



EXPOSE YOUR DIRT_{sm}

ADVANTAGE *Land* CO.

2,000+/- ACRES IN HYDE CO. LAND AUCTION - 13 TRACTS

Wednesday, December 17th, 2014 - 11:00am

Highmore, SD

Quality Crop & Grass Land!

SOLD

**\$2,600/Acre
\$5,187,000
7 Buyers**



ADVANTAGE *Land* CO.

Owner: Heirs of Gordon & Elzora Hamlin

605.692.2525

Advantage**Land**Co.com

2,000+/- ACRES IN HYDE CO.

GRASS HAS POTENTIAL TO BE CROPPED



Wednesday, December 17th, 2014 at 11:00 am

Auction Location: Memorial Auditorium

125 2nd St SW Highmore S.D. - East Wing

Land Location: From Holabird, SD: Majority is 3.5 miles south on Holabird Grade with Tracts 1-8 on the west side and Tracts 9-10 on the east. Tract 11 is 9 miles southeast of Highmore. Tracts 12-13 are 15 miles north of Holabird. (Tracts 8, 9, 10, 13 border the Grade)

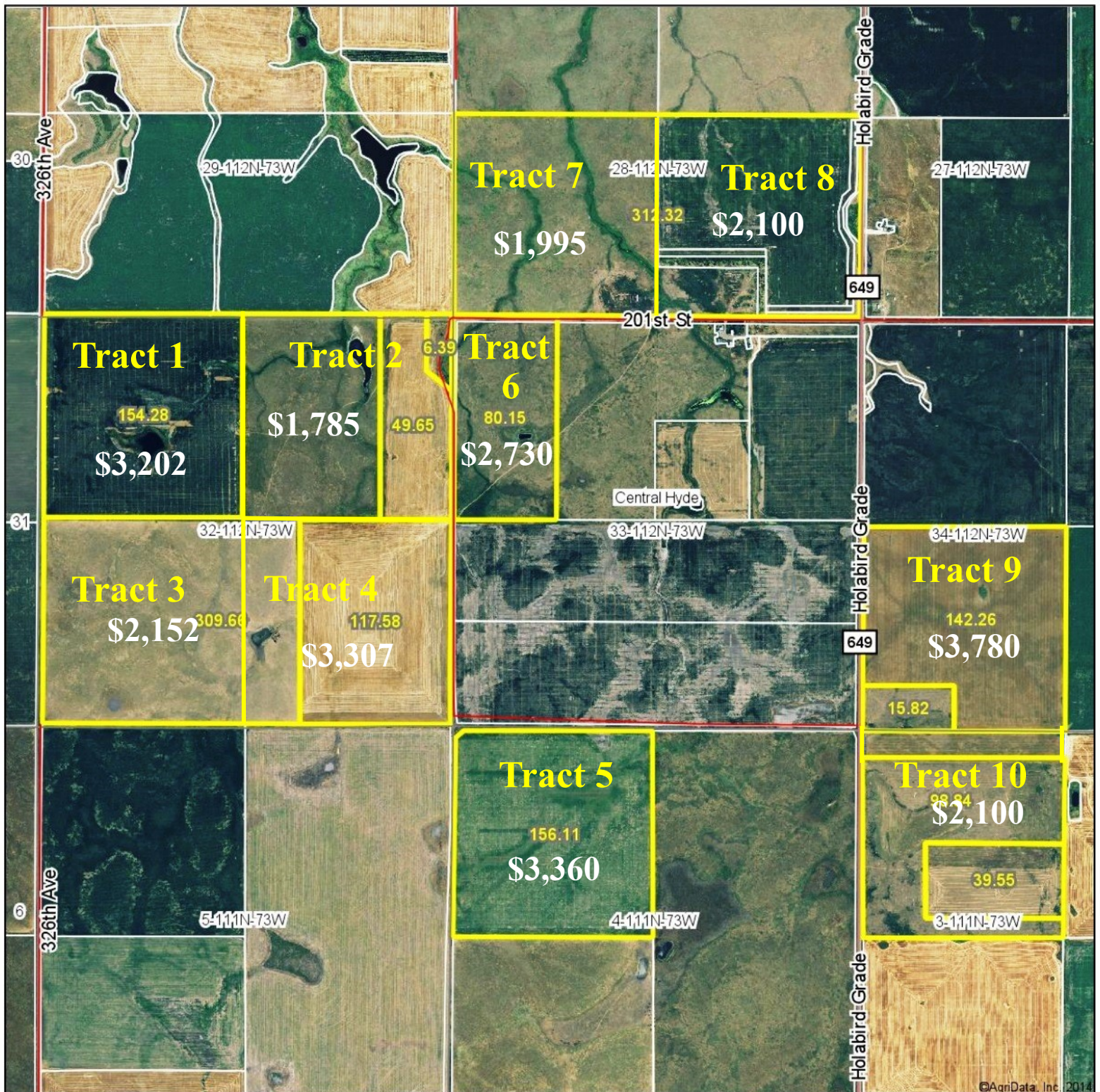
Snap Shot: 1,074.03 Acres of Cropland with the Potential to Farm More Acres, Rich Native Prairie, Possession of 428+/- Acres of Winter Wheat Currently Planted, Great Access from Holabird Grade, Free to Farm or Rent in 2015, Easy Access, and Recreational Opportunities!

Legal Description: Sec 32, W1/2 NW1/4 Sec 33, S1/2 Sec 28, SW1/4 Sec 34 all in T112-R73 Holabird Twp; NW1/4 Sec 4, NW1/4 Sec 3 all in T111-R73 Chapelle Twp; SW1/4 Sec 35-T112-R71 Bramhall Twp; NE1/4 Section 12-114-73 Valley Twp; NE1/4 Sec 28-115-73 Spring Lake Twp all in Hyde Co S.D.

Total Estimated Taxes: \$12,550

Owners: Heirs of Gordon & Elzora Hamlin

Tracts 1-10 - Aerial Map



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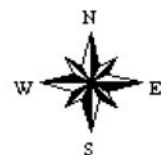
Maps Provided By:



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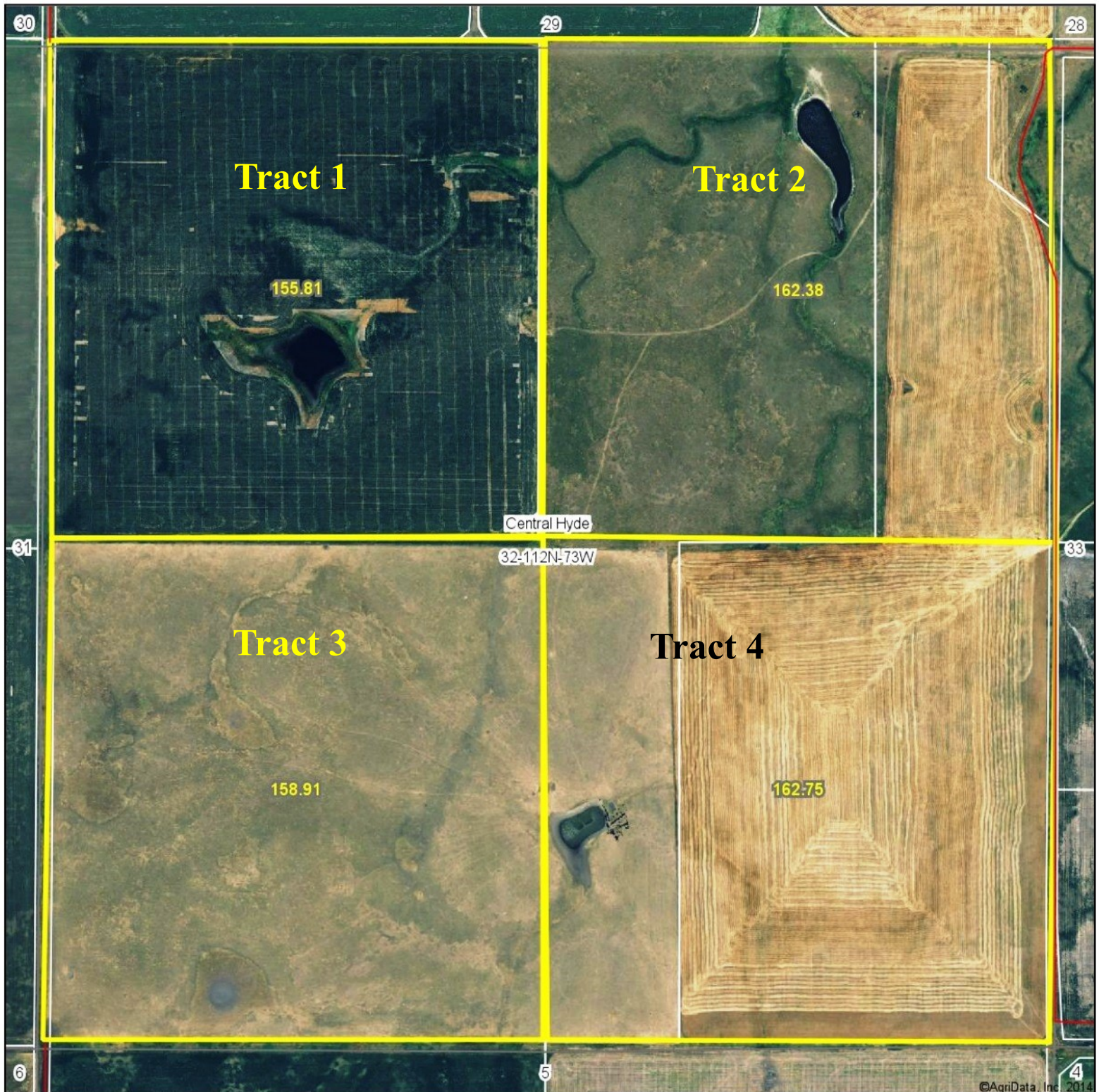
33-112N-73W
Hyde County
South Dakota

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11/6/2014

Tracts 1-4 - Aerial Map



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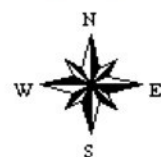
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32-112N-73W
Hyde County
South Dakota

