



United  
Country  
Advantage Land  
Company LLC

# 105.65+/- ACRES IN KINGSBURY CO LAND AUCTION

Tuesday, August 27th, 2013 - 10:00am

On Site

## 101 Tillable with Strong Soils

**SOLD**  
**\$7,150/Acre!**



United  
Country

ADVANTAGE *Land* CO.

605.692.2525

AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006  
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

Terms: Announcements made day of sale take precedence over any written materials.  
Said property is sold as is. This sale is subject to seller confirmation.



# 105.65+/- ACRES KINGSBURY CO FARM LAND



**Tuesday, August 27th, 2013 at 10:00 am**  
**Live Auction Location: On Site**

**Location:** From Lake Preston, SD: West 1/2 mile on Hwy 14, north 13 miles on 441 Ave.

**Features:** Strong Overall Soil Rating of .78 with Mostly Class II Soils, High Percentage Tillable with 101.1 Cropland Acres, Easy Access & Free to Farm or Rent in 2014.

**Legal Description:** The N1/2NE1/4 (also described as Government Lots 1 and 2) Section 2-T112N-R55W, "East" Hartland Twp, Kingsbury Co, S.D.

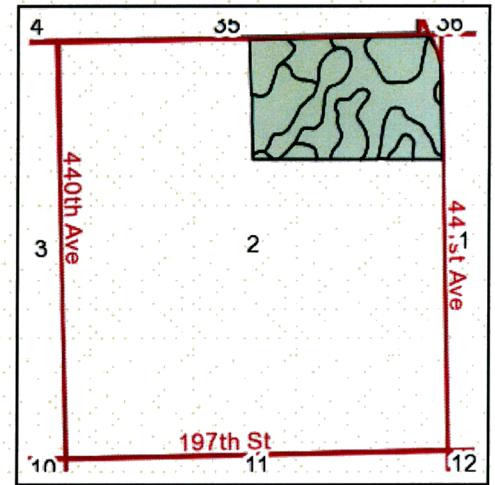
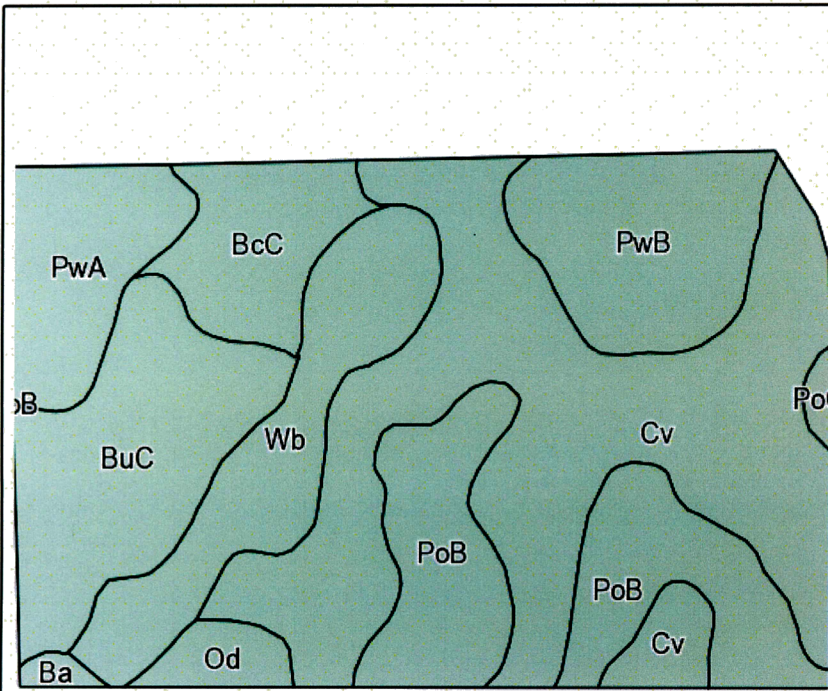
**Taxes:** \$1,645.42 (2012 paid in 2013)

**Owners:** The Maynard L. and Viola J. Gage Revocable Trust

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ADVANTAGE *Land* CO.



