



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

5 TRACTS

752.83+/- ACRES - HAND COUNTY, SD LAND AUCTION

Thursday August 2nd, 2018 - 11:00am

Hand County SD

5 Quarters Back to Back

SOLD

Tract 1: \$2,940 / Acre

Tract 2: \$2,625 / Acre

Tract 3: \$3,255 / Acre

Tract 4: \$2,520 / Acre

Tract 5: \$2,257.50 / Acre

2 Buyers



ADVANTAGE *Land* CO.



Owners: Willowdean Stephens Trust

605.692.2525

Advantage*Land*Co.com

FARMERS | INVESTORS | HUNTERS

5 Quarters Back to Back



Thursday, August 2nd, 2018

**Auction Location: American Legion in Miller, SD
South Broadway Ave (Highway 45) , Miller, SD 57362**

Land Location from Miller: 6 miles North on Hwy 45, 7 1/2 miles East on 191st St, Tract 2 will be on the North side of the road.

From Wessington: 13 miles North on Hwy 12/ 374th Ave, 5 miles west on 191 St, 1/2 mile North on 369 Ave, Tract 5 will be on the West side of the road.

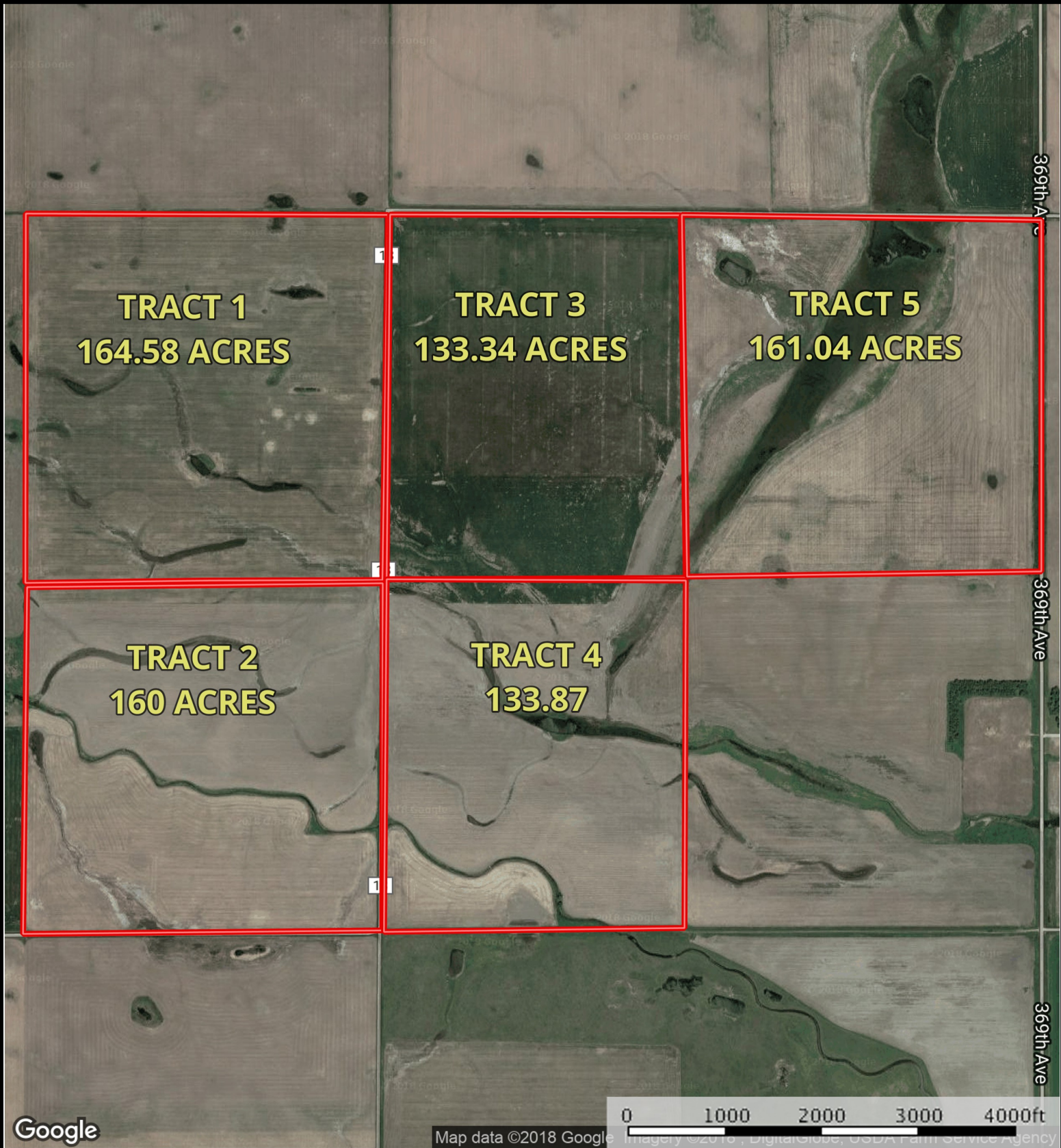
Snap Shot: 5 Contiguous Quarters, Good Access, Majority Class II Clay Dirt Ranked at 88%, Turnkey Farm with Recreational Attributes in East Central South Dakota.

Legal Description: E 1/2 of Section 1-T113N-R67W and N 1/2 and SW1/4 of Section 6-T113N-R66W Hand County, SD.