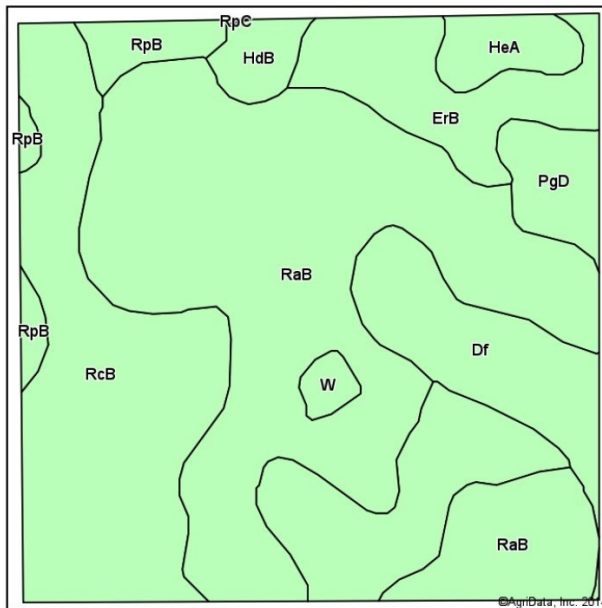
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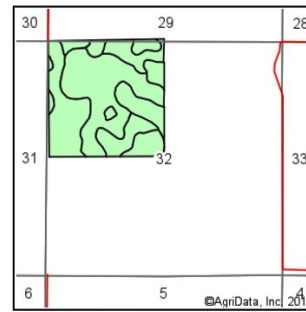


11/7/2014

Tract 1 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **32-112N-73W**
Township: **Central Hyde**
Acres: **157.88**
Date: **11/7/2014**



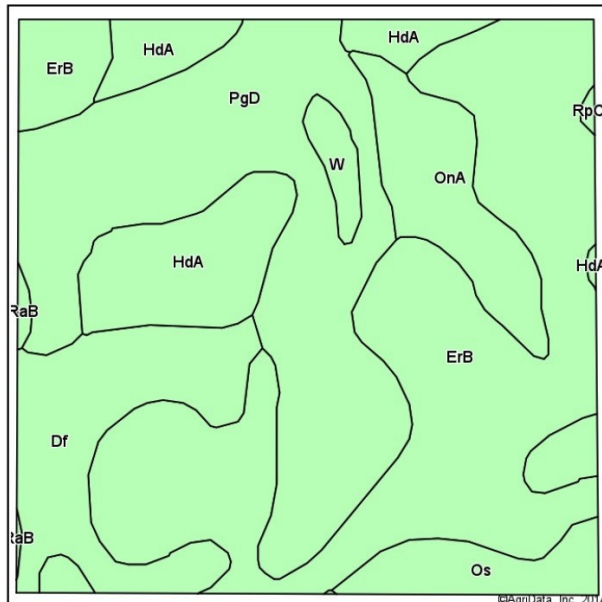
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Maps Provided By:
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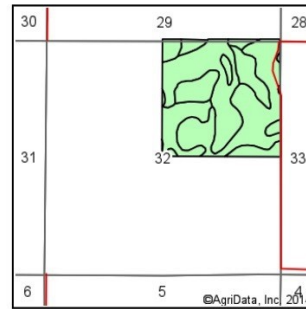
Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RaB	Raber loam, 2 to 6 percent slopes	69.14	43.8%	Ile	67	34	31
RcB	Raber-Cavo loams, 2 to 6 percent slopes	46.28	29.3%	IIIs	53	26	27
Df	DeGrey-Walke silt loams	12.86	8.1%	IVs	56	25	26
ErB	Eakin-Raber complex, 2 to 6 percent slopes	11.88	7.5%	Ile	76	40	33
PgD	Peno-Gettys complex, 9 to 25 percent slopes	4.98	3.2%	VIe	14		
RpB	Raber-Peno loams, 2 to 6 percent slopes	4.52	2.9%	Ile	64	31	29
HeA	Highmore-Eakin silt loams, 0 to 2 percent slopes	4.01	2.5%	IIc	90	44	36
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	2.89	1.8%	IIIs	65	30	28
W	Water	1.32	0.8%		0		
Weighted Average					60.9	30.1	28.3

Tract 2 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **32-112N-73W**
Township: **Central Hyde**
Acres: **163.1**
Date: **11/7/2014**



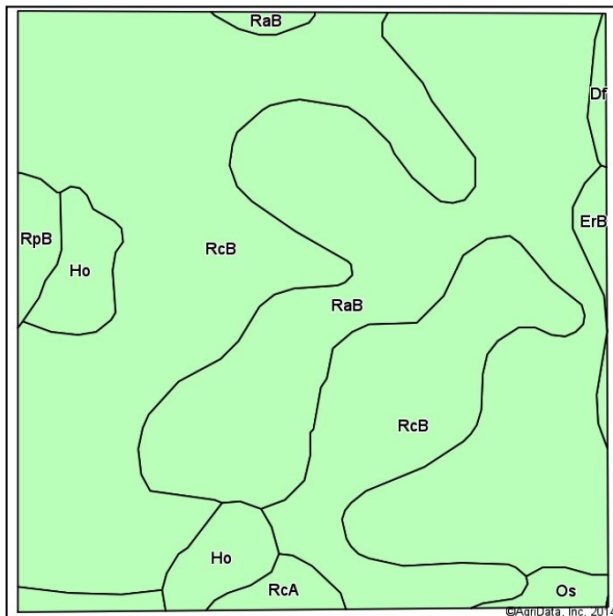
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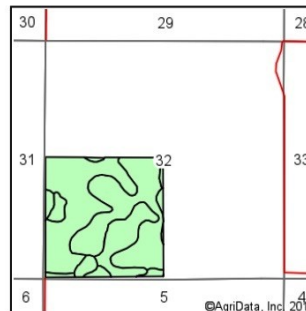
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Corn	Winter wheat
ErB	Eakin-Raber complex, 2 to 6 percent slopes	61.57	37.7%	Ile		76	40	33
PgD	Peno-Gettys complex, 9 to 25 percent slopes	44.95	27.6%	VIe		14		
Df	DeGrey-Walke silt loams	17.75	10.9%	IVs		56	25	26
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	16.81	10.3%	IIIs		70	31	30
OnA	Onita silt loam, 0 to 2 percent slopes	11.08	6.8%	IIc	I	92	60	41
Os	Onita-Hoven silt loams	7.99	4.9%	IVs		59	33	25
W	Water	2.20	1.3%			0		
RaB	Raber loam, 2 to 6 percent slopes	0.52	0.3%	Ile		67	34	31
RpC	Raber-Peno loams, 6 to 9 percent slopes	0.23	0.1%	IIle		51	28	26
Weighted Average						55.3	26.9	22.5

Tract 3 - Soils Map



Soils data provided by USDA and NRCS.



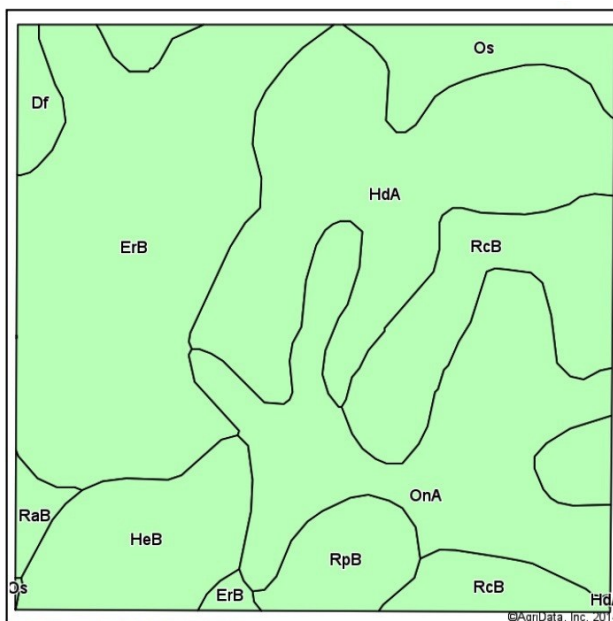
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County: **Hyde**
Location: **32-112N-73W**
Township: **Central Hyde**
Acres: **159.61**
Date: **11/7/2014**



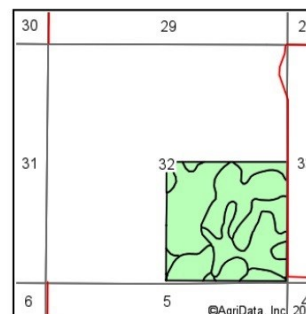
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Area Symbol: SD069, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat	
RcB	Raber-Cavo loams, 2 to 6 percent slopes	78.80	49.4%	IIIIs	53	26	27	
RaB	Raber loam, 2 to 6 percent slopes	63.76	39.9%	IIe	67	34	31	
Ho	Hoven silt loam	7.54	4.7%	VIs	14			
Os	Onita-Hoven silt loams	2.82	1.8%	IVs	59	33	25	
RpB	Raber-Peno loams, 2 to 6 percent slopes	2.20	1.4%	IIe	64	31	29	
RcA	Raber-Cavo loams, 0 to 2 percent slopes	1.95	1.2%	IIIIs	58	27	28	
ErB	Eakin-Raber complex, 2 to 6 percent slopes	1.66	1.0%	IIe	76	40	33	
Df	DeGrey-Walke silt loams	0.88	0.6%	IVs	56	25	26	
Weighted Average						57.3	28.3	27.4

Tract 4 - Soils Map



Soils data provided by USDA and NRCS.



