



EXPOSE YOUR DIRTSM

238.99+/- ACRES - ROBERTS CO, SD LAND AUCTION

Thursday, August 31st, 2017 - 10:00am

On Site

FARM READY TO PRODUCE IN '18



United Country
ADVANTAGE *Land* CO.

Owners: Rodney & Barbara Leiseth

605.692.2525

Advantage**Land**Co.com

INVESTMENT GRADE RECREATIONAL PROPERTY



Thursday, August 31st, 2017 at 10:00am
Auction Location: On Site

Land Location: From Peever: 3 miles west on 127th St, 3 miles south on 459th Ave/Whipple Rd, property will start on the west side of the road.

Snap Shot: 192.22 Crop Land Acres, Easy Access & Eye Appeal, Mature Trees, Pond, and 12 acre Wooded Area for Abundant Wildlife, Located South of Sisseton with a Rolling Topography.

Legal Description: NE1/4 less hwy and the NE1/4 of the NW1/4 and the NW1/4 of the SE1/4 all in Section 27-T124N-R51W Agency TWP, Roberts Co. SD.

Estimated Taxes: \$2,095.42

Owners: Rodney & Barbara Leiseth



United States
Department of
Agriculture

Aerial Map

Roberts County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

**United
Country**
ADVANTAGE Land CO.

2017 Program Year

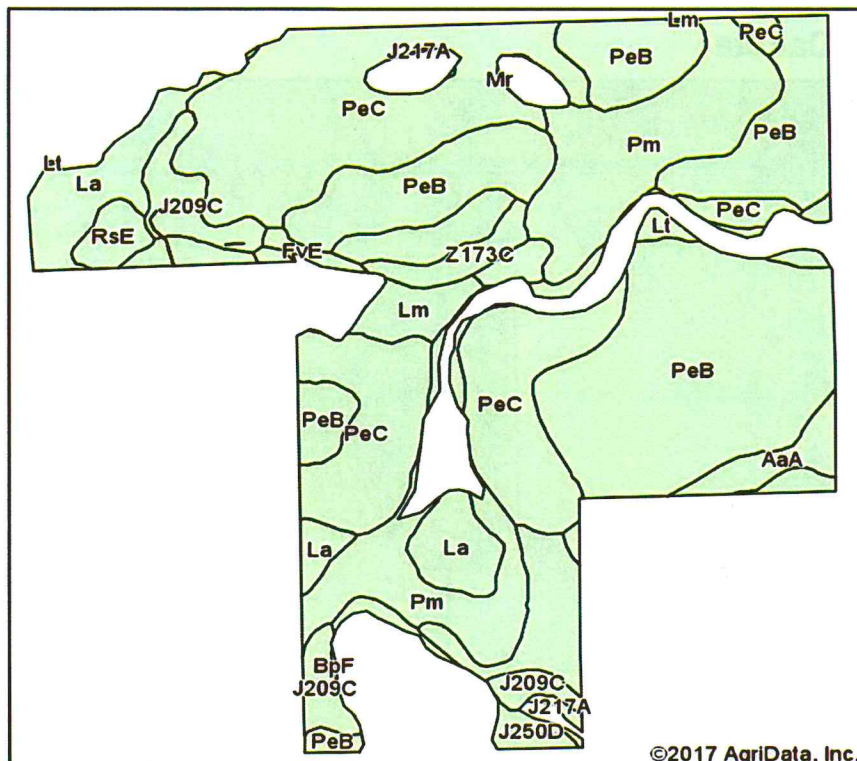
Map Created May 09, 2017

Farm 10200

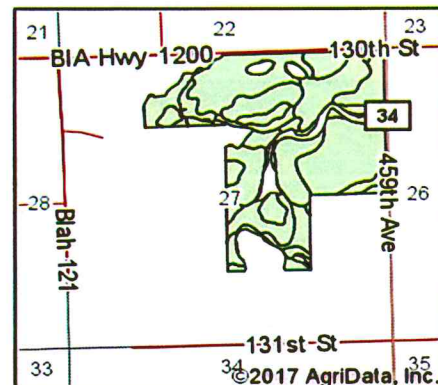
27-124N-51LW

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Soils Map - Potential Crop Land



