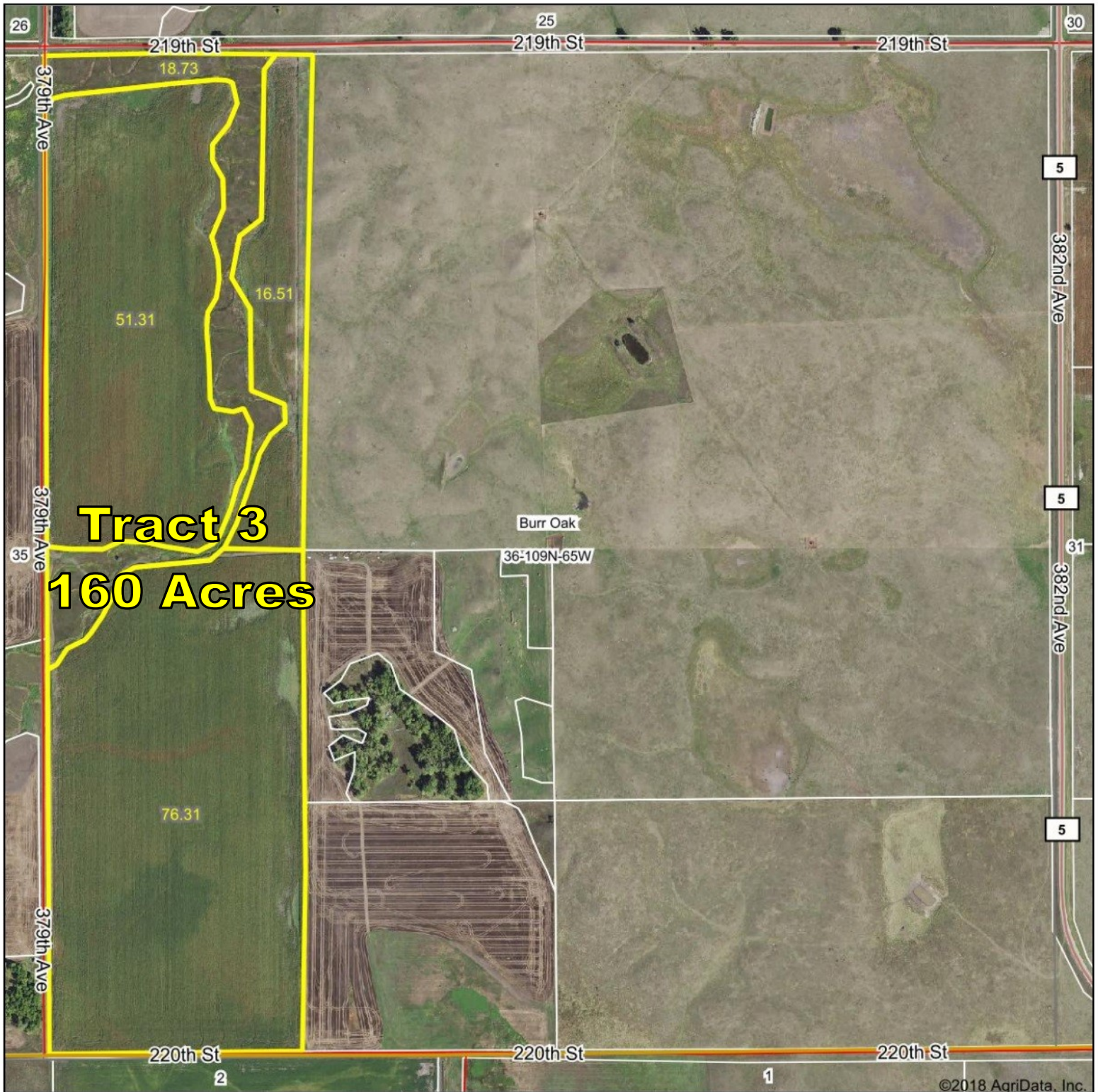
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
LnA	Lane silt loam, 0 to 2 percent slopes	133.41	83.7%	IIIs	85	55
St	Stickney-Jerauld silt loam	26.01	16.3%	IIIs	51	45
Weighted Average					79.5	53.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Tract 3 Aerial Map



