

ADVANTAGE
Land Co.

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Country**
Real Estate

160+/- ACRES IN DEUEL CO. LAND AUCTION

Thursday, October 9th, 2014 - 10:00am

On Site

Quality Crop Land & Habitat!



South Dakota
AUCTIONEERS
Association

NAA
Auctioneer



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

Neil Schafer, Owner

605.692.2525 - AdvantageLandCo.com

160+/- ACRES OF DEUEL CO. QUALITY FARM LAND & HABITAT!



Thursday, October 9th, 2014 at 10:00 am
Live Auction Location: On Site

Location: From Clear Lake SD: 14 miles north on Hwy 15 which turns into Hwy 212, then 2 1/4 miles west on 168 St, property will be on the south side of the road.

Snap Shot: Strong Addition to a Farming Operation, Tile Installed and Excellent Habitat with Investment Appeal!

Legal Description: NE1/4 Section 17-117N-49W Portland Twp, Deuel County, S.D.

Not Included: Grain Bin (Grain Bin to be moved)

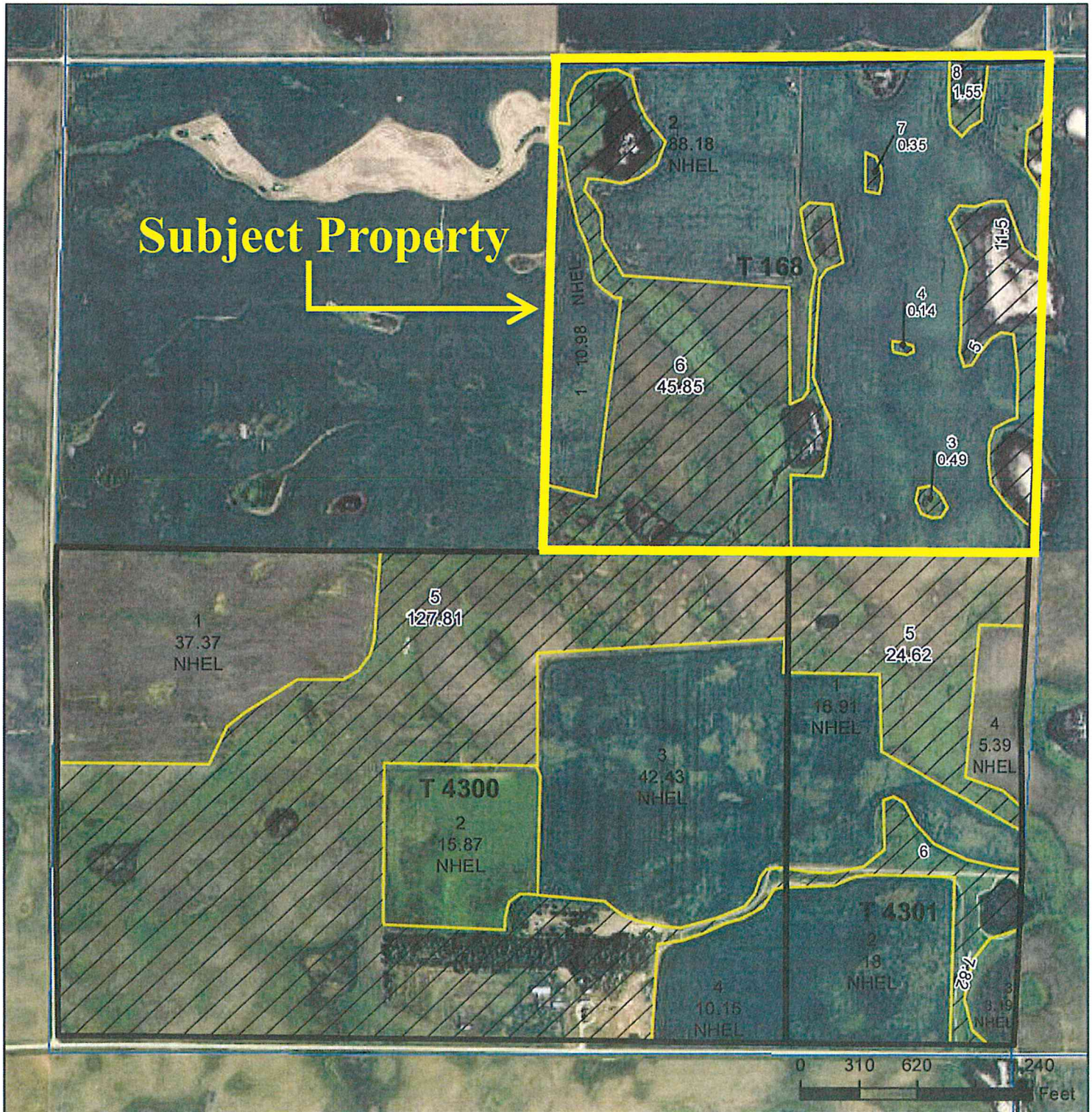
Taxes: \$1,779.32 (estimated)

