



ADVANTAGE *Land* CO.

EXPOSE YOUR DIRT<sup>SM</sup>

# 160+/- ACRES IN MINER CO. SD LAND AUCTION

Tuesday, May 8th, 2012 - 11:00am

On Site

## Quality Crop & Unlimited Wildlife!



United  
Country  
ADVANTAGE *Land* CO.

Owners: Dorene Hoffie

605.692.2525

Advantage **Land** Co.com

# 160+/- ACRES NEAR EPIPHANY, SD INVESTMENT GRADE HOBBY FARM



**Tuesday, May 8th, 2012 at 11:00am**  
**Auction Location: On Site**

**Location: From Epiphany:** ½ mile west on 244 St, two miles north on Hwy 25 and 1.25 miles west on 242 St, property will be on north side of road.

**From Howard:** 7 miles west on Hwy 34, 9 miles south on Hwy 25, 1.25 miles west on 242 St, property will be on north side of road.

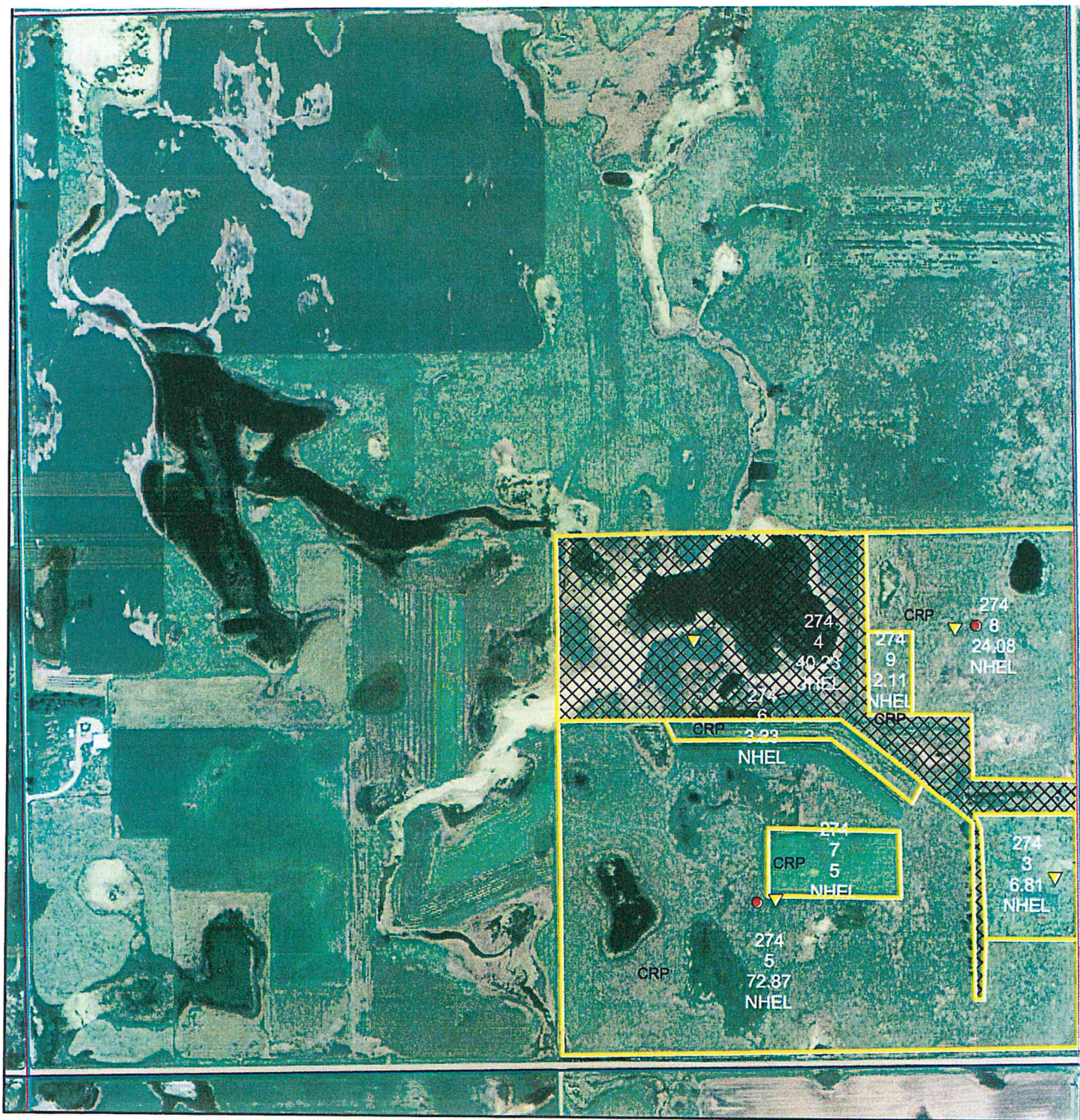
**Snap Shot** This property has a quality soil rating with cropland soils averaging .803 with the overall parcel averaging .751, good access from county road 242<sup>nd</sup> St, free and clear to farm or rent in 2012, 114.1 cropland acres with a variety of hunting/recreation opportunities for whitetail deer, pheasants and other upland game birds!