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map center: 44° 12' 14.48, -98° 35' 21.93

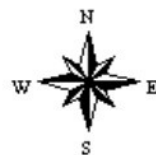
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Maps Provided By:

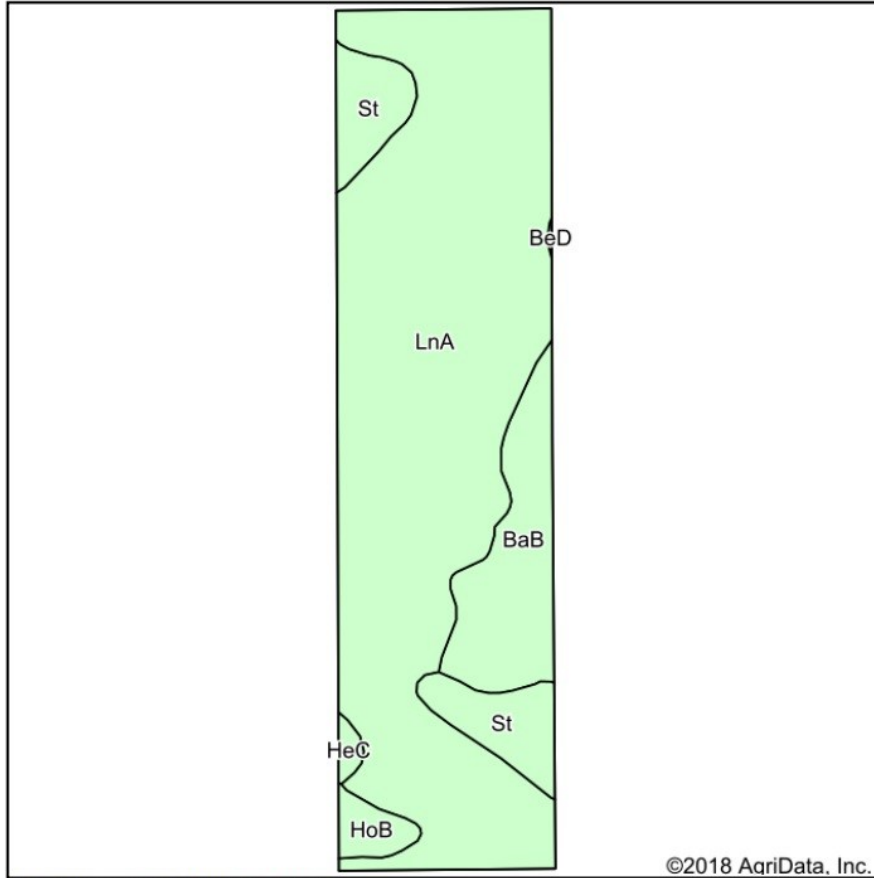
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36-109N-65W
Beadle County
South Dakota

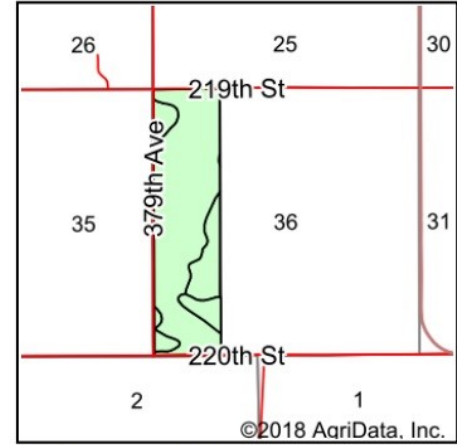


6/12/2018

Tract 3 Aerial Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Beadle**
 Location: **36-109N-65W**
 Township: **Burr Oak**
 Acres: **160.16**
 Date: **6/8/2018**

