

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

158.97+/- ACRES IN JERAULD CO. SD LAND AUCTION

Tuesday, October 18th, 2016 - 11:00am

On Site

Well Developed Sportsman Paradise!



**United
Country**

ADVANTAGE*Land Co.*

Owner: MGTD, LLC

605.692.2525

Advantage**Land**Co.com

158.97 +/- ACRES IN JERAULD CO. SD WELL DEVELOPED WILDLIFE HAVEN!



Tuesday, October 18th, 2016 at 11:00am
Auction Location : On Site

Location From Alpena: 3 miles south on 393rd Ave, land is on west side of the road.

Snap Shot: 36 Acres of Mature Tree Belts in CRP along Sand Creek, 90.02 Crop Land Acres, 20'x24' Rustic Lodge, a Wildlife Sanctuary and Sportsman's Dream Come True!

Legal Description: SE 1/4 of Section 23-T108N-R63W of the 5th PM, Alpena Twp, Jerauld Co, SD, except highway right of way.

Total Taxes: \$1,226.06

Owners: MGTD, LLC



United States
Department of
Agriculture

Aerial Map

Jerauld County, South Dakota



Common Land Unit

| | |
|--|----------------|
| | CRP |
| | Cropland |
| | Rangeland |
| | Tract Boundary |
| | PLSS |

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions



2016 Program Year

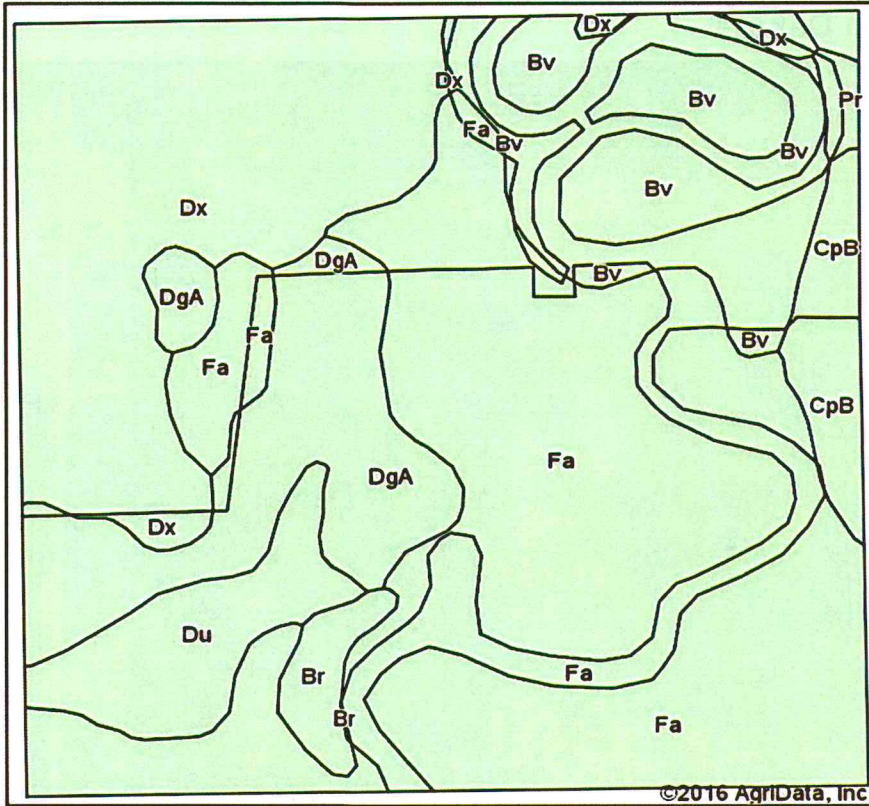
Map Created January 08, 2016

Farm 2697

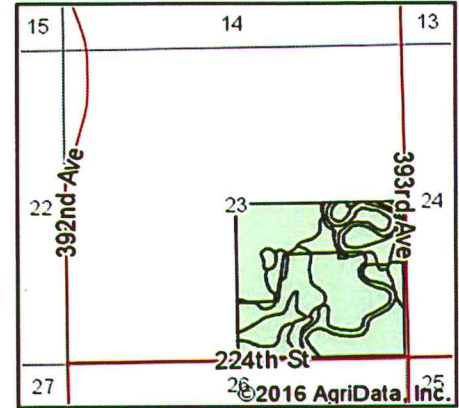
23 -108N -63W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Jerauld**
 Location: **23-108N-63W**
 Township: **Alpena**
 Acres: **158.3**
 Date: **9/7/2016**