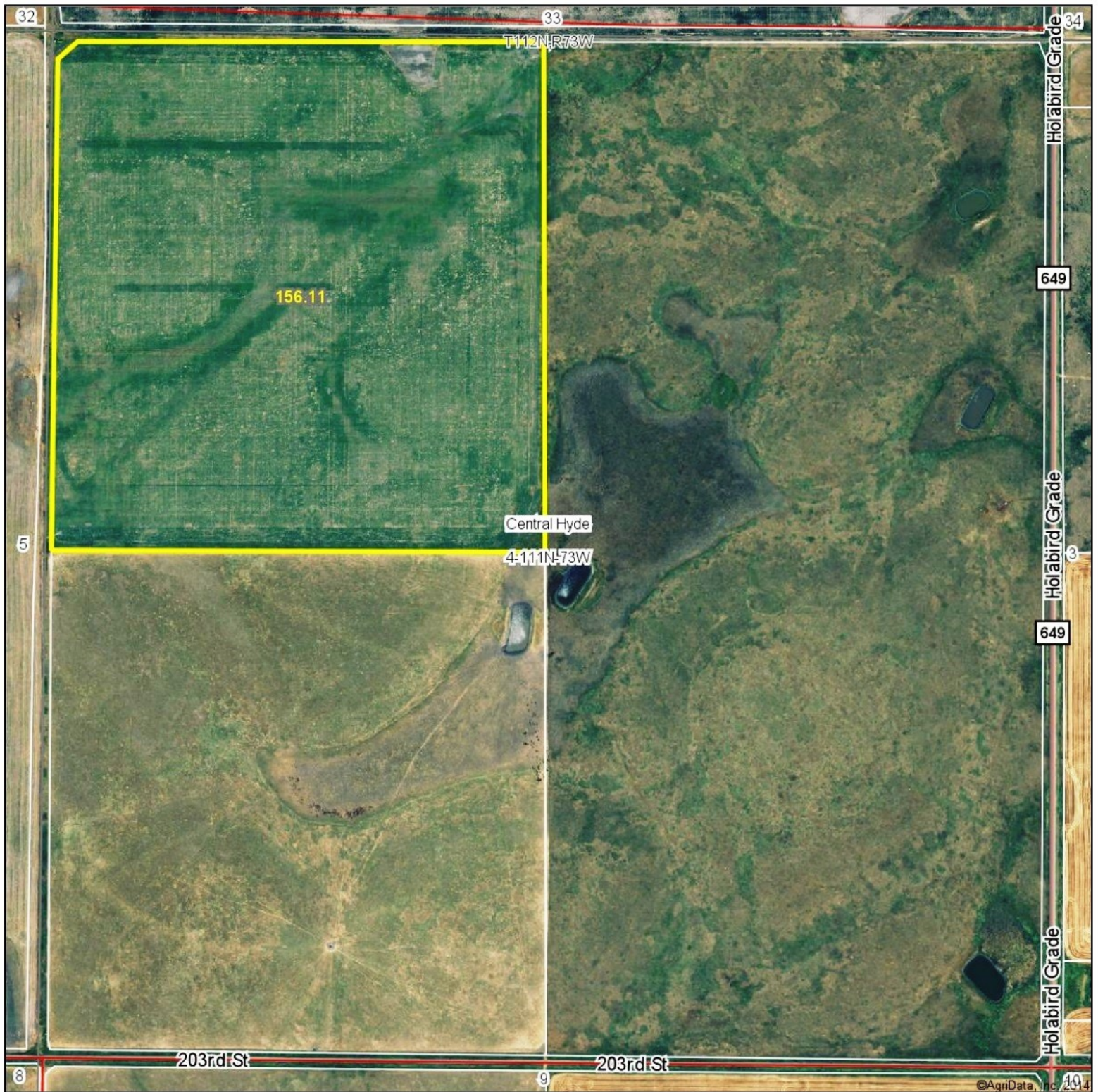
State: **South Dakota**
County: **Hyde**
Location: **32-112N-73W**
Township: **Central Hyde**
Acres: **161.69**
Date: **11/7/2014**



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Area Symbol: SD069, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Corn	Winter wheat
ErB	Eakin-Raber complex, 2 to 6 percent slopes	43.19	26.7%	IIe		76	40	33
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	34.95	21.6%	IIIIs		70	31	30
OnA	Onita silt loam, 0 to 2 percent slopes	30.84	19.1%	IIc	I	92	60	41
RcB	Raber-Cavo loams, 2 to 6 percent slopes	21.62	13.4%	IIIIs		53	26	27
HeB	Highmore-Eakin silt loams, 2 to 6 percent slopes	12.63	7.8%	IIe		83	42	34
Os	Onita-Hoven silt loams	6.99	4.3%	IVs		59	33	25
RpB	Raber-Peno loams, 2 to 6 percent slopes	6.24	3.9%	IIe		64	31	29
Df	DeGrey-Walke silt loams	3.63	2.2%	IVs		56	25	26
RaB	Raber loam, 2 to 6 percent slopes	1.60	1.0%	IIe		67	34	31
Weighted Average						73.5	39.1	32.5

Tract 5 - Aerial Map



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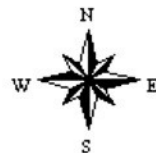


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4-111N-73W
Hyde County
South Dakota

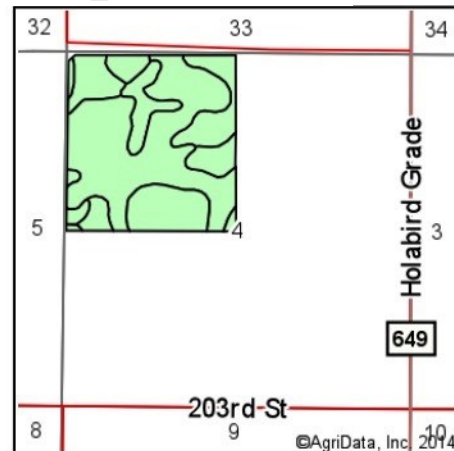
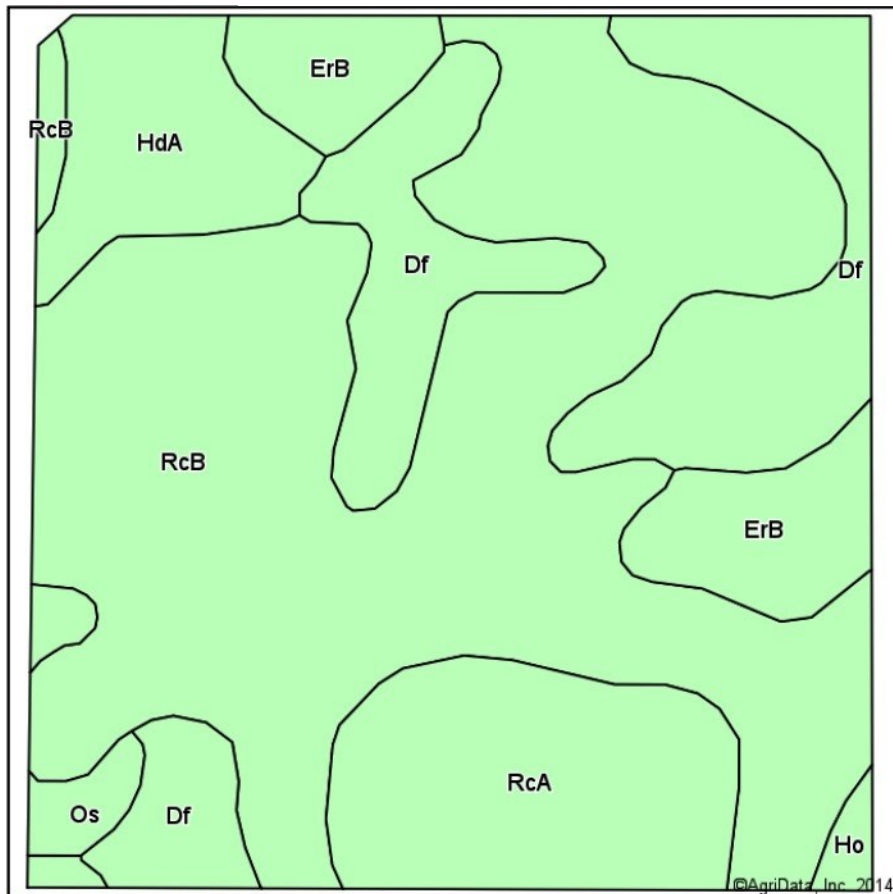
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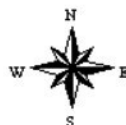
Tract 5 - Soils Map



State: **South Dakota**
 County: **Hyde**
 Location: **4-111N-73W**
 Township: **Central Hyde**
 Acres: **156.11**
 Date: **11/10/2014**

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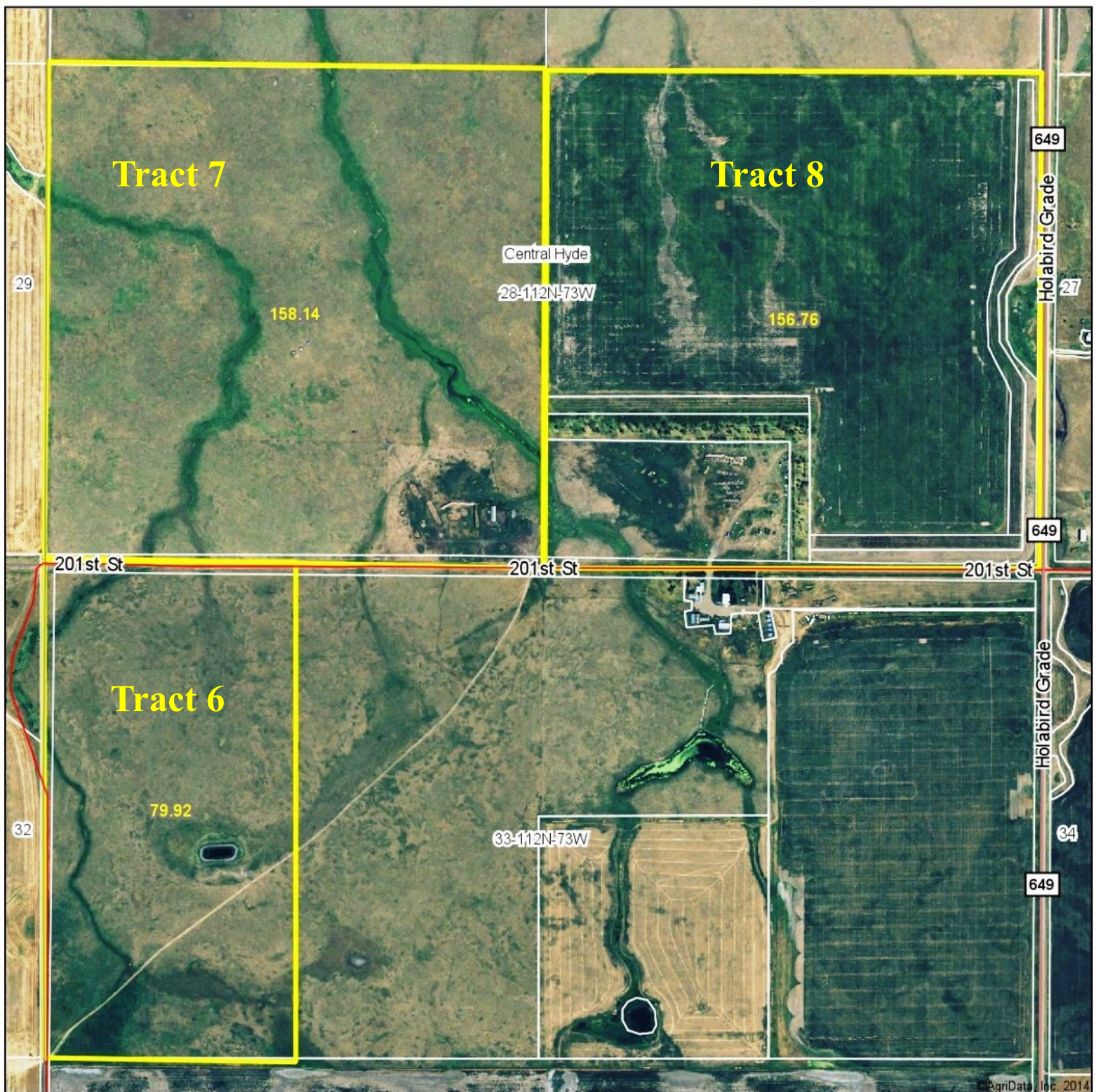


Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RcB	Raber-Cavo loams, 2 to 6 percent slopes	82.73	53.0%	IIIIs	53	26	27
Df	DeGrey-Walke silt loams	29.71	19.0%	IVs	56	25	26
RcA	Raber-Cavo loams, 0 to 2 percent slopes	18.05	11.6%	IIIIs	58	27	28
ErB	Eakin-Raber complex, 2 to 6 percent slopes	11.55	7.4%	Ile	76	40	33
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	10.41	6.7%	IIIIs	70	31	30
Os	Onita-Hoven silt loams	2.67	1.7%	IVs	59	33	25
Ho	Hoven silt loam	0.99	0.6%	Vis	14		
Weighted Average					56.8	27.2	27.4



Tracts 6-8 - Aerial Map



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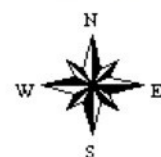


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28-112N-73W
Hyde County
South Dakota

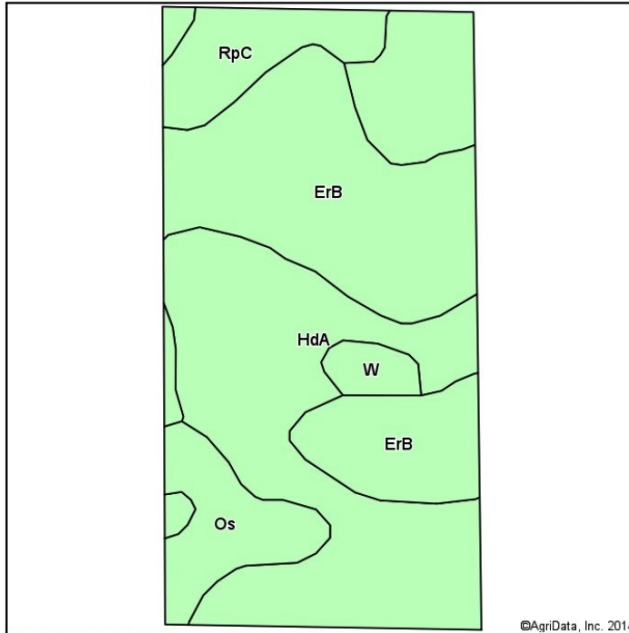
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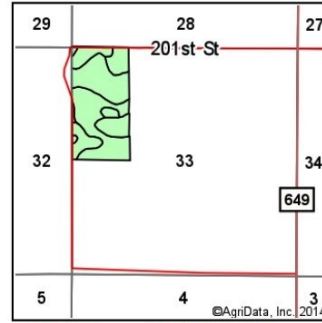


11/10/2014

Tract 6 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **28-112N-73W**
Township: **Central Hyde**
Acres: **80.59**
Date: **11/10/2014**

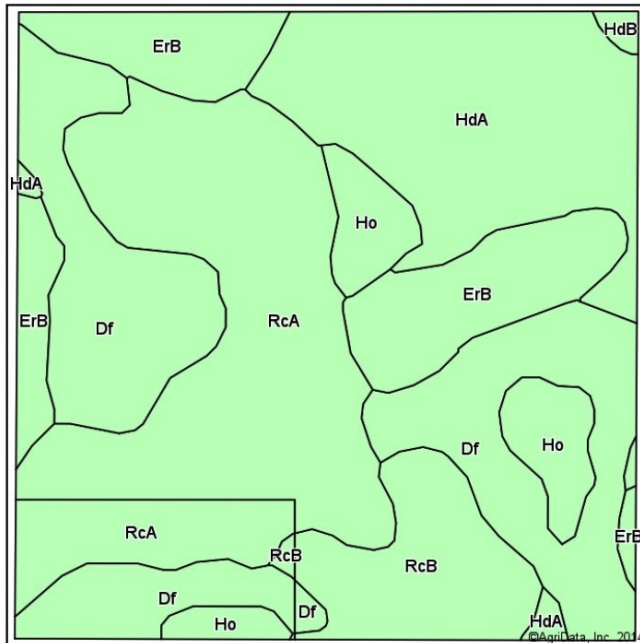
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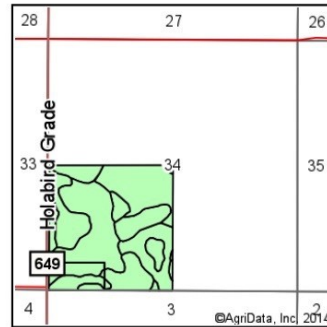


Area Symbol: SD069, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	35.63	44.2%	IIIs	70	31	30
ErB	Eakin-Raber complex, 2 to 6 percent slopes	30.12	37.4%	IIs	76	40	33
Os	Onita-Hoven silt loams	6.71	8.3%	IVs	59	33	25
RpC	Raber-Peno loams, 6 to 9 percent slopes	6.31	7.8%	IIIs	51	28	26
W	Water	1.82	2.3%		0		
Weighted Average					68.3	33.6	29.7

Tract 7 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **34-112N-73W**
Township: **Central Hyde**
Acres: **158.08**
Date: **11/10/2014**

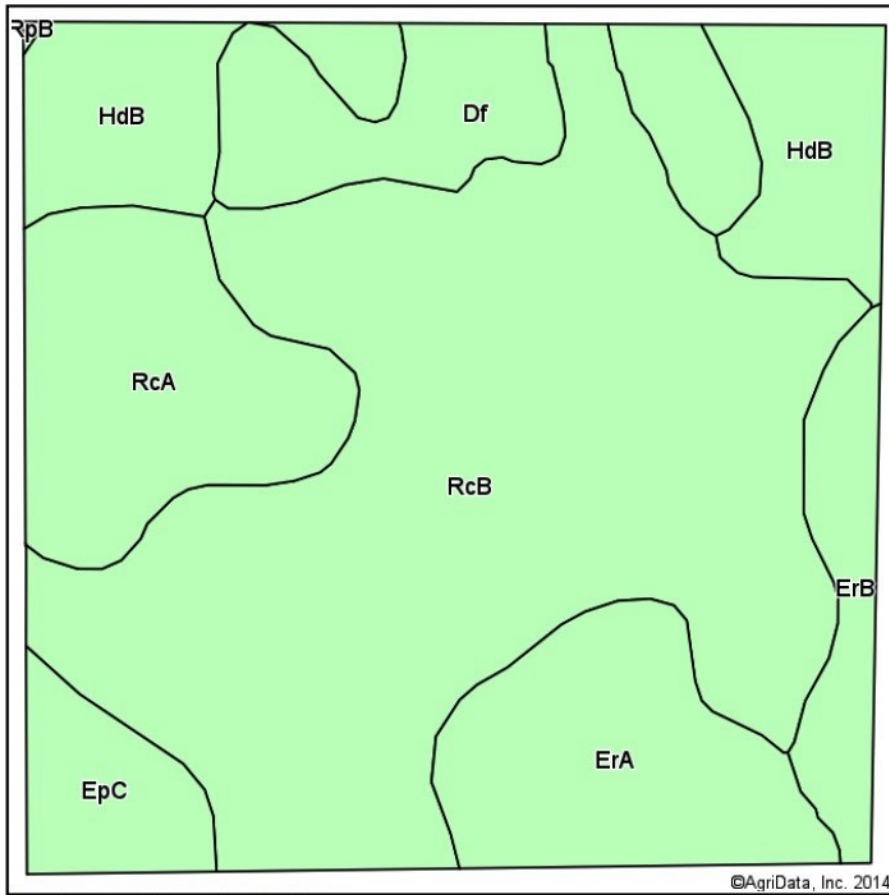
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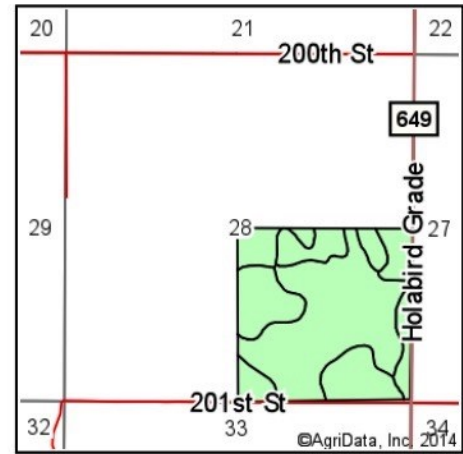


Area Symbol: SD069, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RcA	Raber-Cavo loams, 0 to 2 percent slopes	45.34	28.7%	IIIs	58	27	28
Df	DeGrey-Walke silt loams	39.53	25.0%	IVs	56	25	26
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	29.89	18.9%	IIIs	70	31	30
ErB	Eakin-Raber complex, 2 to 6 percent slopes	21.11	13.4%	IIs	76	40	33
RcB	Raber-Cavo loams, 2 to 6 percent slopes	12.46	7.9%	IIIs	53	26	27
Ho	Hoven silt loam	9.19	5.8%	VIs	14		
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	0.56	0.4%	IIIs	65	30	28
Weighted Average					59.2	27.4	26.8

Tract 8 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **28-112N-73W**
 Township: **Central Hyde**
 Acres: **157.43**
 Date: **11/10/2014**

