



ADVANTAGE *Land* CO.

EXPOSE YOUR DIRT®

8 TRACTS

1,900 ACRES - STANLEY CO. SD LAND AUCTION

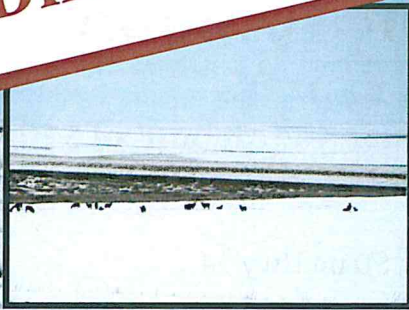
April 9th 2011 - 10:00am

Holiday Inn Ft. Pierre, SD

Working Row Crop Farm on HWY 14

SOLD

**\$1,250/Acre!
5 Different Buyers**



ADVANTAGE *Land* CO.

Owners: Wallace Family Trusts

605.692.2525

Advantage**Land**Co.com

FARMERS | RANCHERS | HUNTERS | INVESTORS CLOSE PROXIMITY CONVENIENT FOR EQUIPMENT



Saturday April 9th, 2011 at 10:00am

Auction Location: Holiday Inn Express

***A bidding free is required to enter & bid at the auction in the amount of \$10,000**

Location: Bordering Hayes, S.D. Approximately 32 miles west of Pierre, SD on Hwy 14.

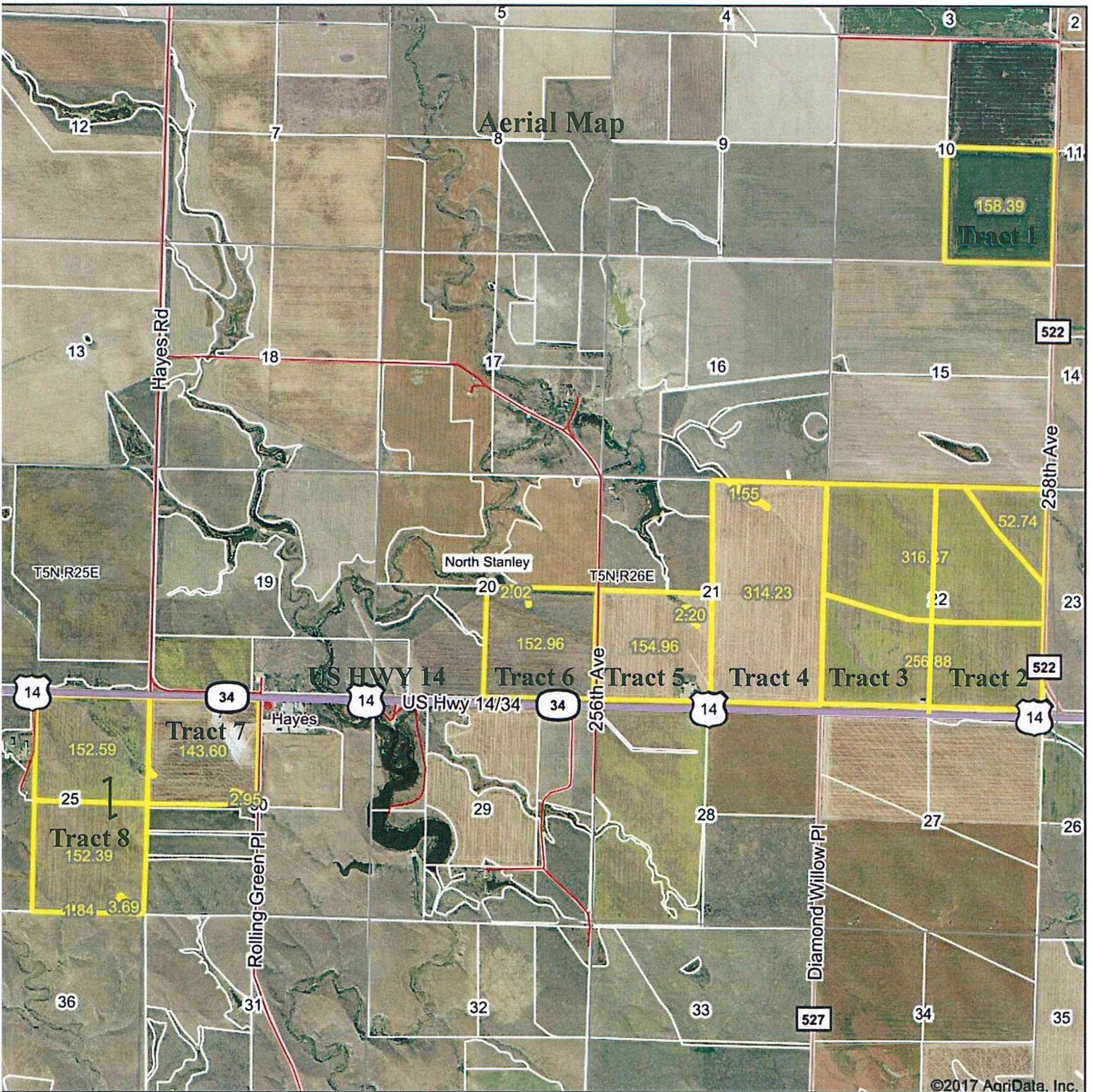
Snap Shot: This 1,900 acres has great access from US HWY 14 and County Road 522. According to FSA 1,855 acres are considered cropland. 1,280 acres are contiguous with the balance one mile away. This is productive Stanley County cropland with an overall soil rating of 61%. There are a variety of hunting/recreation opportunities for whitetail, mule deer, antelope, pheasants and other upland game birds! Only 32 miles west of the Missouri River with endless waterfowl hunting opportunities.

