

ADVANTAGE
Land Co.

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**United
Country®**
Real Estate

157.24+/- ACRES IN SPINK CO. LAND AUCTION

Thursday, October 16, 2014 - 10:00am

On Site

Choice Crop Land Lays Nearly Level!



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

Gunner Hamilton, Owner

605.692.2525 - AdvantageLandCo.com

157.24^{+/-} ACRES OF SPINK CO. CHOICE CROP LAND



Thursday, October 16th, 2014 at 10:00 am
Live Auction Location: On Site

Location: From Redfield: North 6 miles on US HWY 281, then west 2 miles on 167th St, then 1/2 miles north on 384 Ave and property is on the east side of the road.

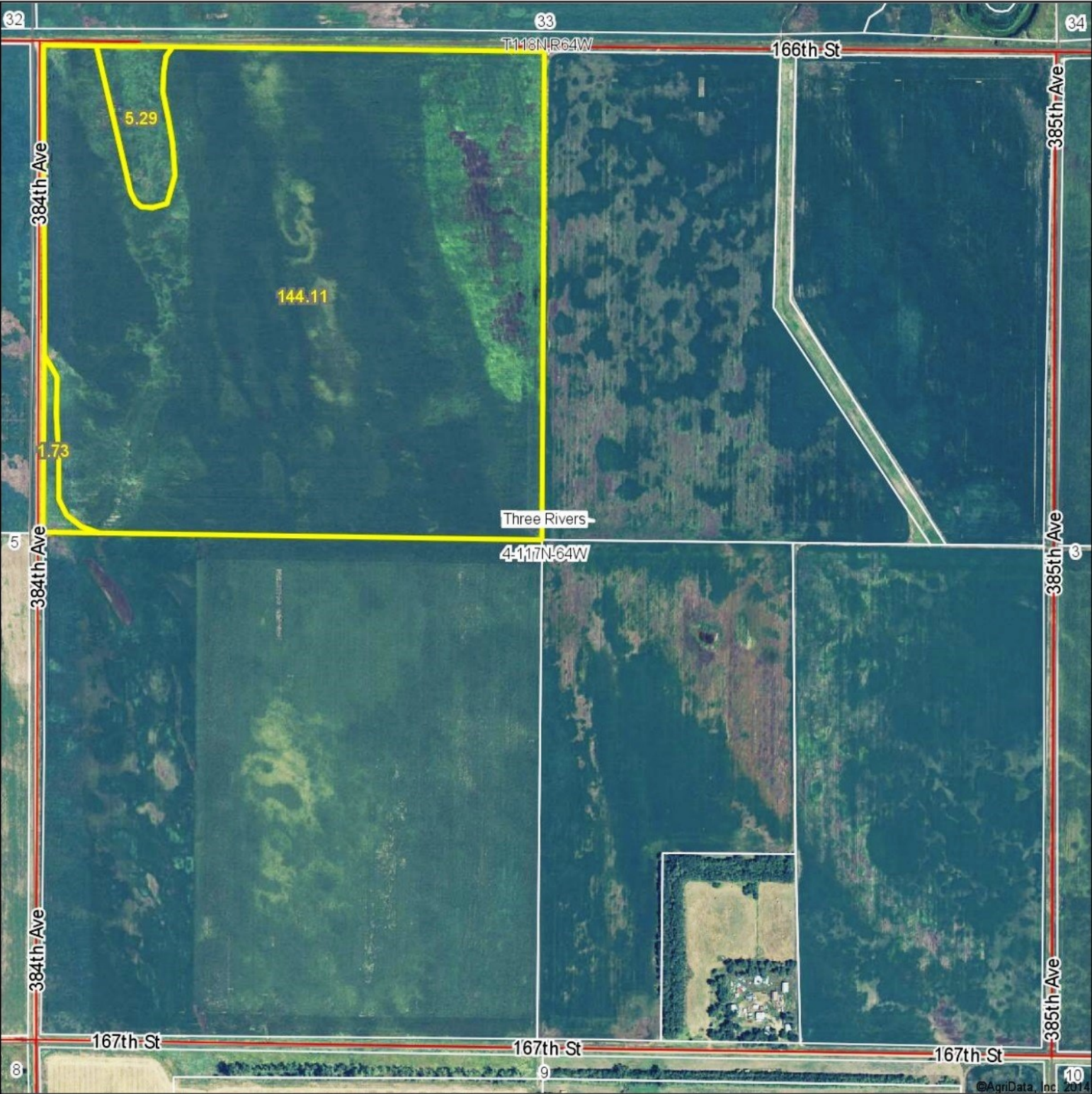
Snap Shot: Majority Class III & II soils, Minimal Waste Land, Eye Appeal with 0-2% Slopes, Located in Excellent Recreational Territory!

Legal Description: NW1/4 Section 4-T117N-R64W Three Rivers Township, Spink County, S.D.

Taxes: \$1,758.70

Owners: Gunner Hamilton

Aerial Map



United
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ADVANTAGE *Land* CO.

