

**ADVANTAGE**  
*Land Co.*

PROUD  
AFFILIATES  
OF

**United  
Country**  
Real Estate

# 290.8+/- ACRES - BROOKINGS CO, SD LAND AUCTION

Thursday, November 3rd, 2016 - 10:00am

On Site - Tract 1

## Heavy Hitting Crop & Pasture Land

**SOLD**

Tract 1: \$7,100/A  
Tract 2: \$4,500/A  
Tract 3: \$2,450/A

CERTIFIED WETLAND  
DETERMINATION  
Completed on Tract 1



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Owner: Richard M Gebhart Estate

605.692.2525

Advantage**Land**Co.com



# 290.80+/- ACRES NEAR ELKTON, SD CONSISTANT PRODUCTION WITH QUALITY



**Thursday, November 3rd, 2016 at 10:00am**  
**Auction Location: On Site Tract 1**

**Location: Tract 1 from Elkton:** 3 miles west on Hwy 13, 1 mile north on 483rd Ave, land is on the west side of the road. **Tract 2 & 3 From Tract 1,** go 1/2 mile west on 216 St, & 1.5 miles north on 482 Ave, land is on east side.

**Tract 1 from Brookings:** 10 miles east on Hwy 14, 4 miles south on 483 Ave, Tract 1 is on the west side of road.

**Snap Shot:** Free and Clear for 2017 Farming and Ranching Season, Powerful Row Crop Dirt in a Known Farming Area, Tract 1 offers .85 PI, Tract 2 offers .77 PI, Quality Pasture with Two Good Water Sources, Eye Appealing Farms and Good Access.

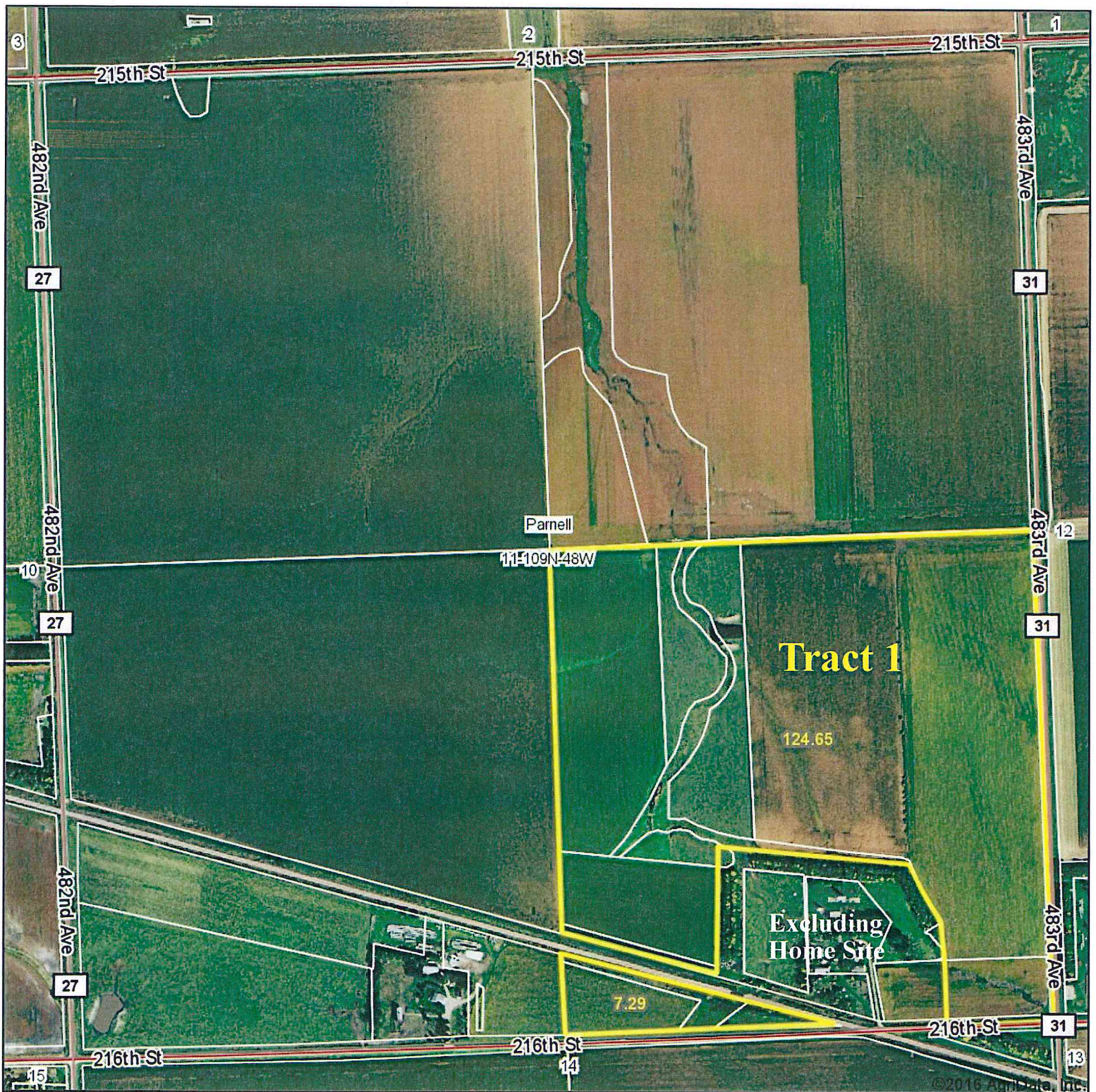
**Legal Description: Tract 1:** SE 1/4 of Sec 11-T109N-R48W Brookings Co, less acreage site. **Tract 2:** NW 1/4 of Sec 2-T109N-R48W Brookings Co, less Tract 3. **Tract 3:** NW1/4 of Sec 2-T109N-R48W Brookings Co, less Tract 2.

