



EXPOSE YOUR DIRTSM

ADVANTAGE *Land* CO.

480+/- ACRES - HUGHES CO, SD LAND AUCTION

Thursday, September 14th, 2017 - 11:00am

On Site

IF YOUR GOING TO FARM...FARM THE BEST

SOLD

\$2,450 Per Acre



ADVANTAGE *Land* CO.

Owners: Schomer Living Trust

605.692.2525

Advantage **Land** Co.com

INVEST IN THE BEST 427+ ACRES OF CLASS II DIRT!



Thursday, September 14th, 2017 at 11:00am
Auction Location: On Site

Land Location: From Pierre: 8 miles E on Hwy 14, 5.5 miles S on 302nd Ave, land is on the east side of the road.

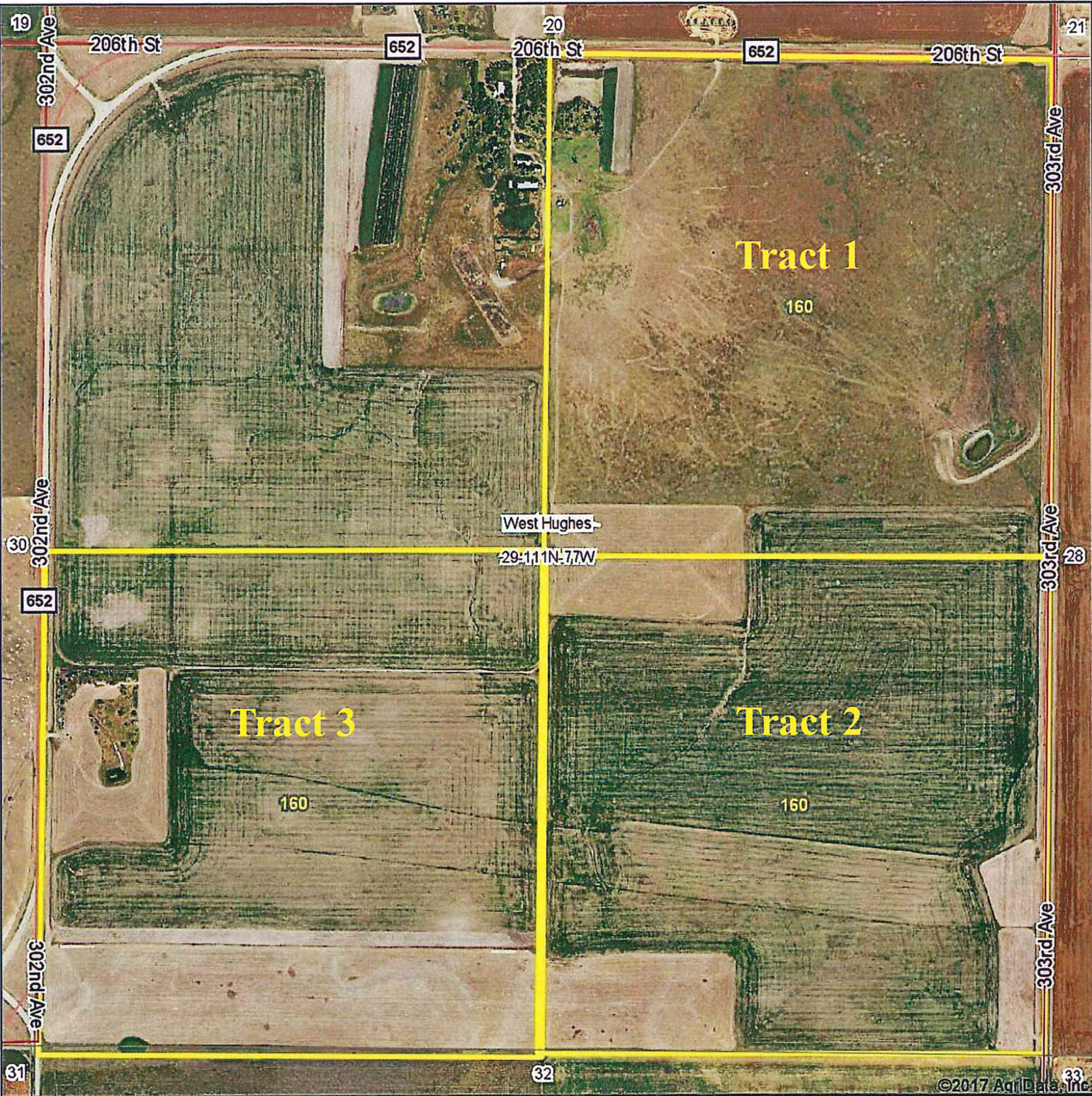
Snap Shot: 427+/- Acres of Class II Dirt, Primary Soil Index is 91%, 3 Contiguous Quarters, Pasture With a Dugout, & Hay Land, Ability to be Converted into a Dominant Row Crop Operation Convenient for Modern Equipment.

