

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

555 +/- ACRES IN BROOKINGS CO. LAND AUCTION

Friday, November 8th, 2013 - 10:00am

On Site

Rolling Pastures - Hay Land - CRP

SOLD

\$2,870/Acre!



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

Owners: Harold Reitman Heirs

605.692.2525

Advantage**Land**Co.com

REITMAN RANCH

Rolling Pastures, Hay Land, & CRP!



Friday, November 8th, 2013 at 10:00 am
Live Auction Location: On Site

Location: From White, S.D.: 7 miles east on Hwy 30, 3 miles north on 485 Ave, 1 mile west on 200 St, 1/2 mile south on 484 Ave and property will be on both sides of the road.

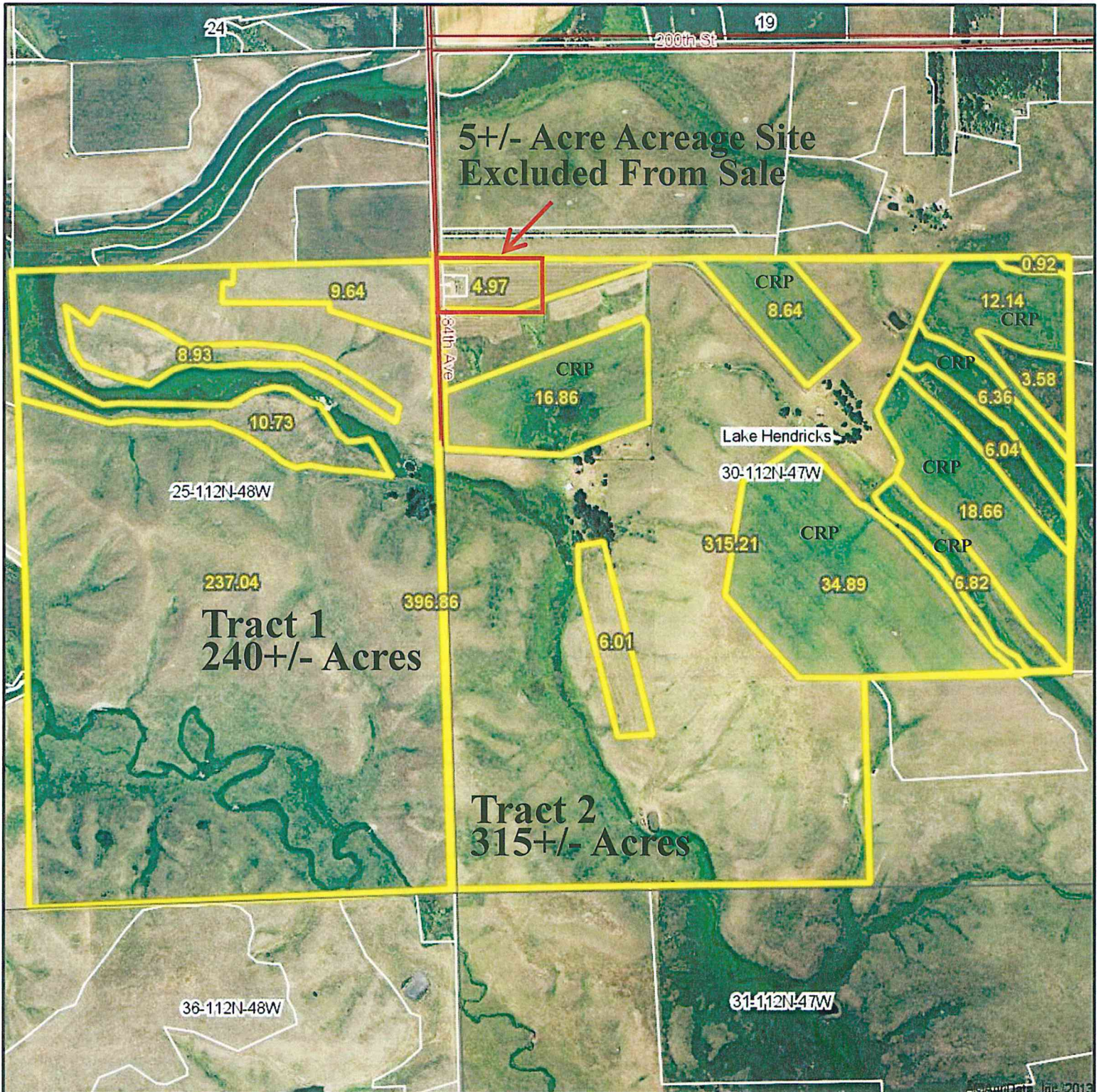
Features: 555+/- Contiguous Acres Including Turn-key Pasture Land, Native Grasses, Cropland/CRP Income, Rolling Hills with Deer Creek, Natural Water Ways and Stock Dams, Wildlife Haven & Hunter's Playground, Panoramic Views, Easy Access, Within 30 Minutes of the "new" Bel Cheese plant in Brookings!