**Taxes:** Tract 1 Estimated: \$3,850 for 2015 due in 2016  
Tract 2 & 3: \$3,374.30 for 2015 due in 2016

**Owners: Richard M Gebhart Estate**



# Tract 1 - 130.8+/- Acres - Aerial Map



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Maps Provided By:



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map center: 44° 15' 38.09, -96° 33' 25.42

0ft 830ft 1660ft

11-109N-48W  
Brookings County  
South Dakota

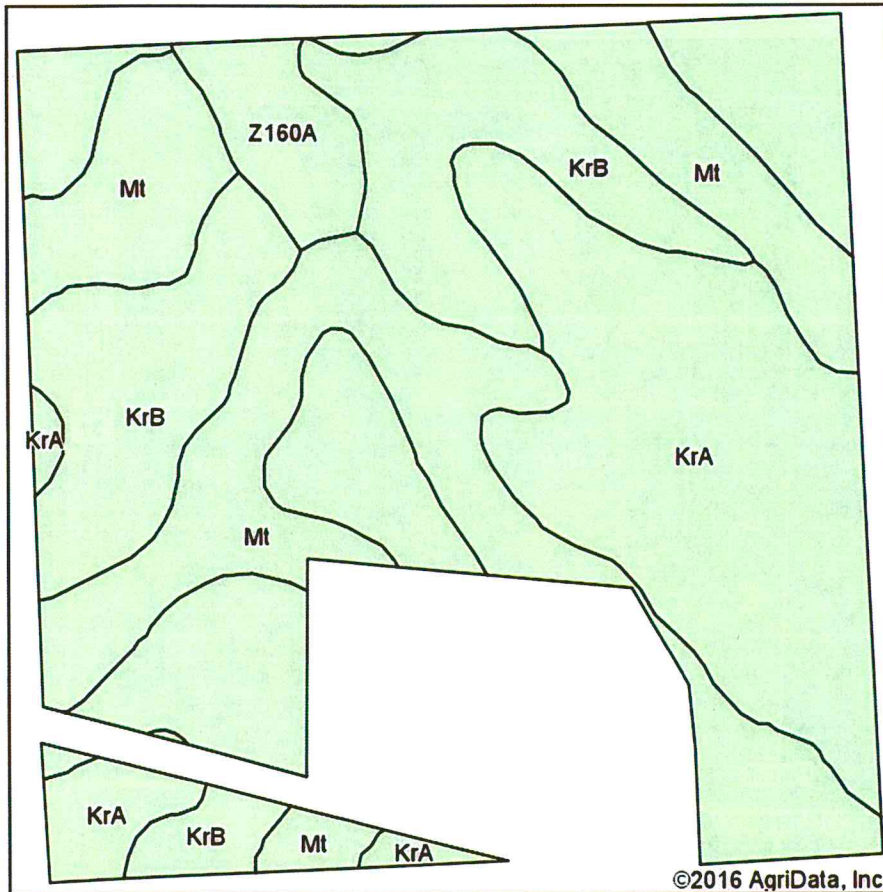


9/26/2016

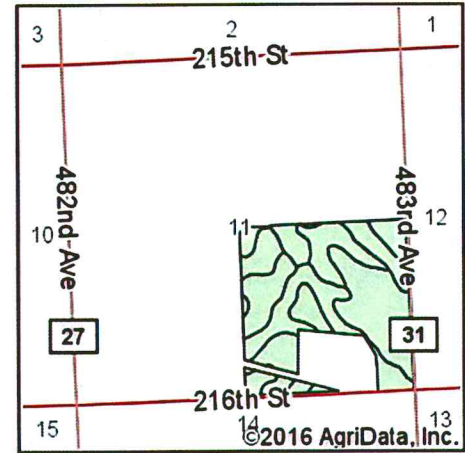
Field borders provided by Farm Service Agency as of 5/21/2008.