Legal Description: The NE1/4, the SE1/4, and the SW1/4 all in Section 29-T111N-R77W Canning TWP Hughes County

Estimated Taxes: \$4,244.70

Owners: Schomer Living Trust

Aerial Map



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map center: 44° 23' 21.76, -100° 7' 6.1

0ft 820ft 1640ft

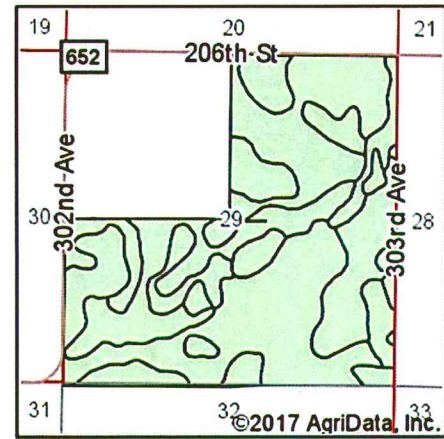
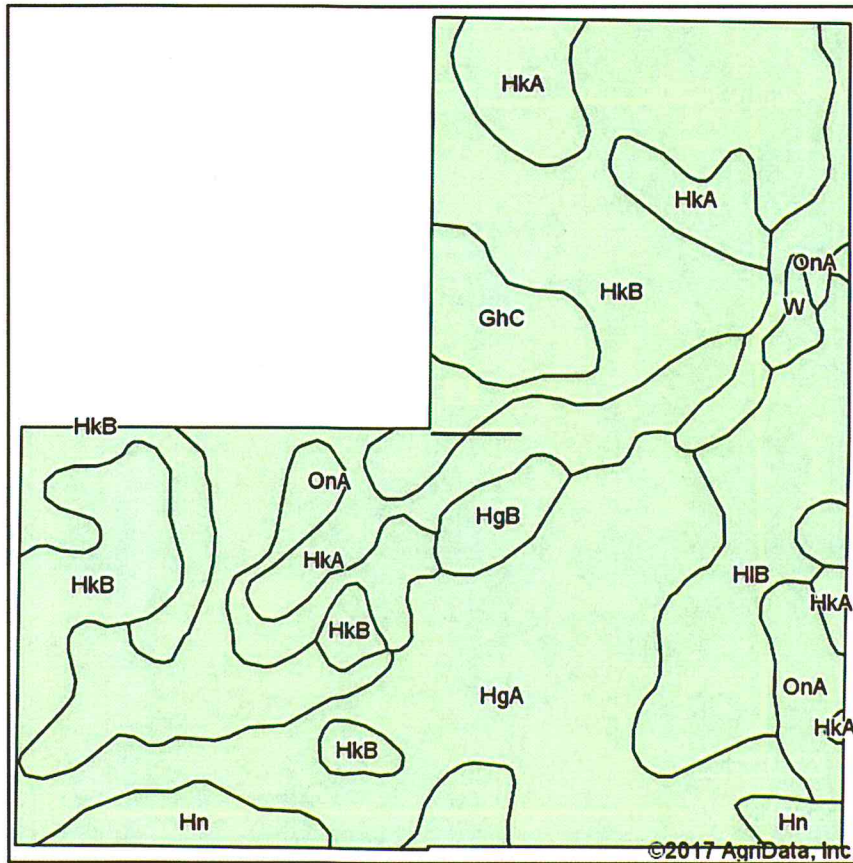
United
Country
ADVANTAGE *Land* CO.

