



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

20.7+/- ACRES - BROOKINGS CO, SD FARMSTEAD AUCTION

Thursday, October 12th, 2017 - 10:00am

On Site

FARMSTEAD WITH ABILITY TO MAKE IT YOURS

SOLD
\$249,000



ADVANTAGE *Land* CO.

Owner: Richard M Gebhart Estate

605.692.2525

Advantage**Land**Co.com

20.7 +/- ACRES NEAR ELKTON, SD

FARMSTEAD WITH ABILITY TO MAKE IT YOURS



Thursday, October 12th, 2017
Farmstead at 10:00am Personal Property to follow
Auction Location: 48280 216th St., Elkton, SD

Property Address: 48280 216th St., Elkton, SD

Location: From Elkton: 3 miles west on Hwy 13, 1 mile north on 483rd Ave, 1/4 mi west on 216th, Site on N side.

From Brookings: 10 miles east on Hwy 14, 4 miles south on 483 Ave., 1/4 miles west on 216th St, acreage is on the north side of road.

Snap Shot: Newer Ranch Style Home Built in 2005 with 3 Bed & 2 Bath, Balance of Outbuildings, Crop and Pasture Land Surrounded by Strong Mature Trees!

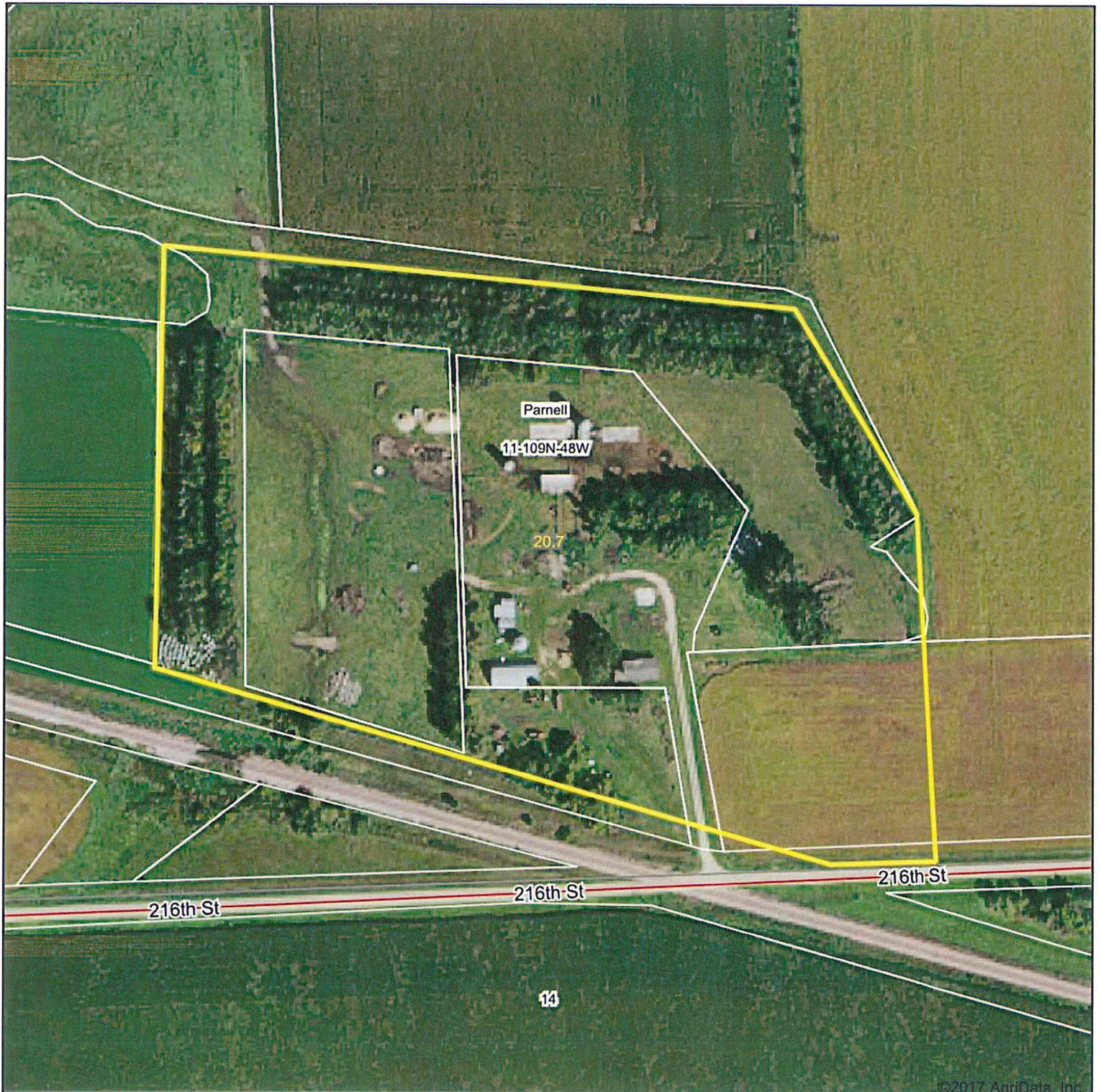
Legal Description: Lot 1 of Gebhart Addition in the SE 1/4 of Sec 11-T109N-R48W Parnell TWP, Brookings Co, SD