# Tract 1 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brookings**  
 Location: **11-109N-48W**  
 Township: **Parnell**  
 Acres: **131.94**  
 Date: **9/26/2016**

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**surety**  
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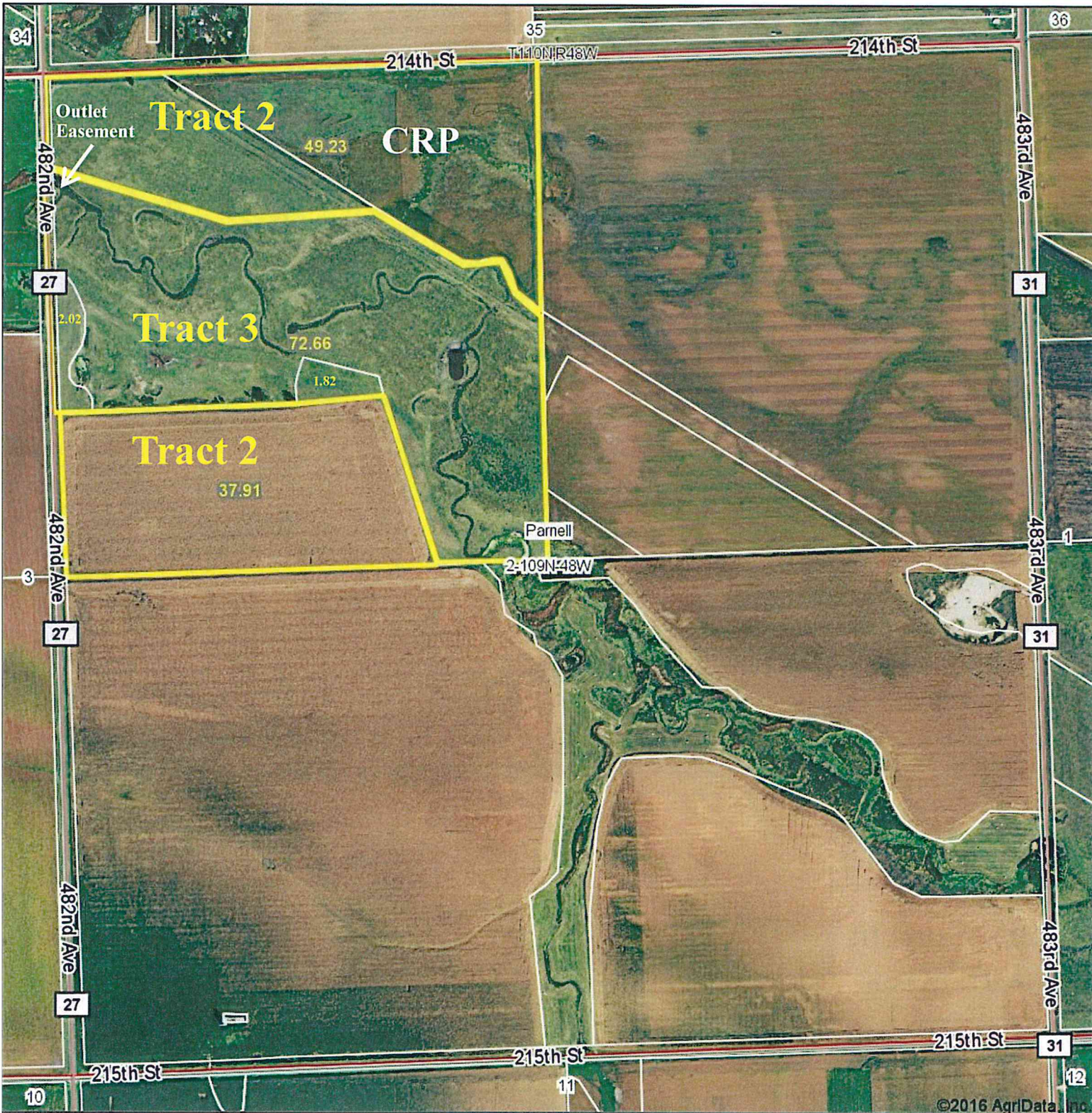
Area Symbol: SD011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	48.10	36.5%	Is	91	101	36	44
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	40.60	30.8%	IIs	81	87	28	32
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	37.91	28.7%	Ile	87	95	34	42
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	5.33	4.0%	IIs	65			
Weighted Average					85.7	90.9	31.5	38