**Legal Description:** SE1/4 Section 20-T105N-R57W Miner Co. S.D.

**Taxes:** \$2,191.34 (2011 due in 2012)

**Owner: Dorene Hoffie**

# Aerial Map



United States Department of Agriculture  
Farm Service Agency

March 30, 2011

## Miner County, SD

PLSS: 20\_105N\_57W 1:8,291  
Farm: 1121

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.



**Wetland Determination Identifiers**

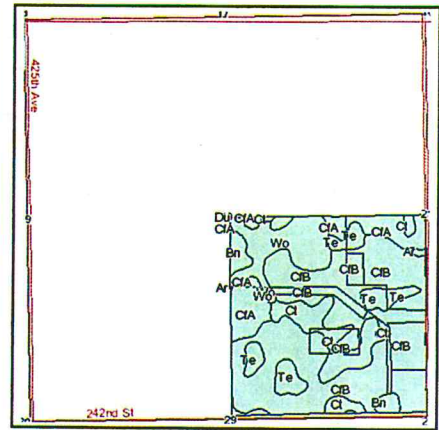
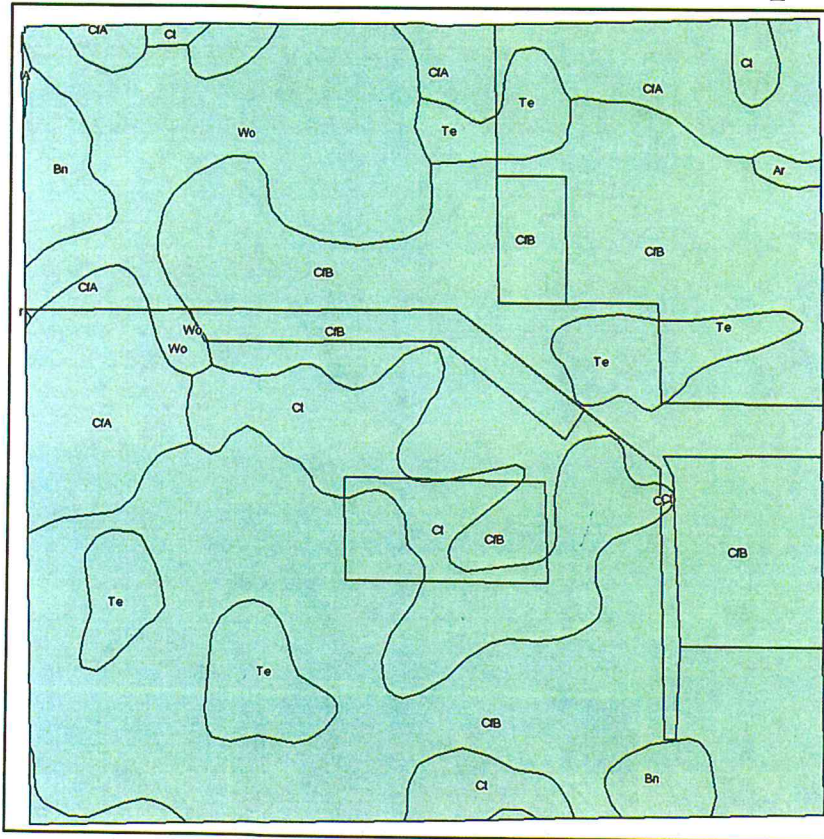
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

Non Cropland

2010 Ortho-Photography - Not to Scale

# Soils Map



State: **South Dakota**  
 County: **Miner**  
 Location: **020-105N-057W**  
 Township: **Rock Creek**  
 Acres: **154.3**  
 Date: **10/12/2011**



Maps provided by:



©AgriData, Inc 2008  
[www.AgriDataInc.com](http://www.AgriDataInc.com)

Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

| Code             | Soil Description                            | Acres | Percent of field | Non-Irr Class | Productivity Index | Corn | Soybeans |
|------------------|---|-------|------------------|---------------|--------------------|------|----------|
| CfB              | Clarno-Bonilla loams, 1 to 6 percent slopes | 86.4  | 56.0%            | IIc           | 84                 | 75   | 29       |
| CfA              | Clarno-Bonilla loams, 0 to 3 percent slopes | 17.7  | 11.5%            | IIc           | 88                 | 80   | 31       |
| Ct               | Crossplain-Tetonka complex                  | 16.8  | 10.9%            | IIIw          | 72                 | 62   | 24       |
| Wo               | Worthing silty clay loam                    | 16.7  | 10.8%            | Vw            | 27                 | 26   | 10       |
| Te               | Tetonka silt loam                           | 11.2  | 7.2%             | IVw           | 57                 | 51   | 20       |
| Bn               | Bon loam                                    | 4.4   | 2.9%             | IIc           | 96                 | 79   | 31       |
| Ar               | Arlo clay loam                              | 1.1   | 0.7%             | IVw           | 44                 | 41   | 14       |
| Weighted Average |   |       |                  |               | 75.1               | 67   | 25.9     |