Taxes: \$2,359 estimate

Open House Dates: Saturday, September 23rd 11am-1pm and Thursday October 5th 5-7pm

Owner: Richard M Gebhart Estate

Aerial Map



map center: 44° 15' 17.36, -96° 33' 5.16

0ft 243ft 486ft

United
Country
ADVANTAGE *Land* CO.

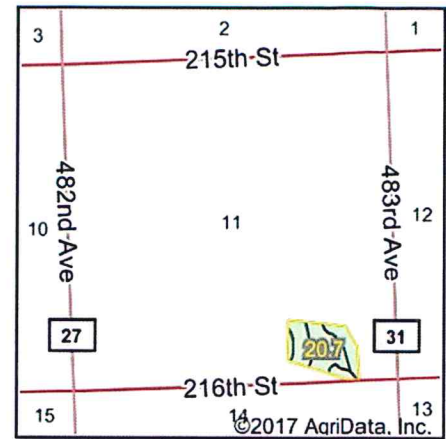
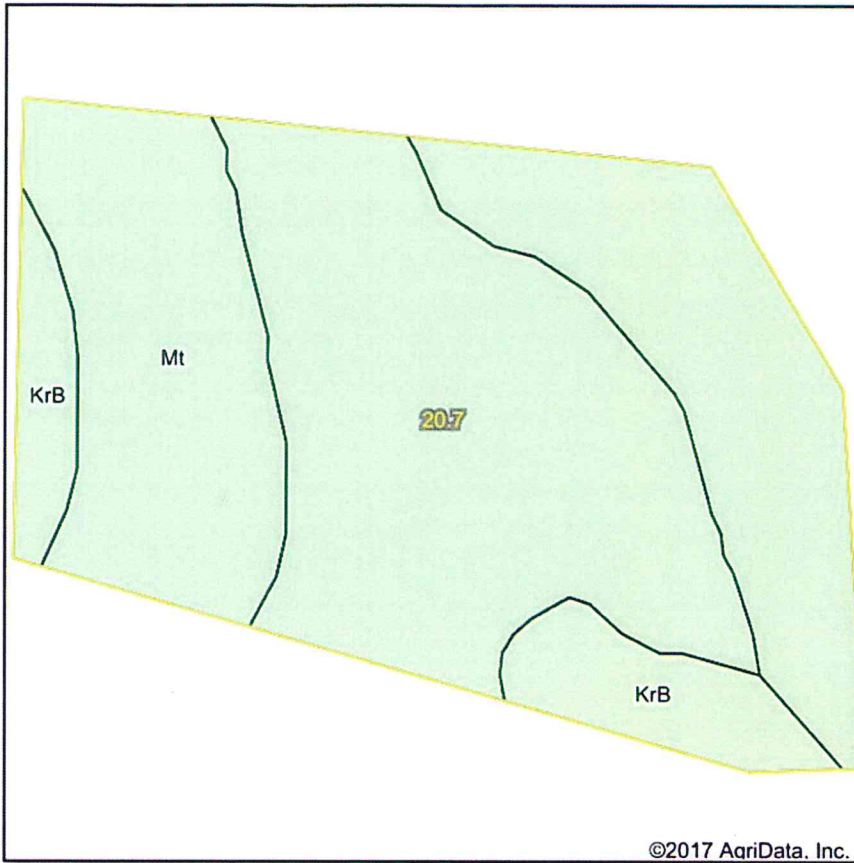
Maps Provided By
 **surety**
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11-109N-48W
Brookings County
South Dakota