# Tracts 2 - 88+/- Acres | Tract 3 - 72+/- Acres | Aerial Map



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map center: 44° 16' 30.32, -96° 33' 25.88

0ft 843ft 1686ft

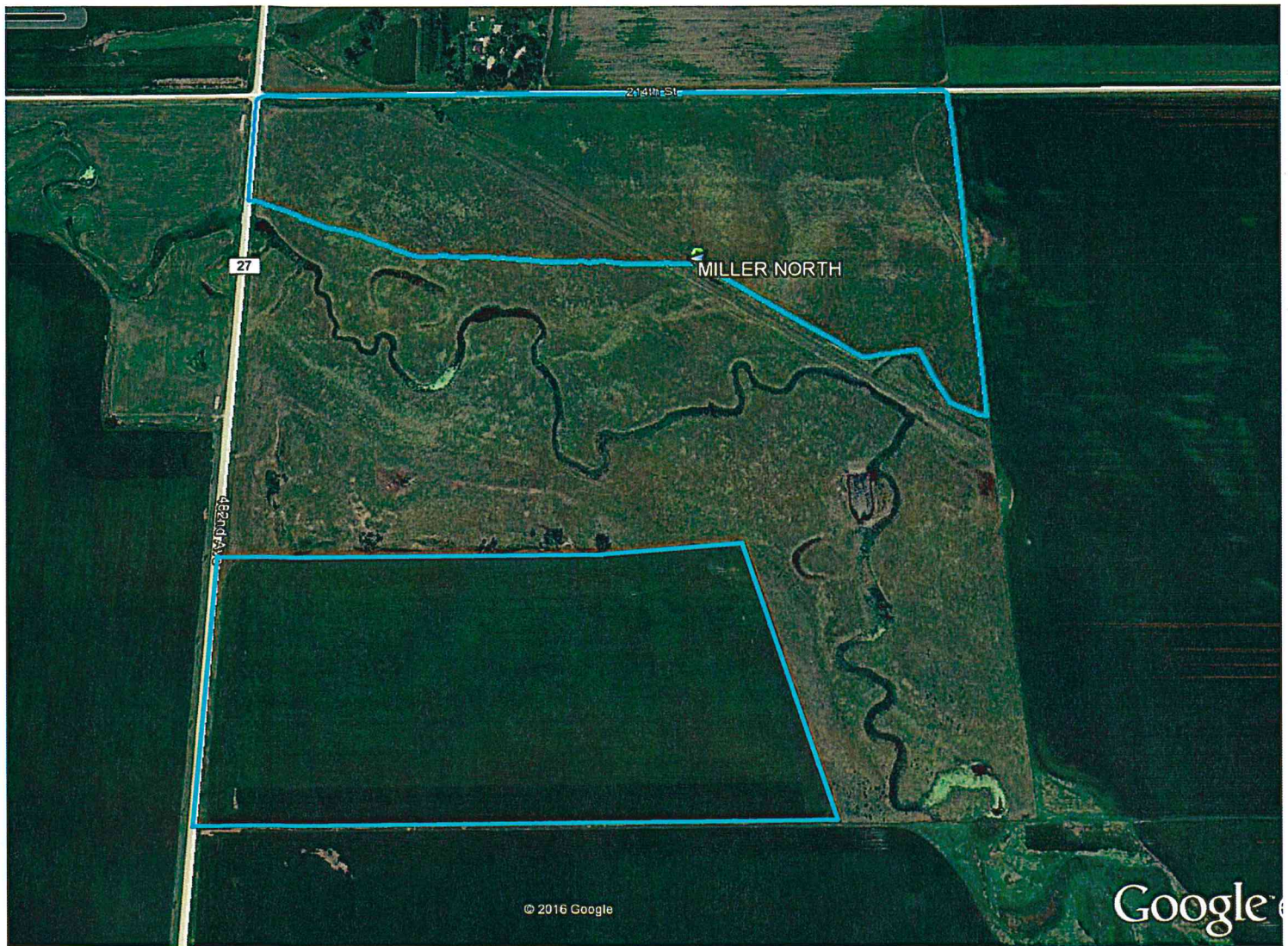
**2-109N-48W**  
**Brookings County**  
**South Dakota**