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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29-111N-77W
Hughes County
South Dakota



Soils Map - Overall



State: **South Dakota**
 County: **Hughes**
 Location: **29-111N-77W**
 Township: **West Hughes**
 Acres: **480**
 Date: **8/14/2017**

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Maps Provided By



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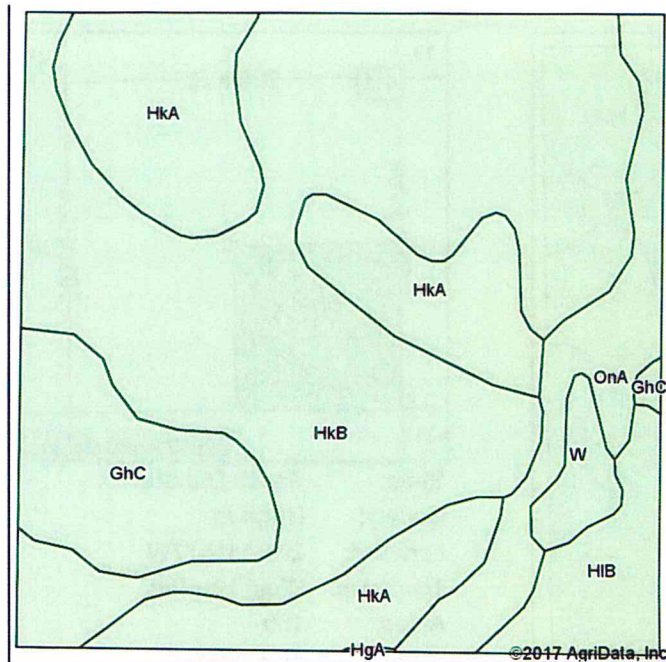


Area Symbol: SD065. Soil Area Version: 21

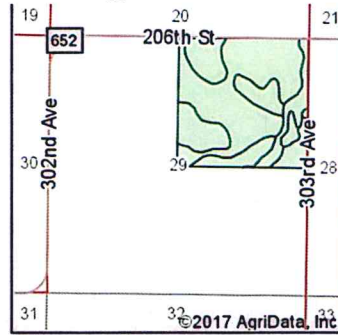
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkB	Highmore silt loam, 2 to 6 percent slopes	120.89	25.2%	Ile	91	
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	112.88	23.5%	Ilc	76	
HkA	Highmore silt loam, 0 to 2 percent slopes	91.94	19.2%	Ilc	92	
OnA	Mobridge silt loam, 0 to 2 percent slopes	60.85	12.7%	Ilc	94	
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	43.11	9.0%	Ile	80	40
Hn	Hoven silt loam, 0 to 1 percent slopes	21.89	4.6%	Vls	15	
GhC	Glenham-Highmore silt loams, 5 to 9 percent slopes	16.60	3.5%	IIle	62	31
HgB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	8.60	1.8%	Ile	73	
W	Water	3.24	0.7%		0	
Weighted Average					81.7	4.7



Tract 1 - Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota
County: Hughes
Location: 29-111N-77W
Township: West Hughes
Acres: 160
Date: 8/14/2017

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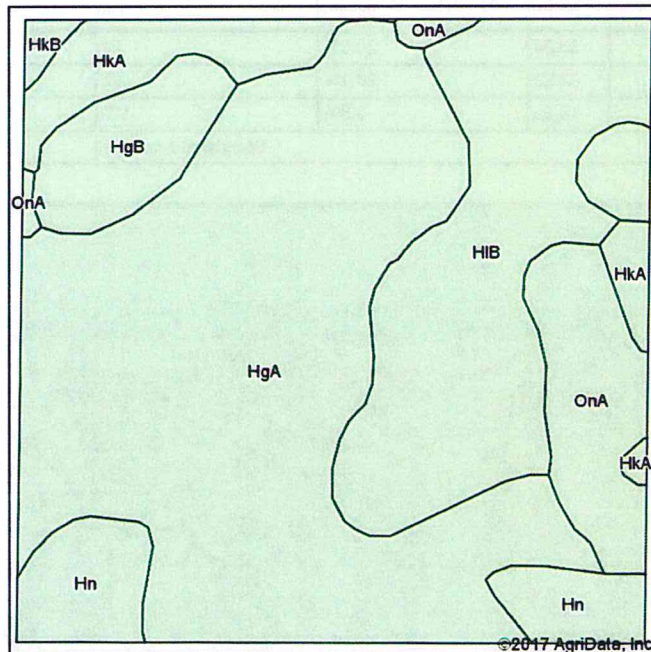
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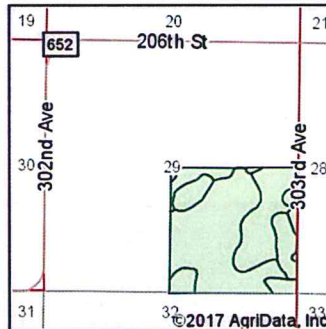
Area Symbol: SD065, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HkB	Highmore silt loam, 2 to 6 percent slopes	84.18	52.6%	Ile	91	
HkA	Highmore silt loam, 0 to 2 percent slopes	34.34	21.5%	Ilc	92	
GhC	Glenham-Highmore silt loams, 5 to 9 percent slopes	16.54	10.3%	IIle	62	31
OnA	Mobridge silt loam, 0 to 2 percent slopes	13.25	8.3%	Ilc	94	
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	8.37	5.2%	Ile	80	40
W	Water	3.24	2.0%		0	
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	0.08	0.0%	Ilc	76	
Weighted Average					86	5.3

