

United
Country
Advantage Land
Company LLC

160+/- ACRES IN MOODY CO. SD LAND AUCTION

Wednesday, June 12th, 2013 - 10:00am

On Site

High Caliber Land With Tile!



SOLD!

\$9,500/ACRE!



South Dakota
AUCTIONEERS
Association

NAA
AUCTIONEERS



United
Country

ADVANTAGE LAND CO.

605.692.2525 - Advan-

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

Terms: Announcements made day of sale take precedence over any written materials. Said property is sold as is. . This sale is subject to seller confirmation.

160+/- ACRES MOODY CO FARMLAND



June 12th, 2013 at 10:00 am
Live Auction Location: On Site

Location: From Brookings: 11 miles south on hwy 77 (471 Ave), 1.25 miles west on 225 St, land will be on the south side of the road.

Features: 158.8 Cropland Acres, 3,000 Feet of Tile Installed, Mostly Class I and II Soils and a \$24,000 Buyer Credit for 2013!

Legal Description: NE1/4 Section 34-T108N-R50W Fremont Township in Moody County, S.D.

Taxes: \$3,306.48 (2012 due in 2013)

Owner: Linda Lee



United States Department of Agriculture
Farm Service Agency

February 16, 2011

PLSS: 34_108N_50W **Moody County, SD**
Farm: 1162

1:8,506



Wetland Determination Identifiers

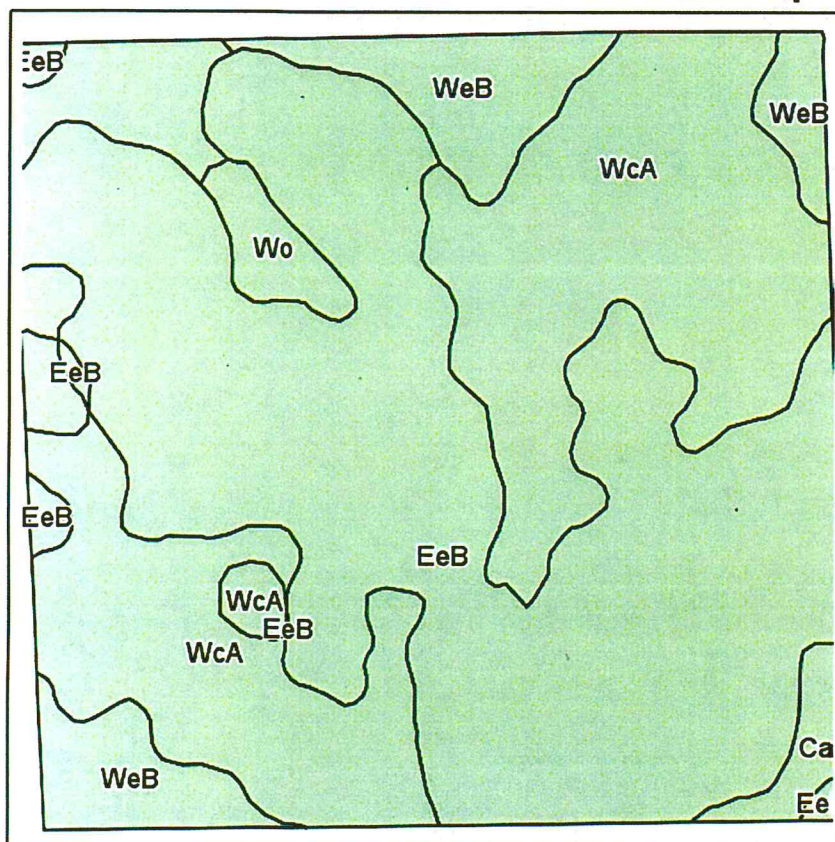
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