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Roberts**
 Location: **27-124N-51W**
 Township: **Agency**
 Acres: **194.31**
 Date: **7/20/2017**

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Maps Provided By
surety
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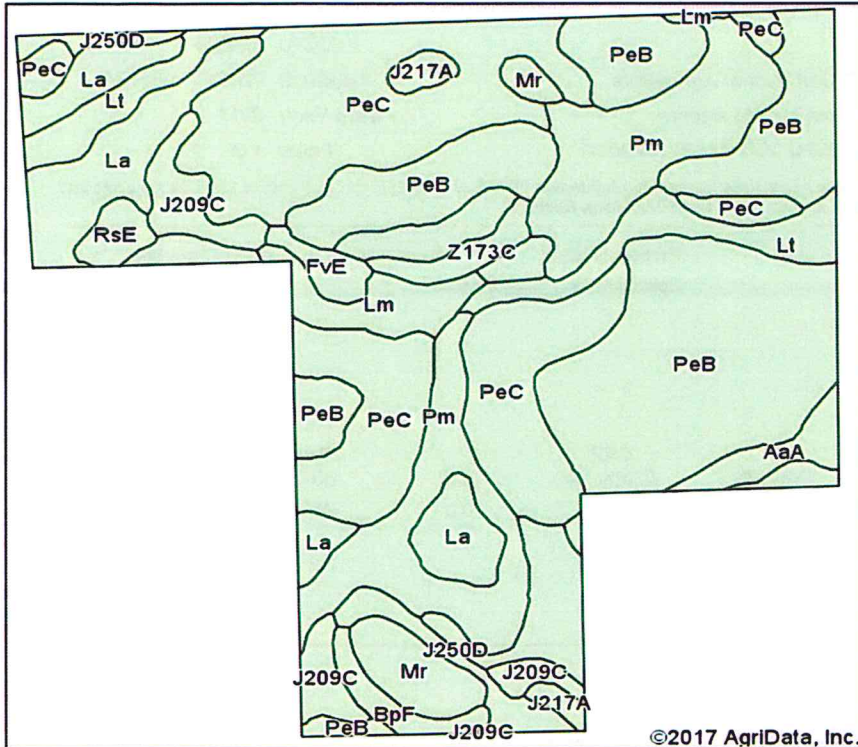


Area Symbol: SD109. Soil Area Version: 17

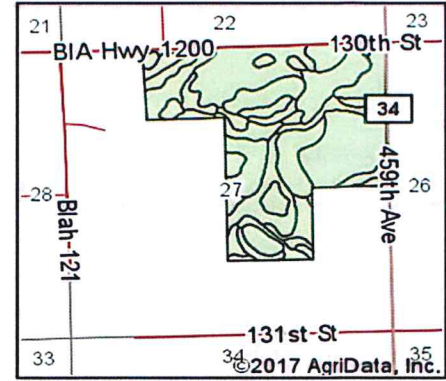
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Soybeans
PeB	Peever clay loam, 2 to 6 percent slopes	68.36	35.2%	IIIe		68		
PeC	Peever clay loam, 6 to 9 percent slopes	53.88	27.7%	IIIe		56	53	20
Pm	Playmoor silty clay loam	27.40	14.1%	IVw		35	29	8
La	LaDelle silt loam	13.90	7.2%	Iw		88	89	33
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	7.71	4.0%	IIIe		65		
ReB	Renshaw loam, 1 to 6 percent slopes	4.83	2.5%	IVs	IVs	39		
Lm	Lamoure silty clay loam	3.51	1.8%	IIIw		69	69	22
AaA	Aastad loam, 0 to 2 percent slopes	3.50	1.8%	Is		92	92	34
Z173C	Renshaw-Sioux complex, 6 to 9 percent slopes	2.69	1.4%	IVe		27		
Lt	Lamoure silty clay loam, channeled	2.59	1.3%	VIw		35	35	11
J250D	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	2.30	1.2%	IVe		52		
RsE	Sioux-Renshaw complex, 15 to 40 percent slopes, very stony	2.17	1.1%	VIIIs		5		
FvE	Forman-Buse stony complex, 9 to 40 percent slopes	0.91	0.5%	VIIIs		25	17	7
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	0.49	0.3%	IIIw		71		
BpF	Buse-Forman loams, 20 to 40 percent slopes	0.07	0.0%	VIIe		20	6	2
Weighted Average						58.9	28.6	10.2



