

REAL ESTATE AUCTION

Lillian Grote Dwight Trust

Friday, November 8, 2013

Sale Time: 10:00 AM

Auction Location

**Eagles Club
316 S. 2nd Street
Aberdeen, SD**

JARK/WORLIE AUCTION, LLC

221 South First Street

Aberdeen, South Dakota

(605) 225-1828 or 1 (800) 755-2609

**Val W. Jark
Warner, SD
(605) 380-2244
Lic. #327**

**Merlin T. Worlie
Aberdeen, SD
(605) 715-9200
Lic. #114**

Welcome

We would like to invite and welcome you to our public auction. This is an excellent opportunity to add Brown County crop land to your portfolio. This land is only 7½ miles northwest of Aberdeen and has good pheasant potential. This sale offers farming, hunting and investment opportunities.

Legal Description

SW ¼ of 1-123-65

Mercier Township, Brown County, South Dakota

- **Buyer(s) will have the right to operate in 2014.**

Terms

10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be approximately 30 days after date of sale. The cost of title insurance and closing service fees will be divided between buyer and seller. The closing agent is Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for seller. The seller reserves the right to accept or reject any or all bids. Possession will be given subject to lease agreement. Announcements made day of sale shall take precedence over written advertisements. These parcels are being offered subject to any rights, easements, restrictions and/or reservations of record. No buyer contingencies of any kind – have financial arrangements secured prior to bidding.

Information

While we feel that all information is correct, it is your responsibility to research any/all information to your own satisfaction.

SW ¼ of 1-123-65
Mercier Township, Brown County, South Dakota

This parcel will be offered \$_____x 158 taxable acres.

The acreage is cropland with some sloughs. Exact crop acres and bases are not available at this time due to government 'furlough' of FSA employees.

Parcel Rating

The parcel rating is .4129

Bases

(Unavailable at this time)

Watch for future ads, go to www.jarkworlie.com or contact auctioneers for any changes.