Legal Description: **Tract 1:** 160+/- Acres, SE1/4 of Sec 10-5N-26E; **Tract 2:** 320+/- Acres, E1/2 of Sec 22-5N-26E; **Tract 3:** 320+/- acres, W1/2 of Sec 22-5N-26E; **Tract 4:** 320+/- acres, E1/2 of Sec 21-5N-26E; **Tract 5:** 160+/- acres, SW1/4 of Sec 21-5N-26E; **Tract 6:** 160+/- acres, SE1/4 of Sec 20-5N-26E; **Tract 7:** 150.21+/- acres, NW1/4 of Sec 30-5N-26E Less HWY -9.79 Acres; **Tract 8:** 309.97+/- acres, E1/2 of Sec 25-5N-25E Less HWY -10.03 Acres.

Total Taxes: \$6,219.28

Owner: Wallace Family Trusts

Overall Aerial Map



map center: 44° 22' 54.6, -100° 59' 57.66

0ft 3661ft 7323ft

United Country
ADVANTAGE Land CO.

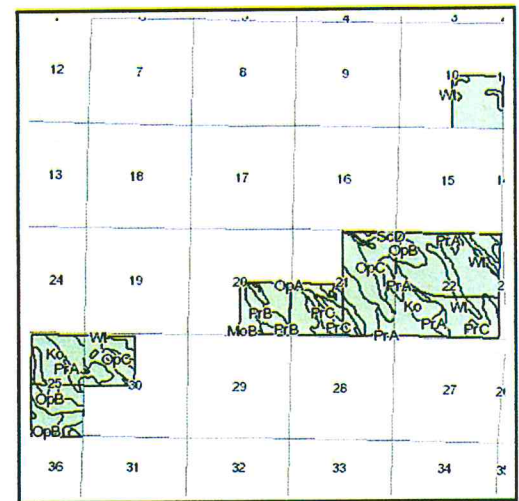
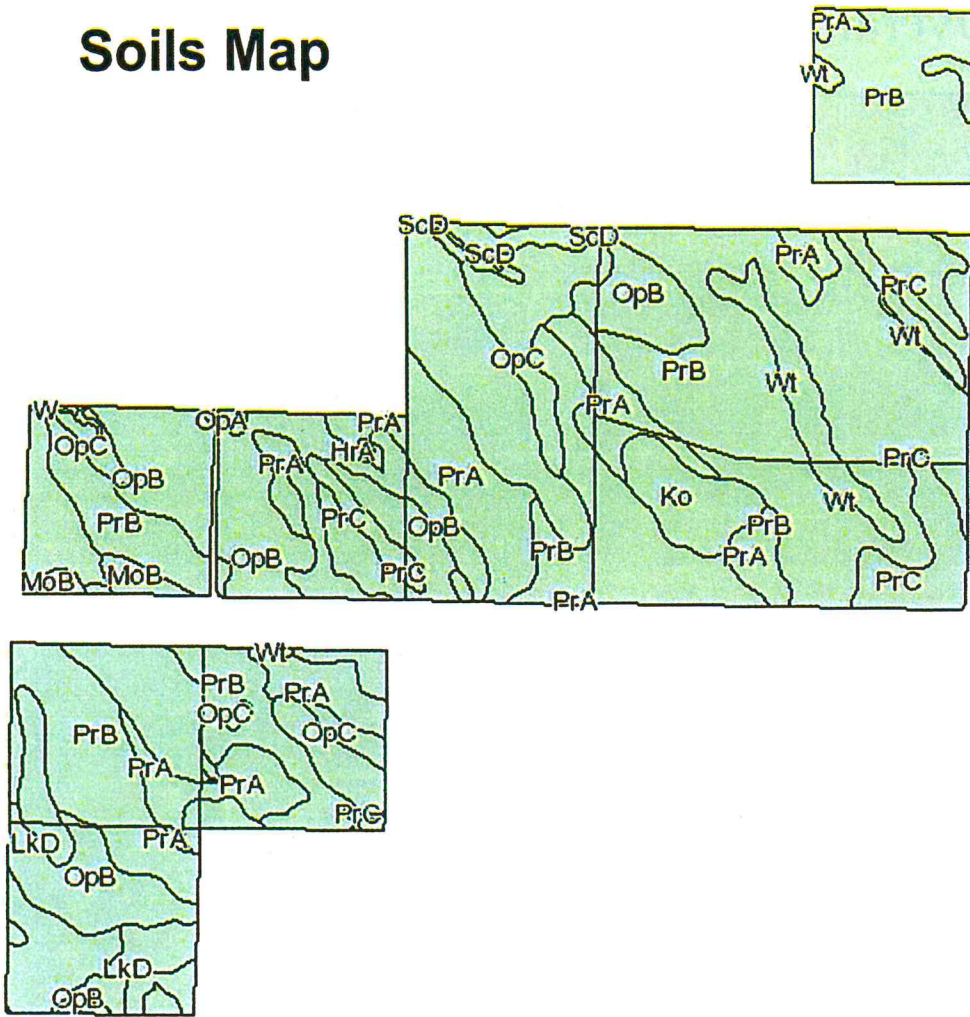
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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20-5N-26E
Stanley County
South Dakota