Total Taxes: \$7,089.64

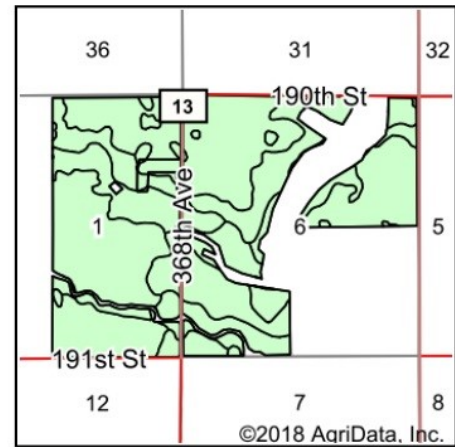
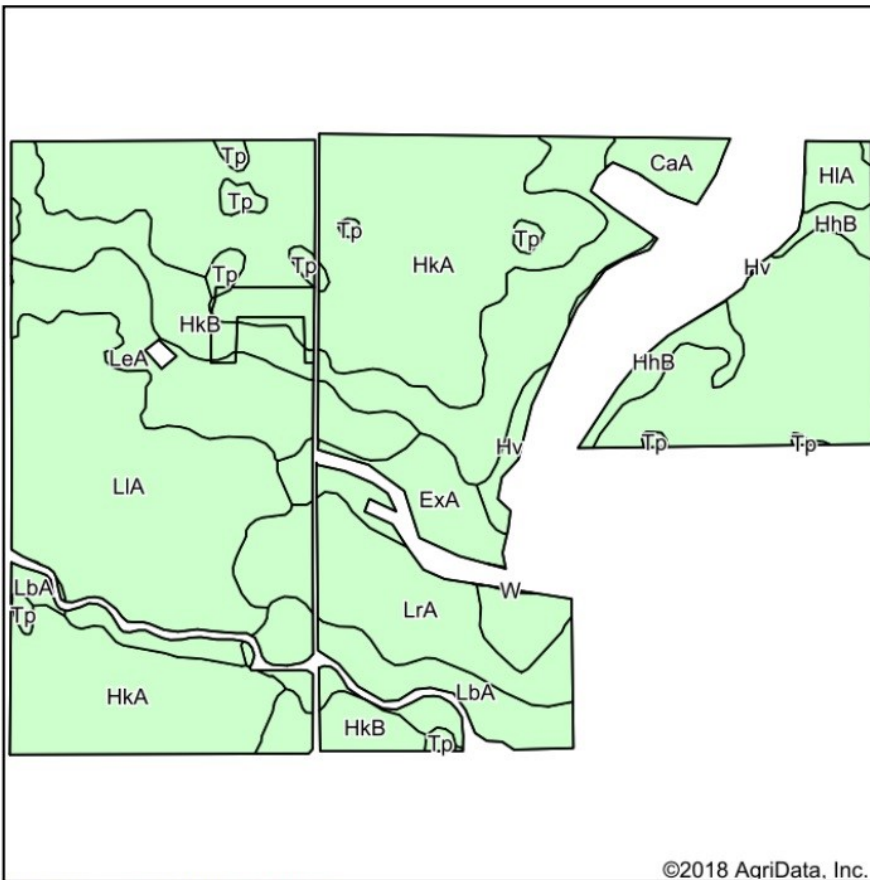
Owner: Willowdean Stephens Trust

Overall Aerial Map



Google

Overall Crop Land Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **1-113N-67W**
 Township: **York**
 Acres: **644.86**
 Date: **5/4/2018**

United Country
ADVANTAGE Land CO.

Maps Provided By:

