

ADVANTAGE
Land Co.

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**United
Country®**
Real Estate

WALWORTH COUNTY - 150+/- ACRES LAND AUCTION

Thursday, February 12th, 2015 - 1:00pm

Wrangler Inn

CROP & PASTURE

SOLD

\$2,033/Acre!



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

Frederick Mehlhaff Revocable Trust, Owner

605.692.2525 - AdvantageLandCo.com

150+/- ACRES OF WALWORTH CO. CROP & PASTURE LAND



Thursday, February 12, 2015 at 1:00 pm
Live Auction Location: Wrangler Inn
1820 W Grand Crossing Mobridge, S.D.

Location: From Mobridge: 3 miles east on Hwy 12, 3 miles north on 290 Ave, 1/2 mile west on 125th St and property will be on the north side.

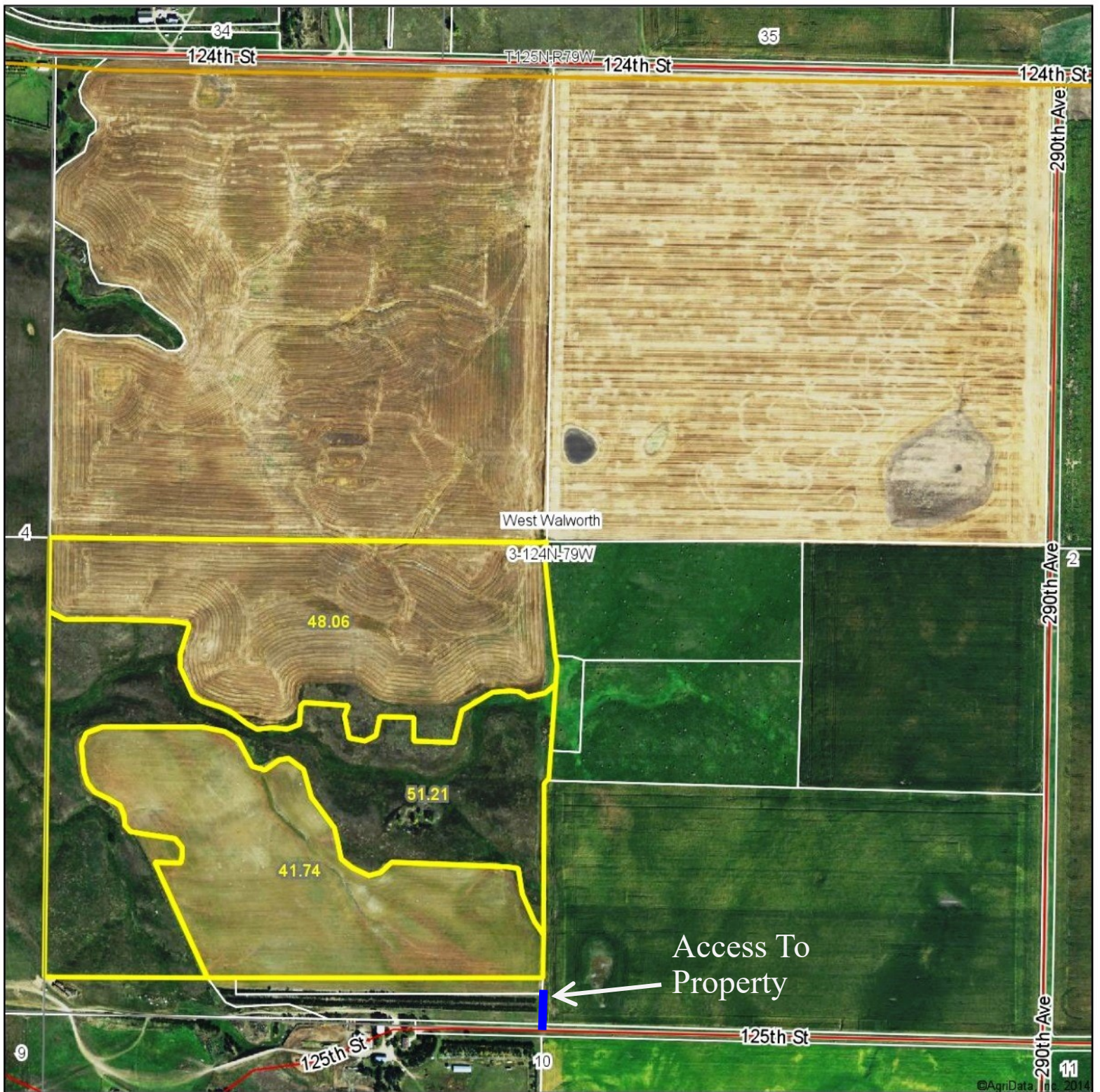
Snap Shot: 89.8 Crop Land Acres with the Balance of Pasture!

Legal Description: SW1/4 except the S165' Section 3-124-79 Walworth County, S.D.

