



80+/- ACRES IN KINGSBURY CO. SD NORTH OF IROQUOIS, SD!

Thursday, April 4th, 2013 - 10:00am On Site

Free to Farm or Rent in 2013!



SOLD
\$8,240/Acre!



United Country®
ADVANTAGE Land CO.

605.692.2525 - AdvantageLandCo.com

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 a 7% buyer premium. This sale is subject to seller confirmation.

80+/- ACRES KINGSBURY CO FARMLAND



April 4th, 2013 at 10:00 am
Live Auction Location: On Site

Location: From Iroquios, SD: 4 miles north on 418 Ave (blacktop), then 2.25 miles east on 204 St, property is on south side of road.

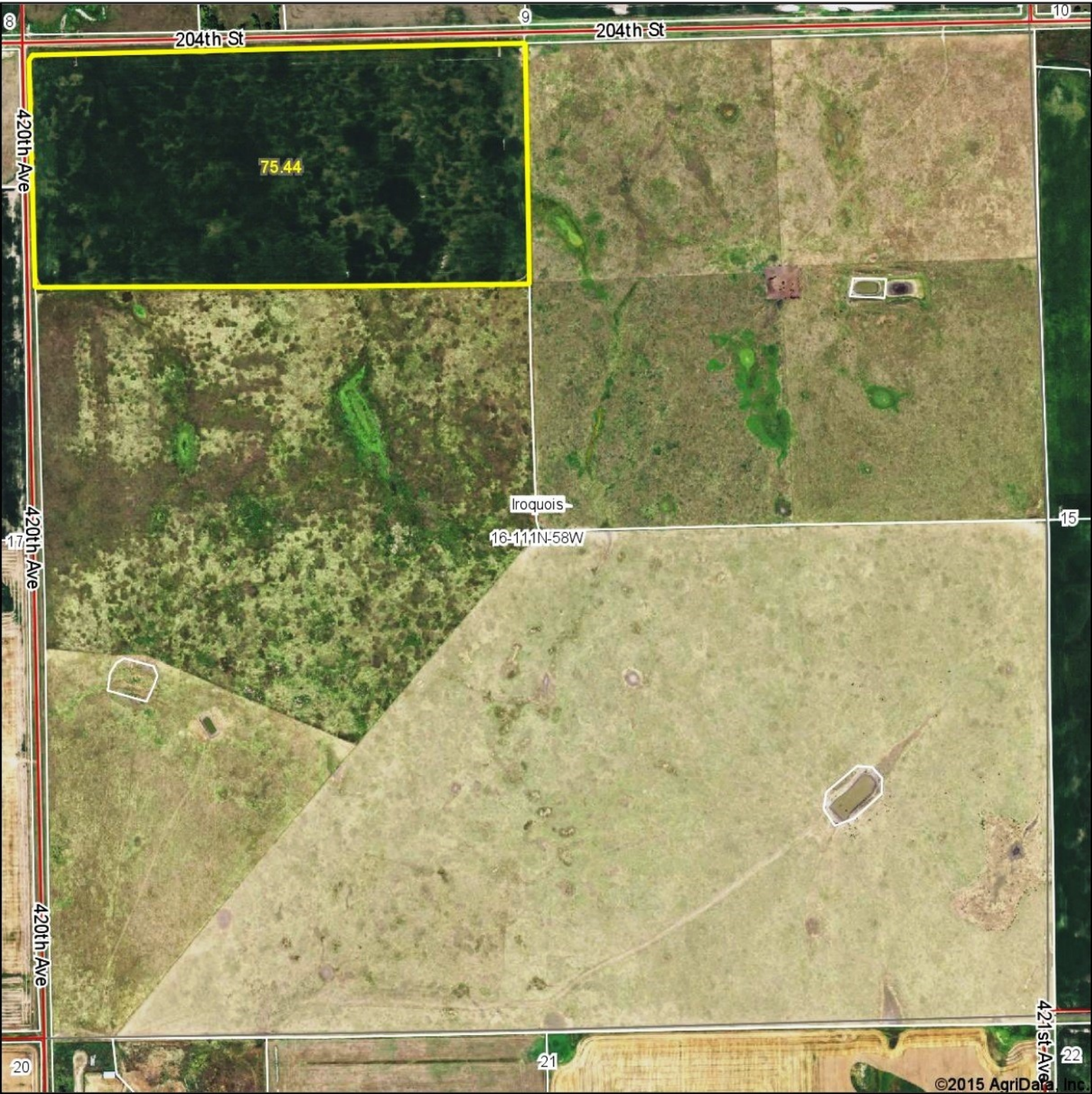
Features: High Percentage Tillable, Productive Soils, Easy Access, and Free & Clear to Farm or Rent in 2013!