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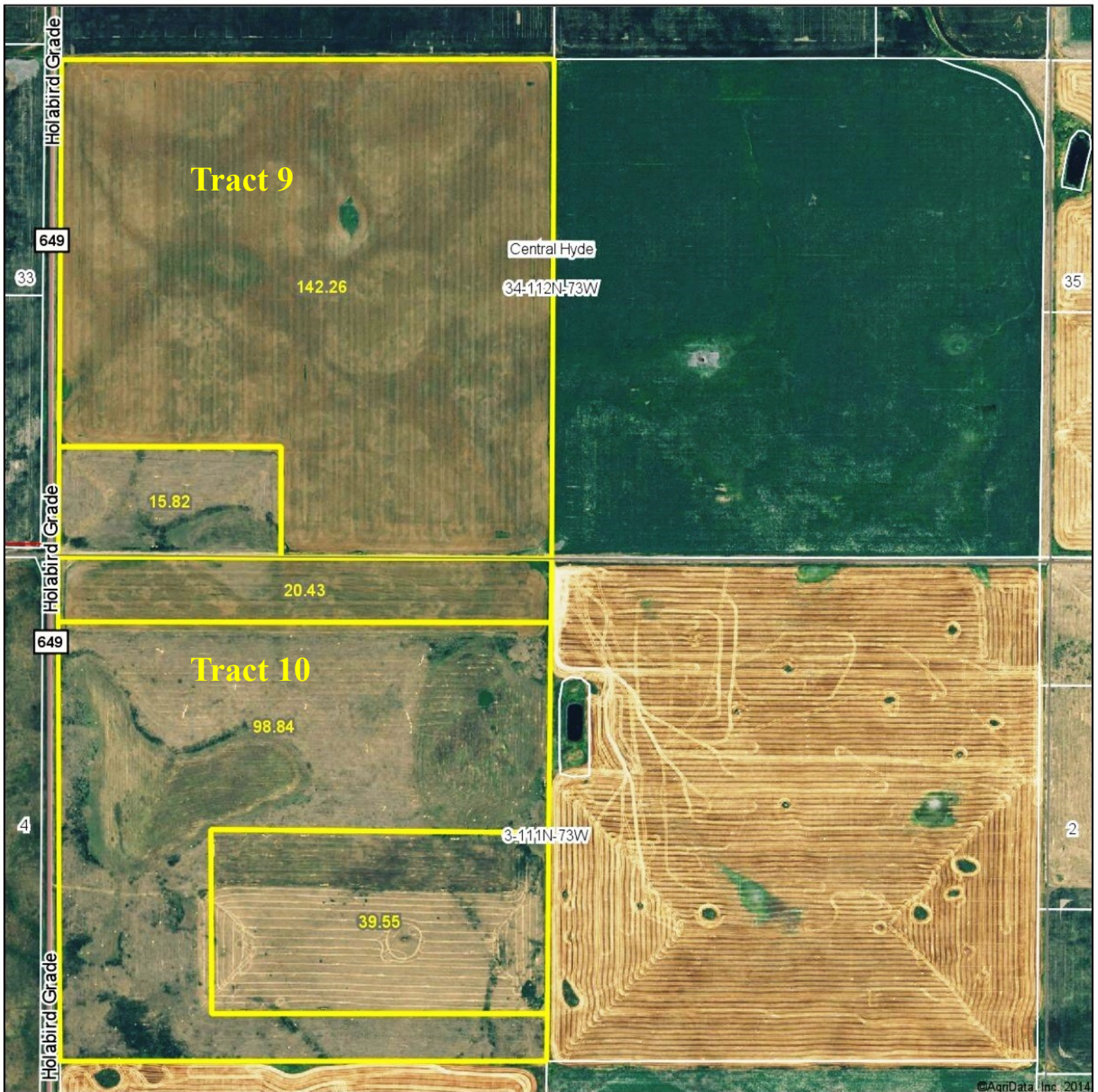


Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RcB	Raber-Cavo loams, 2 to 6 percent slopes	77.83	49.4%	IIIIs	53	26	27
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	18.01	11.4%	IIIIs	65	30	28
RcA	Raber-Cavo loams, 0 to 2 percent slopes	17.83	11.3%	IIIIs	58	27	28
ErA	Eakin-Raber complex, 0 to 2 percent slopes	16.11	10.2%	IIc	85	43	35
Df	DeGrey-Walke silt loams	14.32	9.1%	IVs	56	25	26
ErB	Eakin-Raber complex, 2 to 6 percent slopes	7.04	4.5%	IIe	76	40	33
EpC	Eakin-Peno complex, 6 to 9 percent slopes	6.21	3.9%	IIIe	64	33	29
RpB	Raber-Peno loams, 2 to 6 percent slopes	0.08	0.1%	IIe	64	31	29
Weighted Average					60	29.1	28.3



Tracts 9-10 - Soils Map



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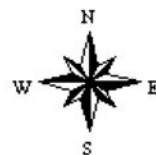


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South Dakota

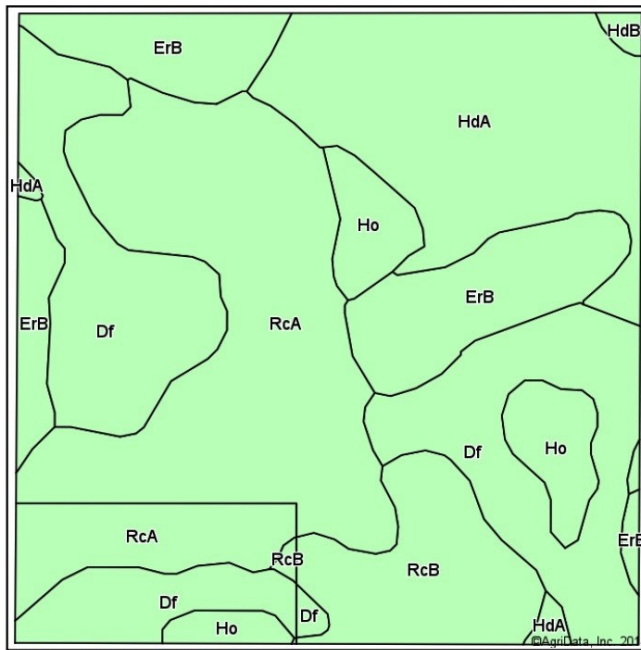
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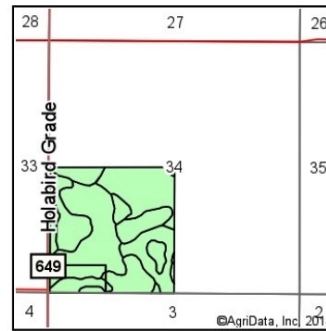


11/10/2014

Tract 9 - Soils



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **34-112N-73W**
 Township: **Central Hyde**
 Acres: **158.08**
 Date: **11/11/2014**

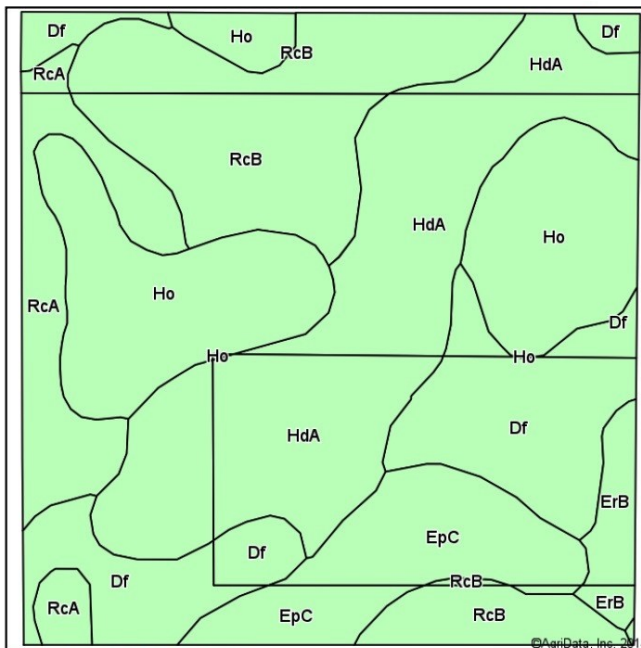


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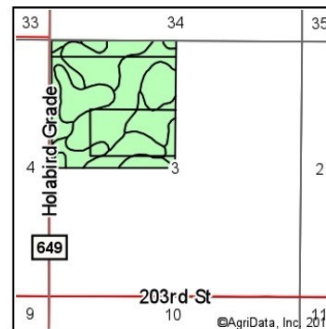
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Area Symbol: SD069, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RcA	Raber-Cavo loams, 0 to 2 percent slopes	45.34	28.7%	IIIs	58	27	28
Df	DeGrey-Walke silt loams	39.53	25.0%	IVs	56	25	26
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	29.89	18.9%	IIIs	70	31	30
ErB	Eakin-Raber complex, 2 to 6 percent slopes	21.11	13.4%	Ile	76	40	33
RcB	Raber-Cavo loams, 2 to 6 percent slopes	12.46	7.9%	IIIs	53	26	27
Ho	Hoven silt loam	9.19	5.8%	VIIs	14		
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	0.56	0.4%	IIIs	65	30	28
Weighted Average					59.2	27.4	26.8

Tract 10 - Soils



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **34-112N-73W**
 Township: **Central Hyde**
 Acres: **158.82**
 Date: **11/10/2014**



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Area Symbol: SD069, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	40.13	25.3%	IIIs	70	31	30
Ho	Hoven silt loam	32.01	20.2%	VIIs	14		
RcB	Raber-Cavo loams, 2 to 6 percent slopes	29.70	18.7%	IIIs	53	26	27
Df	DeGrey-Walke silt loams	25.73	16.2%	IVs	56	25	26
EpC	Eakin-Peno complex, 6 to 9 percent slopes	14.18	8.9%	IIle	64	33	29
RcA	Raber-Cavo loams, 0 to 2 percent slopes	13.52	8.5%	IIIs	58	27	28
ErB	Eakin-Raber complex, 2 to 6 percent slopes	3.55	2.2%	Ile	76	40	33
Weighted Average					51.8	22.9	22.6