1/4/2018

Soils Map



State: **South Dakota**
 County: **Stanley**
 Location: **020-005N-026E**
 Township: **North Stanley**
 Acres: **1869.8**
 Date: **3/1/2011**



Maps provided by:

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	812.1	43.4%	IIIe	67	26
OpB	Opal clay, 3 to 6 percent slopes	319.1	17.1%	IIIe	61	25
PrA	Promise clay, 0 to 3 percent slopes	248.1	13.3%	IIIs	69	28
PrC	Promise clay, 6 to 9 percent slopes	114.6	6.1%	IVe	57	23
OpC	Opal clay, 6 to 9 percent slopes	112.6	6.0%	IVe	52	21
Ko	Kolls clay	88.5	4.7%	Vw	27	
Wt	Witten clay	64.9	3.5%	IIIs	74	40
LkD	Lakoma-Okaton clays, 6 to 15 percent slopes	44.6	2.4%	Ve	28	16
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	37.5	2.0%	Ve	27	
MoB	Millboro silty clay loam, 3 to 6 percent slopes	14	0.7%	IIIe	75	32
HrA	Capa silt loam, 0 to 3 percent slopes	7.4	0.4%	VIIs	17	
OpA	Opal clay, 0 to 3 percent slopes	3.1	0.2%	IIIs	66	26
W	Water	2.1	0.1%		0	
Ps	Promise-Capa complex	1.1	0.1%	IVs	54	28
ScE	Sansarc-Opal clays, 15 to 40 percent slopes	0.1	0.0%	VIIe	5	
Weighted Average					61.1	24

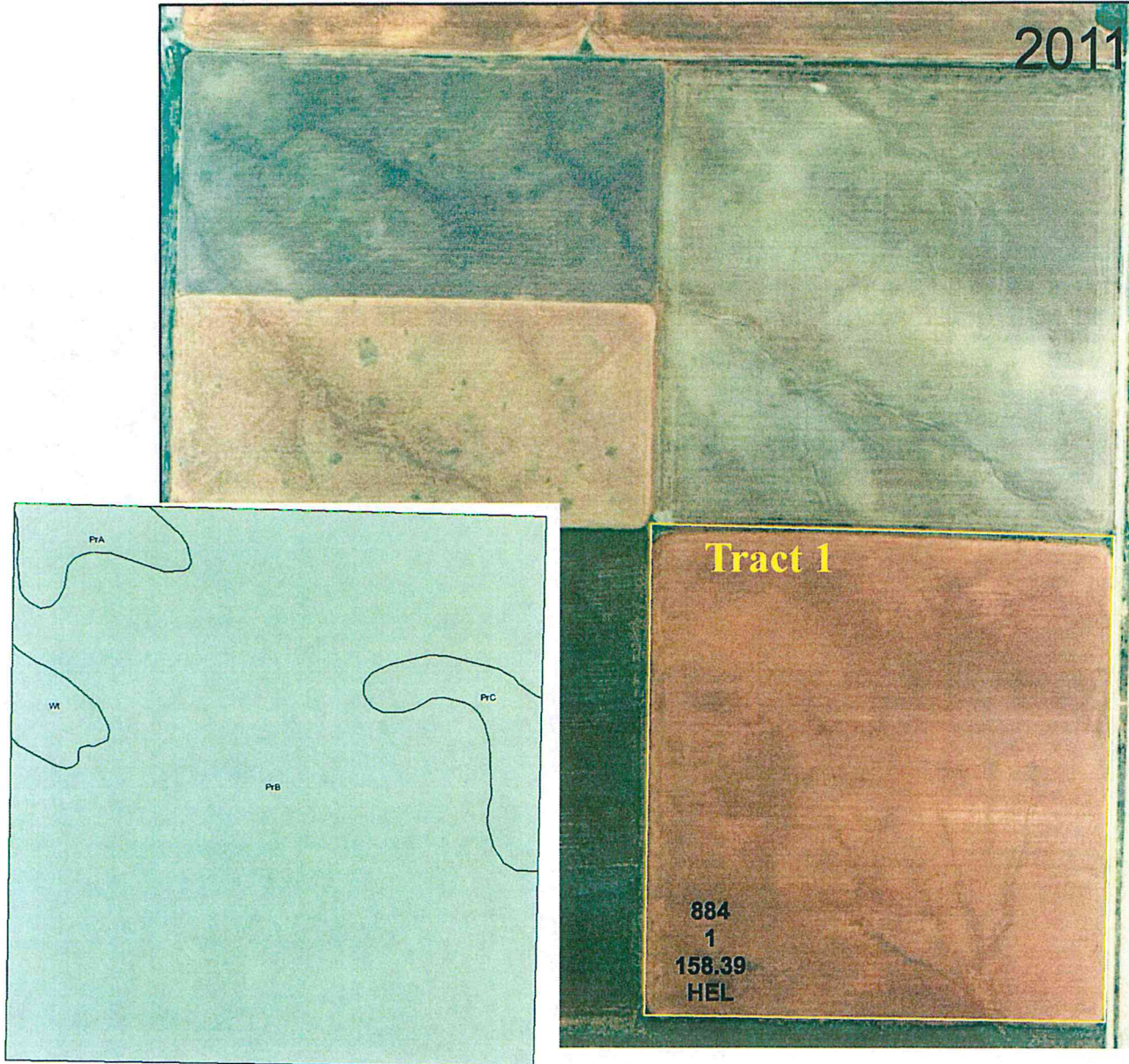
TRACT 1

Legal Description: SE1/4 of Sec 10-T5N-R26E, B.H.M., Stanley Co. S.D.