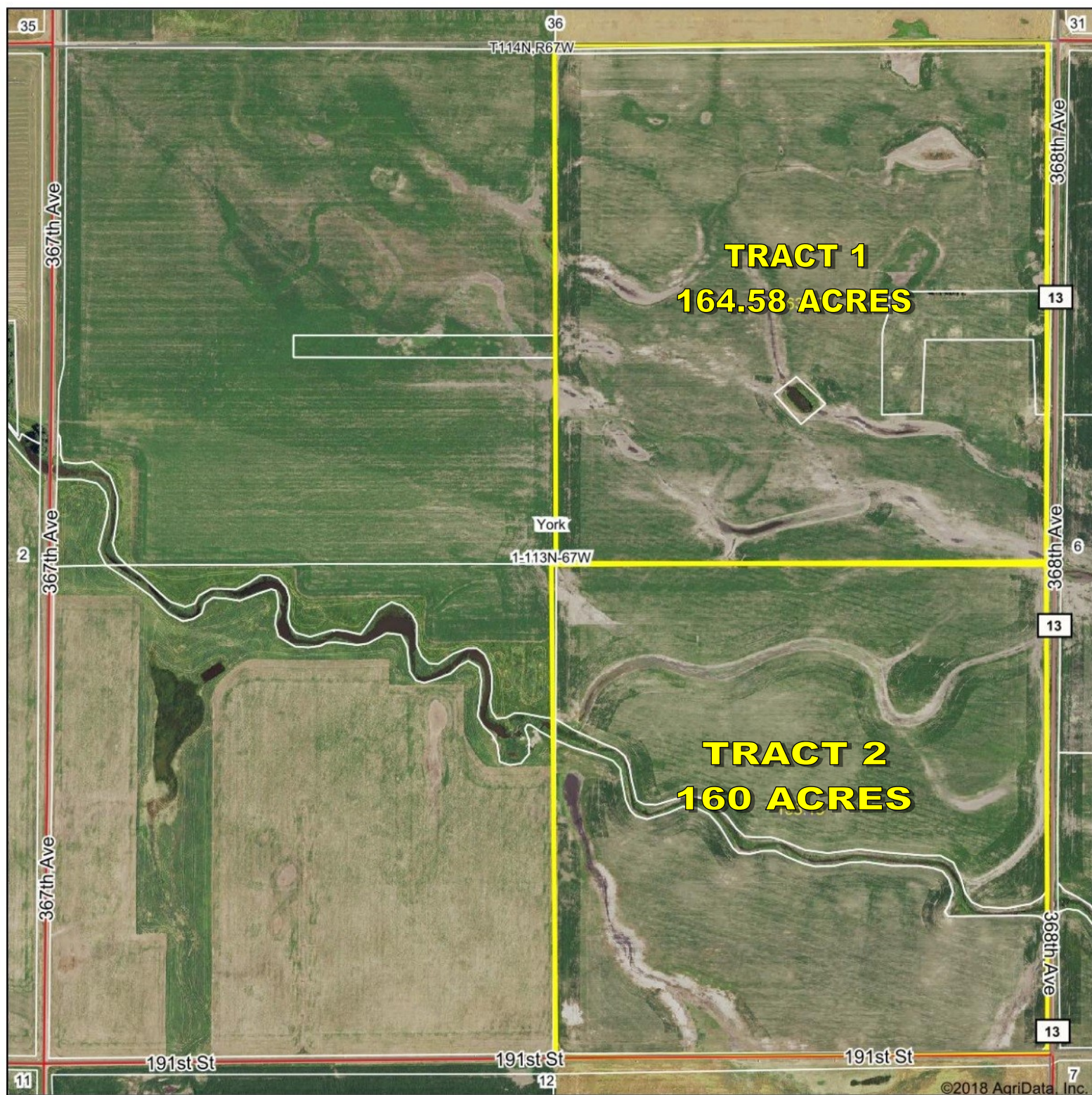


Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	252.26	39.1%	IIc	88	
LIA	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	104.63	16.2%	VIW	34	
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	82.95	12.9%	IIe	84	
LrA	Lane-Jerauld silty clays, level	48.16	7.5%	IIIs	65	53
LeA	Bon-Northville complex, nearly level	45.94	7.1%	IIc	91	70
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	33.12	5.1%	IIc	84	
ExA	Jerauld-Lane silty clays, level	31.31	4.9%	VIIs	41	
HhB	Houdek loam, 2 to 6 percent slopes	13.13	2.0%	IIe	81	
Tp	Tetonka silt loam, 0 to 1 percent slopes	11.42	1.8%	IVW	56	
CaA	Dudley silt loam, nearly level	8.94	1.4%	IVS	37	26
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	7.10	1.1%	IIc	61	
Hv	Hoven silt loam, 0 to 1 percent slopes	5.76	0.9%	VIIs	15	
W	Water	0.14	0.0%		0	
Weighted Average					72.3	9.3



Tract 1 & 2 Aerial Map



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Country
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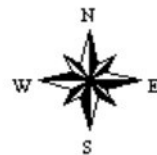
map center: 44° 37' 38.7, -98° 50' 10.2

0ft 817ft 1634ft

Maps Provided By:

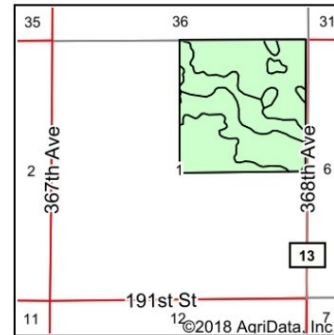
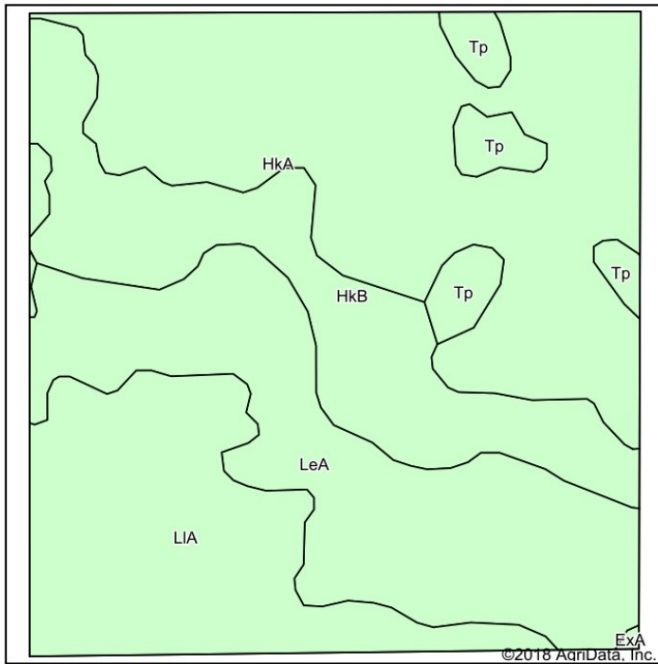


1-113N-67W
Hand County
South Dakota



5/1/2018

Tract 1 Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **1-113N-67W**
 Township: **York**
 Acres: **164.48**
 Date: **5/1/2018**