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Maps Provided By:

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Area Symbol: SD005, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
LnA	Lane silt loam, 0 to 2 percent slopes	122.38	76.4%	IIIs	85	55
BaB	Beadle loam, 2 to 6 percent slopes	19.02	11.9%	IIIe	64	48
St	Stickney-Jerauld silt loam	14.30	8.9%	IIIs	51	45
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	3.30	2.1%	IIe	84	
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	1.06	0.7%	IIIe	58	
BeD	Betts stony loam, 6 to 40 percent slopes	0.10	0.1%	VIIIs	10	
Weighted Average					79.2	51.7



SOUTH DAKOTA

BEADLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : ---

Prepared : Jun 1, 2018

Crop Year : 2018

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.93	153.13	153.13	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	153.13	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SNFLR, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	64.65	0.00	0	105	
Sunflowers	29.55	0.00	0	1337	
Soybeans	34.80	0.00	0	25	

Tract Number : 558

Description : SW 5-109-65
 FSA Physical Location : SOUTH DAKOTA/BEADLE
 ANSI Physical Location : SOUTH DAKOTA/BEADLE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : HATCH FARMS INCORPORATED
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.93	153.13	153.13	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	153.13	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	64.65	0.00	0	105
Sunflowers	29.55	0.00	0	1337
Soybeans	34.80	0.00	0	25

TOTAL **129.00** **0.00**

SOUTH DAKOTA

JERAULD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : Jun 5, 2018

Crop Year : 2018

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
319.84	301.11	301.11	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	301.11	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	146.32	0.00	0	78	
Soybeans	48.78	0.00	0	32	
TOTAL	195.10	0.00			

Tract Number : 1373

Description : BEADLE : W-W36-109-65

FSA Physical Location : SOUTH DAKOTA/BEADLE

ANSI Physical Location : SOUTH DAKOTA/BEADLE

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : HATCH FARMS INCORPORATED

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
162.33	143.60	143.60	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	143.60	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	69.90	0.00	0	78

SOUTH DAKOTA
JERAULD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2918
Prepared : Jun 5, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 1373 Continued ...

Soybeans	23.30	0.00	0	32
TOTAL	93.20	0.00		

NOTES

Tract Number : 1712

Description : BEADLE : SE28-109-65
FSA Physical Location : SOUTH DAKOTA/BEADLE
ANSI Physical Location : SOUTH DAKOTA/BEADLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : HATCH FARMS INCORPORATED
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.51	157.51	157.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	157.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	76.42	0.00	0	78
Soybeans	25.48	0.00	0	32
TOTAL	101.90	0.00		

NOTES

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BEADLE COUNTY PROPERTY BREAKOUT

TRACT 1

ACRES: 160+/- acres

TAXES: \$3,063.84

LEGAL: SW 1/4 Sec 5-T109N-R65W Burr Oak Twp, Beadle Co. SD

DIRECTIONS: **Tract 1 Location from Wessington Springs:** 13 miles North on 382nd Ave, 5 miles West on 214th St, 1/2 mile South on 375th, land will be on the East side of the road.

Tract 1 Location from Wolsey: 8 miles South on Highway 281, 11 miles West on 214th St, 1/2 mile South on 375th, land will be on the East side of the road.

BROKERS NOTE: Originally purchased by Charles Hatch in 1943, this quarter is nearly all tillable, offering convenient farming with easy access from 215th St. and 375th Ave., north of Wessington Springs. The soils are mainly comprised of 144+ acres comprised of Class II clay Houdek-Prosper loams with an 84% and 88% productivity index (PI) with a strong overall PI of 81.9%. There are 153.13+/- cropland acres and 129 base acres having a 64.65 acre corn base with a 105 bu plc yield, a 29.55 acre sunflower base with a 1337 lb plc yield and a 34.8 acre soybean base with a 25 bu plc yield. The balance is made up of a .8 acre piece of virgin sod wetland on the northern border along with a dugout in the northeast corner. This farm offers a nearly level topography and is currently enrolled in ARC-CO for corn, sunflowers and soybeans. With minimal waste acres, put this impressive dirt to work for you!