United Country
ADVANTAGE Land CO.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD073, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index | Corn | Winter wheat |
|-------------------------|---------------------------------------------------|-------|------------------|------------------|--------------------|------------|--------------|
| Fa | Farmsworth-Artesian complex | 68.46 | 43.2% | IVs | 50 | | 23 |
| Dx | Durrstein-Egas complex | 34.01 | 21.5% | VIIs | 15 | | |
| Bv | Bon loam, channeled | 21.20 | 13.4% | VIW | 30 | | |
| DgA | Delmont-Eneet loams, 0 to 2 percent slopes | 17.66 | 11.2% | IVs | 46 | 28 | |
| Du | Durrstein silt loam | 8.32 | 5.3% | VIIs | 10 | | |
| CpB | Clarno-Ethan-Prosper loams, 1 to 5 percent slopes | 5.25 | 3.3% | IIe | 76 | 58 | |
| Br | Bon loam | 2.54 | 1.6% | IIc | 89 | 60 | |
| Pr | Plankinton-Crossplain complex | 0.86 | 0.5% | IVW | 59 | 20 | |
| Weighted Average | | | | | 38.8 | 6.1 | 9.9 |



South Dakota
Jerauld

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

FARM: 2697
Prepared: 9/7/16 3 51 PM
Crop Year: 2016
Page: 1 of 1

Report ID: FSA-156EZ

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
2006 46073 7

Farms Associated with Operator:

42, 1435, 2133, 2580, 2673, 2819

CRP Contract Number(s): 732A, 765A

| Farmland | Cropland | DCP Cropland | WBP | WRP/EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|-----------------------|-----------------------|---------------------------|-------------------|---------|-----------------|-----|-------------------|---------------------|
| 158.31 | 90.02 | 90.02 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | FAV/WR History | |
| 0.0 | 0.0 | 90.02 | 0.0 | 36.0 | 0.0 | | | |

Tract Number: 62 Description: H 15 SE23-108-63

FAV/WR
History

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 |
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| 0.0 | 0.0 | 90.02 | 0.0 | 36.0 | 0.0 | |

Owners: MGTD LLC

Other Producers: None



158.97 +/- ACRES IN JERAULD CO. SD WELL DEVELOPED WILDLIFE HAVEN!

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This property is equipped with a 20'x24' lodge with well water, electricity and propane for your hunting experience this fall! This rustic lodge is furnished with bunks enough for eight, newer appliances, kitchen table & chairs, and newer water heater. This convenient lodge is perfect for your hunting excursions, wake up and start glassing!

With easy access from 393 Avenue and 224 Street, this land offers CRP, farm land income and unlimited recreational fun! If you have been looking for an investment in land that you can enjoy, call today and inspect this property! Whether you are upland bird or big game enthusiast this property has what you are looking for, you will be impressed of all it has to offer.

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

TERMS: This is a cash sale. Closing and landlord possession will be on or before November 18th, 2016, as this property is sold subject to a lease for the 2016 farming season expiring March 31, 2017. Food plots will be harvested during harvest. Hunting rights will be given at closing. Buyer to assume CRP contract and will receive CRP payments beginning in (October) 2017. 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 as a credit at closing, based on the previous years' taxes. 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 Jerauld 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. Subject to 7% Buyer's Premium. Said property is sold as is. The propane tank is owned by the COOP. This sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

United Country[®] ADVANTAGE *Land* CO.

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Brookings, SD 57006
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Info@advantagelandco.com
AdvantageLandCo.com
AdvantageLandCo.net
Ucalco.com

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Live Auctions - Online Auctions - Private Sales - Farm Management