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Maps Provided By:
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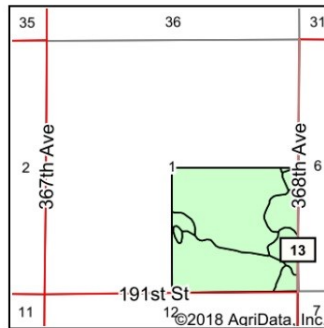
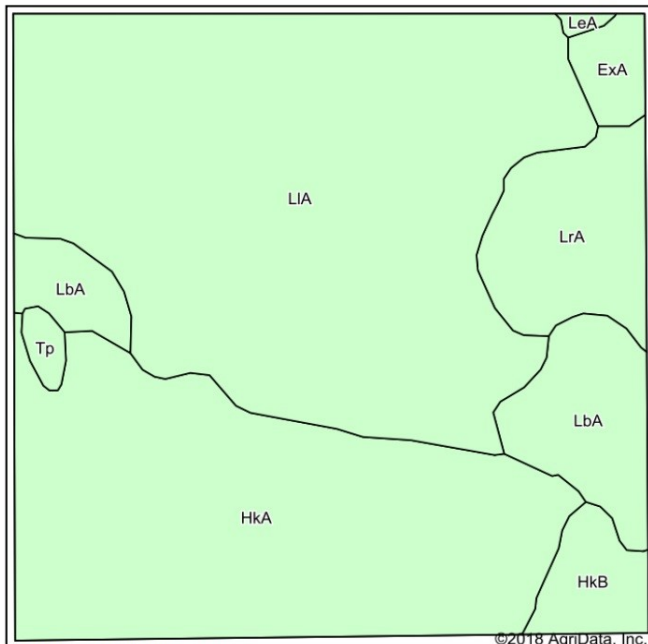
Soils data provided by USDA and NRCS.

Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	57.01	34.7%	IIc	88	
LeA	Bon-Northville complex, nearly level	38.91	23.7%	IIc	91	70
LIA	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	33.02	20.1%	VIw	34	
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	28.81	17.5%	IIe	84	
Tp	Tetonka silt loam, 0 to 1 percent slopes	6.58	4.0%	IVw	56	
ExA	Jerauld-Lane silty clays, level	0.15	0.1%	VIIs	41	
Weighted Average					75.8	16.6



Tract 2 Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **1-113N-67W**
 Township: **York**
 Acres: **160**
 Date: **5/1/2018**

United Country
 ADVANTAGE *Land* CO.

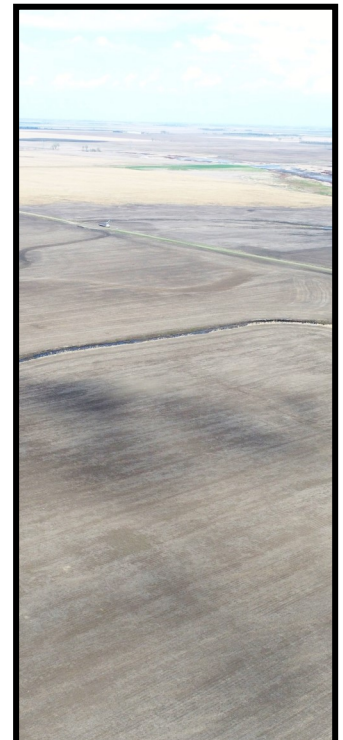
Maps Provided By:
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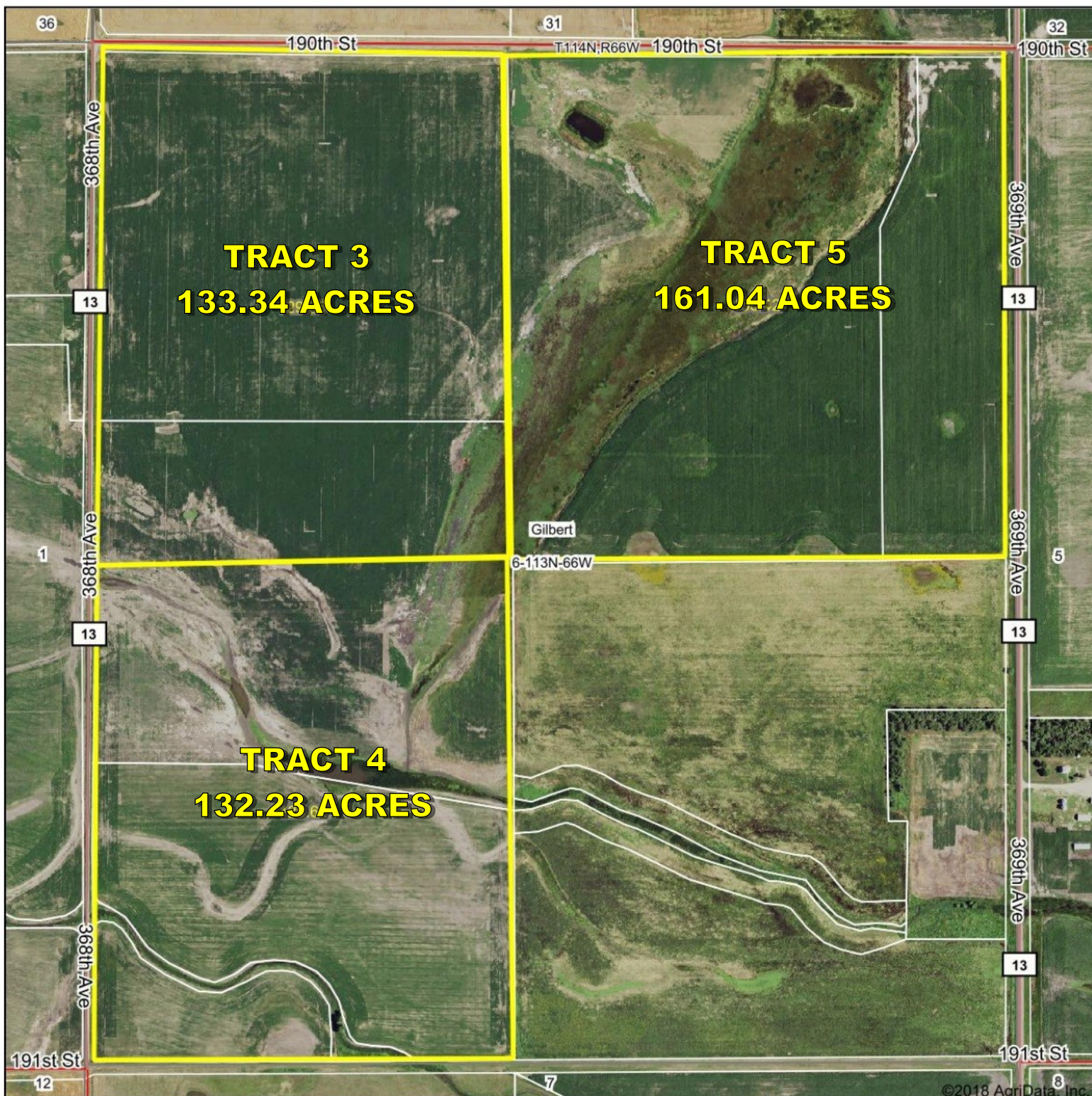
Soils data provided by USDA and NRCS.

Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
LIA	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	76.85	48.0%	VIw	34	
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	50.25	31.4%	IIc	88	
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	12.68	7.9%	IIc	84	
LrA	Lane-Jerauld silty clays, level	11.45	7.2%	IIIs	65	53
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	4.56	2.8%	IIe	84	
ExA	Jerauld-Lane silty clays, level	2.78	1.7%	VIIs	41	
Tp	Tetonka silt loam, 0 to 1 percent slopes	1.07	0.7%	IVw	56	
LeA	Bon-Northville complex, nearly level	0.36	0.2%	IIc	91	70
Weighted Average					59	4



Tract 3, 4, & 5 Aerial Map



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map center: 44° 37' 38.95, -98° 49' 0.21

0ft 810ft 1621ft

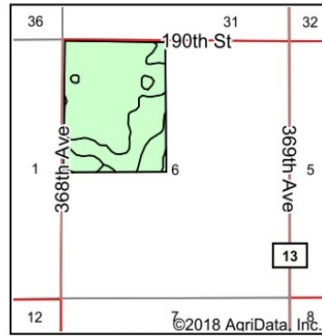
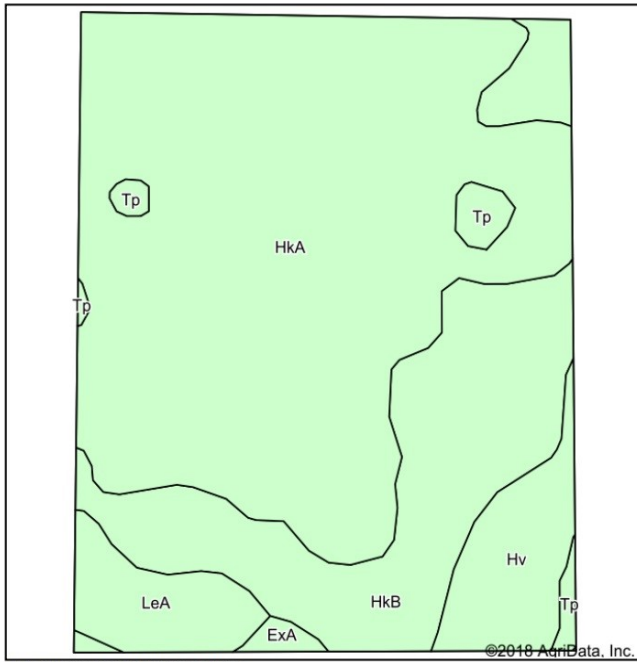
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6-113N-66W
Hand County
South Dakota



5/1/2018

Tract 3 Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **6-113N-66W**
 Township: **Gilbert**
 Acres: **133.34**
 Date: **5/1/2018**

United Country
ADVANTAGE Land CO.

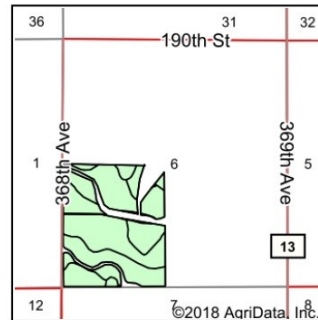
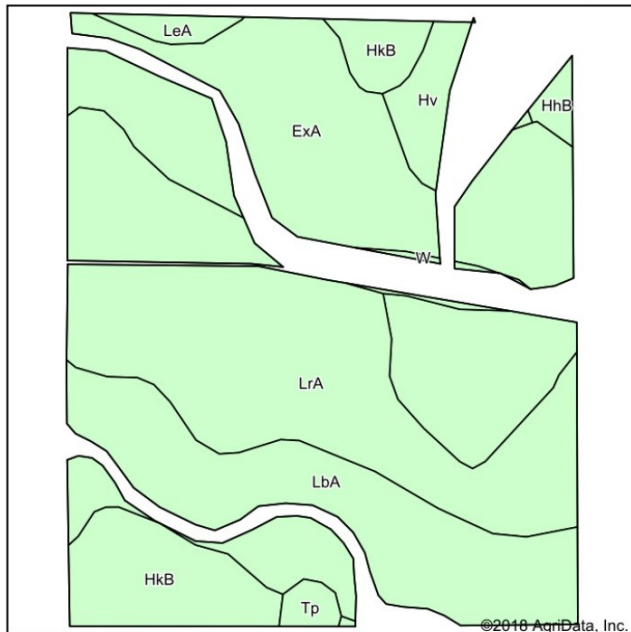
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Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	83.05	62.3%	Ilc	88	
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	31.58	23.7%	Ile	84	
Hv	Hoven silt loam, 0 to 1 percent slopes	8.43	6.3%	Vis	15	
LeA	Bon-Northville complex, nearly level	6.69	5.0%	Ilc	91	70
Tp	Tetonka silt loam, 0 to 1 percent slopes	2.53	1.9%	IVw	56	
ExA	Jerauld-Lane silty clays, level	1.06	0.8%	Vis	41	
Weighted Average					81.6	3.5

