



United
Country
Advantage Land
Company LLC

320+/- ACRES IN KINGSBURY CO. SD LAND AUCTION

Thursday, July 11th, 2013 - 10:00am

On Site

Tillable acres with Strong Soils!

SOLD

\$4,800/Acre!
\$7,400/Tillable
Acre!

South Dakota
AUCTIONEERS
Association

NAA
Auctioneer



United
Country
ADVANTAGE *Land* CO.

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 a 5% buyer premium. This sale is subject to seller confirmation.

320+/- ACRES KINGSBURY CO FARM LAND



Thursday, July 11th, 2013 at 10:00 am
Live Auction Location: On Site

Location: From Lake Preston, SD: West on Hwy 14 for 1.5 miles, before the Hwy 14 curve, turn off on gravel heading west for .5 miles, turn South on 439 Ave for 1 mile and property is on east side of road.

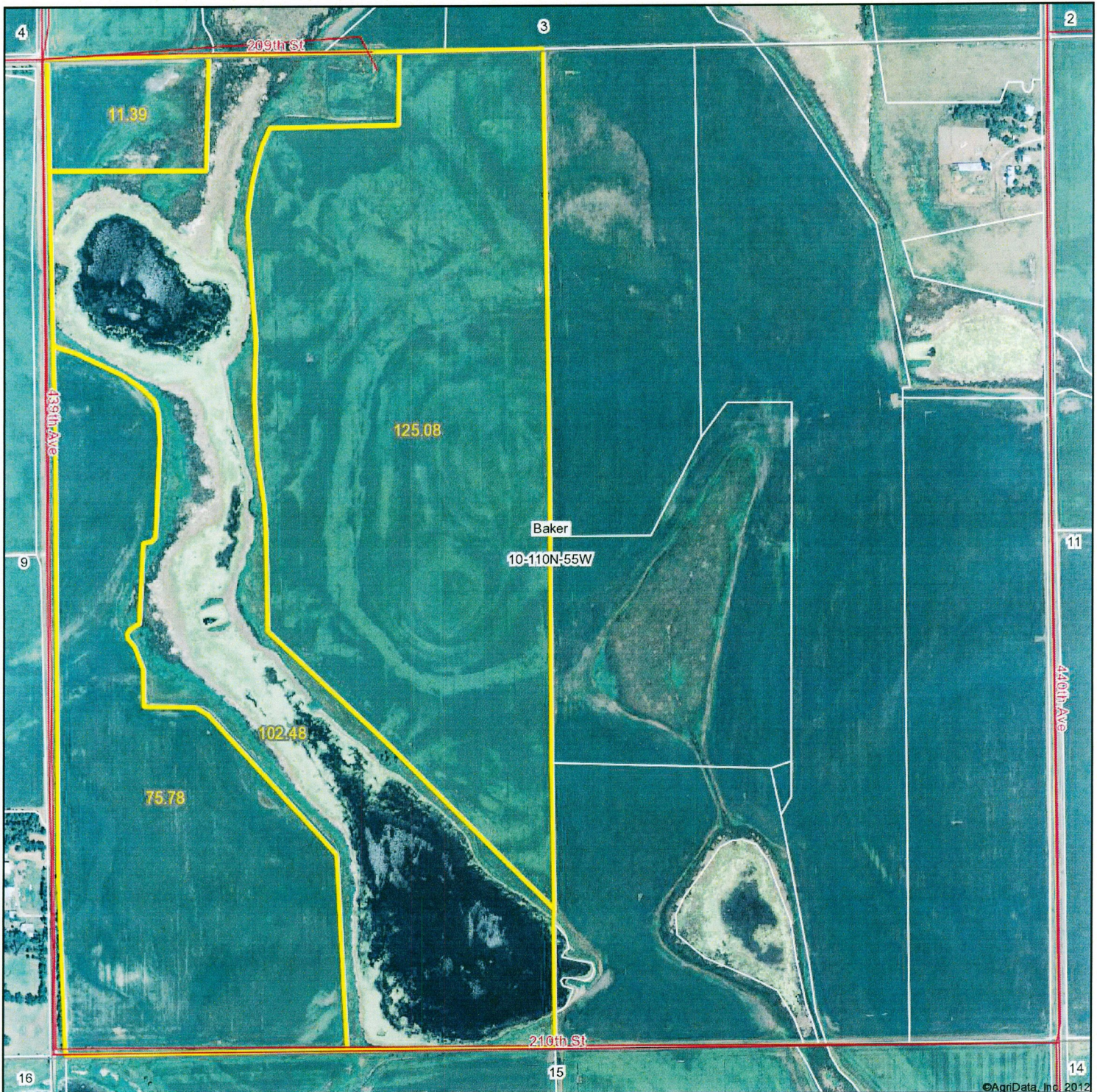
Features: High Quality Tillable Soils, 207.42 Cropland Acres, Wetlands and Recreational Opportunities, \$26,500 Buyer Credit.