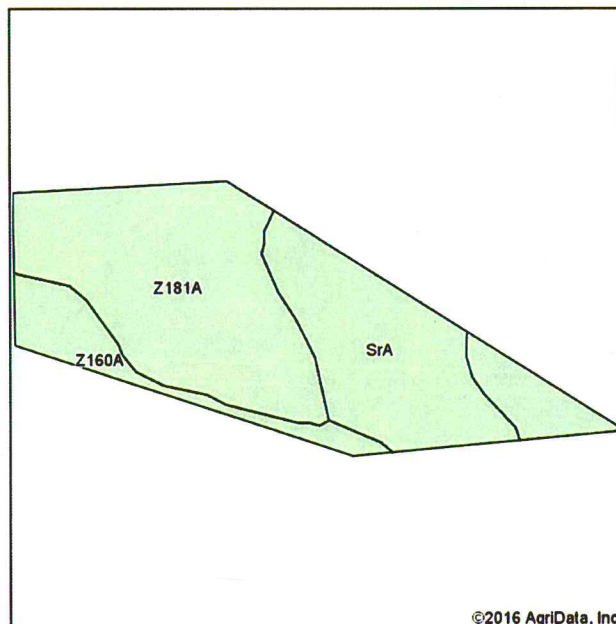
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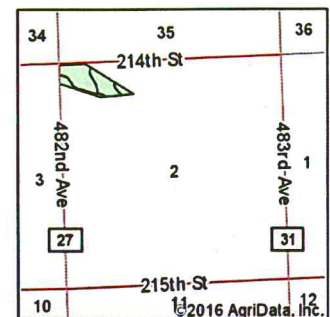
# Tract 2 North Piece - GPS - Google Aerial Map



Tract 2 soils  
map - Current  
pasture acres



Soils data provided by USDA and NRCS.



State: South Dakota  
County: Brookings  
Location: 2-109N-48W  
Township: Parnell  
Acres: 17.94  
Date: 9/27/2016

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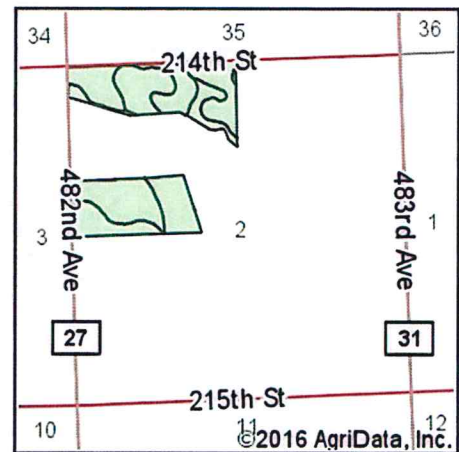
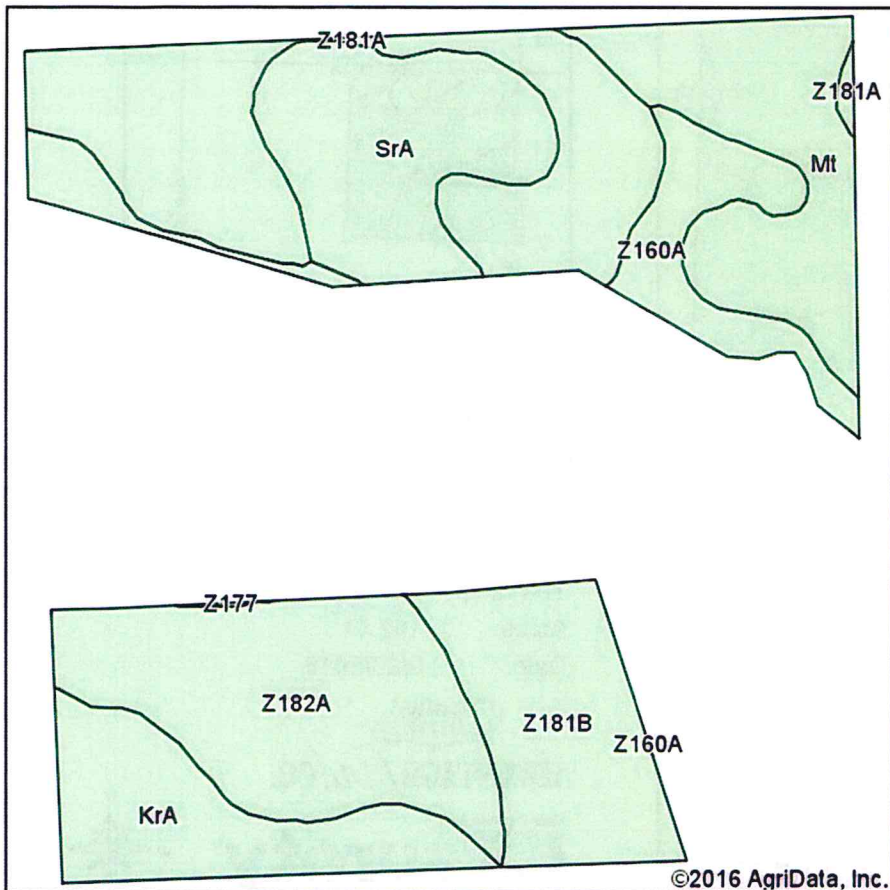
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Area Symbol: SD011. Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
Z181A	Brandt silty clay loam, coteau, 0 to 2 percent slopes	10.16	56.6%	Iis	85			
SrA	Strayhoss loam, 0 to 2 percent slopes	5.68	31.7%	Iis	77	82	30	39
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	2.10	11.7%	Iis	65			
Weighted Average					80.1	26	9.5	12.3



