

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country®**
Real Estate

43.75+/- ACRES IN DEUEL CO. LAND AUCTION

Thursday, May 19th, 2016 - 11:00am

On Site

Hobby Farm - CRP - Grass - Crop Land



SOLD
\$2,350/Acre

\$102,813.00



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

Owner: Dwayna Paplow

605.692.2525

Advantage**Land**Co.com

43.75+/- ACRES JUST IN SD! HOBBY FARM - RECREATION!



Thursday, May 19th, 2016 at 11:00am
Auction Location : On Site

Location: From Brandt: 7 miles east on 188 St (blacktop), 2 miles south on 486 Ave, 1 mile east on 190 St, land starts on the north side of the road. **From Astoria:** 5 miles north on 483 Ave (blacktop), 4 miles east on 190 St, land starts on the north side.

Snap Shot: Recreational Paradise, Quality Grassland, Income Producing, CRP, Acreage Site with a small house and Mature Trees!

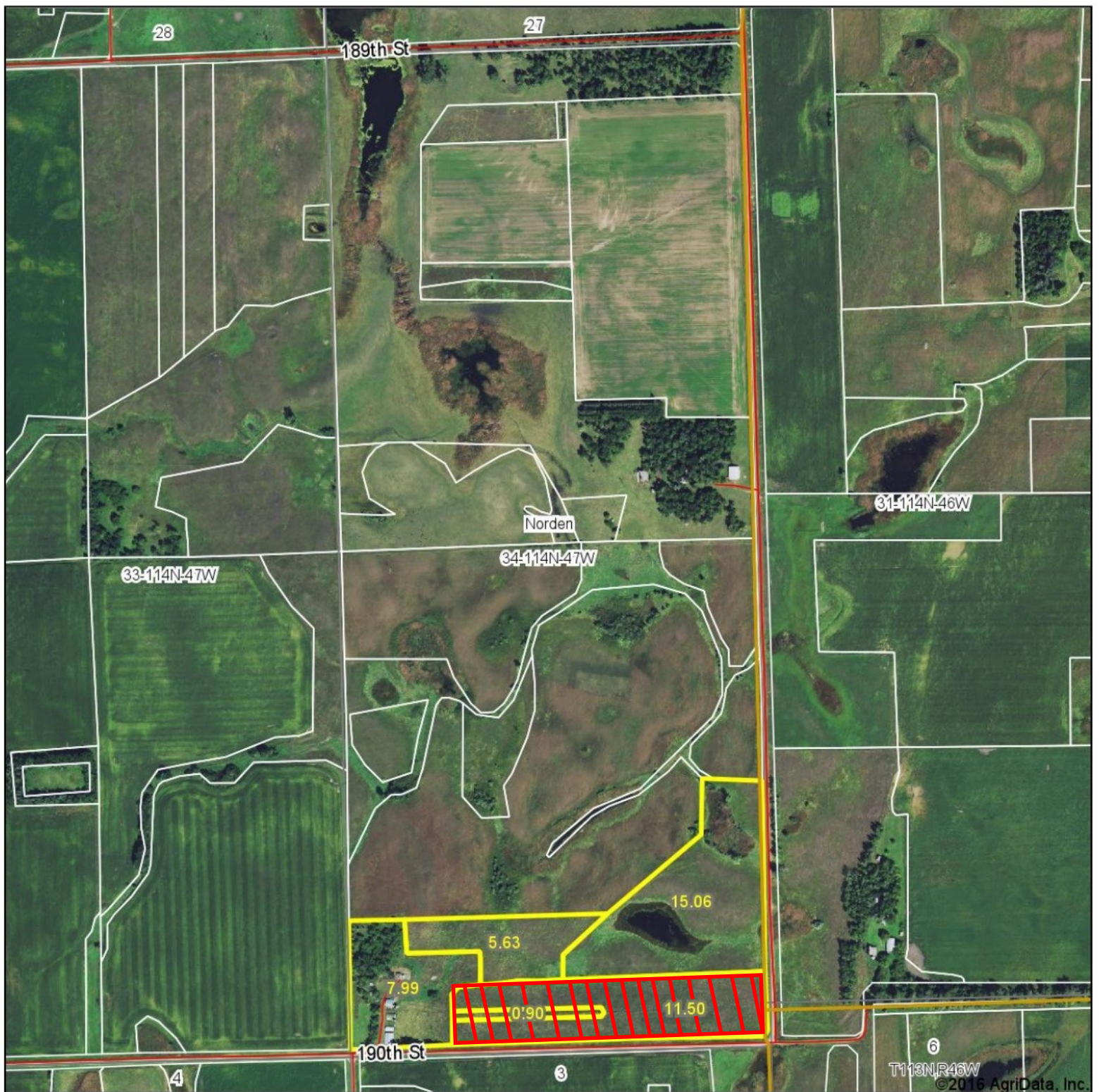
Legal Description: Block 1 of Denekamp Addn in SW1/4 Sec 34-T114N-R47W Norden Twp, Deuel County, South Dakota.