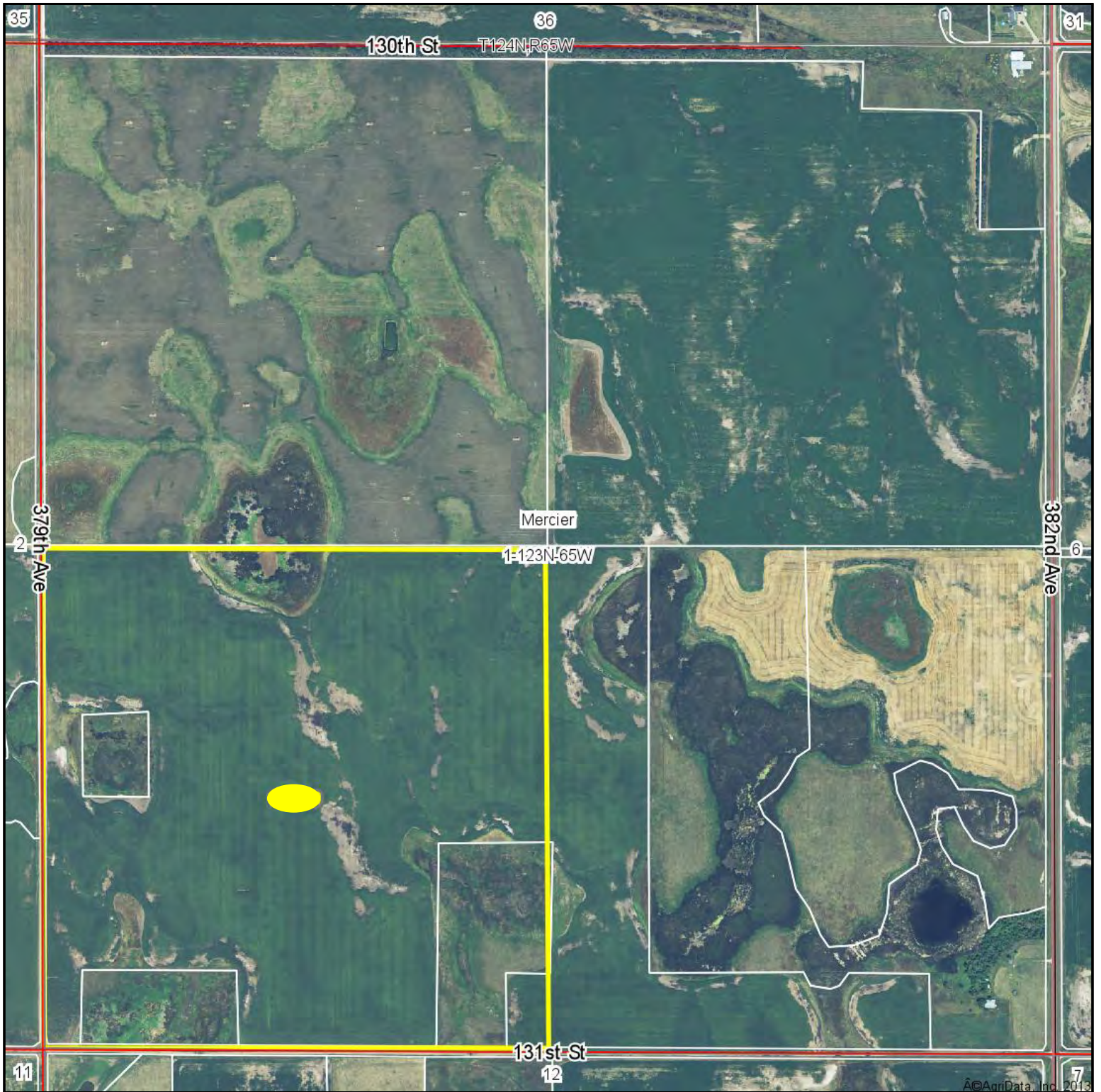
Taxes

The 2012 Real Estate Tax was \$1,014.84

Location

From **Aberdeen, SD (Jct. of Hwy's 12 & 281) – go 4 miles West on Hwy 12, 3 miles North on 382 Ave. and ½ mile West on 131 St.**

Aerial Map



map center: 45° 29' 47.19, 98° 36' 31.1

scale: 9922

1-123N-65W
Brown County
South Dakota



10/9/2013

Maps provided by:

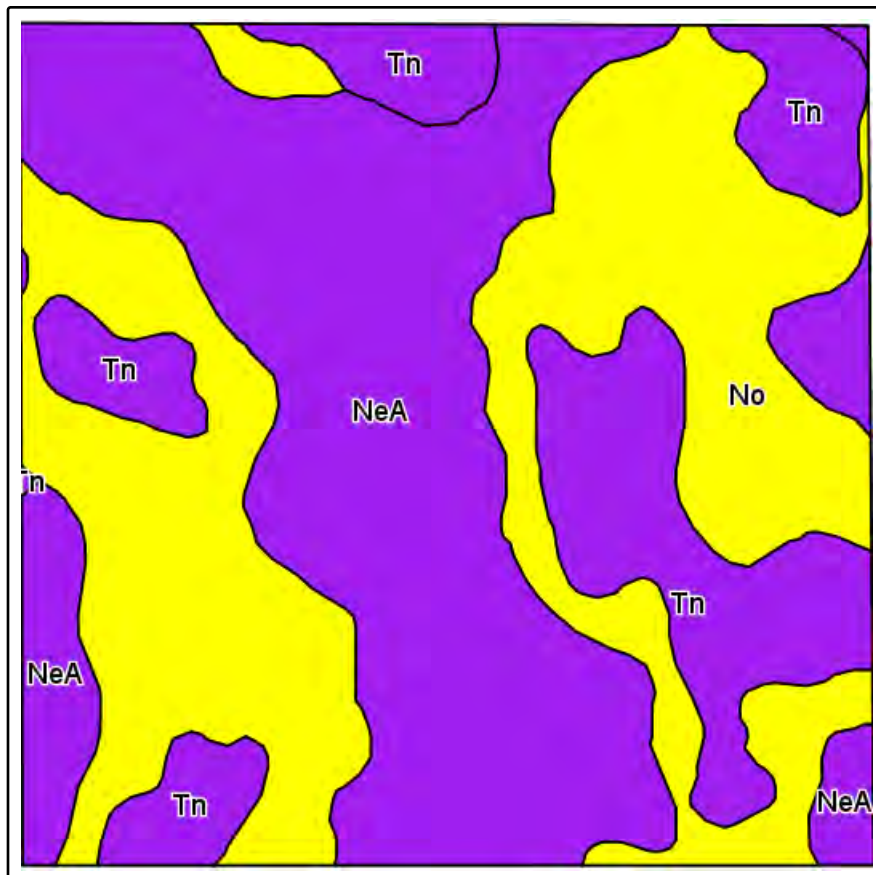


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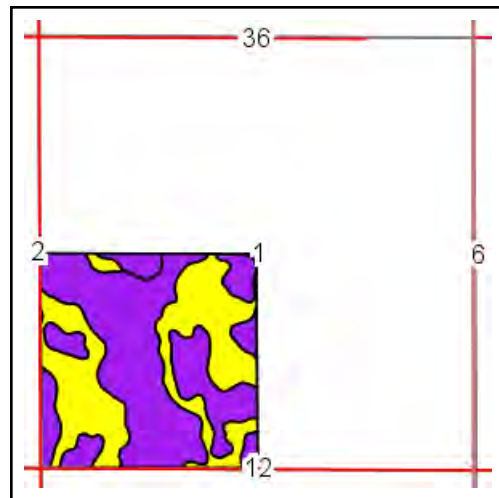
www.AgriDataInc.com

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

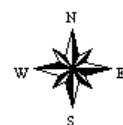
Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brown**
Location: **1-123N-65W**
Township: **Mercier**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
NeA	Niobell-Noonan-Williams loams, 1 to 4 percent slopes	65.97	41.7%		IIIe	57
No	Noonan-Niobell-Miranda loams	62.30	39.4%		IVs	42
Tn	Tonka-Nishon silt loams	29.92	18.9%		IVw	54
Weighted Average						50.5