Legal Description: S1/2 NE1/4 and the SE1/4 Section 25-T112N-R48W (240+/- acres) Oak Lake Twp and W1/2SW1/4, SE1/4SW1/4, NE1/4SW1/4, NW1/4SE1/4, SW1/4NE1/4, SE1/4NW1/4, SW1/4NW1/4 less the N1/2NW1/4SW1/4NW1/4 in Section 30-T112N-R47W (315+/- acres) Lake Hendricks Twp, Brookings County S.D.

Total Taxes: \$5,160.98 (2012 due in 2013)

Owner: Harold Reitman Heirs

Aerial Map



United Country
ADVANTAGE Land CO.

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

30-112N-47W
Brookings County
South Dakota

map center: 44° 28' 35.42, 96° 31' 20.51

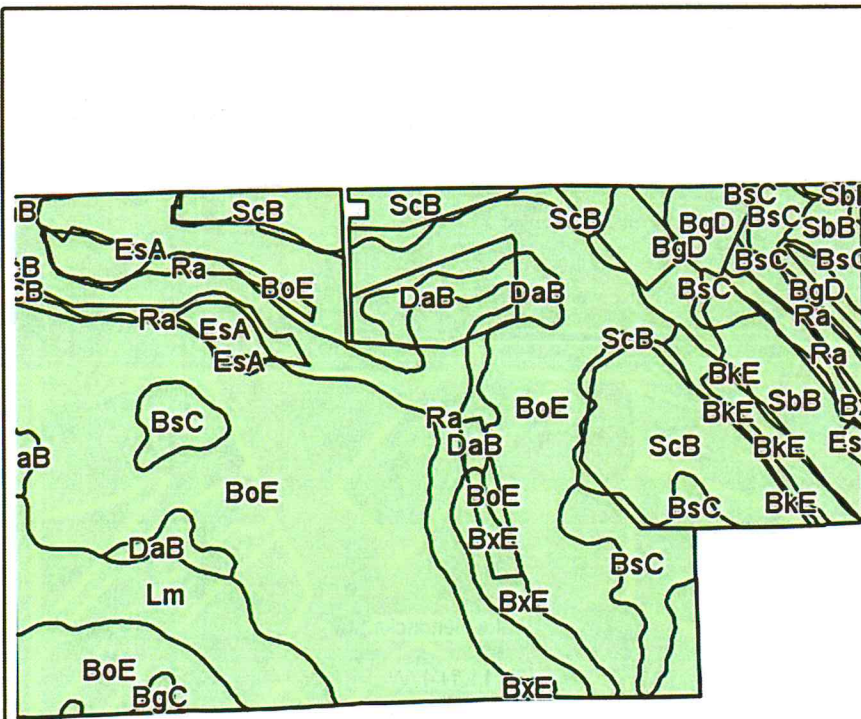
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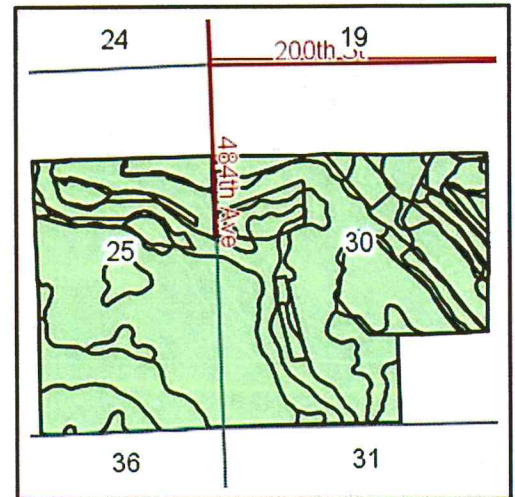
9/24/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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: Brookings
Location: 30-112N-47W
Township: Lake Hendricks
Acres: 553.07
Date: 9/25/2013