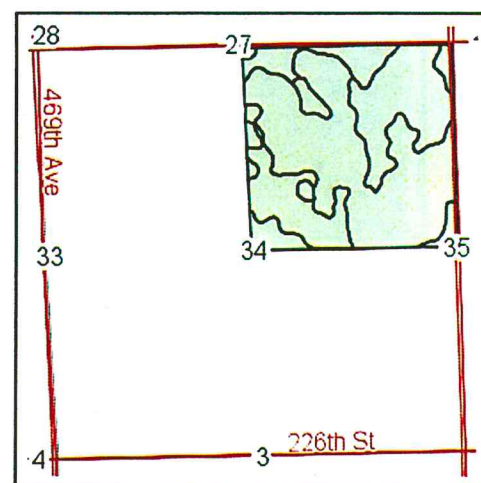
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original dermination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **34-108N-50W**
Township: **Fremont**
Acres: **161.3**
Date: **4/19/2013**

United Country
ADVANTAGE Land CO.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
EeB	Egan-Ethan complex, 2 to 6 percent slopes	82.5	51.1%	Ile	79	84	30
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	59.4	36.9%	Is	83	97	34
WeB	Wentworth-Egan silty clay loams, 2 to 6 percent slopes	14.1	8.8%	Ile	86	93	34
Wo	Worthing silty clay loam	2.9	1.8%	Vw	32	31	11
Ca	Chancellor silty clay loam	2.4	1.5%	Ilw	81	87	32
Weighted Average					80.4	88.8	31.5



South Dakota
Moody
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1162
Prepared: 12/29/11 11:14 AM
Crop Year: 2012
Page: 1 of 1

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

4086, 4356, 6018

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
161.3	158.8	158.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	158.8	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	98.4	0.0	0.0	88	88	0.0
SOYBEANS	59.2	0.0	0.0	30	30	0.0
Total Base Acres:	157.6					

Remarks/Explanation updated farmland per SD-CM-450

Tract Number: 948 Description J-3 NE1/4 34 108 50

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
161.3	158.8	158.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	158.8	0.0	0.0	0.0	