9/13/2017

Soils Map



State: **South Dakota**
 County: **Brookings**
 Location: **11-109N-48W**
 Township: **Parnell**
 Acres: **20.7**
 Date: **9/13/2017**

United Country
 ADVANTAGE *land* CO.

Maps Provided By

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Area Symbol: SD011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	9.49	45.8%	Ils	81	87	28
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	8.95	43.2%	Is	93		
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2.26	10.9%	Ile	87		
Weighted Average					86.8	39.9	12.8



Drain Tile Map



 10" Main Non Perforated Tile Line - Drainage Easement

 5" Perforated Tile - Several hundred feet located in NW corner & SE corner



FSA 156EZ Form

SOUTH DAKOTA

BROOKINGS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9080

Prepared : Sep 5, 2017

Crop Year : 2017

Operator Name

Farms Associated with Operator

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
21.04	7.32	7.32	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	7.32	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	0.35	0.00	0	54	
Oats	0.30	0.00	0	60	
Corn	3.13	0.00	0	145	
Soybeans	2.53	0.00	0	37	
TOTAL	6.31	0.00			

NOTES

Tract Number : 6417

Description : 21 Acreage SE1/4 11 109 48

BIA Unit Range Number :

NEL Status : NHSL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RICHARD M GEBHART ESTATE

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
21.04	7.32	7.32	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	7.32	0.00	0.00	0.00	0.00	

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Corn	3.13	0.00	0	145
Soybeans	2.53	0.00	0	37

Tract 6417 Continued ...

TOTAL 6.31 0.00



20.7+/- ACRES NEAR ELKTON, SD

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BROKERS NOTES

If you have been seeking a country lifestyle with a good mix of mature trees, cropland, & pasture with a newer home, look no further! Now is your opportunity to capitalize on this 20.7 acre farmstead located near Elkton and only 14 miles from Brookings! This prolific acreage has been in the Gebhart family since 1951!

The 1,400sf ranch style home was built in 2005 with 3 bedrooms and 2 full bathrooms on the main floor, including the master suite with a walk in closet. This home is practical with an open layout and main floor laundry. Design as you desire as the porch and basement are unfinished with a total square foot of 1,596. This cozy home is quipped with a propane furnace and rural water.

Also offering well water and 200amp electrical service, this farmstead has a 36' x 72' Quonset, a 5,000 bu Sioux Drying Bin with Stir-Ator & Sweep, and two older granaries attached with an open face Lean-To.

The 20 acres is made up of Class I and II soils with a strong overall soil index of 86.9%! According to FSA, there are 7.32 acres of crop land, of which 2.55 is currently sowed to alfalfa. There are approximately 7.5 acres used as pasture, pens and working area with a livestock waterer supplied by well or rural water. Several mature groves protect the farmstead and livestock from the harsh elements. With the strength of productivity in the soils, there is potential for more acres to be turned to lush pasture or high producing farmland.

This property is productive yet has an abundant space for options to make it your own! We will see you at the auction and come prepared to own it.

Water: Rural Water: Brookings-Deuel (\$36/mo, last 3 year average) and a private well.