Legal Description: W1/2 Section 10-T110N-R55W South Baker Township, Kingsbury County S.D.

Taxes: \$3,727.12 (2012 due in 2013)

Owners: Thomas P. and Carolyn W.W. Larsen Revocable Trust and Julianne L. Larsen Decendent's Trust

Aerial Map



United
Country
ADVANTAGE Land CO.

Maps provided by:



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www.AgriDataInc.com

10-110N-55W
Kingsbury County
South Dakota

map center: 44° 20' 48.93, 97° 25' 16.56

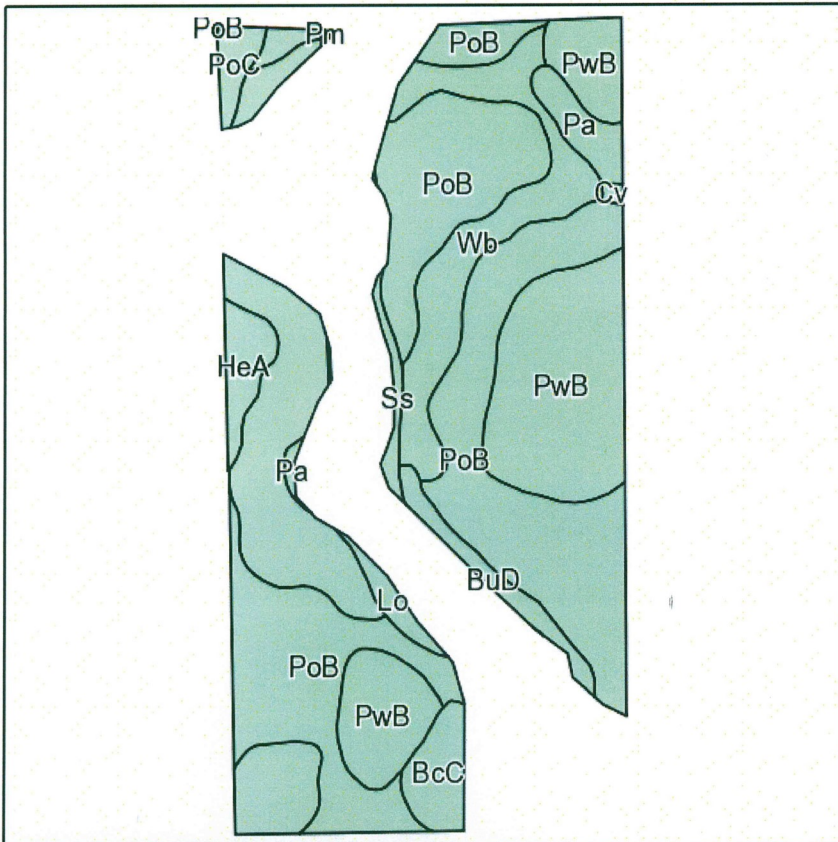
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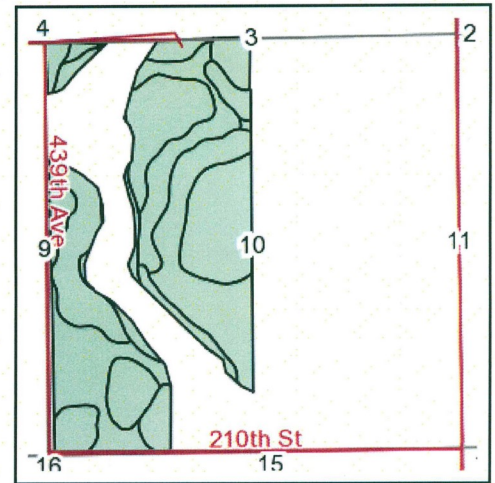
5/17/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Tillable Soils Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Kingsbury**
Location: **10-110N-55W**
Township: **Baker**
Acres: **219.3**
Date: **5/17/2013**