Owners: Neil Schafer



United States
Department of
Agriculture

Deuel County, South Dakota



Common Land Unit
Cropland Non-cropland
Conservation Reserve Program

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Tract Boundary Section Line



2012 Ortho-Photography - not to scale

2014 Program Year

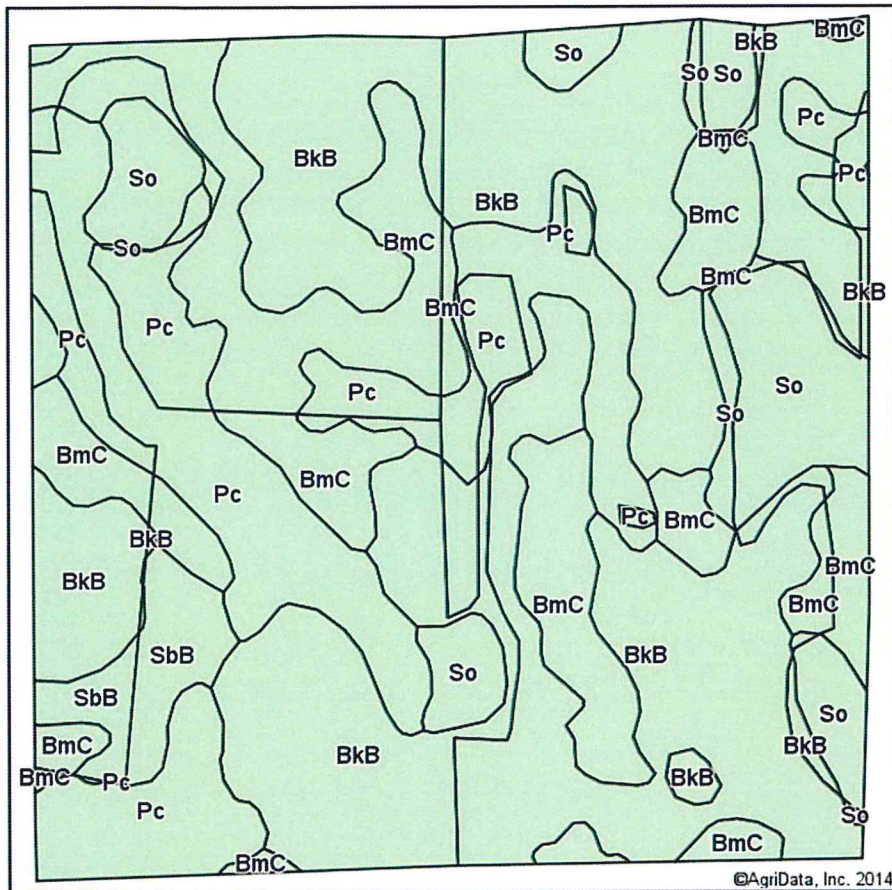
Map Created January 24, 2014

Farm 5415

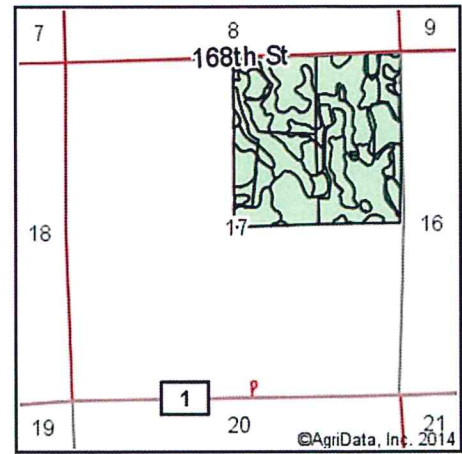
17 -117N -49W

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Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Deuel**
 Location: **17-117N-49W**
 Township: **Portland**
 Acres: **159.03**
 Date: **8/25/2014**



United Country
ADVANTAGE Land CO.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD039. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
BkB	Barnes-Svea loams, 1 to 6 percent slopes	70.75	44.5%	Ile	83	84	31	40
Pc	Parnell-Vallers complex	33.50	21.1%	Vw	40	38	13	4
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	33.18	20.9%	IIIle	64	69	25	34
So	Southam silty clay loam	16.31	10.3%	VIIIw	6	5	2	
SbB	Sinai silty clay, 2 to 6 percent slopes	5.29	3.3%	IIIle	71	75	28	36
Weighted Average					61.7	62.8	22.9	26.9



Form : FSA-156EZ


 United States Department of Agriculture
 Farm Service Agency

Program Year : 2014

Date : Aug 25, 2014

Abbreviated 156 Farm Record

NOTES

State : SOUTH DAKOTA

Farm Number : 5415

County : DEUEL

Tract Number : 168

Description : NE 17 117 49

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 : NEIL GEORGE SCHAFER

Other Producers : THEODORE L NELSON , NATHAN JAMES NELSON

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
159.04	99.16	99.16	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	99.16	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
Wheat	12.00	0.00	0.00	30	30
Oats	22.90	0.00	0.00	44	44
Corn	1.00	0.00	0.00	50	50