Tract 2 - Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota
County: Hughes
Location: 29-111N-77W
Township: West Hughes
Acres: 160
Date: 8/14/2017

United Country
ADVANTAGE *land* CO.

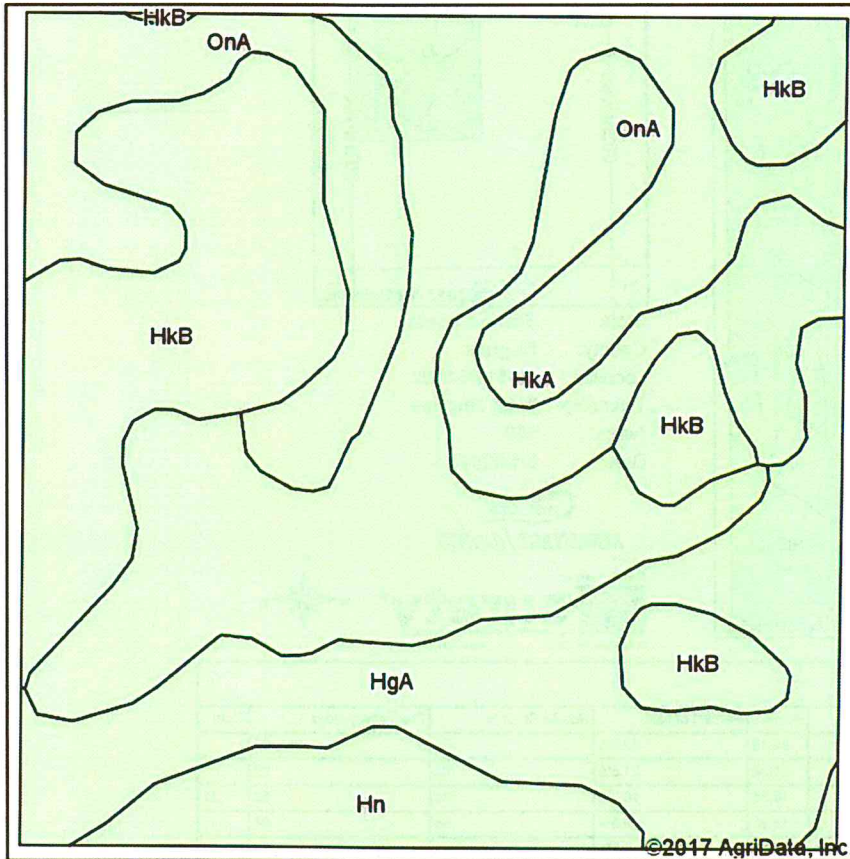
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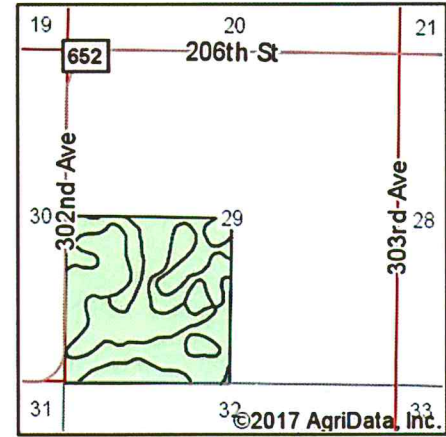
Area Symbol: SD065, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	80.81	50.5%	Ilc	76	
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	34.87	21.8%	Ile	80	40
OnA	Mobridge silt loam, 0 to 2 percent slopes	14.90	9.3%	Ilc	94	
Hn	Haven silt loam, 0 to 1 percent slopes	10.19	6.4%	Vis	15	
HkA	Highmore silt loam, 0 to 2 percent slopes	9.75	6.1%	Ilc	92	
HgB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	8.60	5.4%	Ile	73	
HkB	Highmore silt loam, 2 to 6 percent slopes	0.88	0.5%	Ile	91	
Weighted Average					75.6	8.7