TRACT 2

ACRES: 160+/- acres

TAXES: \$2,340.30

LEGAL: SE 1/4 Sec 28-T109N-R65W Burr Oak Twp, Beadle Co. SD

DIRECTIONS: **From Tract 1:** 2 miles South on 375th, 1 mile East, 1 mile South, 1 mile East, 1/2 mile South on 377th, the land will be on the West side of the road.

BROKERS NOTE: Located 5.5 miles southeast of Tract 1, this quarter has been held by the Hatch Family since 1904 and boasts of 157.51+/- cropland acres! The overall soil index is 79.5% with over 133 acres of Class II soils rated at 85%. This farm is currently enrolled in ARC-CO and offers 101.90 base acres having a 76.42 acre corn base with a 78 bu plc yield and a 25.48 acre soybean base with a 32 bu plc yield. The balance of this land is made up of a grass waterway and roadway with several trees, for good access from 377 Ave. The beauty of this land is seen all around with it being convenient for the modern-day farmer with a flat, tillable topography, minimal waste acres and productive dirt.

TRACT 3

ACRES: 160+/- acres

TAXES: \$2,317.06

LEGAL: W1/2 of NW1/4 & W1/2 of SW1/4 Sec 36-T109N-R65W Burr Oak Twp, Beadle Co. SD

DIRECTIONS: **From Tract 2:** 1/2 mile North on 377th 2 miles East, 1 mile South on 379th, land will be on the East side of the road.

BROKERS NOTE: Purchased by Charles Hatch in 1944 from the SD School & Public Lands, this tract offers over 122 acres of Class II Lane-Silt loams with an aggressive PI of 85%, with a weighted average of 79.2%. Located two miles east of Tract 2, this land has convenient access and is nearly level ground convenient for the modern day farmer. There are 143.6 cropland acres and 93.20 base acres having a 69.9 acre corn base with a 78 bu plc yield and a 23.30 acre soybean base with a 32 bu plc yield, currently enrolled in ARC-CO for Corn and Soybeans. The balance of this land is made up of a grass waterway adding to the natural attraction of wildlife. Add this hard hitting dirt with recreational attributes to your portfolio and expect consistent returns on your investment and hunting land.

TERMS

TERMS:

Closing and landlord possession for Tracts 1 and 2 will be on or before September 19, 2018 as this land is sold subject to 2018 leases expiring December 28, 2018. Closing and possession for Tract 3 will be on or before January 16, 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 the most current tax information, 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 Beadle 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 a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.



Hatch Farms— 1950's-1960's

FARMERS | INVESTORS | HUNTERS

BROWN COUNTY PROPERTY - TRACT 4



Thursday, August 16th, 2018 - 4:00PM

Auction Location: On Site

Directions: Land Location from Groton: (Access to the south side of property) 9 miles South on Highway 37, 3 miles West on 142nd St, 1 mile South on 403rd Ave, 1 mile West on 143rd St, land will be on the North side of the road . (Access to the north side of property) 9 miles South on Highway 37, 4 miles West on 142nd St, 1/2 mile south on 402nd Ave.

Land Location from Stratford: (Access to the south of the property) 7 miles East on 142nd St, 1 mile South on 403rd Ave, 1 mile West on 143rd St, land will be on the North side of the road . (Access to the north side of property) 6 miles east on 142nd St, 1/2 mile south on 402nd Ave.