# Tract 2 - Soils Map



State: **South Dakota**  
 County: **Brookings**  
 Location: **2-109N-48W**  
 Township: **Parnell**  
 Acres: **87.14**  
 Date: **9/26/2016**

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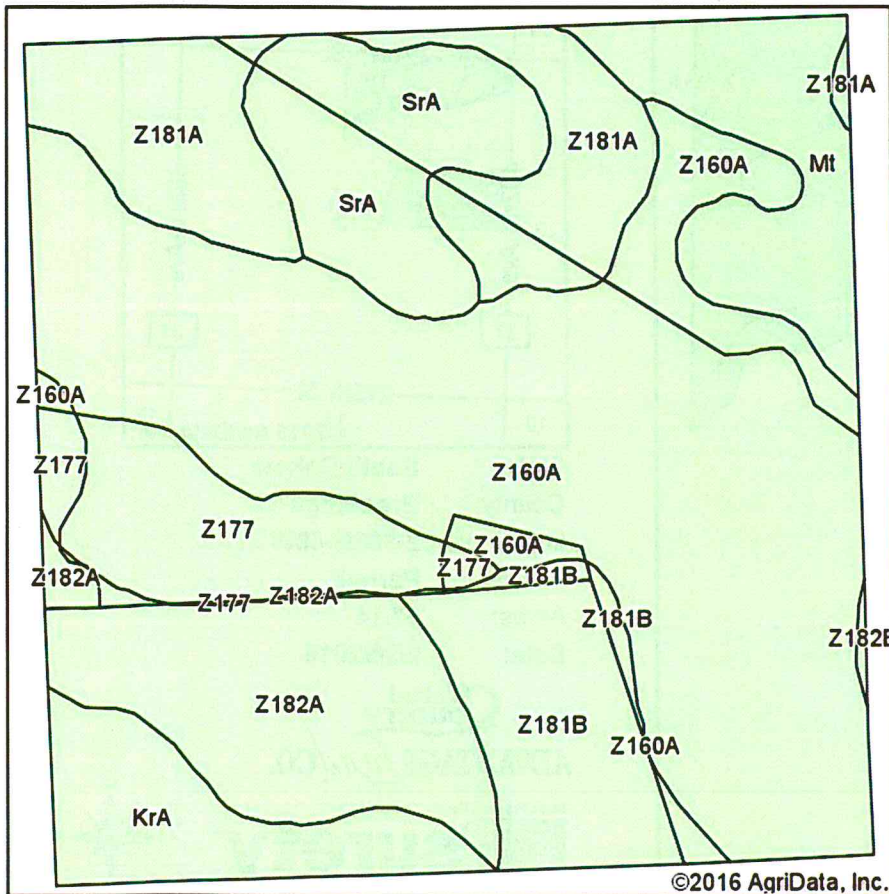
## Area Symbol: SD011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
Z181A	Brandt silty clay loam, coteau, 0 to 2 percent slopes	17.96	20.6%	Is	85			
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	17.35	19.9%	IIs	65			
SrA	Strayhoss loam, 0 to 2 percent slopes	11.90	13.7%	IIs	77	82	30	39
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	11.78	13.5%	IIs	81	87	28	32
Z181B	Brandt silty clay loam, coteau, 2 to 6 percent slopes	11.17	12.8%	Ile	77			
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	9.33	10.7%	Is	91	101	36	44
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	7.65	8.8%	IIs	65			
Weighted Average					77.2	33.8	11.7	14.4

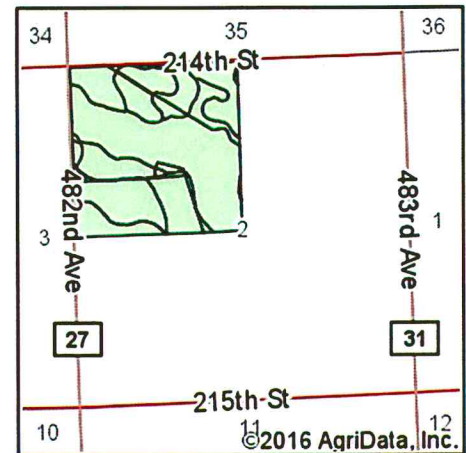




# Tract 2 & 3 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brookings**  
 Location: **2-109N-48W**  
 Township: **Parnell**  
 Acres: **159.11**  
 Date: **9/20/2016**