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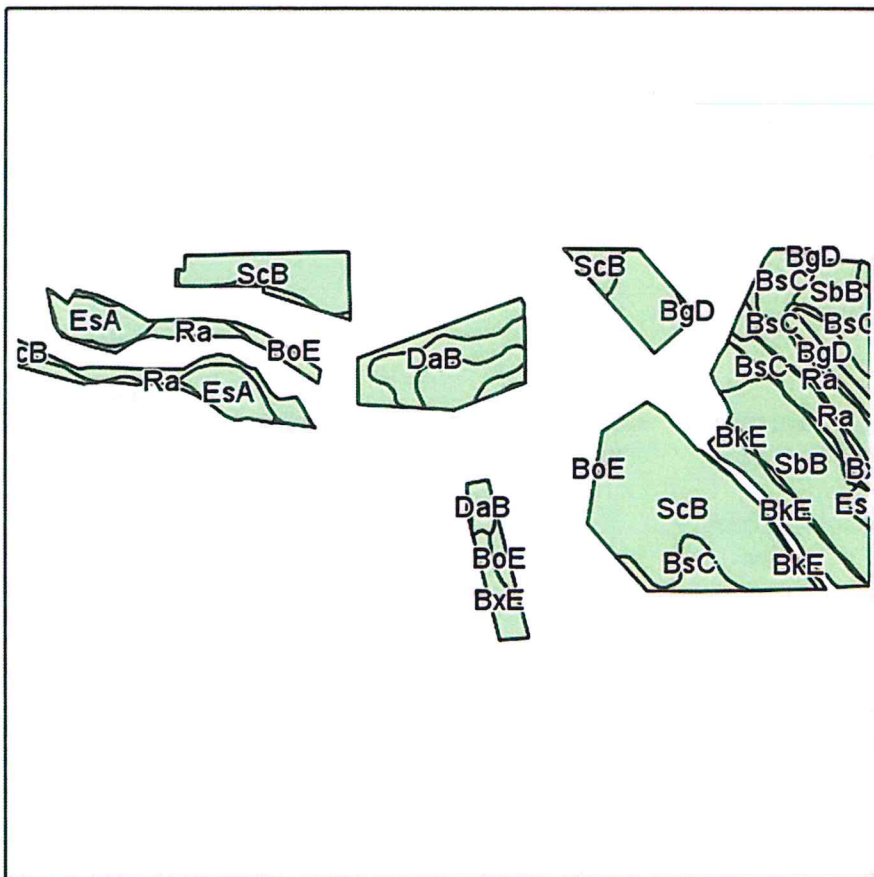
Maps provided by:



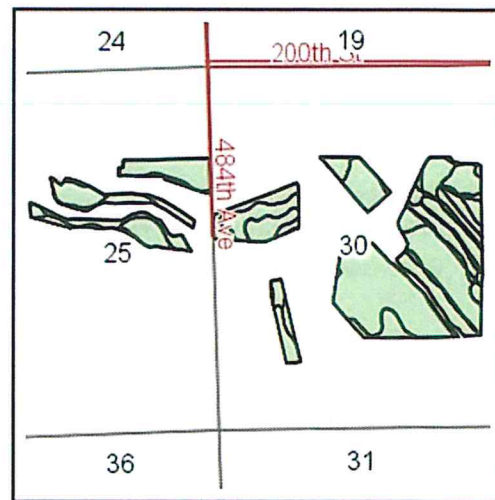
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
BoE	Buse-Langhei complex, 15 to 40 percent slopes	263.16	47.6%	Vllc	12	16	5	10
ScB	Singsaas-Waubay silty clay loams, 1 to 6 percent slopes	55.76	10.1%	Ile	86	92	33	41
Ra	Rauville silty clay loam, 0 to 1 percent slopes	53.81	9.7%	Vw	32	27	9	1
BsC	Buse-Singsaas complex, 6 to 9 percent slopes	34.68	6.3%	IVe	61	61	21	30
SbB	Singsaas-Buse complex, 2 to 6 percent slopes	33.39	6.0%	Ile	78	80	28	37
Lm	Lamoure-Rauville silty clay loams, channeled	33.05	6.0%	Vlw	31	35	11	4
DaB	Damen loam, 2 to 6 percent slopes	21.01	3.8%	Ile	82	94	34	41
BgD	Buse-Barnes loams, 9 to 20 percent slopes	19.78	3.6%	Ve	34	42	14	22
BxE	Buse-Sioux complex, 9 to 40 percent slopes	13.93	2.5%	Vlls	11	13	4	9
BkE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	11.23	2.0%	Vllw	15	24	8	11
EsA	Estelline silt loam, 0 to 2 percent slopes	10.19	1.8%	Ils	67	69	25	36
BgC	Buse-Barnes loams, 6 to 9 percent slopes	1.81	0.3%	IVe	58	60	20	29
EsB	Estelline silt loam, 2 to 6 percent slopes	1.27	0.2%	Ile	62	60	22	34
Weighted Average					34.4	37.8	12.9	17



Illable 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: **Brookings**
Location: **30-112N-47W**
Township: **Lake Hendricks**
Acres: **149.30**
Date: **9/25/2013**

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Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
ScB	Singsaas-Waubay silty clay loams, 1 to 6 percent slopes	42.52	28.5%	Ile	86	92	33	41
SbB	Singsaas-Buse complex, 2 to 6 percent slopes	27.08	18.1%	Ile	78	80	28	37
Ra	Rauville silty clay loam, 0 to 1 percent slopes	16.65	11.2%	Vw	32	27	9	1
BsC	Buse-Singsaas complex, 6 to 9 percent slopes	11.84	7.9%	IVe	61	61	21	30
BgD	Buse-Barnes loams, 9 to 20 percent slopes	11.79	7.9%	Ve	34	42	14	22
BoE	Buse-Langhei complex, 15 to 40 percent slopes	10.39	7.0%	VIIe	12	16	5	10
EsA	Estelline silt loam, 0 to 2 percent slopes	8.95	6.0%	IIs	67	69	25	36
DaB	Damen loam, 2 to 6 percent slopes	8.57	5.7%	Ile	82	94	34	41
BkE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	6.96	4.7%	VIIw	15	24	8	11
BxE	Buse-Sioux complex, 9 to 40 percent slopes	3.37	2.3%	VIIIs	11	13	4	9
EsB	Estelline silt loam, 2 to 6 percent slopes	1.18	0.8%	Ile	62	60	22	34
Weighted Average					60.7	64.4	22.7	28.8



South Dakota
Brookings
Report ID: FSA-156EZ

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

FARM: 574
Prepared: 12/3/12 4:25 PM
Crop Year: 2013
Page: 1 of 1

Operator Name REITMAN EMILY-NATALIE-ANNA JV
Farm Identifier
Recon Number

Farms Associated with Operator:
None

CRP Contract Number(s): 1312A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
553.6	145.6	145.6	0.0	0.0	104.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	41.2	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	16.0	20	20	0.0
OATS	2.5	45	45	0.0
CORN	19.1	55	55	0.0
Total Base Acres:	37.6			

Tract Number: 2420 Description: SW,SNW,SWNE,NWSE 30 112 47;SE,SNE 25 112 48 053008

FAV/WR History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
553.6	145.6	145.6	0.0	0.0	104.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	41.2	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	16.0	20	20	0.0
OATS	2.5	45	45	0.0
CORN	19.1	55	55	0.0
Total Base Acres:	37.6			

Owners: EMILY REITMAN
NATALIE REITMAN

ANNA POMRENKE

Other Producers: None

REITMAN RANCH TRACT 1

Legal: S1/2 NE1/4 and the SE1/4 Section 25-T112N-R48W Oak Lake Twp Brookings County S.D.