Tract 11 - Aerial Map



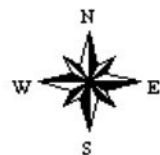
United Country
ADVANTAGE Land CO.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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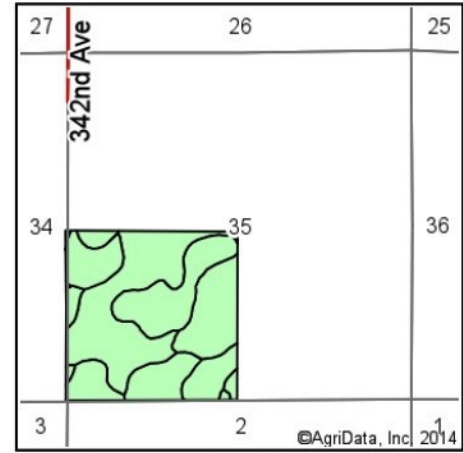
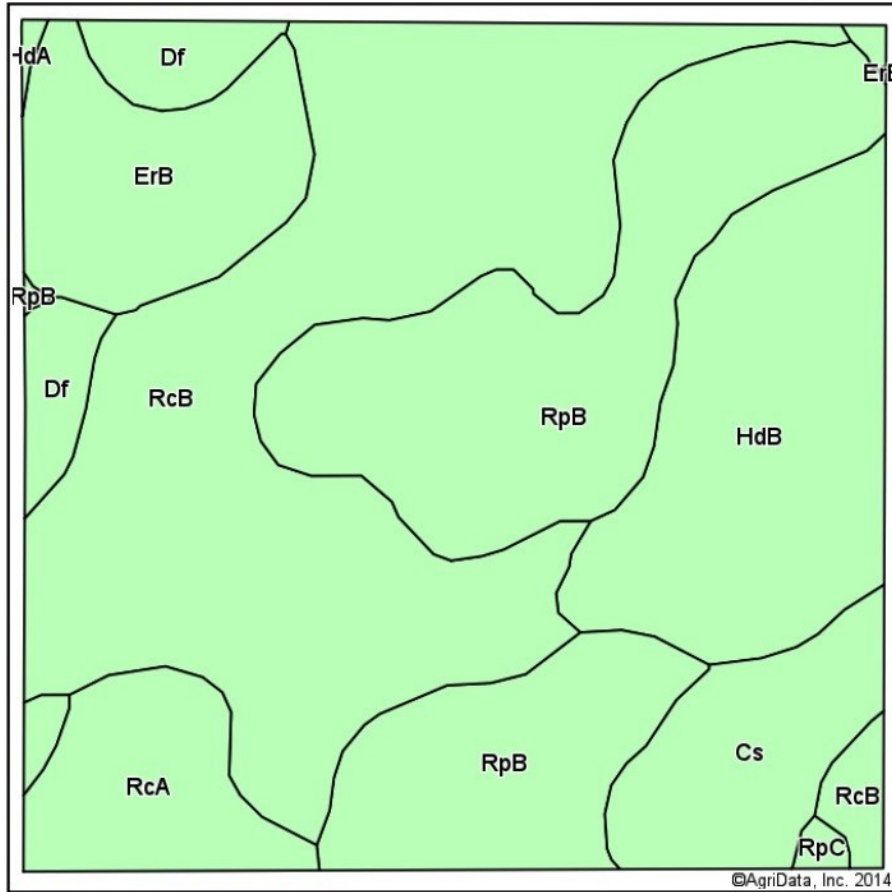
35-112N-71W
Hyde County
South Dakota

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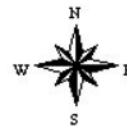


11/11/2014

Tract 11 - Soils Map



State: **South Dakota**
 County: **Hyde**
 Location: **35-112N-71W**
 Township: **Central Hyde**
 Acres: **155.88**
 Date: **11/11/2014**



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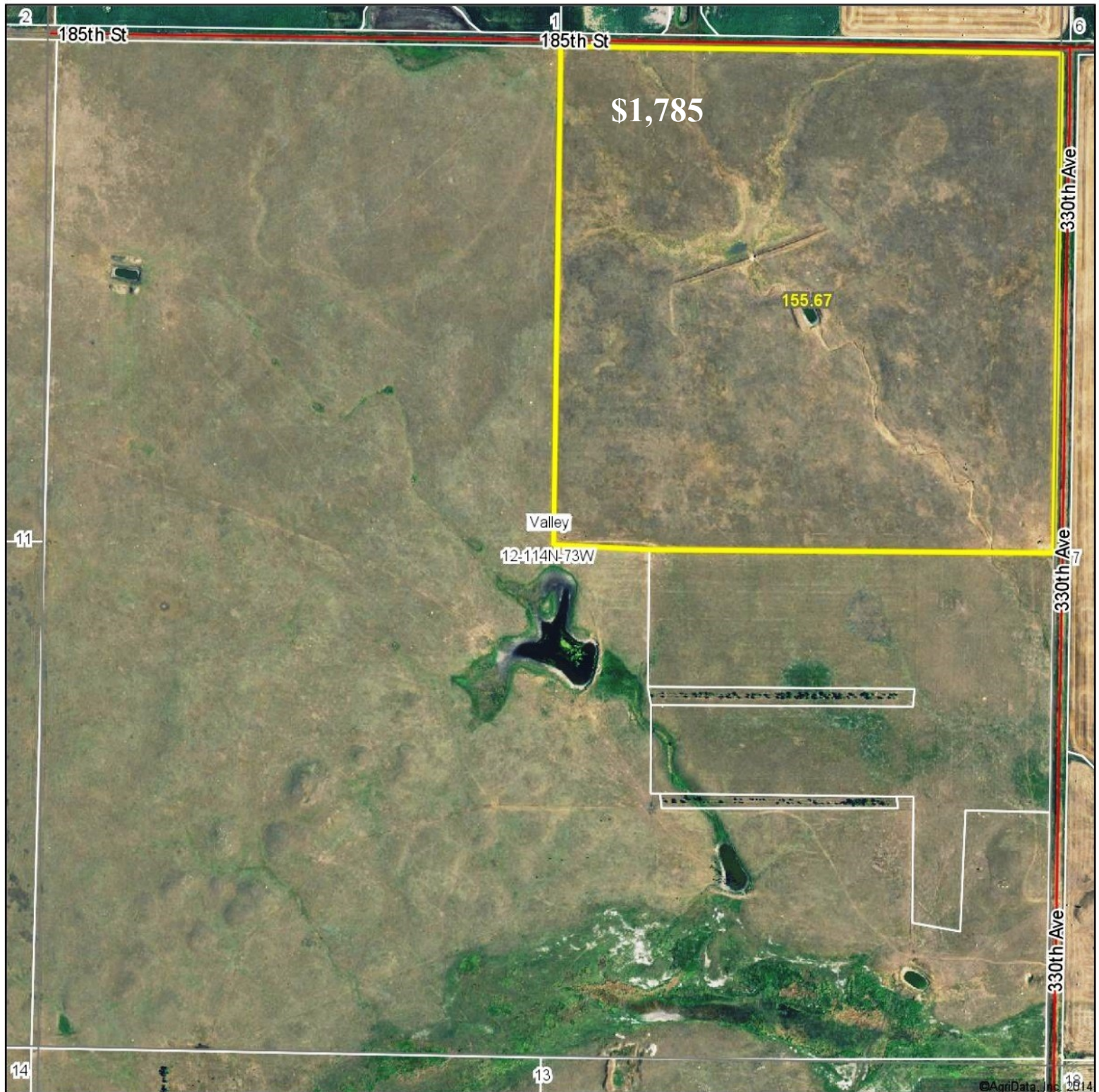
Maps Provided By:
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Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
RcB	Raber-Cavo loams, 2 to 6 percent slopes	55.13	35.4%	IIIIs	53	26	27
RpB	Raber-Peno loams, 2 to 6 percent slopes	39.43	25.3%	IIe	64	31	29
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	23.35	15.0%	IIIIs	65	30	28
ErB	Eakin-Raber complex, 2 to 6 percent slopes	12.58	8.1%	IIe	76	40	33
Cs	Cavo-Stickney loams	9.78	6.3%	IVs	47	25	27
RcA	Raber-Cavo loams, 0 to 2 percent slopes	8.69	5.6%	IIIIs	58	27	28
Df	DeGrey-Walke silt loams	6.24	4.0%	IVs	56	25	26
RpC	Raber-Peno loams, 6 to 9 percent slopes	0.46	0.3%	IIIe	51	28	26
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	0.22	0.1%	IIIIs	70	31	30
Weighted Average					59.5	29	28.2



Tract 12 - Aerial Map



United Country
ADVANTAGE Land CO.

Maps Provided By:

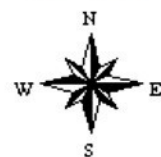


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12-114N-73W
Hyde County
South Dakota

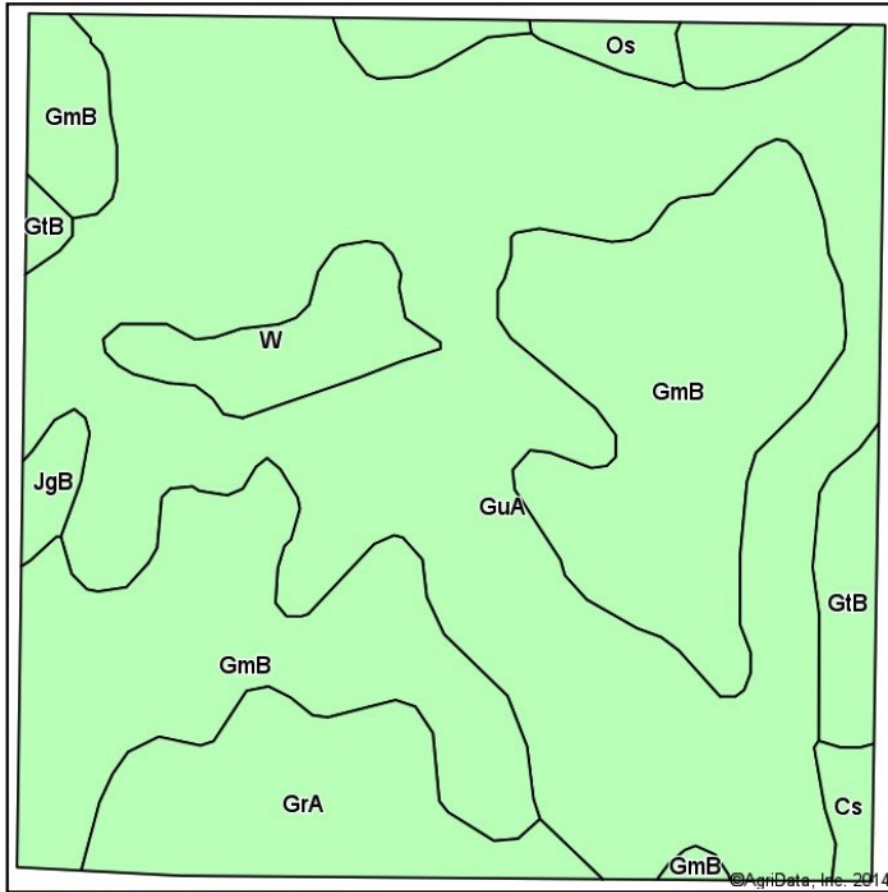
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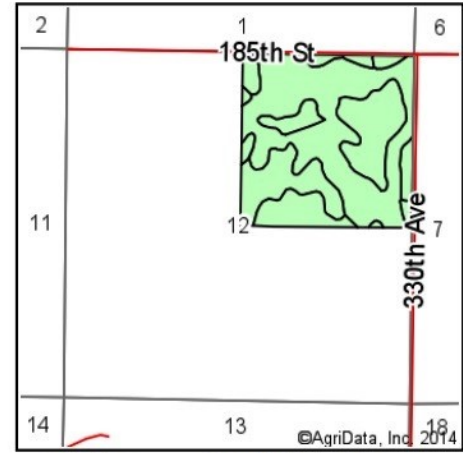


11/11/2014

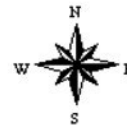
Tract 12 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **12-114N-73W**
 Township: **Valley**
 Acres: **155.67**
 Date: **11/11/2014**



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ADVANTAGE Land CO.