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Maps Provided By:

**surety**  
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Area Symbol: SD011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	64.78	40.7%	Ils	65			
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	18.37	11.5%	Ils	65			
Z181A	Brandt silty clay loam, coteau, 0 to 2 percent slopes	18.03	11.3%	Is	85			
SrA	Strayhoss loam, 0 to 2 percent slopes	12.82	8.1%	Ils	77	82	30	39
Z181B	Brandt silty clay loam, coteau, 2 to 6 percent slopes	12.64	7.9%	Ile	77			
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	11.48	7.2%	Ils	81	87	28	32
Z177	Udorthents, coteau (gravel pits)	11.47	7.2%	VIIIIs	2			
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	9.33	5.9%	Is	91	101	36	44
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	0.19	0.1%	Ile	58			
<b>Weighted Average</b>					<b>67.3</b>	<b>18.8</b>	<b>6.5</b>	<b>8</b>





# FSA 156EZ Form

SOUTH DAKOTA

BROOKINGS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5295

Prepared : Sep 6, 2016

Crop Year : 2016

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : 10050A

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
312.16	204.06	204.06	0.00	0.00	30.36	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	173.70	0.00		0.00	No	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SOYBN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	19.70	0.00	0	54	
Oats	5.40	0.00	0	60	
Corn	85.50	0.00	0	145	
Soybeans	46.10	0.00	0	37	
<b>TOTAL</b>	<b>156.70</b>	<b>0.00</b>			

NOTES
Update CRP Attributes

Tract Number	1267
Description	: SE 1/4 11 109 48
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: RICHARD M GEBHART ESTATE
Other Producers	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.05	131.95	131.95	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	131.95	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	6.40	0.00	0	54
Oats	5.40	0.00	0	60
Corn	57.10	0.00	0	145
Soybeans	46.10	0.00	0	37



# FSA 156EZ Form

SOUTH DAKOTA

BROOKINGS

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 5295

Prepared : Sep 22, 2016

Crop Year : 2016

Tract 1267 Continued ...

TOTAL 115.00 0.00

### NOTES

Tract Number : 1277

Description : NW 1/4 2 109 48

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RICHARD M GEBHART ESTATE

Other Producers : RICHARD GEBHART

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.11	72.11	72.11	0.00	0.00	30.36	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	41.75	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	13.30	0.00	0	54
Corn	28.40	0.00	0	145
TOTAL	41.70	0.00		

### NOTES

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# 290.8+/- ACRES NEAR ELKTON, SD

## CONSISTANT PRODUCTION WITH QUALITY

### Attention Row Crop Farmers, Ranchers & Investors!

Now is your opportunity to capitalize on prime crop & pasture land in the bin buster farm country of Parnell Twp between Elkton and Brookings. The home quarter (Tract 1) has been in the Gebhart family since 1951! If you are looking to farm or invest, put your efforts in nothing but the best as this farm will be sold in 3 separate tracts. A new hog confinement is located just a half mile away from tract 2 & 3 for potential manure applications. Take *advantage* of this auction opportunity as powerful acres like these are rare!

**Tract 1 - 130.8+/- Acres:** A Certified Wetland Determination has been completed on this parcel. This tract consists of 128.5+/- acres with an overall productivity index of .857! This heavy hitting farm is located in the heart of farm country, near Elkton, with mainly Class I, Kranzburg-Brookings silty clam loams! Laying nearly level, this farm offers an estimated 124.4+/- crop acres with 108.5 estimated base acres, having a wheat base of 6.04 acres and a PLC yield of 54 bu, an oat base of 5.09 acres at 60 bu, a corn base of 53.87 acres at 145 bu, and a soybean base of 43.5 acres at 37 bu. Currently, there is a 17.5+/- acre pasture with a dugout, which 14.73+/- of these acres have previously been farmed. The crop land is currently being utilized by corn, soybeans, and alfalfa. Considering the location, easy access, soil class and the option to convert the pasture back to cropland, this land will be a consistent, high producing row crop farm.

**Tract 2 - 88+/- Acres:** Tract 2 offers 88+/- acres with an overall productivity of .772, offers only Class I and II soils, laying nearly flat. There are 68.27 cropland acres with 30.36 acres currently enrolled in CRP with a \$3,370 payment per year, expiring in the fall of 2018. The estimated base acres are 37.87 acres with a 12.08 acre wheat base with a 54 bu PLC yield and a 25.79 acre corn base with 145 bu PLC yield. The 37 acres to the south is currently seeded to a cover crop mix with Turnips, Rape Seed, and Radishes. The balance (18+/- acres) is currently being used as pasture with a soil rating of a .801 having the potential to be converted to crop land having the ability to get into production for the 2017 farming season. There is a fencing credit of \$1,562.