Tract 1 Taxes: \$1,415.98

With Deer Creek, another natural waterway flowing through and a stock dam conveniently situated on this parcel, Tract 1 consists of a 240+/- acre pasture including 29.3 acres of cropland. According to Surety Agridata, the tillable soils average .576, predominately comprised of Class II soils with 0-6% slope. The soils on the entire 240 acres average .261 with 0-40% slopes.



REITMAN RANCH TRACT 2

Legal: W1/2SW1/4, SE1/4SW1/4, NE1/4SW1/4, NW1/4SE1/4, SW1/4NE1/4, SE1/4NW1/4, W1/4NW1/4 Less the N1/2NW1/4SW1/4NW1/4 in Section 30-T112N-R47W Lake Hendricks Twp.

Tract 2 Taxes: \$3,745

Tract 2 consists of 315+/- acres of a combination of pasture, CRP, hayland, old farmsteads, waterways and stock dams. Currently, there are 104.4 acres enrolled in CRP with an annual payment of \$9,520 (\$91.19/acre), expiring 10/2022. According to Surety Agridata, the cropland soils are predominately Class II soils, averaging .634 with 2-6% slopes. The entire tract has a soil rating of .464 with 0-40% slopes. The balance of these rolling hills consist of pasture, waterways, 2 stock dams and 2 old acreage sites with trees.



REITMAN RANCH

555+/- ACRES BROOKINGS CO

BROKERS NOTE: This is an exceptional opportunity to purchase 555+/- contiguous acres of land in Oak Lake and Lake Hendricks Twp, Brookings County, that has been in the family since 1962! This cross-fenced ranch is conveniently situated about 12 miles northeast of White S.D., 17 miles east of Interstate 29, 24 miles northeast of Brookings and the Bel Cheese plant, borders the historic Gilley's Grove and is within minutes of Oak Lake and Lake Hendricks. The land currently consists of rolling hill pastures, hayland with the potential to be farmed, CRP, virgin sod, stock dams and natural water ways including Deer Creek. According to FSA Information, this ranch contains 145.6 cropland acres with a 19.1 acre corn base with a 55bu direct & cc yield, a 16 acre wheat base with a 20bu direct yield & cc yield, and a 2.5 acre oat base with a 45 direct & cc yield. Surety Agridata reports the tillable soil rating at .607 with the entire ranch averaging .334, predominately comprised of Singaas-Waubay silty clay loams and Bue-Langhei complex. The rolling hills, native grasses, CRP and trees provide for a panoramic view and exceptional recreational opportunities. This ranch has it all and is a tremendous asset for those cattle producers looking to expand as well as investors and recreational enthusiasts! If you are looking for turn-key pasture, CRP, and hayland/cropland in Brookings County to add to your operation or for an investment, come prepared to buy!

TERMS: This is a cash sale. Closing for Tract 1 will be on or before December 6th 2013 and Tract 2 will be on or before January 30th, 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. Possession will be given at closing. There will be a boundary survey for the 5 acre excluded acreage site and an access easement through the acreage site signed at closing. All the 2012 real estate taxes payable in 2013 will be paid by the seller. All of the 2013 RE taxes due and payable in 2014 will be paid by the seller. Seller to receive the 2013 CRP payments. Purchaser to assume the CRP Contracts and will receive the 2014 CRP payments. 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. If a survey is needed, it will be the purchasers responsibility. 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 Brookings 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 seller confirmation.



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