Address: 48704 190 St Astoria S.D. 57213

Total Taxes: \$901.32

Owner: Dwayna Paplow


Aerial Map



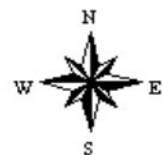
United Country®
ADVANTAGE Land CO.

Maps Provided By:
surety®
CUSTOMIZED ONLINE MAPPING
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map center: 44° 38' 16.63, 96° 27' 21.13

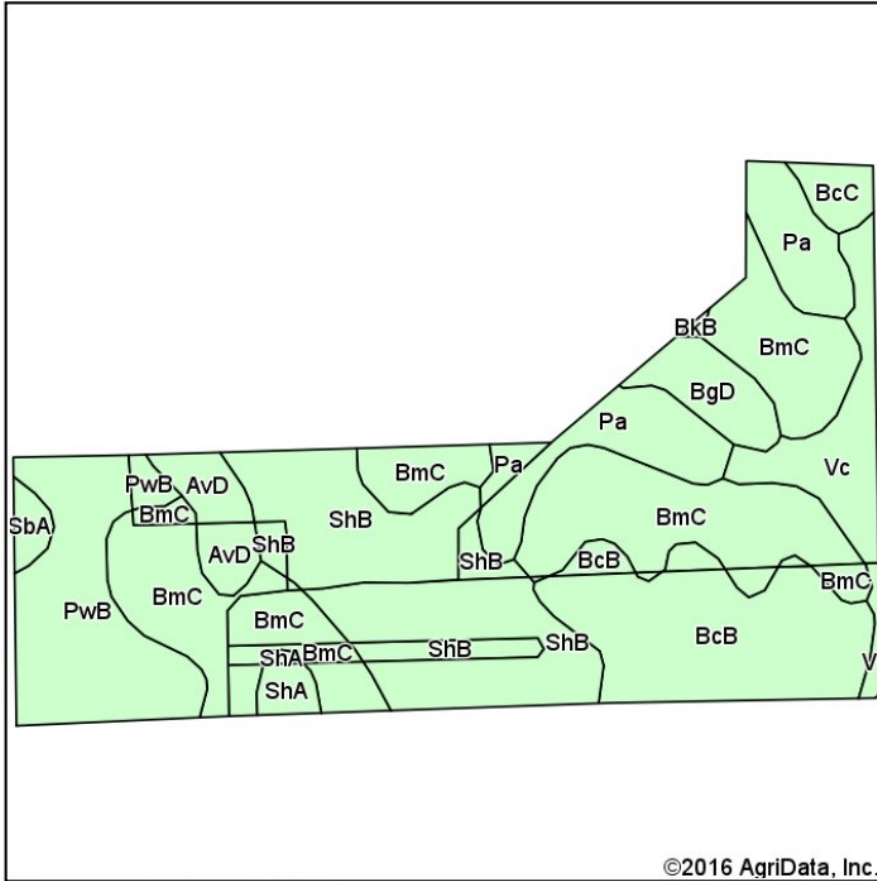
 CRP Contract
34-114N-47W
Deuel County
South Dakota