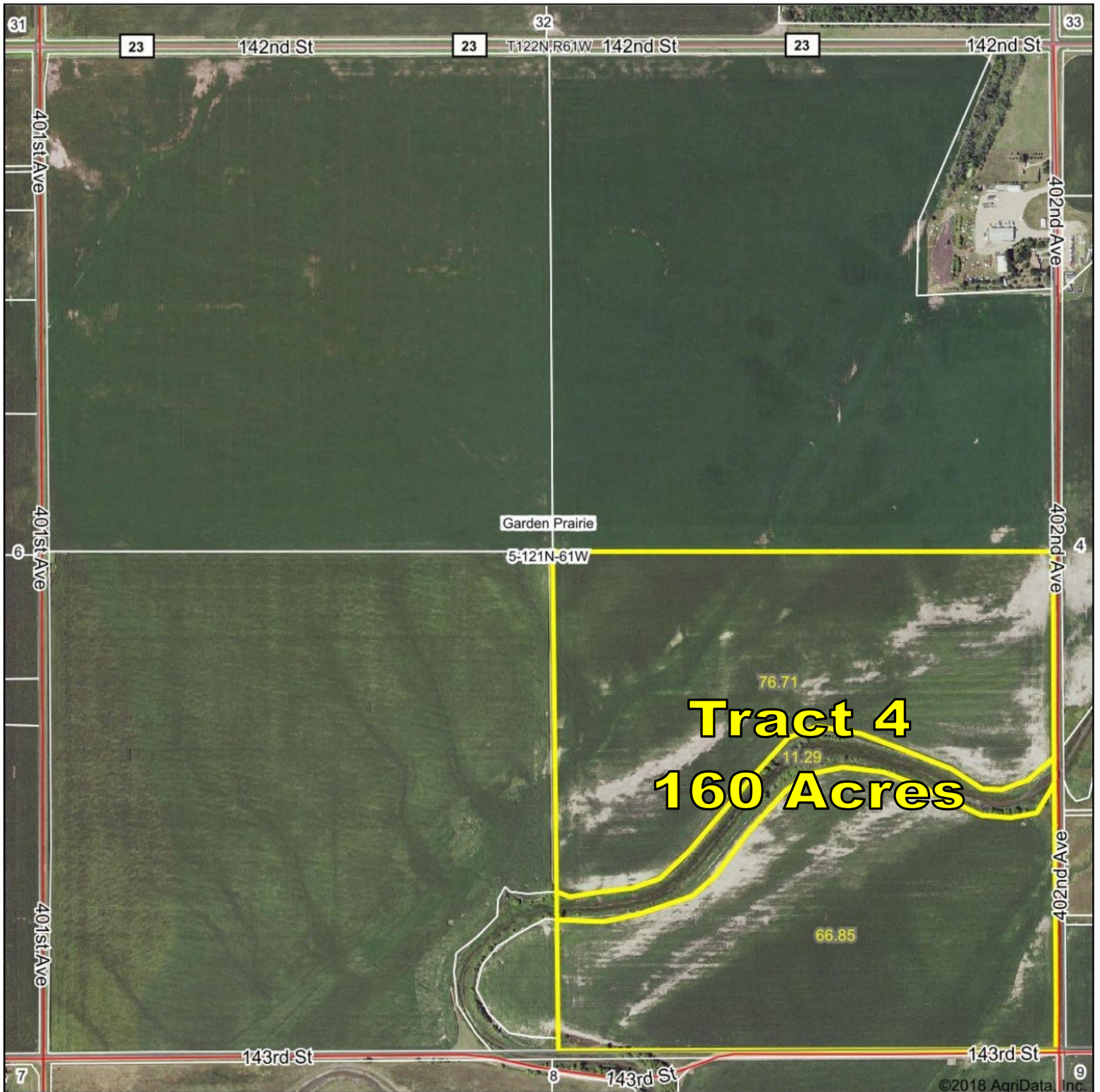
Snap Shot: Convenient for the Modern Day Farmer with Mud Creek Flowing Through, Potential Drain Tile Outlet, Wetland Determination Completed, High Number of Crop Land Acres, Recreational Attributes, Located in the Known Ag area of Garden Prairie TWP.