Acres: 160+/-

Taxes: \$576.74

According to FSA information, Tract 1 has 158.4 tillable acres and has a wheat base of 158.4 acres with a 23 bu. Direct and 23 bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 66.7% comprised mostly of Promise Clay with 3-6% slope. This parcel is currently leased for the 2011 crop year. Buyer to receive a \$9,600 credit at closing. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	140.4	88.7%	IIle	67	26
PrC	Promise clay, 6 to 9 percent slopes	8.1	5.1%	IVe	57	23
PrA	Promise clay, 0 to 3 percent slopes	5.9	3.7%	IIIs	69	28
Wt	Witten clay	4	2.5%	IIIs	74	40
Weighted Average					66.7	26.3

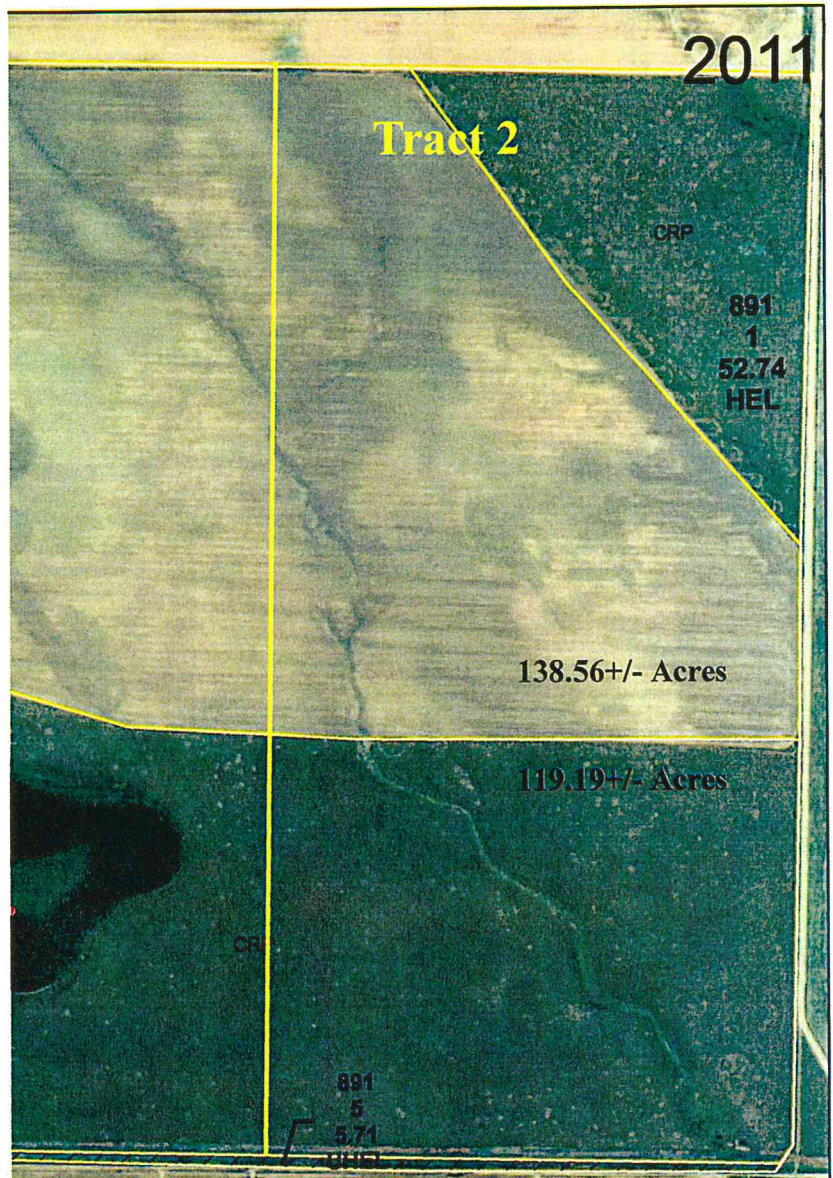
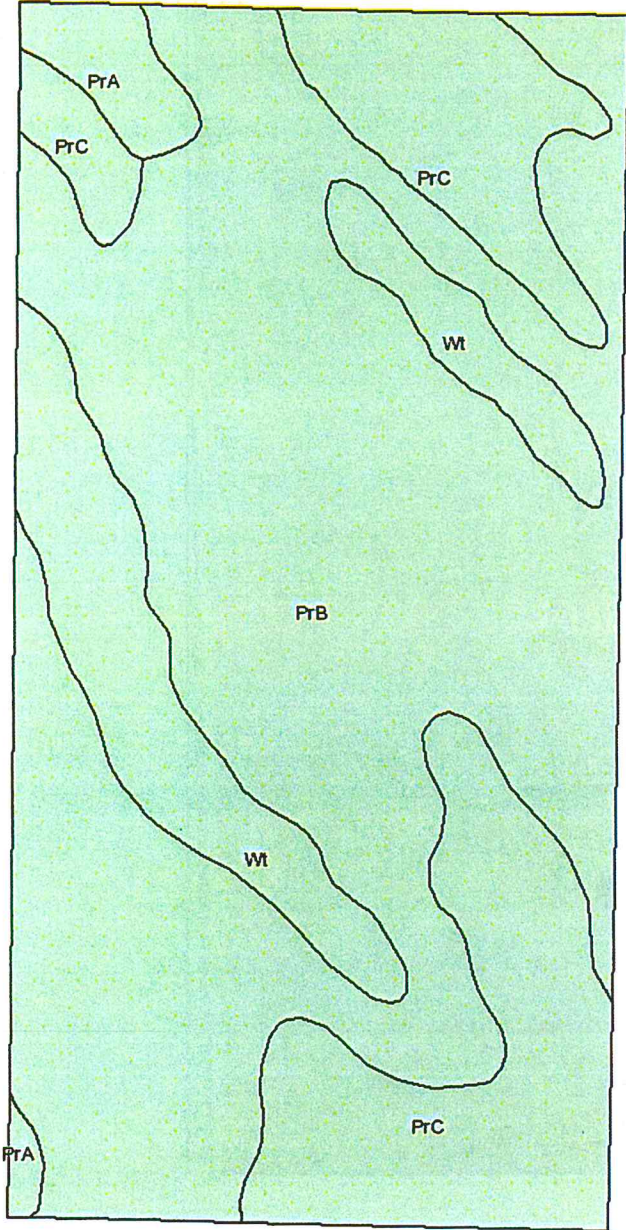
TRACT 2