0ft 820ft 1640ft

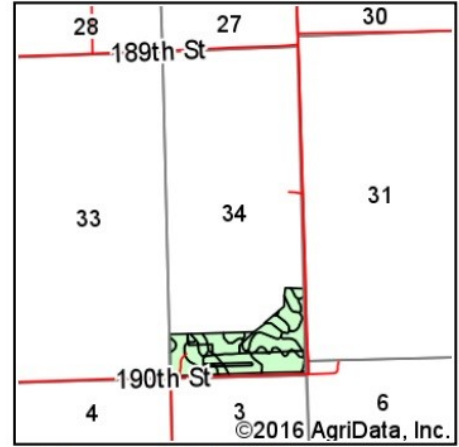


4/13/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Deuel**
 Location: **34-114N-47W**
 Township: **Norden**
 Acres: **41.08**
 Date: **4/13/2016**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	11.97	29.1%	IIIe	64	69	25	34
ShB	Singsaas-Waubay silty clay loams, 1 to 6 percent slopes	7.96	19.4%	Ile	87	89	33	42
BcB	Barnes-Buse loams, 2 to 6 percent slopes	5.78	14.1%	Ile	75	74	27	36
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	4.91	12.0%	Ile	89			
Pa	Parnell silty clay loam	3.84	9.3%	Vw	30	30	11	1
Vc	Vallers loam	2.57	6.3%	IVw	49	50	16	8
BgD	Barnes-Buse-Svea loams, 2 to 15 percent slopes	1.32	3.2%	IVe	53	56	20	28
AvD	Arvilla-Sioux complex, 6 to 15 percent slopes	1.24	3.0%	Vle	10	5	2	7
BcC	Barnes-Buse loams, 6 to 9 percent slopes	0.63	1.5%	IIIe	63	74	27	36
ShA	Singsaas-Waubay silty clay loams, 0 to 2 percent slopes	0.48	1.2%	Is	92	95	36	45
SbA	Sinai silty clay, 0 to 2 percent slopes	0.38	0.9%	IIs	80	84	32	40
Weighted Average					67.4	58.7	21.3	26.3



SOUTH DAKOTA

DEUEL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3103

Prepared : Apr 12, 2016

Crop Year : 2016

Operator Name : DWANA PAPLOW

Farms Associated with Operator : 46-039-3103

CRP Contract Number(s) : 1203A

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
41.08	18.03	18.03	0.00	0.00	12.40	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	5.63	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	3.40	0.00	0	76	

TOTAL 3.40 0.00

NOTES

Tract Number : 2879

Description : FR S 40 ACRES OF SW 34 114 47

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DWANA PAPLOW

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
41.08	18.03	18.03	0.00	0.00	12.40	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	5.63	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	3.40	0.00	0	76

TOTAL 3.40 0.00

NOTES

43.75 ACRES - DEUEL CO. S.D.

QUALITY GRASS & CRP

Attention Row Crop Farmers, Investors, & Potential Rural Acreage Seekers.

This 43.75 acres, located between Brandt and Hendricks, offers a home site, mature trees, CRP and pasture. Situated two miles from Fish Lake amidst a wildlife haven, this property has 12.4 acres enrolled in CRP through 2021 with income of \$941 per year. Currently used for hunting, there are approximately 20 acres of grassland inclusive of two main wetlands, having the potential to be quality pasture. The 18+/- acres previously farmed are made up of mainly Class II soils with a .77 productivity index, while the overall productivity index is .674, with a rolling topography of 0-15% slope. The balance of this property consists of an acreage site inclusive of a house, several outbuildings and a mature grove.

Used during hunting season, this house was built in 1915 with an addition built in 1950, offering 600+sf and a 110+sf porch. This house is equipped with a bathroom, furnace and well water. This acreage offers a 12x16 detached garage, a 40'x60' shed built in 1955, a 32x42 barn and several other outbuildings. The opportunity is here for you to make your own income producing recreational paradise or hobby farm in a beautiful country setting! Take *Advantage* of this opportunity and we will see you at the auction!

*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 June 17th, 2016. Land not under CRP contract is free to farm/pasture or rent in the 2016 season. 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. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be the responsibility of the purchaser. Buyer to assume CRP contract and receive the 2016 payment in fall. 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 be provided and will be provided to the purchasers. 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 Deuel 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 seller confirmation. Not responsible for accidents.



SINCE 1955

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