Soils Map - Overall Soils



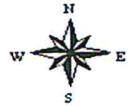
Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Roberts**
 Location: **27-124N-51W**
 Township: **Agency**
 Acres: **239**
 Date: **7/13/2017**

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Area Symbol: SD109, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Soybeans
PeB	Peever clay loam, 2 to 6 percent slopes	71.06	29.7%	IIIe		68		
PeC	Peever clay loam, 6 to 9 percent slopes	59.11	24.7%	IIIe		58	53	20
Pm	Playmoor silty clay loam	31.01	13.0%	IVw		35	29	8
La	LaDelle silt loam	20.56	8.6%	Iw		88	89	33
Lt	Lamoure silty clay loam, channeled	11.81	4.9%	VIw		35	35	11
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	8.04	3.4%	IIIe		65		
Mr	Southam silty clay loam, 0 to 1 percent slopes	6.12	2.6%	VIIIw		10		
Lm	Lamoure silty clay loam	5.62	2.4%	IIlw		69	69	22
J250D	Forman-Buse complex, 12 to 20 percent slopes, moderately eroded	5.01	2.1%	IVe		52		
ReB	Renshaw loam, 1 to 6 percent slopes	4.91	2.1%	IVs	IVs	39		
AaA	Aastad loam, 0 to 2 percent slopes	3.78	1.6%	Is		92	92	34
BpF	Buse-Forman loams, 20 to 40 percent slopes	2.72	1.1%	VIIe		20	6	2
Z173C	Renshaw-Sioux complex, 6 to 9 percent slopes	2.71	1.1%	IVe		27		
FvE	Forman-Buse stony complex, 9 to 40 percent slopes	2.20	0.9%	VIIIs		25	17	7
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	2.17	0.9%	IIlw		71		
RsE	Sioux-Renshaw complex, 15 to 40 percent slopes, very stony	2.17	0.9%	VIIIs		5		
Weighted Average						56.8	29.6	10.5



South Dakota
Roberts

U.S. Department of Agriculture
Farm Service Agency

FARM: 10200
Prepared: 7/26/17 11:02 AM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Operator Name MARK LEISETH	Farm Identifier Split 9381 into 10198-10200	Recon Number
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Farms Associated with Operator:
8226, 8228, 8229, 10199, 10202

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
232.96	192.22	192.22	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	192.22	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO WHEAT, OATS , CORN SOYBN, BARLY	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	5.9		51	0.0
CORN	5.4		153	0.0
BARLEY	83.2		40	0.0
Total Base Acres:	94.5			

Tract Number: 947 **Description:** F8 NE NWSE NENW 27 124 51

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
232.96	192.22	192.22	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	192.22	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	5.9		51	0.0
CORN	5.4		153	0.0
BARLEY	83.2		40	0.0
Total Base Acres:	94.5			

Owners: RODNEY LEISETH
Other Producers: None

INVESTMENT GRADE RECREATIONAL PROPERTY

This 238.99 acres is located in the heart of the rolling wooded region south of Sisseton, just south west of Peever, S.D. The land of infinite variety rightly portrays this property being offered.

According to FSA information, this farm is equipped with 192.22 crop land acres with the majority soil made up of Peever clay loam. With a rolling topography, this farm is uniquely put together with the balance of mature trees, a large pond, grass water ways, and potholes for added wildlife cover. The 67+/- acres of grass hay were broke up after the hay harvest for row crop production in 2018.