TOTAL	35.90	0.00	0.00		

NOTES

Certified Wetland Determination

Field Office: Clear Lake FO
Certified By: V. Dupraz
Legal Desc: S 17, T 117N, R 49W

Agency: USDA-NRCS
Certified Date: 5-9-2011
Tract: 168



Legend

Certified Wetland
Determination Boundary

Wetlands

Wetlands

Ditch

NI

NI/Ditch

Tile

0 225 450 900 1,350 1,800 2,250 2,700 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped
prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info.



160+/- ACRES OF DEUEL CO. FARM & GRASS LAND

Aerial View of Cropped Acres Via Google Earth



160+/- ACRES OF DEUEL CO. QUALITY FARM LAND & HABITAT!

BROKERS NOTE:

This farm not only has majority class II soils ranked at .83 for growing high yielding row crops but also caters to the outdoor enthusiast! According to FSA information, the farm offers a total of 120+/- cropland acres with a tillable soil rating of .696, predominately comprised of Barnes-Svea silt loams according to Surety Agridata. The topography of the farm is gently rolling with 0-9% slopes and an overall soil rating of .617 according to Surety Agridata. This property is currently farmed with the balance used as grass waterways and sloughs. Offering easy access, this property is attractive to a current farming operation, an investor, and wildlife enthusiasts. This property has several cattail sloughs making for prime habitat cover and outdoor opportunities in the fall of the year. Make plans to attend this auction and come prepared to buy.

TERMS: This is a cash sale. Closing will be on or before November 10th, 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 grain bin is not included. 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 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. 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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