South Dakota  
Miner  
Report ID: FSA-156EZ

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

FARM: 1121  
Prepared: 4/16/12 3:23 PM  
Crop Year: 2012  
Page: 1 of 1

| Operator Name                   |                    |                        |                |         | Farm Identifier |     | Recon Number   |                  |
|---------------------------------|--------------------|------------------------|----------------|---------|-----------------|-----|----------------|------------------|
| DANIEL EDWARD EHLKE             |                    |                        |                |         |                 |     |                |                  |
| Farms Associated with Operator: |                    |                        |                |         |                 |     |                |                  |
| 2974, 3467, 4398                |                    |                        |                |         |                 |     |                |                  |
| CRP Contract Number(s): None    |                    |                        |                |         |                 |     |                |                  |
| Farmland                        | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland    | GRP | Farm Status    | Number of Tracts |
| 154.3                           | 114.1              | 114.1                  | 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                | 114.1                  | 0.0            | 0.0     | 0.0             |     | N              | None             |

| Crop              | Base Acreage | CRP Reduction | CRP Pending | Direct Yield | CC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|---------------|-------------|--------------|----------|-----------------------|
| WHEAT             | 53.9         | 0.0           | 0.0         | 21           | 21       | 0.0                   |
| OATS              | 1.9          | 0.0           | 0.0         | 43           | 43       | 0.0                   |
| CORN              | 28.5         | 0.0           | 0.0         | 43           | 55       | 0.0                   |
| GRAIN SORGHUM     | 10.9         | 0.0           | 0.0         | 44           | 44       | 0.0                   |
| Total Base Acres: | 95.2         |               |             |              |          |                       |

Remarks/Explanation Updated base per terminated CRP contract.

Tract Number: 274      Description E24 SE 20 105 57      FAV/WR History  
BIA Range Unit Number:      N  
HEL Status: Classified as not HEL  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP/EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|--------------|-----|
| 154.3              | 114.1              | 114.1                  | 0.0            | 0.0     | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | NAP     | MPL/FWP      |     |
| 0.0                | 0.0                | 114.1                  | 0.0            | 0.0     | 0.0          |     |

| Crop              | Base Acreage | Direct Yield | CC Yield | CRP Reduction | CRP Pending | CRP Yield | CCC-505 CRP Reduction |
|-------------------|--------------|--------------|----------|---------------|-------------|-----------|-----------------------|
| WHEAT             | 53.9         | 21           | 21       | 0.0           | 0.0         | 0         | 0.0                   |
| OATS              | 1.9          | 43           | 43       | 0.0           | 0.0         | 0         | 0.0                   |
| CORN              | 28.5         | 43           | 55       | 0.0           | 0.0         | 0         | 0.0                   |
| GRAIN SORGHUM     | 10.9         | 44           | 44       | 0.0           | 0.0         | 0         | 0.0                   |
| Total Base Acres: | 95.2         |              |          |               |             |           |                       |

Owners: DORENE HOFFIE

Other Producers: None

# 160+/- ACRES IN MINER COUNTY

## CHOICE DIRT & WILDLIFE

**BROKERS NOTE:** This land auction presents an excellent opportunity to own 160+/- acres of land with strong soils for an investment or add to an existing operation. With good access from county road 242 St, this farm in Miner County South Dakota is northwest of Epiphany approximately 3.5 miles. According to FSA Information, this parcel contains 114.1 cropland acres with a 53.9 acre wheat base with a 21bu direct and CC yield, a 1.9 acre oat base with a 43bu direct and CC yield, a 28.5 acre corn base with a 43bu direct and 55bu cc yield, and a 10.9 acre sorghum base with a 44bu direct and CC yield. According to Surety Agridata, the soil rating is strong with the tillable land averaging .803 with an overall soil rating on the entire parcel of .751, predominately comprised of Clarno-Bonilla loams with 1-6% slope. This land is nearly level to gently rolling with a stand of native grasses providing a variety of recreational opportunities with wildlife to include whitetail deer, pheasants, and other upland game birds. This property has recently been in CRP but is free to farm or rent this 2012 crop year. If you are looking for productive land in Miner County, plan to attend this auction and come prepared to buy.

**TERMS:** This is a cash sale. Closing will be scheduled on or before June 7th 2012. 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 a buyer wants possession day of sale a 20% non-refundable earnest money deposit is required. If Buyer is not immediately available at the conclusion of the auction, the Purchase Agreement and 10% or 20% 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 the 2011 RE taxes payable in 2012 will be paid by the seller. All of the 2012 RE taxes due and payable in 2013 will be paid by the buyer. Possession will be given at closing or day of sale with 20% non-refundable earnest money deposit. This property will be free and clear for the 2012 farming season. 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 Miner 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 purchasers. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This sale is subject to a 7% buyer premium. This sale is subject to seller confirmation.



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# **United Country\*** **ADVANTAGE** *Land* **CO.**

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