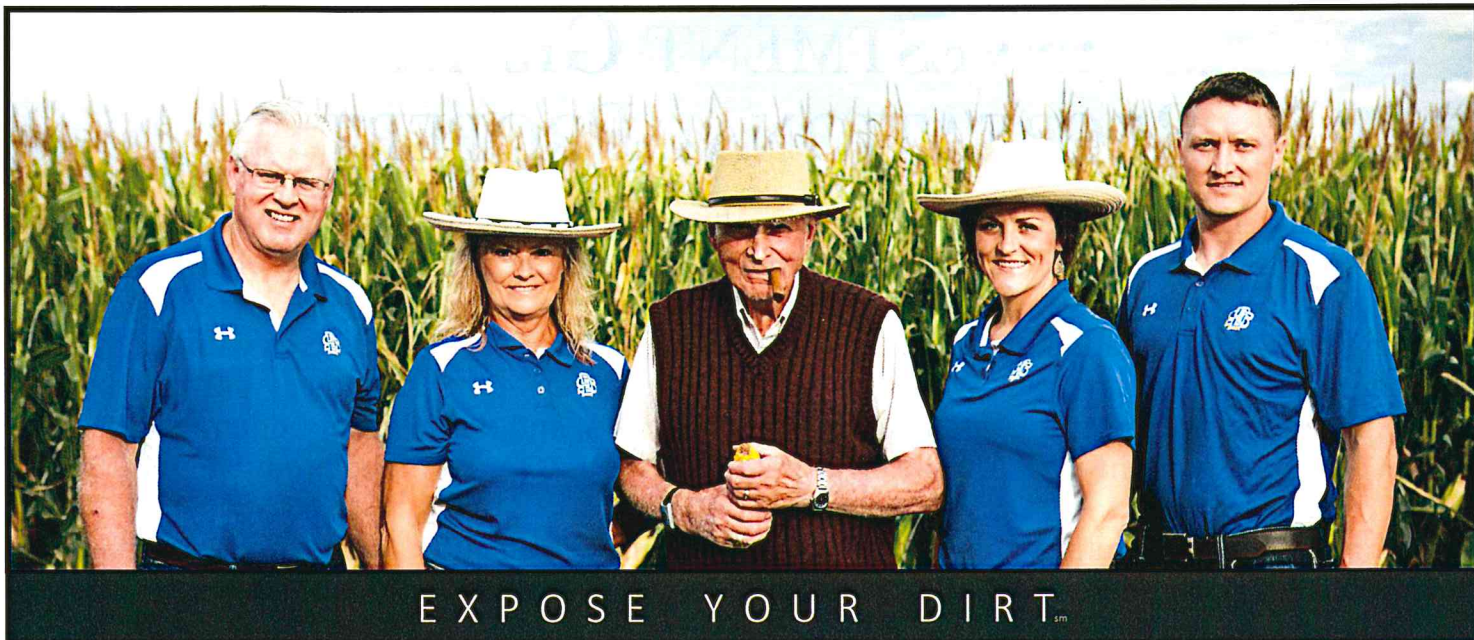
According to FSA information, this farm is currently enrolled in ARC County for Corn, Soybeans, Wheat, Oats & Barley; there are 94.5 base acres, a 5.4 acre corn base with a 153bu PLC yield, a 5.9 acre oat base with a 51bu PLC yield and a 83.2 acre barley base with a 40bu PLC yield.

Just in time for boots to hit the ground for hunting season, take possession after the 2017 harvest and experience the abundant recreational opportunities this property has to offer. Located in the prairie pothole region of northeast South Dakota, numerous wildlife including waterfowl, upland game birds, and whitetails naturally frequent this land. Known to the area, in the NW corner a wooded 12 acres, one can see; this is a whitetail sanctuary.

If you are looking for an addition to your farming operation or looking for a return on investment with hunting opportunities this year and years to follow, take Advantage today!

*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 September 28, 2017 as this land is subject to a verbal lease agreement for the 2017 crop year, possession to be given after the crops are harvested. 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 2016 real estate taxes due in 2017 will be paid by the seller. All of the 2017 RE taxes due and payable in 2018 will be paid by the seller, based on previous year's 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 Roberts 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 a 7% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



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