Legal Description: E1/2 of Sec 22-T5N-R26E, B.H.M. Stanley Co. S.D.

Acres: 320+/-

Taxes: \$1,170.04

According to FSA information, Tract 2 has 310.49+/- tillable acres and has a wheat base of 138+/- acres with a 23 bu. Direct and 23 bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 65.7% comprised mostly of Promise Clay with 3-6% slope. There are currently 138.56+/- acres leased for the 2011 crop year with buyer to receive a \$8,300 credit at closing. 171+/- acres are currently in CRP and food plots, if terminated these acres will be free and clear to farm or rent in 2011. The annual CRP payment is approximately \$6,361 and the CRP Contract expires 9/30/2020.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	202.2	63.9%	IIIe	67	26
PrC	Promise clay, 6 to 9 percent slopes	68.7	21.7%	IVe	57	23
Wt	Witten clay	37.2	11.8%	IIIs	74	40
PrA	Promise clay, 0 to 3 percent slopes	8.3	2.6%	IIIs	69	28
Weighted Average					65.7	27.1

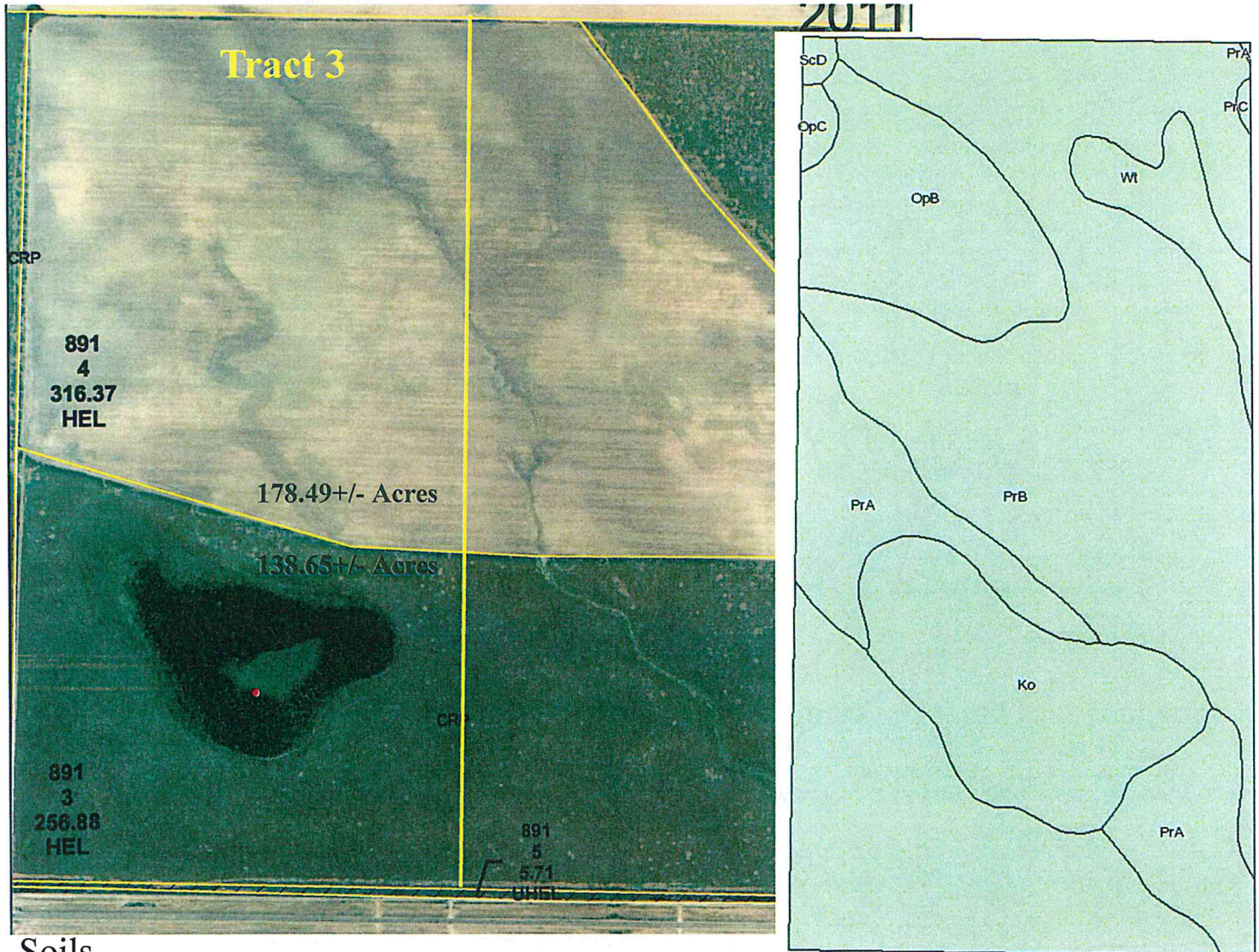
TRACT 3

Legal Description: W1/2 of Sec 22-T5N-R26E, B.H.M. Stanley Co. S.D.

Acres: 320+/-

Taxes: \$1,029.38

According to FSA information, Tract 3 has 317.14+/- tillable acres and has a wheat base of 178+/- acres with a 23bu. Direct and a 23bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 61.2% comprised mostly of Promise Clay, Opal Clay and Kolls Clay with 3-6% slope. There are currently 178.49+/- acres leased for the 2011 crop year with a buyer to receive a \$10,700 credit at closing. 138+/- acres are in CRP and food plots, if terminated these acres will be free and clear to farm or rent in 2011. The annual CRP payment is approximately \$5,133 and the CRP Contract expires 9/30/2020. Title Exceptions Summary: Oil, gas, and mineral rights do not convey