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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4-117N-64W
Spink County
South Dakota

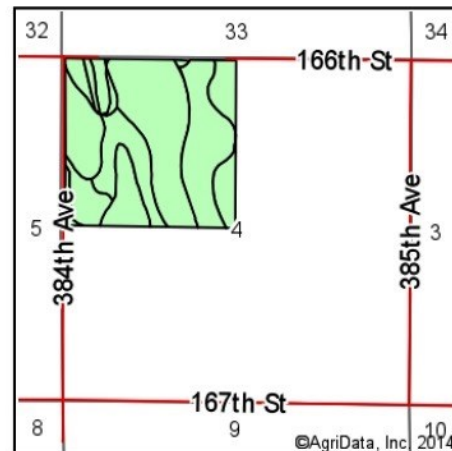
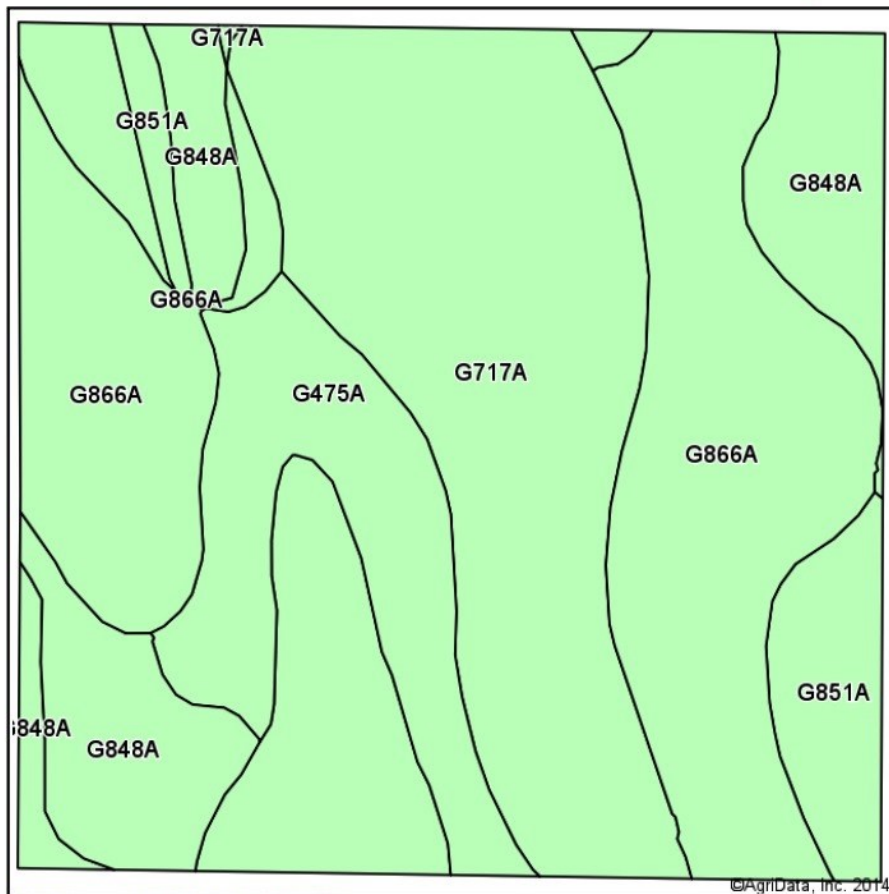
map center: 44° 58' 38.63, 98° 32' 38.65
scale: 9332



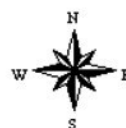
9/16/2014

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

Soil Map



State: **South Dakota**
 County: **Spink**
 Location: **4-117N-64W**
 Township: **Three Rivers**
 Acres: **151.13**
 Date: **9/15/2014**



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Area Symbol: SD115. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Soybeans	Corn	Winter wheat
G717A	Camtown-Turton loams, 0 to 2 percent slopes	54.57	36.1%	IIIIs	62	14	45	21
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	44.45	29.4%	IIIs	80	14	43	1
G848A	Exline-Heil silt loams, 0 to 2 percent slopes	23.00	15.2%	VIIs	18	1	3	
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	17.14	11.3%	IVIs	50	5	28	
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	11.97	7.9%	IVIs	46	8	28	1
Weighted Average					58	10.5	34.7	8





See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : SOUTH DAKOTA

Farm Number : 4959

County : SPINK

Operator Name :

Farms Associated with Operator :

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
151.13	144.11	144.11	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	144.11	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	7.30	0.00	0.00	21	28
Soybeans	136.80	0.00	0.00	31	37
TOTAL	144.10	0.00	0.00		

NOTES

State : SOUTH DAKOTA

Farm Number : 4959

County : SPINK

Tract Number : 4260

Description : E11 NW 4-117-64

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : GUNNER HAMILTON

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
151.13	144.11	144.11	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	144.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
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157.24+/- ACRES OF SPINK CO. CHOICE CROP LAND

BROKERS NOTE: Attention Row Crop Farmers and Investors!

Located 9 miles northwest of Redfield, this quarter section of farmland has eye appeal to a farmer and investor as there are minimal waste acres and the topography is nearly level with 0-2% slopes. This farm promotes high yielding crops with 144.11 cropland acres according to FSA Information. Offering mainly Class III and II soils, including Harmony-Aberdeen silty clay loams and Camtown-Turton loams, the average soil rating is .58 reported by Surety Agridata. There is convenient access on 384th Ave, two miles west of US Hwy 281, just minutes from Redfield, the Pheasant Capital of the World. If you have been searching for a quality investment or looking to add more cropland to your current operation, plan to take advantage of this auction!

TERMS: This is a cash sale. Closing will be on or before November 18th, 2014. 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 2014 farming season expiring March 1st, 2015. All the 2013 real estate taxes payable in 2014 will be paid by the seller. All of the 2014 RE taxes due and payable in 2015 will be paid by the seller. 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 Spink 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 subject to a 7% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



Serving South Dakota and Minnesota Land Owners.



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