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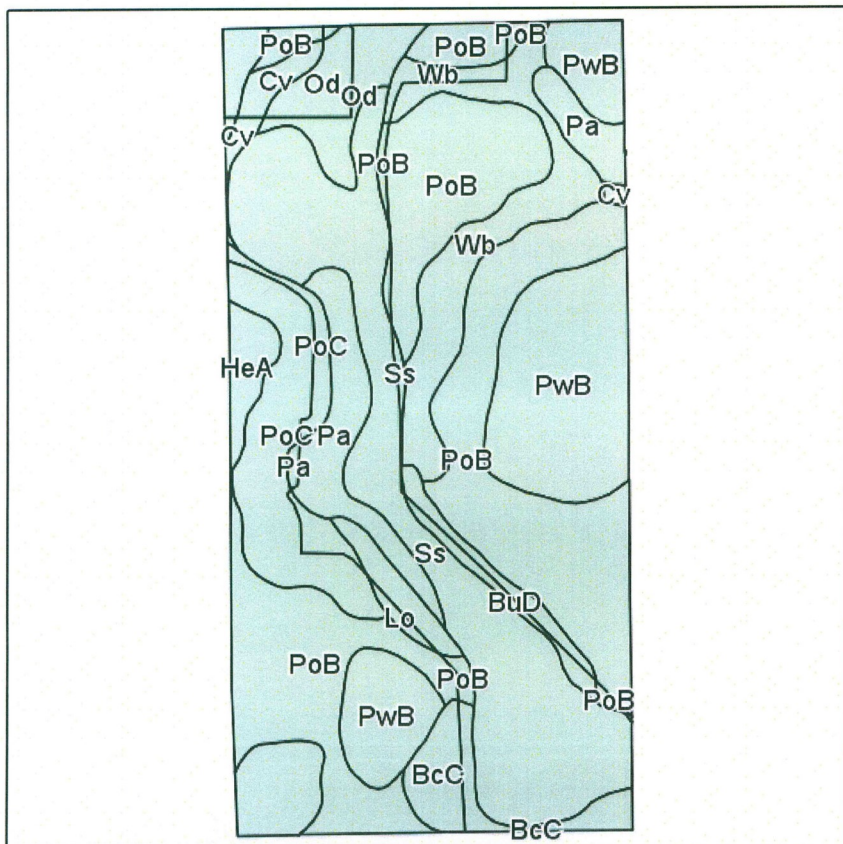
Maps provided by:



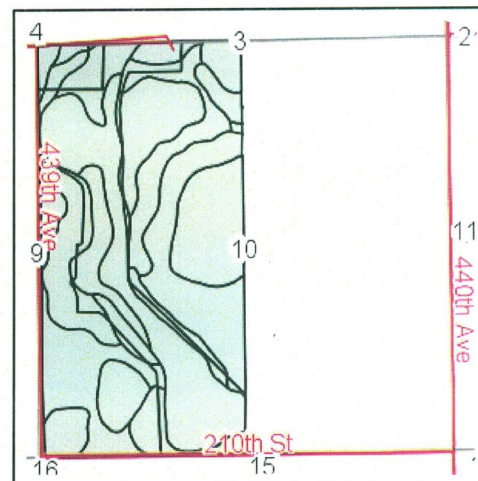
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Corn	Soybeans
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	92.4	42.1%	Ile	81	3.2	80	30
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	44.4	20.2%	Ile	89	3.5	87	34
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	32.7	14.9%	IIle	71	2.9	69	26
Wb	Waubay-Badger silty clay loams	22	10.0%	Iw	90	3	88	34
BcC	Barnes-Buse loams, 6 to 9 percent slopes	5.8	2.7%	IIle	55	2.5	56	21
Pa	Parnell silty clay loam	5.1	2.3%	Vw	34		28	11
HeA	Hetland silty clay loam, 0 to 2 percent slopes	4.8	2.2%	I	90	3.2	84	33
BuD	Buse-Barnes loams, 9 to 20 percent slopes	4.7	2.2%	Ve	30	2.1	38	14
Cv	Cubden-Badger silty clay loams	2.8	1.3%	IIw	80	2.2	78	28
Lo	Lowe loam	2.3	1.1%	IVw	54	0.6	53	17
Ss	Southam silty clay loam	2.1	1.0%	VIIIw	7		5	1
Od	Oldham silty clay loam	0.1	0.0%	Vw	34		28	10
Pm	Playmoor silty clay loam	0.1	0.0%	IVw	33	0.1	28	8
Weighted Average					78.3	3	76.8	29.2



Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Kingsbury**
Location: **10-110N-55W**
Township: **Baker**
Acres: **314.7**
Date: **2/4/2013**

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ADVANTAGE Land CO.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	96.1	30.5%	Ile	81	80	30
Ss	Southam silty clay loam	59	18.7%	VIIIw	7	5	1
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	45.1	14.3%	Ile	89	87	34
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	34.3	10.9%	IIle	71	69	26
Wb	Waubay-Badger silty clay loams	22.7	7.2%	Iw	90	88	34
Pa	Parnell silty clay loam	17.4	5.5%	Vw	34	28	11
Od	Oldham silty clay loam	11.2	3.5%	Vw	34	28	10
BcC	Barnes-Buse loams, 6 to 9 percent slopes	9.7	3.1%	IIle	55	56	21
BuD	Buse-Barnes loams, 9 to 20 percent slopes	5.6	1.8%	Ve	30	38	14
Lo	Lowe loam	4.7	1.5%	IVw	54	53	17
HeA	Hetland silty clay loam, 0 to 2 percent slopes	4.6	1.5%	I	90	84	33
Cv	Cubden-Badger silty clay loams	4.2	1.3%	IIw	80	78	28
Pm	Playmoor silty clay loam	0.1	0.0%	IVw	33	28	8
Weighted Average					61.5	59.6	22.5



South Dakota

U.S. Department of Agriculture

Prepared: 5/28/13 12:43 PM

Kingsbury

Farm Service Agency

Crop Year: 2013

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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	
					NONE			
Farms Associated with Operator:								
131, 1690, 2147, 3436, 4222, 4654, 5631, 6365, 6366, 6367								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
314.8	207.42	207.42	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	207.42	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	103.2	71	110	0.0
SOYBEANS	104.2	30	36	0.0
Total Base Acres:	207.4			

Tract Number: 209 Description: W 10-110-55 FAV/WR History: N

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
314.8	207.42	207.42		0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped	MPL/FWP		
0.0	0.0	207.42		0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction			
CORN	103.2	71	110	0.0			
SOYBEANS	104.2	30	36	0.0			
Total Base Acres:	207.4						

Owners: JULIANNE L LARSEN DESCENDANT'S TRUST

THOMAS P AND CAROLYN W LARSEN REVOCABLE TRUST

Other Producers:

320+/- ACRES

KINGSBURY CO FARM LAND

BROKERS NOTE: Here is your opportunity to own a 320+/- acre farm that has been in the Larsen Family since August of 1946! This South Baker Township, Kingsbury County farm is conveniently situated just 2.5 miles southwest of Lake Preston, has easy access and a variety of attributes. According to Surety Agridata, the tillable soils are strong with an average soil rating of .783, predominately comprised of Poinsett-Buse-Waubay complex and Poinsett-Waubay silty clay loams with 1-6% slopes. According to FSA Information, this parcel contains 207.42 cropland acres with a 103.2 acre corn base with a 71bu direct and 110bu cc yield and a 104.2 acre soybean base with a 30bu direct yield and 36bu cc yield. This property also offers a variety of recreational attributes with a wetland on the property attracting all kinds of waterfowl, upland birds, and deer. If you are looking for productive farm land in Kingsbury County, plan to attend this auction and come prepared to buy.

Terms: This is a cash sale. Closing will be on or before August 15th 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 December 31st 2013. 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 prorated to the date of closing. Seller to credit buyer \$26,500 at closing for half of the year. 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 a 5% buyer premium. This sale is subject to seller confirmation.



Serving South Dakota and Minnesota Land Owners.



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**Specializing in Investment Grade and Lifestyle Real Estate!
We are your SD and MN Land Brokers.**