Taxes: \$1,063.96

Owners: Frederick P. Mehlhaff Revocable Trust

Aerial Map



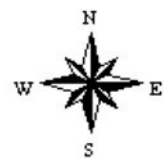
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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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3-124N-79W
Walworth County
South Dakota

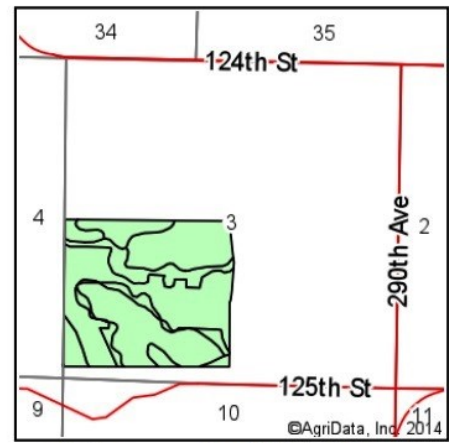
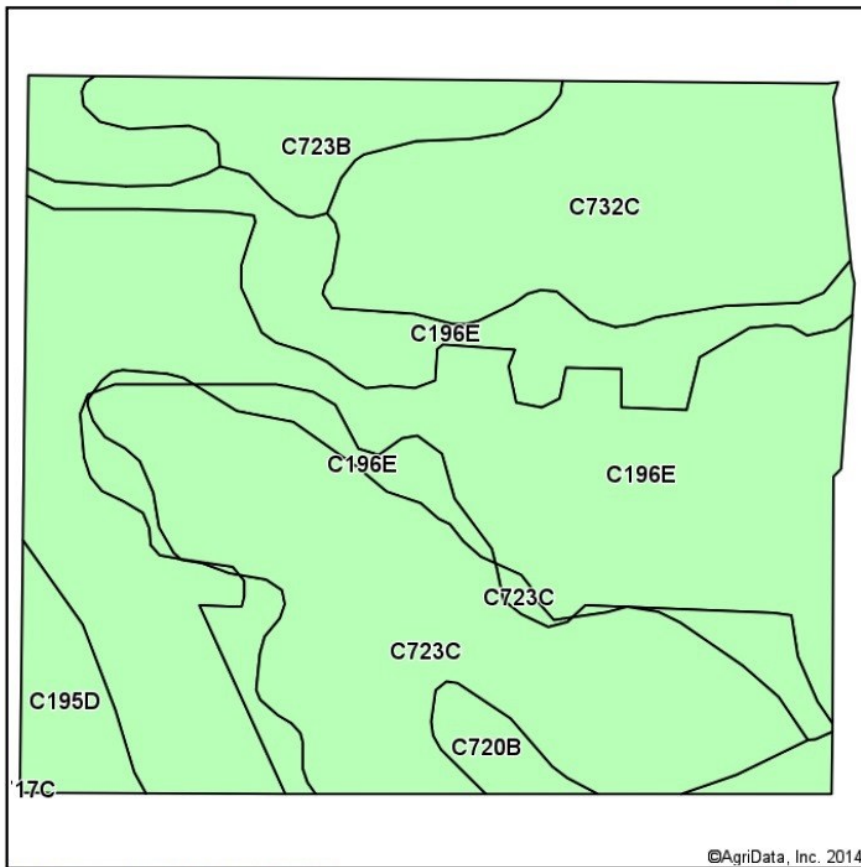
map center: 45° 35' 15.4, 100° 22' 36.91

scale: 9459

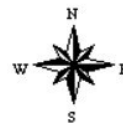


1/8/2015

Soil Map



State: **South Dakota**
 County: **Walworth**
 Location: **3-124N-79W**
 Township: **West Walworth**
 Acres: **141.01**
 Date: **1/8/2015**



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Area Symbol: SD129, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index
C196E	Gettys clay loam, cool, 9 to 40 percent slopes	65.58	46.5%	VIIe	7
C723C	Highmore cool-Bearpaw complex, 6 to 9 percent slopes	31.53	22.4%	IIIe	73
C732C	Bryant silt loam, 6 to 9 percent slopes	28.05	19.9%	IIIe	69
C723B	Highmore cool-Bearpaw complex, 2 to 6 percent slopes	8.18	5.8%	Ile	78
C195D	Bearpaw-Gettys cool, complex, 6 to 15 percent slopes	4.40	3.1%	Ve	37
C720B	Highmore silt loam, cool, 2 to 6 percent slopes	3.27	2.3%	Ile	82
Weighted Average					40.9



South Dakota

U.S. Department of Agriculture

FARM: 2241

Walworth

Farm Service Agency

Prepared: 12/19/14 2:43 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2015

Page: 1 of 1

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	Farm Identifier	Recon Number
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Farms Associated with Operator:

2393, 2619, 2621, 2624, 2627

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
141.01	89.8	89.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	89.8	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	50.1	33	33	0.0
BARLEY	7.1	36	36	0.0
Total Base Acres:	57.2			

Tract Number: 2381 Description: SWEXS8A-3-124-79

BIA Range Unit Number:

FAV/WR History
N

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
141.01	89.8	89.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	89.8	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	50.1	33	33	0.0
BARLEY	7.1	36	36	0.0
Total Base Acres:	57.2			

Owners: FREDERICK P MEHLHAFF REVOCABLE TRUST

Other Producers: None

150+/- ACRES OF WALWORTH CO. CROP & PASTURE LAND

BROKERS NOTE: Attention Ranchers, Farmers, Investors & Outdoor Enthusiasts!

This is your opportunity to own 150 acres with a good balance of farm and pastureland in north central South Dakota, approximately 2 miles northeast of Mobridge, that is free and clear to farm or rent in 2015. This land is rolling with 89.8 cropland acres with the balance of pasture, according to FSA information. This farm has a tillable soil rating of .58, according to Surety Agridata. Located in an excellent area for wildlife, this secluded property has opportunities for the outdoor enthusiast. If you have been searching for a combination of row crop and pasture land to add to your current operation or for an investment, plan to take advantage of this auction! Call today for a land brochure!

TERMS: This is a cash sale. Closing will be on or before March 12th, 2015. 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. Possession will be given at closing. All the 2014 real estate taxes payable in 2015 will be paid by the seller. All of the 2015 RE taxes due and payable in 2016 will be paid by the purchaser. 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 Walworth 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. Sale is subject to a 7% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



South Dakota & Minnesota Land Brokers

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