Legal Description: N1/2 NW1/4 Section 16-T111N-R58W Kingsbury Co

Taxes: \$840.50 (2012 due in 2013)

Owner: Gene Samelson

Aerial Map

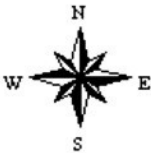


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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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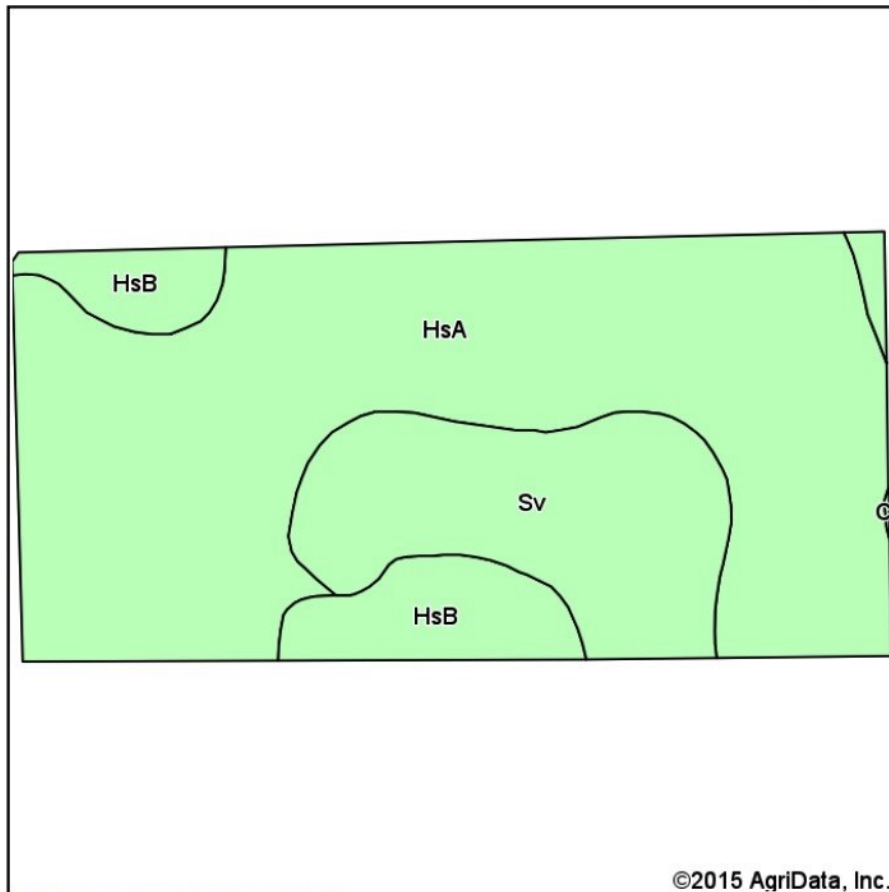
16-111N-58W
Kingsbury County
South Dakota

map center: 44° 25' 8.5, 97° 48' 10.6
scale: 9479



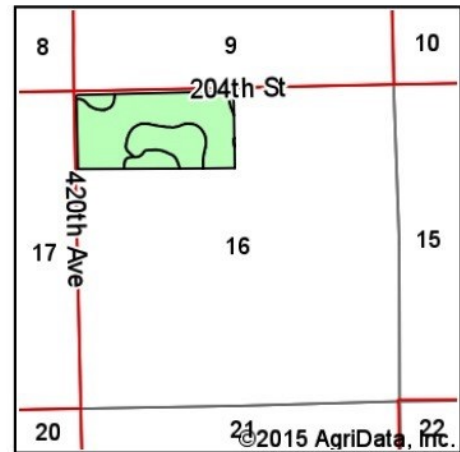
5/7/2015

Soil Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Kingsbury**
 Location: **16-111N-58W**
 Township: **Iroquois**
 Acres: **75.44**
 Date: **5/7/2015**



Area Symbol: SD077, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans	Winter wheat
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	51.46	68.2%	IIc	77	68	27	35
Sv	Stickney-Dudley-Hoven silt loams	16.23	21.5%	IVs	42	34	13	19
HsB	Houdek-Stickney complex, 2 to 6 percent slopes	7.75	10.3%	Ile	74	65	25	34
Weighted Average					69.2	60.4	23.8	31.5

FSA 156EZ Form

Tract Number: 3832 Description NNW 16-111-58

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR
History
N

Farmland	Cropland	DCP Cropland		WBP	WRP/EWP		CRP Cropland	GRP
75.4	75.4	75.4		0.0	0.0		0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped	NAP		MPL/FWP	
0.0	0.0	75.4		0.0	0.0		0.0	
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	
CORN	39.4	40	120	0.0	0.0	0	0.0	
SOYBEANS	31.1	34	40	0.0	0.0	0	0.0	
Total Base Acres:	70.5							

Owners: GENE SAMELSON

Other Producers: None

80+/- ACRES

KINGSBURY CO. FARMLAND

BROKERS NOTE: This land auction presents a rare opportunity to own 80+/- acres of Kingsbury County farm land that has been in the Samelson Family since 1948! With good access, this farm is approximately 6 miles northeast of Iroquois/Hwy 14, and has strong soils for an investment or add to an existing operation. According to FSA Information, this parcel contains 75.4 cropland acres with a 39.4 acre corn base with a 40bu direct and 120bu cc yield and a 31.1 acre soybean base with a 34bu direct yield and 40bu cc yield. According to Surety Agridata, the soil rating is strong with an overall rating of .692, predominately comprised of Houdek-Stickney complex with 0-2% slope. If you are looking for productive farm land in northwest Kingsbury County, plan to attend this auction and come prepared to buy.

TERMS: This is a cash sale. Closing will be scheduled on or before May 2nd 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. If buyer wants possession day of the sale, a 20% non-refundable earnest money deposit will be required sale day. 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 2012 RE 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 buyer. This property will be free to farm or rent for this years 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 Kingsbury 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.



South Dakota & Minnesota Land Brokers

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