Maps Provided By:

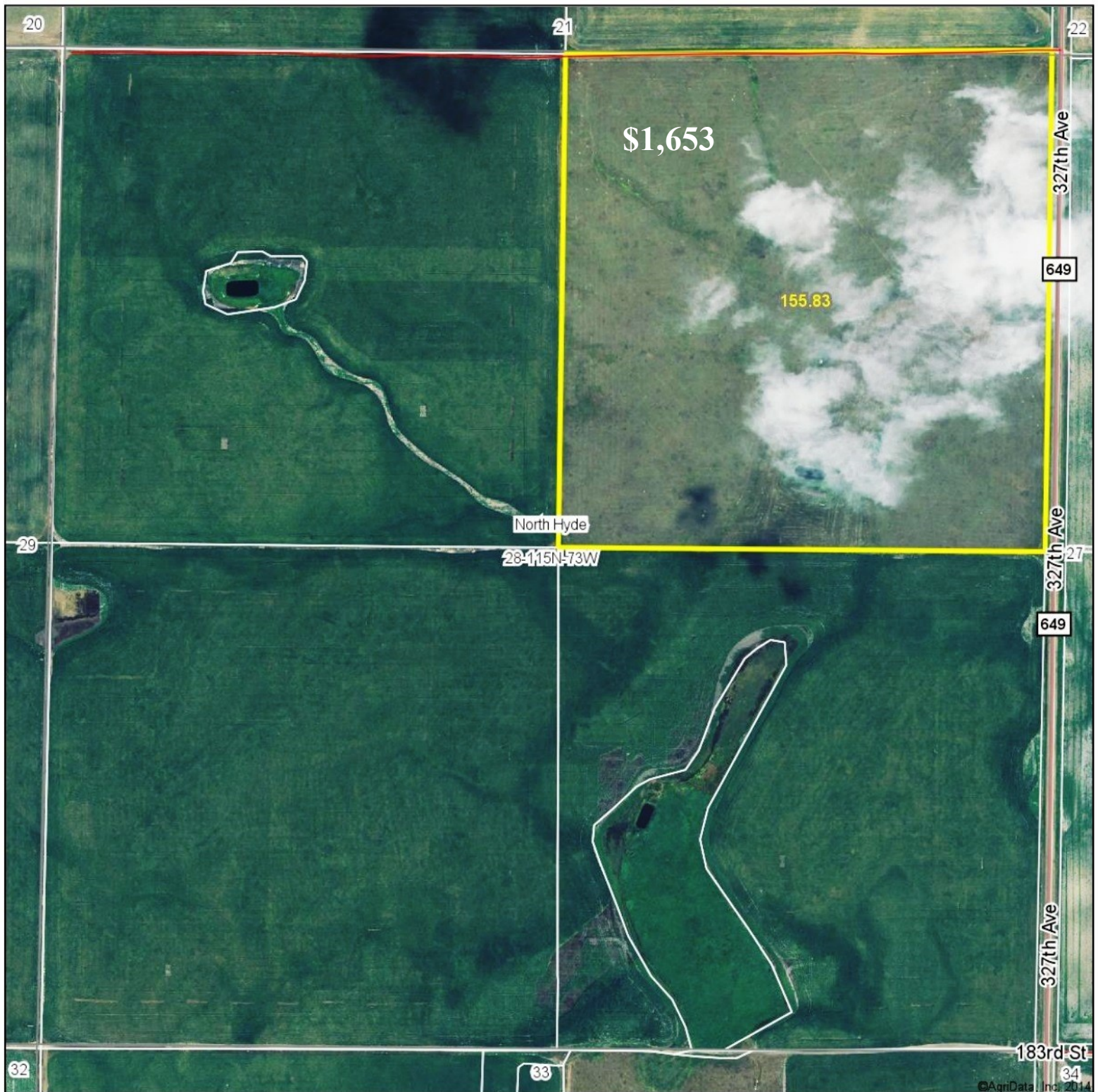
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Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
GuA	Glenham-Stickney-Hoven complex, 0 to 4 percent slopes	78.46	50.4%	IIIc	58	30	28
GmB	Glenham-Java loams, 2 to 6 percent slopes	50.77	32.6%	Ile	74	32	31
GrA	Glenham-Prosper loams, 0 to 2 percent slopes	12.65	8.1%	Ilc	86	47	39
W	Water	5.50	3.5%		0		
GtB	Glenham-Prosper-Java loams, 1 to 6 percent slopes	4.20	2.7%	Ile	74	40	32
JgB	Java-Glenham loams, 2 to 6 percent slopes	1.40	0.9%	IIIe	70	30	30
Os	Onita-Hoven silt loams	1.35	0.9%	IVs	59	33	25
Cs	Cavo-Stickney loams	1.34	0.9%	IVs	47	25	27
Weighted Average					63.9	31.2	29



Tract 13 - Aerial Map



United Country
ADVANTAGE Land CO.

Maps Provided By:

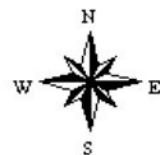


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28-115N-73W
Hyde County
South Dakota

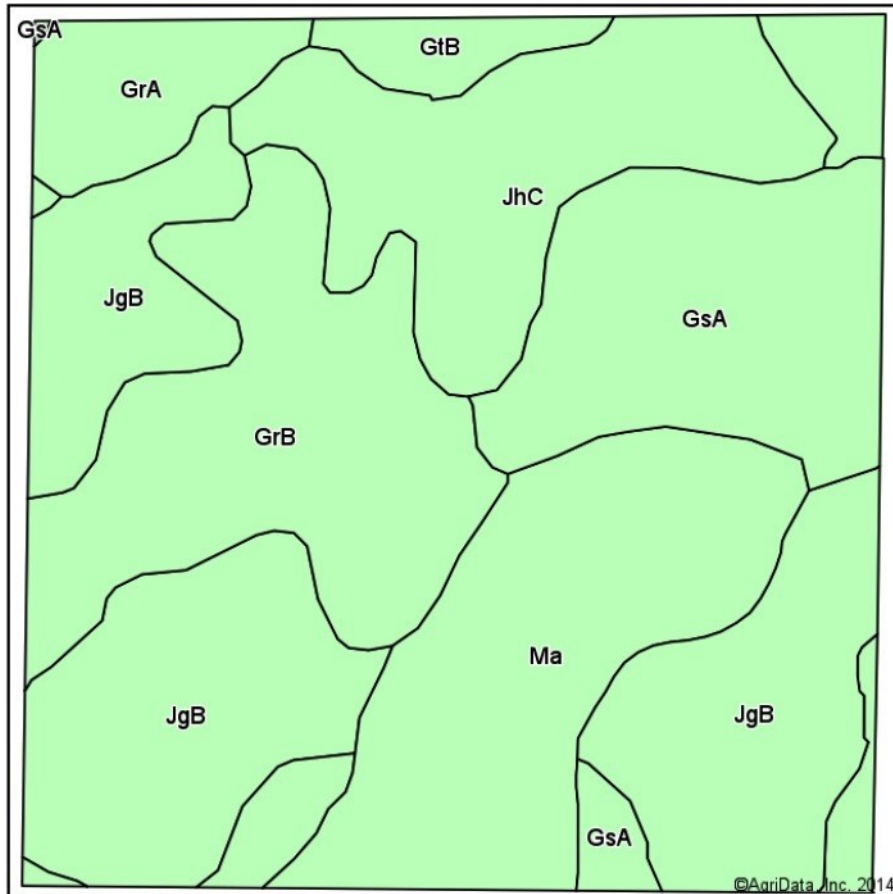
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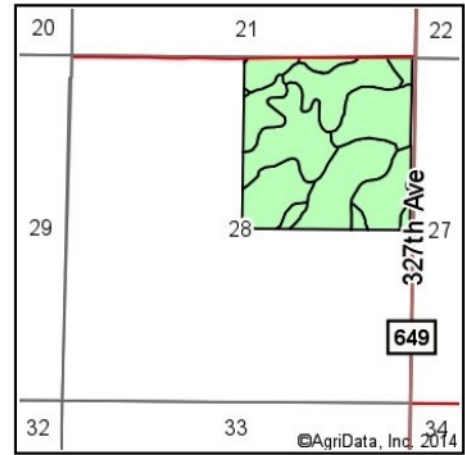


11/11/2014

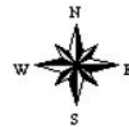
Tract 13 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **28-115N-73W**
 Township: **North Hyde**
 Acres: **155.83**
 Date: **11/11/2014**



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Maps Provided By:
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Area Symbol: SD069, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Winter wheat
JgB	Java-Glenham loams, 2 to 6 percent slopes	45.61	29.3%	IIIe	70	30	30
GrB	Glenham-Prosper loams, 2 to 6 percent slopes	28.76	18.5%	Ile	80	44	36
Ma	Macken silty clay loam	25.82	16.6%	Vw	28		
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	23.83	15.3%	IIIs	68	35	31
JhC	Java-Glenham-Prosper loams, 1 to 9 percent slopes	21.70	13.9%	IIIe	61	31	28
GrA	Glenham-Prosper loams, 0 to 2 percent slopes	6.81	4.4%	IIc	86	47	39
GtB	Glenham-Prosper-Java loams, 1 to 6 percent slopes	3.30	2.1%	Ile	74	40	32
Weighted Average					64.1	29.5	26.4



South Dakota
Hyde

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 108

Prepared: 11/5/14 11:46 AM

Crop Year: 2015

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:
2230

CRP Contract Number(s): 278 , 286

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1876.68	1198.82	1198.82	0.0	0.0	9.5	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	1189.32	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	814.8	18	18	0.0
SUNFLOWERS	173.5	1064	1064	0.0
Total Base Acres:	988.3			

Tract Number: 364 Description: NWL3; NWL4-13 S28;32;N33;SW34-112-73(Life Estate)

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
1720.8	1042.94	1042.94	0.0	0.0	9.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	1033.44	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	709.1	18	18	0.0
SUNFLOWERS	150.9	1064	1064	0.0
Total Base Acres:	860.0			

Owners: ELZORA HAMLIN

Other Producers: None

South Dakota

Hyde

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 108

Prepared: 11/5/14 11:46 AM

Crop Year: 2015

Page: 2 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.