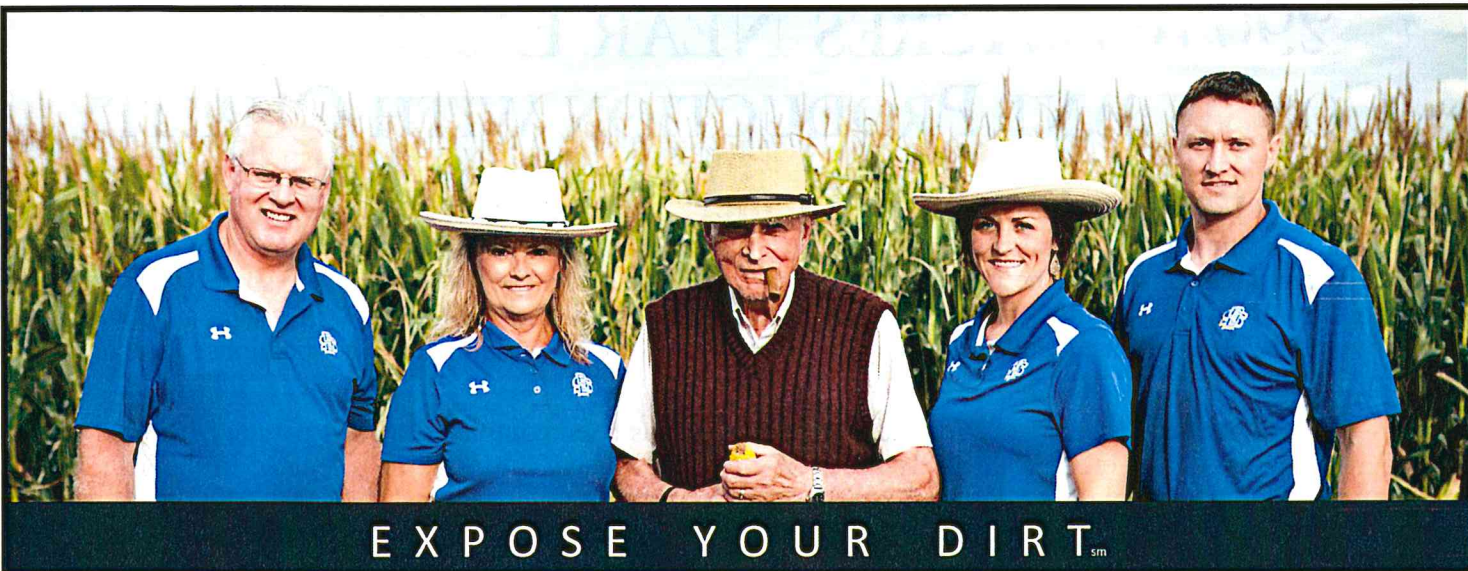
**Tract 3 - 72+/- Acres:** With fewer and fewer quality grass land parcels around, this 72+/- acre pasture has easy access, with a water way and dugout for the water source. This pasture has a respectable soil rating of .558 with a nearly level topography. There are 3.84 acres that have been previously cropped. The estimated base acres are 3.83 acres with a 1.22 acre wheat base with a 54 bu PLC yield and a 1.22 acre corn base with 145 bu PLC yield. Currently made up of cool season grasses, this property is suited to carry a healthy stocking rate for eastern SD. There is a fencing credit of \$3,938.

\*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

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**TERMS:** This is a cash sale. Closing and landlord possession will be on or before December 5th, 2016, as this land is sold subject to a lease expiring March 31, 2017. There will be a total fencing credit of \$5,500 split between Tract 2 and 3 (see tracts for appropriate amount). If Tracts 2 & 3 are sold to separate buyers there will be a drainage easement over Tract 3 (Pasture) granted to the buyer on Tract 2 (Crop Land) for the rights to install a drain tile outlet into the water ditch. 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. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be paid by the seller as a credit at closing based on previous year's taxes. 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. On Tract 1, the home site will be surveyed out. If Tracts 2 & 3 are sold to separate buyers, total acres will be sold subject to a survey/approved plat and will be paid by the seller, with closing to occur after such plat approval. If there is one buyer on Tracts 2 and 3, any survey needed or requested will be paid by the purchaser. 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 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. Not responsible for accidents.





# **United Country<sup>®</sup>** **ADVANTAGE *Land* CO.**

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