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	183.8	58.4%	IIIe	67	26
Ko	Kolls clay	42.3	13.4%	Vw	27	
PrA	Promise clay, 0 to 3 percent slopes	39.4	12.5%	IIIs	69	28
OpB	Opal clay, 3 to 6 percent slopes	34.2	10.9%	IIIe	61	25
Wt	Witten clay	11.7	3.7%	IIIs	74	40
OpC	Opal clay, 6 to 9 percent slopes	1.9	0.6%	IVe	52	21
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	1.1	0.4%	Ve	27	
PrC	Promise clay, 6 to 9 percent slopes	0.4	0.1%	IVe	57	23
Weighted Average					61.2	23

TRACT 4

Legal Description: E1/2 of Sec 21-T5N-R26E, B.H.M., Stanley Co. S.D.

Acres: 320+/-

Taxes: \$1,044.12

According to FSA information, Tract 4 has 314.23+/- tillable acres and has a wheat base of 9.93 acres with a 23bu. Direct and 23bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 60.2% comprised mostly of Promise Clay and Opal Clay with 3-6% slope. 304.3+/- acres are currently in CRP and food plots, if terminated these acres will be free and clear to farm or rent in 2011. The annual CRP payment is approximately \$11,739 and the CRP Contract expires 9/30/2020. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
OpB	Opal clay, 3 to 6 percent slopes	107.1	34.0%	IIIe	61	25
PrA	Promise clay, 0 to 3 percent slopes	74.9	23.7%	IIIs	69	28
PrB	Promise clay, 3 to 6 percent slopes	55.8	17.7%	IIIe	67	26
OpC	Opal clay, 6 to 9 percent slopes	52.3	16.5%	IVe	52	21
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	21.5	6.8%	Ve	27	
PrC	Promise clay, 6 to 9 percent slopes	2.2	0.7%	IVe	57	23
Wt	Witten clay	2	0.6%	IIIs	74	40
Weighted Average					60.2	23.6