## Soils Map



State: **South Dakota**  
 County: **Kingsbury**  
 Location: **2-112N-55W**  
 Township: **Hartland**  
 Acres: **101.1**  
 Date: **6/14/2013**

  
**ADVANTAGE *Land* CO.**



Maps provided by:



©AgriData, Inc 2012  
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Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Soybeans
Cv	Cubden-Badger silty clay loams	35.7	35.2%	IIw	80	2.2	78	28
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	15	14.8%	IIe	81	3.2	80	30
BuC	Buse-Barnes loams, 6 to 9 percent slopes	13	12.9%	IVe	60	2.5	55	20
Wb	Waubay-Badger silty clay loams	10.7	10.6%	Iw	90	3	88	34
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	9.9	9.8%	IIe	89	3.5	87	34
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	7.5	7.4%	I	94	3.6	92	36
BcC	Barnes-Buse loams, 6 to 9 percent slopes	6.4	6.3%	IIIe	55	2.5	56	21
Od	Oldham silty clay loam	1.9	1.9%	Vw	34		28	10
Ba	Badger silty clay loam	0.5	0.5%	IIw	80	1.8	78	30
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	0.5	0.5%	IIIe	71	2.9	69	26
<b>Weighted Average</b>						<b>78</b>	<b>2.7</b>	<b>75.8</b>
							<b>75.8</b>	<b>28.3</b>





South Dakota  
Sully  
Report ID: FSA-156EZ

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

FARM: 2147  
Prepared: 1/17/12 2:31 PM  
Crop Year: 2012  
Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
	NONE	

Farms Associated with Operator:  
4085

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
101.1	101.1	101.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	101.1	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	19.4	0.0	0.0	25	25	0.0
CORN	61.8	0.0	0.0	62	62	0.0
SOYBEANS	19.0	0.0	0.0	24	24	0.0
Total Base Acres:	100.2					

Tract Number: 800      Description: NNE 2-112-55      FAV/WR History: N

BIA Range Unit Number:

Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
101.1	101.1	101.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	101.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	19.4	25	25	0.0	0.0	0	0.0
CORN	61.8	62	62	0.0	0.0	0	0.0
SOYBEANS	19.0	24	24	0.0	0.0	0	0.0
Total Base Acres:	100.2						

Owners: MAYNARD L GAGE & VIOLA J GAGE REVOCABLE TRUST  
Other Producers: None



# 105.65+/- ACRES

## KINGSBURY CO FARM LAND

**BROKERS NOTE:** This is your opportunity to own 105.65+/- acres of high quality, "East" Hartland Township, Kingsbury County farmland! Having been in this family since 1944, this property has a lot to offer a current farm operator or investor. This farm is conveniently located, with easy access from 441 Ave, approximately 13 miles north of Lake Preston on the Kingsbury/Hamlin County line. According to FSA Information, this parcel contains 101.1 cropland acres with a 61.8 acre corn base with a 62bu direct and 62bu cc yield, a 19 acre soybean base with a 24bu direct yield and 24bu cc yield, and a 19.4 acre wheat base with a 25bu direct yield and 25bu cc yield. Surety Agridata reports a strong overall soil rating of .78, predominately comprised of Class II soils made up of mostly Cubden-Badger silty clay loams and Poinsett-Buse-Waubay complex. If you are looking for productive farm land in Kingsbury County to add to your operation or for an investment, plan to attend this auction and come prepared to buy.

**TERMS:** This is a cash sale. Closing will be on or before September 26th 2013. 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. Landlord possession will be given at closing as this property is sold subject to an existing lease for the 2013 farming season expiring upon the harvest of the 2013 crops. This farm will be free and clear to farm or rent for the 2014 crop year. All the 2012 real estate taxes payable in 2013 will be paid by the seller. All of the 2013 RE taxes due and payable in 2014 will be paid by the seller. 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. 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, reservation or highways of record, if any, as well as any or all Kingsbury 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.





**Serving South Dakota and Minnesota Land Owners.**



**510 Main Ave Ste 4  
Brookings, SD 57006  
Office: 605.692.2525  
Fax: 605.692.2526  
Info@advantagelandco.com  
www.advantagelandco.com  
www.advantagelandco.net  
www.ucalco.com**

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**Chuck Hegerfeld** - Broker/Owner  
Direct: 605.692.2525  
Email: Info@advantagelandco.com

**Jackson Hegerfeld** - Auctioneer - Land Broker  
Sales/Technology  
Direct: 605.690.1353  
Email: Jackson@advantagelandco.com

**Megan Hammond** - Land Broker  
Sales/Marketing  
Direct: 605.690.1376  
Email: Megan@advantagelandco.com

**Laura Hegerfeld** - Broker Associate  
Sales/Office Manager  
Direct: 605.690.7471  
Email: Laura@advantagelandco.com

**Dave McMahon** - Broker Associate  
Sales/Finance  
Direct: 605.692.2525  
Email: Info@advantagelandco.com

**Lisa Gebhart** - Broker Associate  
Sales/Mortgage  
Direct: 605.692.2525  
Email: Info@advantagelandco.com

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