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SOLD
\$2,140/Acre



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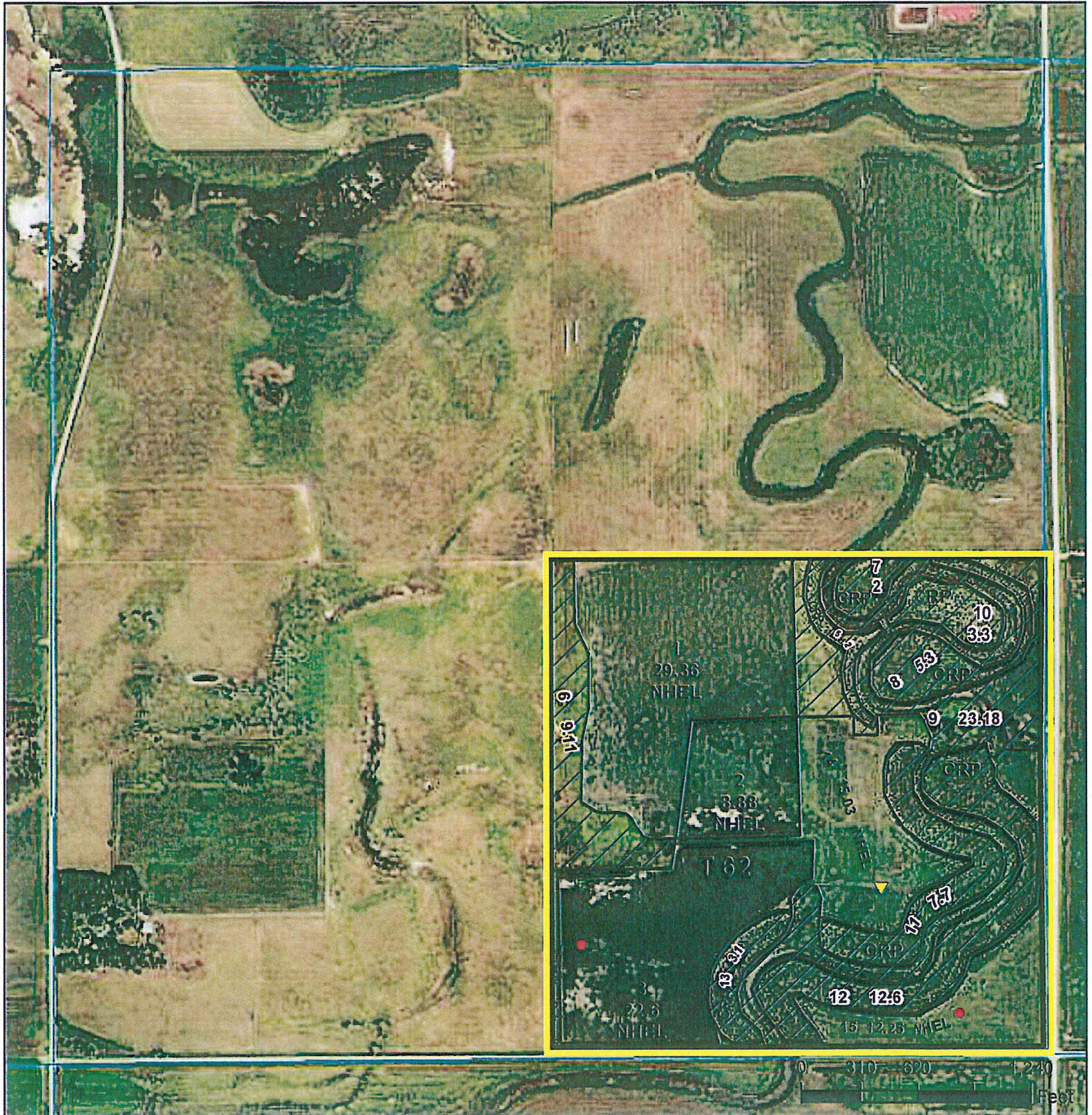
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2016 Program Year

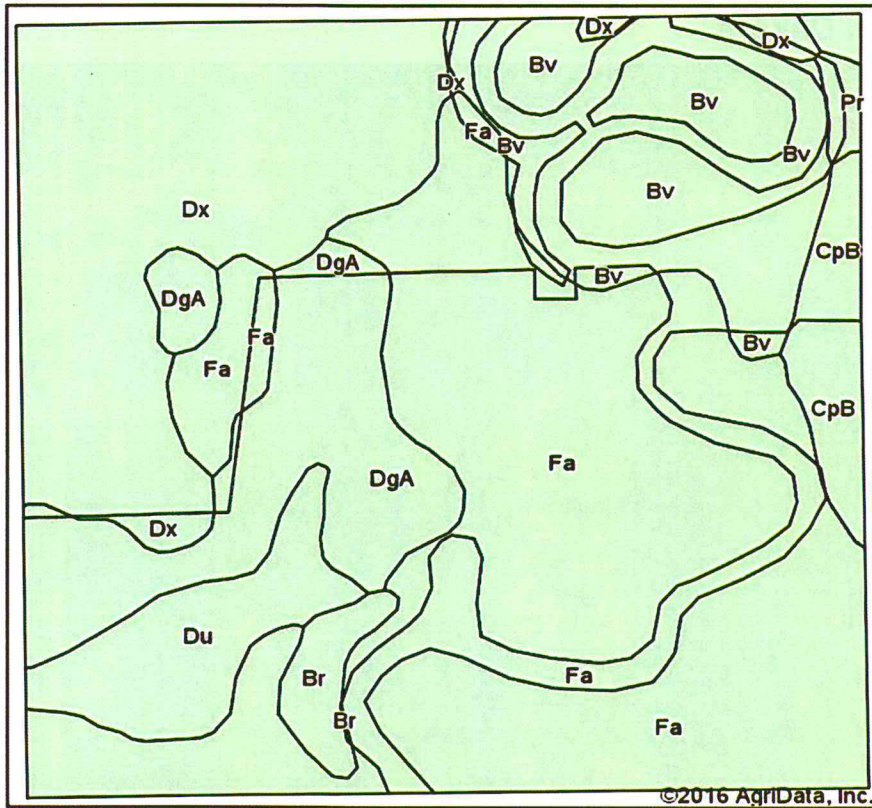
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Farm 2697

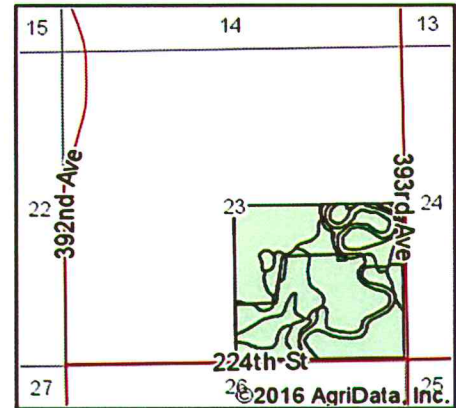
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