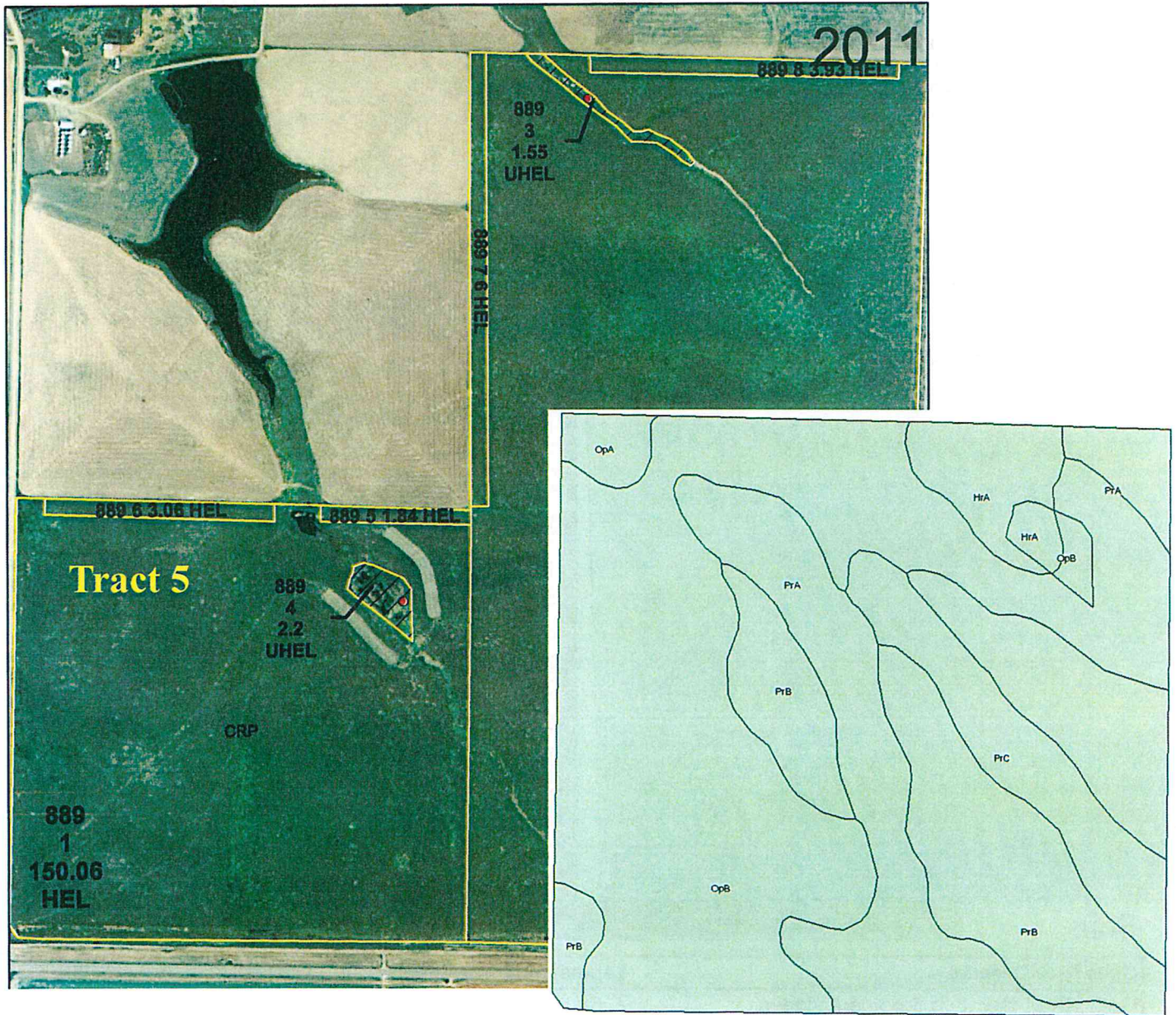
TRACT 5

Legal Description: SW1/4 of Sec 21-T5N-R26E, B.H.M. Stanley Co. S.D.

Acres: 160+/-

Taxes: \$525.14

According to FSA information, Tract 5 has 154.96+/- tillable acres and has a wheat base of 4.9 acres with a 23bu. Direct and 23bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 61.5% comprised mostly of Promise Clay and Opal Clay with 3-6% slope. 150+/- acres are currently in CRP and food plots, if terminated these acres will be free and clear to farm or rent in 2011. The annual CRP payment is approximately \$5,787 and the CRP Contract expires 9/30/2020. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
OpB	Opal clay, 3 to 6 percent slopes	71.8	45.7%	IIIe	61	25
PrB	Promise clay, 3 to 6 percent slopes	38.2	24.3%	IIIe	67	26
PrA	Promise clay, 0 to 3 percent slopes	25	15.9%	IIIs	69	28
PrC	Promise clay, 6 to 9 percent slopes	12.3	7.9%	IVe	57	23
HrA	Capa silt loam, 0 to 3 percent slopes	7.4	4.7%	VIIs	17	
OpA	Opal clay, 0 to 3 percent slopes	2.5	1.6%	IIIs	66	26
Weighted Average					61.5	24.4

TRACT 6

Legal Description: SE1/4 of Sec 20-T5N-R26E, B.H.M. Stanley Co. S.D.

Acres: 160+/-

Taxes: \$547.44

According to FSA information, Tract 6 has 153 tillable acres and has a wheat base of 112.7 acres with a 23 bu. Direct and 23 bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 64.7% comprised mostly of Promise Clay and Opal Clay with 3-6% slope. There are currently 107.36+/- acres tilled and will be free and clear to farm or rent in 2011. 40.3 acres are currently in CRP and food plots, if terminated these acres will be free and clear to farm or rent in 2011. The annual CRP payment is \$1,514 and CRP contract expires 9/30/2020. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
OpB	Opal clay, 3 to 6 percent slopes	50.3	32.4%	IIle	61	25
PrB	Promise clay, 3 to 6 percent slopes	44.7	28.9%	IIle	67	26
PrA	Promise clay, 0 to 3 percent slopes	32.8	21.2%	IIIs	69	28
MoB	Millboro silty clay loam, 3 to 6 percent slopes	14	9.0%	IIle	75	32
OpC	Opal clay, 6 to 9 percent slopes	10.4	6.7%	IVe	52	21
Ps	Promise-Capa complex	1.1	0.7%	IVs	54	28
W	Water	0.7	0.4%		0	
OpA	Opal clay, 0 to 3 percent slopes	0.6	0.4%	IIIs	66	26
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	0.4	0.3%	Ve	27	
Weighted Average					64.7	26.1