Electric: Sioux Valley Electric (\$80/mo, last 3 year average)

Propane: CHS (920-1120 gal/year average)

Open House Dates: Saturday, September 23rd from 11am-1pm and Thursday, October 5th from 5-7pm

Personal Property Included: Washer/Dryer, Fridge, Range

*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 November 15, 2017. 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 2016 RE taxes due and payable in 2017 will be paid by the seller. The 2017 real estate taxes due in 2018 will be prorated to the date of close, as a credit at closing based on previous year's taxes. Buyer to credit seller at closing for the propane in the LP tank in the amount of \$400. 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 plat has been provided at seller's expense. 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 Brookings 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. Sold subject to drainage easement for rights to maintain and finish tile installation upon acceptance from Rail Road.

PERSONAL PROPERTY AFTER REAL ESTATE

Farm Equipment

- JD 4430, duals, rock box,
- Super M-TA Farmall DUAL Loader Wide Front, #64592 (Good Tires)
- New Holland Diesel L455 Skid Steer
- JD 3020 Powershift #SNT113PO88597R
- Farmall 300 with Narrow Front #3106
- JD Combine 6600
- JD Corn Head 444
- JD Oats/Wheat Combine Head
- JD Bean Head 224
- JD Rake 696A
- JD 336 Square Baler (lightly used)
- IH 55 Chisel 14'
- IH 20' Field Cultivator
- 710 5 Bottom Plow
- JD 4 Bottom Plow
- JD LL166 16' Drill
- JD EOC11 Field Cultivator 16', 3pt w/ 2 bar harrow
- JD 370 Manure Spreader - non stick bottom
- JD Disc 16' H1000 (2 qty)
- Dakon 280 Gravity Wagon
- Dakon Model 250 Gravity Wagon
- Gravity Wagon
- 3 Point Post Hole Digger
- 8' Snow Blower, 3pt hydraulic spout w/ 2 augers (paint not even worn off)
- Pickup Fuel Tank
- Farm King 7"x51' Auger
- Kuker 500 Gal Sprayer with booms
- 3pt Track Closer
- Farmhand Feedmaster Grinder/Mixer Model F81C
- Versatile Swather 400 Hydrostatic
- 7' Howse 3 pt Rotary Mower
- Hale Stock Trailer
- NH Stackliner 1033
- Feterl Rotary Screen Model 85 Grain Cleaner



Vehicle

- 2008 Ford Explorer Utility 4D XLT 4WD with 89,000 miles
Vin #1FMEU73EX8UA89022

Vintage Farm Equipment & Antiques:

- Rough but Rare Col-Tex Gas Sign with Antelope DSP
- Aladdin Lamp
- Underwood Typewriter
- Galvanized Chicken Waterers
- Large Steel Wheel
- Egg Baskets
- Horse Tack and Harnesses
- Horse Drawn Machinery: Cultivator, Disc, Mower, Dump Rake, and Planter
- Glass Insulators
- Potato Cutter
- JD Corn Sheller
- IH End Gate Seeder
- Fanning Mill
- Potato Planter
- Wire Winder

Woodworking | Tools | Miscellaneous:

- Drill Press-16 speed
- Pro-Tech Table Saw
- 6" Belt & Disc Sander
- Delta Iron Bed 1440 Lathe
- Edenpure Infrared Heater
- Vermont American Router
- Corn Sheller Fork
- Schumacher Battery Charger
- Solar Battery Charger
- Circular & Chop Saw
- Century Stick Welder
- JD Nipco Heater
- 20' Werner Extension Fiberglass Ladder
- Torch Cart with Victor Gauges, Torch hoses & Misc Tips
- There are many garden tools, shovels, drills, power tools, shop tools, wrenches, screwdrivers, and miscellaneous tools
- MZ Magnum Bad Boy 54" zero Turn mower, 154 hrs
- Intek 11hp Snapper 30" Cut
- Ranch King 42" Cut
- Southland weedeater 22" Cut
- McCulloch Weedeater
- Weedeater

Terms:

100% payable day of sale. No items removed until settle with clerk. Info contained herein is deemed to be correct but not guaranteed. Announcements made day of sale take precedence over all written material. Not responsible for accidents. Sold as is, where is.



EQUIPMENT PICTURES





REGIONS LAND BROKER



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