Legal Descriptions: The SE1/4 of Section 5-T121N-R61W Garden Prairie TWP, Brown County, SD

Total Taxes: *Tract 4:* \$2,639.68

Owner: Hatch Farms, Inc.

Tract 4 Aerial Map



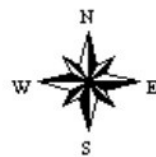
United
Country
ADVANTAGE *Land* CO.

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 45° 19' 14.2, -98° 11' 47.45

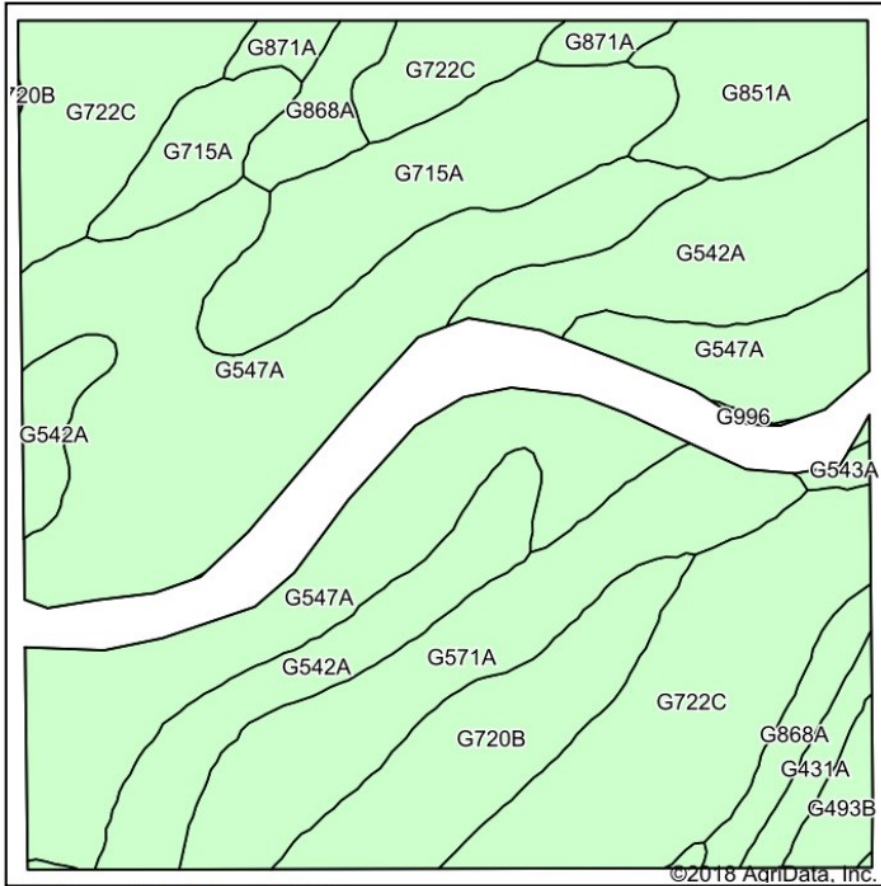
5-121N-61W
Brown County
South Dakota

0ft 810ft 1621ft

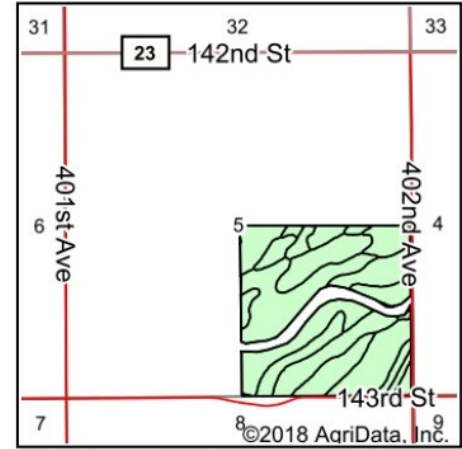


6/8/2018

Tract 4 Soils Map - Crop Land



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **5-121N-61W**
 Township: **Garden Prairie**
 Acres: **143.56**
 Date: **6/19/2018**

United Country
ADVANTAGE Land CO.

Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
G547A	Lamoure silty clay loam, saline, 0 to 1 percent slopes, frequently flooded	44.71	31.1%	IVw	48	4	
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	25.20	17.6%	IIIe	66	41	15
G542A	Ludden silty clay, saline, 0 to 1 percent slopes, occasionally flooded	19.13	13.3%	IVw	33		
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	14.95	10.4%	IVs	39	22	3
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	13.04	9.1%	IIc	92		
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	9.27	6.5%	IIe	88	42	15
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	6.36	4.4%	IVs	46	28	8
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	5.02	3.5%	IIw	71	46	16
G871A	Beotia silt loam, 0 to 2 percent slopes	1.93	1.3%	IIc	98	6	2
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	1.71	1.2%	IIe	84	40	15
G431A	Bearden silt loam, 0 to 2 percent slopes	1.61	1.1%	IIe	81		
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	0.41	0.3%	VIw	24	21	6
G996	Water	0.22	0.2%		0		
Weighted Average					56.8	16.9	5.1



SOUTH DAKOTA

BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM :

Prepared : May 31, 2018

Crop Year : 2018

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.85	143.56	143.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	143.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	125.38	0.00	0	125	
Soybeans	18.12	0.00	0	37	
TOTAL	143.50	0.00			

Tract Number : 147

Description : N22, SE 5 121 61
 FSA Physical Location : SOUTH DAKOTA/BROWN
 ANSI Physical Location : SOUTH DAKOTA/BROWN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : HATCH FARMS INCORPORATED
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.85	143.56	143.56	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	143.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	125.38	0.00	0	125
Soybeans	18.12	0.00	0	37

BROWN COUNTY PROPERTY

TRACT 4

ACRES: 160+/- acres

TAXES: \$2,639.68

LEGAL: SE 1/4 Sec 5-T121N-R61W Garden Prairie Twp, Brown Co. SD

BROKERS NOTE: Just as the Brown County township declares, this land is located in the beautifully fertile, Garden Prairie area southeast of Aberdeen and has been a part of the family since April 1, 1889! Boasting majority cropland of 143.56 acres, this land is convenient for the modern-day farmer with minimal waste acres to farm around. Currently enrolled in ARC-Individual for corn and soybeans with a total of 143.5 base acres with a 125.38 acre corn base with a 125bu yield and an 18.12 acre soybean base with 37 bu plc yield. The balance is made up of Mud Creek flowing through the middle of this quarter. With a flat to gently rolling topography of 0-9% slope, this farm offers good access from 402 Ave. from the northeast and 143 St. from the south. The overall PI averages 53.8%, having the potential to be improved with tile, ultimately increasing the output this farm will offer for years to come. A certified wetland determination is already complete, with the drainage outlet of Mud Creek residing on this property, offering the start to a convenient and timely transition for any improvements desired.

TERMS:

Closing and possession for Tract 4 will be on or before January 16, 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 between 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 the most current tax information, 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 Brown 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 a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.



Charles & Bertha Hatch
and granddaughter Julie



REGION'S LAND BROKER



Info@AdvantageLandCo.com
AdvantageLandCo.com
AdvantageLandCo.net

Brookings Location

510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525

Sturgis Location

16331 Wilcox Rd
Sturgis, SD 57785
(605) 490-7860

Land Brokers

Jackson Hegerfeld (605)690-1353
Megan Hammond (605) 690-1376
Charles Hegerfeld (605) 692-2525
Laura Hegerfeld (605) 692-2525
Elizabeth Wilcox (605) 490-7860

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