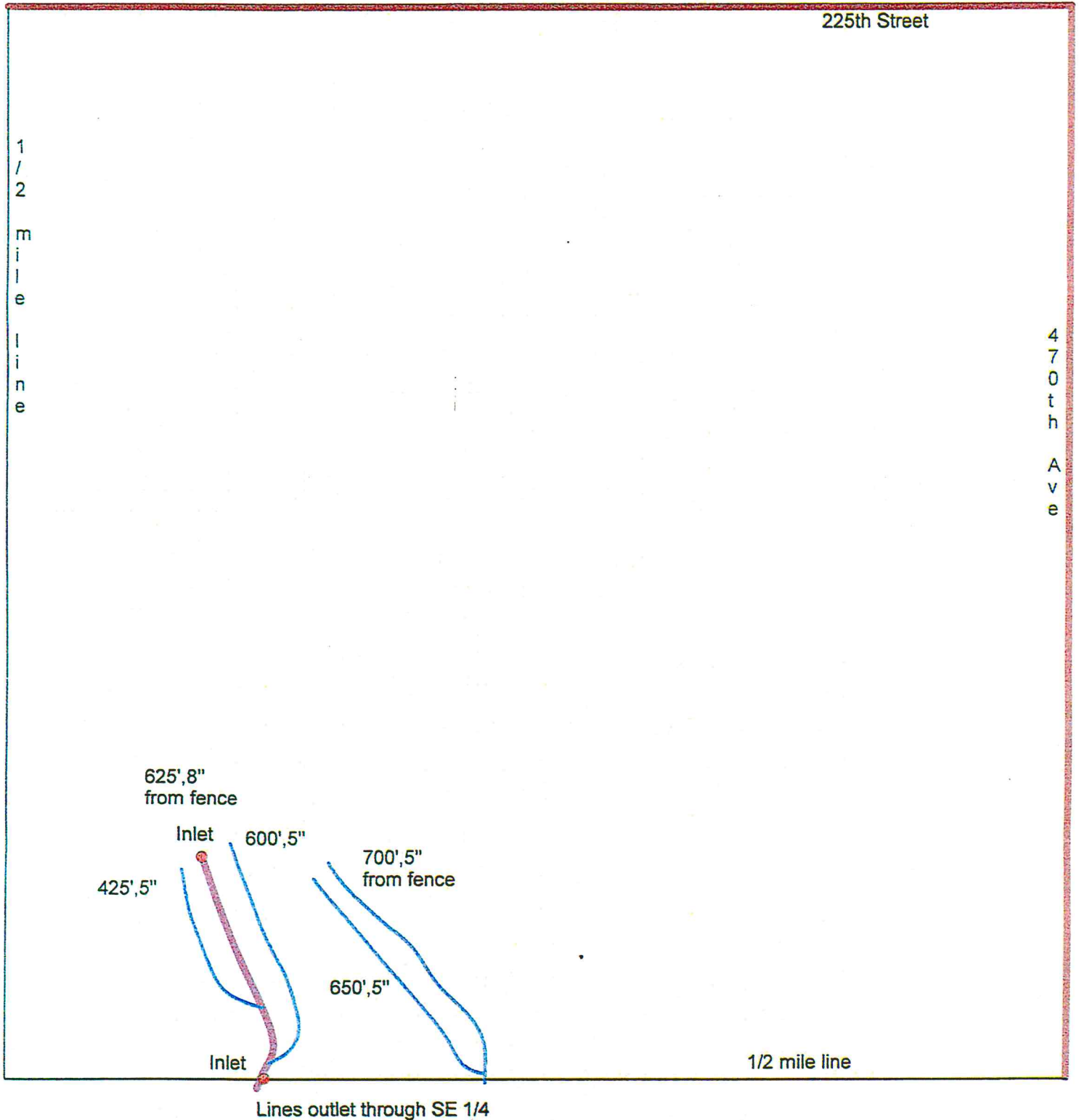
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	98.4	88	88	0.0	0.0	0	0.0
SOYBEANS	59.2	30	30	0.0	0.0	0	0.0
Total Base Acres:	157.6						

Owners: LINDA R LEE

Other Producers: None

TILE MAP

Fremont Township
Section 34 NE 1/4



160+/- ACRES

MOODY CO. FARMLAND

BROKERS NOTE: This high producing quarter of land has been in the family over 130 years, since 1882! Mostly Class I and II soils and 3,000 feet of tile installed, this farm has good eye appeal and is conveniently situated 12+/- miles south of Brookings. The farm is rented for the 2013 crop year. According to FSA Information, this parcel contains 158.8 cropland acres with a 98.4 acre corn base with a 88bu direct and 88bu cc yield and a 59.2 acre soybean base with a 30bu direct yield and 30bu cc yield. Surety Agridata reports a strong overall soil rating of .804, predominately comprised of Wentworth-Chancellor-Wakonda silty clay loams and Egan-Ethan complex with 0-6% slope. The seller will be crediting the buyer \$24,000 at closing for the 2013 crop year. There is 2,375' of 5" tile and 625' of 8" tile installed on the southwest part of this quarter. Farms of this quality are hard to come by; if you are looking for productive farm land in Moody County to add to your operation or for an investment, plan to attend this auction and come prepared to buy.

Terms: This is a cash sale. Closing will be on or before July 11th, 2013. 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 2013 crop year, expiring March 1st, 2014. This farm will be free and clear to farm or rent for the 2014 crop year. All the 2012 real estate taxes payable in 2013 will be paid by the seller. The 2013 RE taxes due and payable in 2014 will be prorated to date of closing. Seller to credit buyer \$24,000 at closing for the 2013 crop year. 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 Moody County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. If a boundary survey is required it will be the responsibility of the purchaser. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This sale is subject to seller confirmation.



Serving South Dakota and Minnesota Land Owners.



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