Tract 3 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hughes**
 Location: **29-111N-77W**
 Township: **West Hughes**
 Acres: **160**
 Date: **8/14/2017**

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Maps Provided By

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Area Symbol: SD065. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkA	Highmore silt loam, 0 to 2 percent slopes	48.90	30.6%	IIc	92
HkB	Highmore silt loam, 2 to 6 percent slopes	35.11	21.9%	IIe	91
OnA	Mobridge silt loam, 0 to 2 percent slopes	33.24	20.8%	IIc	94
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	32.22	20.1%	IIc	76
Hn	Hoven silt loam, 0 to 1 percent slopes	10.53	6.6%	VIIs	15
Weighted Average					83.9



SOUTH DAKOTA
HUGHES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1967
Prepared : Aug 9, 2017
Crop Year : 2017

Tract 9270 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES

Tract Number : 9850
Description : E29, SW29, 111N 77W
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KAREN SCHOMER
Other Producers :

Crop Election Choice

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

DCP Crop Data

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
467.24	246.36	246.36	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	246.36	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	139.00	0.00	0	41
Corn	67.40	0.00	0	74
Sunflowers	12.50	0.00	0	1231
Soybeans	21.40	0.00	0	18
TOTAL	240.30	0.00		

NOTES

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INVEST IN THE BEST

427+ ACRES OF CLASS II DIRT!

Tract 1 **Acres:** 160+/- **Taxes:** \$1,497.16

Legal: NE1/4 Section 29-T111N-R77W Canning Twp Hughes County, S.D.

This powerhouse tract has a productivity index on 131+ acres of a 91% or better. It currently offers 145.5+/- pasture and hay land acres with a dugout for the water source. There are approximately 9.6+/- acres of crop land with a balance of trees and food plots in the NW corner. The overall soil index on this land is an impressive 86%, mainly comprised of Class II Highmore silt loam ranked at a 91%. This property is currently mainly used as pasture however has the ability to compete with the best row crop quarters in the county.

Tract 2 **Acres:** 160+/- **Taxes:** \$1,293.04

Legal: SE1/4 Section 29-T111N-R77W Canning Twp Hughes County, S.D.

With 129.4+/- cropland acres, this land has an overall soil rating of 75.6% with 149+ acres of class II dirt. The balance is hay land with the potential to be converted into row crop production. This property has the ability to be a square crop land quarter with minimal waste acres.

Tract 3 **Acres:** 160+/- **Taxes:** \$1,454.50

Legal: SW1/4 Section 29-T111N-R77W Canning Twp Hughes County, S.D.

The top 3 soil indexes are 92%, 91%, and 94% with an overall soil productivity of 83.9%, mainly made up of Highmore silt loam with 0-2% slopes. This farm is mainly utilized as crop land with 107.4+/- acres cropped according to FSA. The balance is currently used as hay land, an old acreage site with trees, and a small slough.

Brokers Notes: These three contiguous quarters reside in the productive farming region just minutes east of Pierre in Canning Township. What an opportunity this presents as some of this land has been in the family since 1946! This land offers strong soils with 427+/- acres of Class II soils, having a majority productivity index over 91%. The overall soil index is 81.7% with a gently rolling topography and easy access, only 5 miles south of Hwy 14. According to FSA information, this farm currently offers 246.36 cropland acres with 240.30 base acres. Currently enrolled in ARC County for Corn, Soybeans, & Wheat and PLC for Sunflowers, this farm offers a 139 acre wheat base with a 41bu PLC yield, a 67.40 acre corn base with 74 bu yield, 12.5 acre sunflower base with 1231 bu yield, and 21.40 acre soybean base with an 18bu yield. The majority of the balance is currently made up of virgin sod hay and pasture land with the potential to be high caliber crop land. A small portion of the property includes an old acreage site, trees, dugout, food plot and a slough. Convenient for the modern day equipment, dirt of this caliber across an entire 480 acres does not come around very often. Take *Advantage* of this opportunity now and put this farm to work for you!

*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 October 17, 2017 as this land is subject to a verbal lease agreement for the 2017 year, possession to be given March 1st, 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 2016 real estate taxes due in 2017 will be paid by the seller. All of the 2017 RE taxes due and payable in 2018 will be paid by the seller, based on previous year's 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. 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 Hughes 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 a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents. Not included: shed and pails.



EXPOSE YOUR DIRTsm

United Country[®] **ADVANTAGE *Land* CO.**

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