TRACT 7

Legal Description: NW1/4 of Sec 30-T5N-R26E, B.H.M., Stanley Co S.D., excepting therefrom approximately 9.79 acres which is part of Hwy 34. **Acres:** 150.21+/- **Taxes:** \$524.24

According to FSA information, Tract 7 has 143.6 tillable acres and has a wheat base of 143.6 acres with a 23 bu. Direct and 23 bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 64% comprised mostly of Promise Clay with 3-6% slope. This parcel is currently leased for the 2011 crop year with a buyer to receive a \$8,900 credit. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	56.4	38.3%	IIIe	67	26
PrA	Promise clay, 0 to 3 percent slopes	46.4	31.5%	IIIs	69	28
PrC	Promise clay, 6 to 9 percent slopes	23.7	16.2%	IVe	57	23
OpC	Opal clay, 6 to 9 percent slopes	10.4	7.1%	IVe	52	21
Wt	Witten clay	6.8	4.6%	IIIs	74	40
Ko	Kolls clay	1.8	1.2%	Vw	27	
W	Water	1.4	1.0%		0	
Weighted Average					64	25.8

TRACT 8

Legal Description: SE1/4, NE1/4 of Sec 25-T5N-R25E, B.H.M. in Stanley Co. S.D., except Lot H-1 containing 10.03 acres +/-, heretofore conveyed to the State of SD for the hwy. **Acres:** 309.97+/- **Taxes:** \$802.18 According to FSA information, Tract 8 has 305 tillable acres and has a wheat base of 9.5 acres with a 23 bu. Direct and 23 bu. CC yield. According to Surety AgriData, this tract has a Productivity Index of 51.1% comprised mostly of Promise Clay, Opal Clay and Kolls Clay with 3-6% slope. This parcel has 295.5 acres currently enrolled in CRP and food plots, expiring 9/30/2020 providing an annual contract payment of \$10,671. Buyer has the option to assume or terminate CRP contract at seller's expense. If CRP contract is terminated these acres will be free and clear to farm or rent in 2011. Title Exceptions Summary: Oil, gas, and mineral rights do not convey with the property.



Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	94.4	30.5%	IIIe	67	26
OpB	Opal clay, 3 to 6 percent slopes	55.7	17.9%	IIIe	61	25
LkD	Lakoma-Okaton clays, 6 to 15 percent slopes	44.6	14.4%	Ve	28	16
Ko	Kolls clay	44.4	14.3%	Vw	27	
OpC	Opal clay, 6 to 9 percent slopes	37.7	12.1%	IVe	52	21
PrA	Promise clay, 0 to 3 percent slopes	15.8	5.1%	IIIs	69	28
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	14.5	4.7%	Ve	27	
Wt	Witten clay	3.3	1.0%	IIIs	74	40
ScE	Sansarc-Opal clays, 15 to 40 percent slopes	0.1	0.0%	VIIe	5	
Weighted Average					51.1	19.1

FARMERS | RANCHERS | HUNTERS | INVESTORS CLOSE PROXIMITY CONVENIENT FOR EQUIPMENT

BROKERS NOTES

This multi-parcel auction presents an excellent opportunity for farmers, investors, and ranchers to purchase 160 acres up to 1900+/- acres of land for an investment or add to an existing operation. This farm in central South Dakota has a high percentage of tillable acres, strong soil productivity and excellent access from Hwy 14, only 32 miles west of Pierre. Hunting/Recreational opportunities are endless with whitetail deer, mule deer, antelope, pheasants, quail, and other upland game birds frequenting the property. According to the seller most of the property has been in CRP for about 20 years to prevent soil erosion. Only 32 miles from the Missouri River, offering endless outdoor opportunities. Whether you are looking for a small or large investment, plan to attend this auction and come prepared to buy.

TERMS

This is a cash sale. Closing will be scheduled on or before May 5th 2011. In order to enter and bid at the auction a bidding fee is required in the amount of \$10,000 (certified funds), made payable to the Advantage Land Company, LLC Trust Account, refundable if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price and 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 2010 RE taxes due and payable in 2011 will be paid by the seller. The 2011 taxes payable in 2012 will be the responsibility of the purchaser. Possession will be given at closing but a portion of this property is sold subject to an existing cash rent lease for 2011. Sold subject to CRP Contracts that may be assumed or terminated at time of purchase. If terminated, seller to pay CRP termination fees and CRP acres will be available to farm or rent in 2011. If CRP contract is assumed, buyer to receive CRP payment starting in 2011. Buyers will be credited by the seller for the 2011 crop year at closing on specified tracts for a total of \$37,500, see specific buyer credits on each tracts. This is a seller concession to the buyer for being unable to farm in 2011. Existing cash rent lease will terminate upon harvest of 2011 crops. 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 Stanley 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. Purchase subject to a 7% buyer's premium. This sale is subject to seller confirmation. The bidder with the winning bid must contact United Country - Advantage Land Co. within 24 hours after the close of the auction. Office (605)692-2525. Fax (605) 692-2526



REGIONS LAND BROKER



ADVANTAGE *Land* **CO.**

510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525
Info@AdvantageLandCo.com
AdvantageLandCo.com
Ucalco.com

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