Tract 4 Crop Land Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **6-113N-66W**
 Township: **Gilbert**
 Acres: **114.45**
 Date: **5/4/2018**

United Country
ADVANTAGE Land CO.

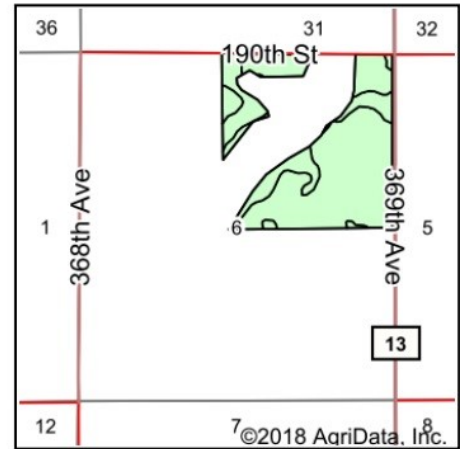
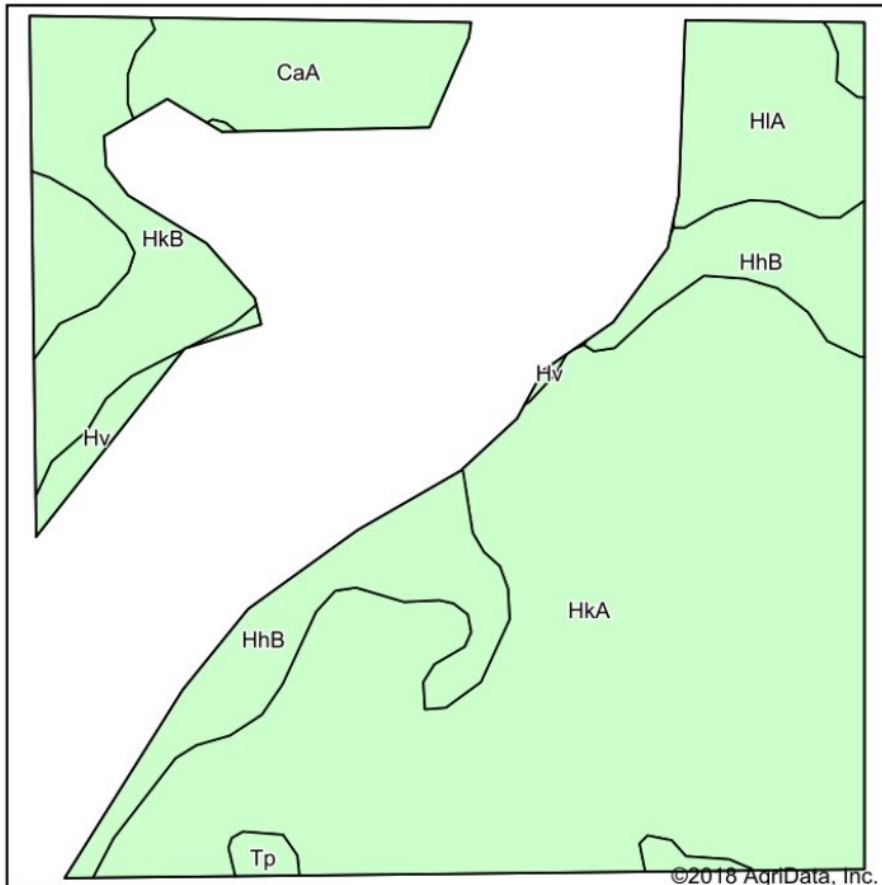
Maps Provided By:
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Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
ExA	Jerauld-Lane silty clays, level	37.21	32.5%	Vis	41	
LrA	Lane-Jerauld silty clays, level	36.77	32.1%	Ils	65	53
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	23.69	20.7%	Ilc	84	
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	10.11	8.8%	Ile	84	
Hv	Hoven silt loam, 0 to 1 percent slopes	3.10	2.7%	Vis	15	
LeA	Bon-Northville complex, nearly level	1.17	1.0%	Ilc	91	70
Tp	Tetonka silt loam, 0 to 1 percent slopes	1.00	0.9%	IVw	56	
HhB	Houdek loam, 2 to 6 percent slopes	0.91	0.8%	Ile	81	
W	Water	0.49	0.4%		0	
Weighted Average					61.5	17.7

Tract 5 Crop Land Soils Map



State: **South Dakota**
 County: **Hand**
 Location: **6-113N-66W**
 Township: **Gilbert**
 Acres: **103.15**
 Date: **5/4/2018**