Tract Number: 365

Description: SW 35-112-71 (Life Estate)

FAV/WR

BIA Range Unit Number:

N

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.88	155.88	155.88	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	155.88	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	105.7	18	18	0.0
SUNFLOWERS	22.6	1064	1064	0.0
Total Base Acres:	128.3			

Owners: ELZORA HAMLIN

Other Producers: None



2,000+/- ACRES IN HYDE CO.

TRACTS 1 - 8

Tract 1: 160+/- Acres **Taxes:** \$1,031.10 **Legal:** NW1/4 Section 32-T112N-R73W Holabird Twp, Hyde County S.D.
With access from 326th Ave, this tract is currently planted to winter wheat and is a strong addition for a farmer or investor. According to FSA information, this farm offers 154.28 cropland acres with a strong soil rating of .61 according to Surety Agridata. The soils are primarily made up of Class IIe, Raber loam with a gently rolling topography. There are currently 154+/- acres of winter wheat planted on this farm with the buyer to receive all rights to this crop. The balance of this land consists of a dam located in the middle of the property.

Tract 2: 160+/- Acres **Taxes:** \$912.96 **Legal:** NE1/4 Section 32-T112N-R73W Holabird Twp, Hyde County S.D.
With approximately 49 acres currently utilized as farmland, the balance of this land is made up of virgin sod with a dam for the water source. According to FSA information, this parcel offers 56.04 cropland acres with an overall soil rating of .55 according to Surety Agridata with 0-25% slopes. Surety Agridata reports the tillable soil rating of .76 predominately made up of Class IIe Eakin-Raber complex and Class IIc Onita silt loam with 0-6% slope! With access from 201 St, this tract offers quality crop land for producing high yielding crops and rich native prairie with the opportunity to turn more acres into row crop production.

Tract 3: 160+/- Acres **Taxes:** \$992.28 **Legal:** SW1/4 Section 32-T112N-R73W Holabird Twp, Hyde County S.D.
Tract 3 is made up of 160 acres of virgin sod with eye appeal. This tract is accessed from 326 Ave and lays nearly level with 0-6% slopes. According to Surety Agridata, the overall soil rating is .57 predominately comprised of Class IIIs Raber-Cavo loams and Class IIe Raber loam. With minimal wasteland and the potential to put this land into production, Tract 3 is appealing to a current farmer, investor and cattle producer for prime grass.

Tract 4: 160+/- Acres **Taxes:** \$1,179.92 **Legal:** SE1/4 Section 32-T112N-R73W Holabird Twp, Hyde County S.D.
According to FSA information, this farm offers 117.58 cropland acres with the potential to farm the entire quarter with the exception of the dam located on the west edge. This property has eye appeal laying nearly level and has a strong soil rating of .734 according to Surety Agridata mainly comprised of Class IIe Eakin-Raber complex.

Tract 5: 160+/- Acres **Taxes:** \$986.82 **Legal:** NW1/4 Section 4-T111N-R73W Chapelle Twp, Hyde County S.D.
With very minimal wasteland and 156+/- acres currently planted to winter wheat, this farm is a quality addition to the row crop farmer and investor. Accessed from 202 St to the north, this land has an overall soil rating of .57 mostly comprised of Class IIIs Raber-Cavo loams with 0-6% slopes. The buyer is to receive all rights to the winter wheat planted.

Tract 6: 80+/- Acres **Taxes:** \$620 (estimated) **Legal:** W1/2 NW1/4 Section 33-T112N-R73W Holabird Twp, Hyde Co.
Currently utilized as pasture, this rich native grass land has easy access from 201 St to the north with a dam for the water source. This property offers an excellent soil rating of .68 predominately comprised of Highmore-DeGrey silt loams and Eakin-Raber complex with 0-9% slopes! Easily converted to farm land, this land is desirable to the farmer and rancher.

Tract 7: 160+/- Acres **Taxes:** \$1,036.12 **Legal:** SW1/4 Section 28-T112N-R73W Holabird Twp, Hyde County S.D.
Easily accessed from 201 St to the south, this native pasture has two natural water ways running through the property. This tract has the potential to be high producing farm land as it lays nearly level with a soil rating of .59, predominately made up of Class IIIs Raber-Cavo loams and Class IVs DeGrey-Walke silt loams. There is an old well (not in working condition) and a calving barn located in the southeast corner of this tract (electricity is buyer's responsibility).

Tract 8: 160+/- Acres **Taxes:** \$1,010.48 **Legal:** SE1/4 Section 28-T112N-R73W Holabird Twp, Hyde County S.D.
With 118.56 acres currently tillable and planted to winter wheat, this farm has excellent access from Holabird Grade to the east and 201 St to the south. According to Surety Agridata, the soil rating is .60 with mostly Class IIIs Raber-Cavo loams with 0-9% slopes. There are 9.5 acres of trees currently enrolled in CRP with an annual payment of \$468 with both contracts expiring in 2022. The balance of this farm is virgin sod currently utilized for hay and equipment storage in the southwest corner. The buyer is to receive all rights to the winter wheat crop and will assume the CRP contract with payments beginning in 2015.

2,000+/- ACRES IN HYDE CO.

TRACTS 9 - 13

Tract 9: 160+/- Acres **Taxes:** \$958.22 **Legal:** SW1/4 Section 34-T112N-R73W Holabird Twp, Hyde County S.D. Easily accessed from Holabird Grade to the west, this farm has 158.08 cropland acres according to FSA information. This farm currently has 142 acres utilized as crop land with the balance of hayland. This is a high producing farm with a soil rating of .59 mainly made up of Class IIIs Raber-Cavo loams with 0-6% slope.

Tract 10: 160+/- Acres **Taxes:** \$884.28 **Legal:** NW1/4 Section 3-T111N-R73W Chapelle Twp, Hyde County S.D. With 157.48 cropland acres according to FSA information, this farm is a nice addition to a current operation with easy access from Holabird Grade to the west. The overall soil rating is .52 mainly comprised of Class IIIs Highmore-DeGrey silt loams with 0-9% slopes. The majority of this farm is currently hayed with an alfalfa/grass mix.

Tract 11: 160+/- Acres **Taxes:** \$1,001.72 **Legal:** SW1/4 Section 35-T112N-R71W Bramhall Twp, Hyde County S.D. Located 3 miles east of Highmore on Hwy 14, 5 miles south on 341st Ave, 1.25 miles east on 202 St, property will be on the north side of the road. According to FSA information, this farm has 155.88 cropland acres with a gently rolling topography. This property is a strong addition to a row crop operator and investor as the soil rating is .60 predominately comprised of Class IIIs Raber-Cavo loams and Class IIe Raber-Peno loams.

Tract 12: 160+/- Acres **Taxes:** \$937.48 **Legal:** NE1/4 Section 12-T114N-R73W Valley Twp, Hyde County S.D. Located 10 miles north on Holabird Grade, 3 miles east on 187th Ave, 1.5 miles north on 330 Ave, the property will be on the south side of the road. This tract offers a quality pasture of rich native prairie with a strong soil rating of .64! The soils are mainly Class IIc Glenham-Stickney-Hoven complex and Class IIe Glenham-Java loams with 0-6% slope. The water source is a sufficient dam in the middle of the quarter, along with a well and stock tank in the southeast corner. **USFWL easements (Waterfowl Management Rights and Waterfowl Habitat Protection) cover this property, having no effect on the stocking rates.**

Tract 13: 160+/- Acres **Taxes:** \$990.78 **Legal:** NE1/4 Section 28-T115N-R73W Spring Lake Twp, Hyde County S.D. With convenient access, this pasture is located 15 miles north on Holabird Grade and lays on the west side of the road. Appealing to the rancher and investor, this native prairie is rich with a soil rating of .64, predominately comprised of Class IIe Java-Glenham loams and Class IIe Glenham-Prosper loams with 0-6% slopes. **This property is tied to USFWL easements (Waterfowl Management Rights and Waterfowl Habitat Protection), not limiting the stocking rates.**



2,000+/- ACRES IN HYDE CO. QUALITY CROP LAND!

BROKERS NOTE:

To be sold in 13 separate tracts, an opportunity of this caliber is very rare as this farm has been in the Hamlin family since 1941. Appealing to current farm operators, cattle producers, investors, and wildlife enthusiasts, this land offers 1,074 cropland acres, 9.5 acres of trees in CRP with the balance of rich native prairie, hayland, wetlands and roadways, located 40 miles east of Pierre, in the heart of pheasant country! The majority of this farm is located four miles south of Holabird, SD, offering 1,520 acres situated within one mile and having convenient access from Holabird Grade. One quarter of land is located nine miles southeast of Highmore in Bramhall Township, with two additional quarters located approximately 15 miles north of Holabird in Spring Lake and Valley Townships. According to FSA information, this property offers a total of 1,083.53 cropland acres with the potential to put more acres into production. The topography of the land lays nearly level to gently rolling. According to Surety Agridata, the overall farm has a strong soil rating of .61, predominately comprised of Class III sandy Raber-Cavo loams, Class II erodible Eakin-Raber complex, and Class III sandy Highmore-DeGrey silt loams. There are 9.5 acres of trees currently enrolled in CRP with an annual payment of \$468 with both contracts expiring in 2022. If you are looking for an investment in prime farmland and productive grassland within close proximity and excellent recreational attributes or looking to add to your current operation, you will be impressed on what this property has to offer!

TERMS:

This is a cash sale. Closing on Tracts 1-11 will be on or before January 20th, 2015 and closing on Tracts 12-13 will be on or before January 16th 2015. 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. Possession will be given at closing. 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, based on last years taxes or most current county information. Buyer will assume both CRP contracts on Tract 8. 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 Hyde 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 5% buyer premium. Not responsible for accidents. This sale is subject to seller confirmation. All personal property will be removed prior to closing.



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