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Maps Provided By:
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Area Symbol: SD059, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	63.70	61.8%	IIc	88	
HhB	Houdek loam, 2 to 6 percent slopes	12.81	12.4%	IIe	81	
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	9.37	9.1%	IIe	84	
CaA	Dudley silt loam, nearly level	7.41	7.2%	IVs	37	26
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	7.30	7.1%	IIc	61	
Hv	Hoven silt loam, 0 to 1 percent slopes	1.51	1.5%	VIIs	15	
Tp	Tetonka silt loam, 0 to 1 percent slopes	1.05	1.0%	IVw	56	
Weighted Average					79.8	1.9



Hand

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM:

Prepared: 4/17/18 8:16 AM

Crop Year: 2018

Page: 1 of 2

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

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
734.26	651.9	651.9	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	651.9	0.0	0.0	0.0			

ARC/PLC

ARC-IC
NONE

ARC-CO
CORN , SOYBN

PLC
WHEAT, SNFLR

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	150.3		48	0.0
CORN	114.62		113	0.0
SUNFLOWERS	12.87		1127	0.0
SOYBEANS	221.21		34	0.0
Total Base Acres:	499.0			

Tract Number: 5822 **Description:** N2 & SW 6-113-66 (M11)

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
416.25	341.54	341.54	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	341.54	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	78.74		48	0.0
CORN	60.05		113	0.0
SUNFLOWERS	6.74		1127	0.0
SOYBEANS	115.89		34	0.0
Total Base Acres:	261.42			

Owners: KELLEN STEPHENS

RODERICK STEPHENS

South Dakota

Hand

Report ID: FSA-156EZ

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.

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM:

Prepared: 4/17/18 8:16 AM

Crop Year: 2018

Page: 2 of 2

JOEL STEPHENS
ROBERTA GESE

LAURA MIDDLEBROOK
MARK R STEPHENS

Other Producers: None

Tract Number: 5823 Description: E2 1-113-67 (L11)

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
318.01	310.36	310.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	310.36	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	71.56		48	0.0
CORN	54.57		113	0.0
SUNFLOWERS	6.13		1127	0.0
SOYBEANS	105.32		34	0.0
Total Base Acres:	237.58			

Owners: KELLEN STEPHENS
JOEL STEPHENS
ROBERTA GESE

RODERICK STEPHENS
LAURA MIDDLEBROOK
MARK R STEPHENS

Other Producers: None



PROPERTY BREAKOUT

TRACT 1

ACRES: 164.58+/- acres

TAXES: \$1,786.88

LEGAL: NE 1/4 Sec 1-T113N-R67W York Twp

BROKERS NOTE: This quarter is nearly all tillable, offering convenient farming with easy access from 368th Ave and 190th St. The soils are mainly comprised of Class II clay Houdek-Prosper loams and Bon-Northville Complex with an aggressive productivity index of 88 and 91%, with an overall soil quality of 75.5%. There are 156+/- cropland acres and 119.51 base acres having a 35.99 acre wheat base with a 48 bu plc yield, a 27.44 corn base with a 113 bu plc yield, a 3.08 acre sunflower base with a 1127 lb plc yield and a 53 acre soybean base with a 34 bu plc yield. Put this nearly level, quality dirt farm to work for you! There is Waterfowl Management Rights Easement that covers this tract and it is bordered by Tract 2, 3, and 4.

TRACT 2

ACRES: 160+/- acres

TAXES: \$1,761.96

LEGAL: SE 1/4 Sec 1-T113N-R67W York Twp

BROKERS NOTE: Located South of Tract 1, this quarter of cropland boasts of 154.36+/- cropland acres and Little Turtle Creek running through it. The beauty of this land is seen all around with it being convenient for the modern day farmer, good location, a gently rolling topography, and easy access. The overall weighted soil average is 59.2 with over 78 acres of Class II soils. This farm offers 118.02 base acres having a 35.56 acre wheat base with a 48 bu plc yield, a 27.12 acre corn base with a 113 bu plc yield, a 3.04 acre sunflower base with a 1127 lb plc yield, and a 52.3 acre soybean base with a 34 bu plc yield. There is also a potential opportunity for tile with Little Turtle Creek as an outlet, once a Certified Wetland Determination is obtained, along with a USFWS wetlands map, as there is Waterfowl Management Rights Easement that covers this tract.

TRACT 3

ACRES: 133.34+/- acres

TAXES: \$1,388.70

LEGAL: NW 1/4 Sec 6-T113N-R66W Gilbert Twp

BROKERS NOTE: This tract offers over 115 acres of Class II Houdek-Prosper loams with an aggressive productivity index of 84% and 88%, with a weighted average of 81.6%. Surrounded by every tract, this land has convenient access and nearly level ground convenient for the modern day farmer. There are 121 +/- cropland acres and 92.74 base acres having a 28 acre wheat base with a 48 bu plc yield, a 21.3 acre corn base with a 113 bu plc yield, a 2.3 acre sunflower base with a 1127 lb plc yield and a 41.4 acre soybean base with a 34 bu plc yield. Add this hard hitting dirt to your portfolio and expect consistent returns. There is Waterfowl Management Rights Easement that covers this tract.

TRACT 4

ACRES: 133.87+/- acres

TAXES: \$896.56

LEGAL: SW 1/4 Sec 6-T113N-R66W Gilbert Twp

BROKERS NOTE: With 120 cropland acres laying back to back with Tracts 2 and 3, add this nearly level piece of farmland with easy access to your operation. There are 91.42 base acres having a 27.5 acre wheat base with a 48 bu plc yield, a 21 acre corn base with a 113 bu yield, a 2.36 acre sunflower base with a 1127 lb plc yield, and a 40.56 acre soybean base with a 34 bu plc yield. With the outlets Little Turtle Creek and another drainage ditch located on this farm, one could potentially implement tile after Certified Wetland Determination was completed to help with the water flow, making this one of the better quality farms for eastern Hand County. This tract also has the potential to be developed into your own income producing hunting paradise! There is a Waterfowl Management Rights Easement that covers this tract.

TRACT 5

ACRES: 161.04+/- acres

TAXES: \$1,255.54

LEGAL: NE 1/4 Sec 6-T113N-R66W Gilbert Twp

BROKERS NOTE: Located east of Tract 3, this tract boasts a primary tillable soil rating of 88% ,Class II clay soil and over 103 acres with a soil rating of 79.8%. There are 100.54+/- cropland acres and 77.26 base acres having a 23.2 acre wheat base with a 48 bu yield, a 17.7 acre corn base with a 113 bu plc yield, a 2.16 acre sunflower base with a 1127 lb plc yield and a 34.2 acre soybean base with a 34 bu plc yield. This tract has a large cattail slough making it a prime location for a variety of recreational opportunities including prime waterfowl, upland birds, and white tail deer hunting. With quality dirt and endless outdoor activities, enjoy the recreation and return this land brings. There is Waterfowl Management Rights Easement that covers this tract and offers easy access from 369th Ave to the East.

FARMERS | INVESTORS | HUNTERS

5 Quarters Back to Back

BROKERS NOTES:

This story started at a barn dance in rural South Dakota in 1952, between Wessington and Zell. This is where the bold Robert (Bob) Stephens tapped another fellow on the shoulder and stepped in to dance with Miss Willowdean Fallon. This was their first of many dances.

A long history brought them to this point in their lives. Bob's folks, Earl & Ella Mae, farmed near Piedmont and then Kadoka for years. Ella Mae took a teaching job in Wessington, so the family moved and started farming there. In 1951, Bob returned home from serving our great nation as a cook in the Korean war.

Willowdean grew up in the Burdette/Zell area with her brother Wilbert, who farmed with their folks, Jim & Marian Fallon. Willowdean graduated from Notre Dame Jr Academy in Mitchell SD in 1951. Wilbur took over the family farm while Willowdean inherited a quarter of ground from her folks.

Bob, a strapping young man with a love for farming, was enamored by a pretty gal named Willowdean. They were wed in 1952. Bob then attended South Dakota State University in Brookings SD for two years to learn more about agriculture; however, the need for more income led him back to work on the farm. They lived and farmed this land until ultimately purchasing it in 1960 from William & Helen Swaney. That same year, with five children, they moved to Rapid City. The decision was difficult, but the need to move to the big city to find support services for their oldest child became a priority.

Bob was then able to gain a job at the United States Postal Service until retirement. Bob & Willowdean with their now six children would make their way back to visit numerous family members and enjoy a good pheasant hunt on the farm quite often through these years.

Stephen's maintained a good relationship with their long-term tenant of 40 plus years; furthermore, this land has only seen two tenants since 1960 due to quality all the way around. They have since improved the land by removing the old acreage site, trees, outbuildings and fencing, providing for a turn-key farm today.

With over 435 acres of Class II soils ranked from 81% to 91%, this contiguous farm is located in the honey hole of Hand County, nine miles straight north of Vayland. Easily access this land on the west from 191st St / 368 Ave or from the east on 190th St / 369 Ave, northeast of Miller. The land has a gentle slope with 0-6%, 651.9 cropland acres and 499 base acres. This farm is currently enrolled in ARC-CO for corn & soybeans and PLC for wheat & sunflowers with a 114.62 acre corn base with 113bu yield, a 221.21 acre soybean base with 34bu yield, a 150.3 acre wheat base with 48bu yield and a 12.87 acre sunflower base with 1127lb yield.

A waterfowl management rights easement covers the land with wetlands located throughout, as well as Little Turtle Creek flowing through the southern portion of this farm. Once the protected wetlands are determined by the USFWS, one could get a Certified Wetland Determination and potentially install drain tile as there are convenient outlets available on the land. This is a known area for the outdoor enthusiast in which sportsmen from all across our nation come and enjoy the fields of plenty. Waterfowl, pheasant and whitetail deer hunting offer unique South Dakota recreational experiences. With the slough, Little Turtle Creek, and other drainages present, one can see the avenues attracting wildlife of all kinds.

If you have been looking for a quality farm land investment with recreational attributes, take Advantage of this generous offering in Hand County, South Dakota, from the legacy of Bob and Willowdean.



TERMS

TERMS:

Closing and landlord possession will be on or before September 20, 2018 as this land is sold subject to 2018 leases expiring December 31, 2018. 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. The 2017 real estate taxes due in 2018 will be paid by the seller. All of the 2018 RE taxes due and payable in 2019 will be paid by the seller, based on 2017 taxes, as a credit at close. 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. All tracts are covered by a USFWL Waterfowl Management Rights Easement. A survey will not be provided and will be the purchasers responsibility if needed or requested. 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 Hand 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 is a cash sale. This sale is subject to a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.





REGION'S LAND BROKER



Info@AdvantageLandCo.com
AdvantageLandCo.com
AdvantageLandCo.net

Brookings Location

510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525

Sturgis Location

16331 Wilcox Rd
Sturgis, SD 57785
(605) 490-7860

Land Brokers

Jackson Hegerfeld (605)690-1353
Megan Hammond (605) 690-1376
Charles Hegerfeld (605) 692-2525
Laura Hegerfeld (605) 692-2525
Elizabeth Wilcox (605) 490-7860

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