



959+/- ACRES IN STANLEY CO. SD LAND AUCTION

March 28th - 10:00am

Holiday Inn, Ft Pierre, SD

Will be offered in 6 Tracts - Buy 159 acres or up to 959!

Free & Clear for 2012! - Strong Soils



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: Purchase subject to buyer premium. Announcements made day of sale take precedence over all written material. Sale is subject to seller confirmation. Take Possession day of sale with 20% down.

959+/- Acres Stanley County, SD Farmland Auction



Multi-Parcel Auction at the Holiday Inn Express in Ft. Pierre SD on Wednesday March 28th at 10:00 A.M. CT

This property will be offered in 6 separate tracts:

Tract 1: 160+/-Acres, SW1/4 of Sec 9-3N-26E.

Tract 2: 160+/-Acres, SW1/4 of Sec 4-3N-26E.

Tract 3: 160+/- acres, SE1/4 of Sec 4-3N-26E.

Tract 4: 159+/- acres, NE1/4 of Sec 4-3N-26E.

Tract 5: 160+/- acres, NW1/4 of Sec 4-3N-26E.

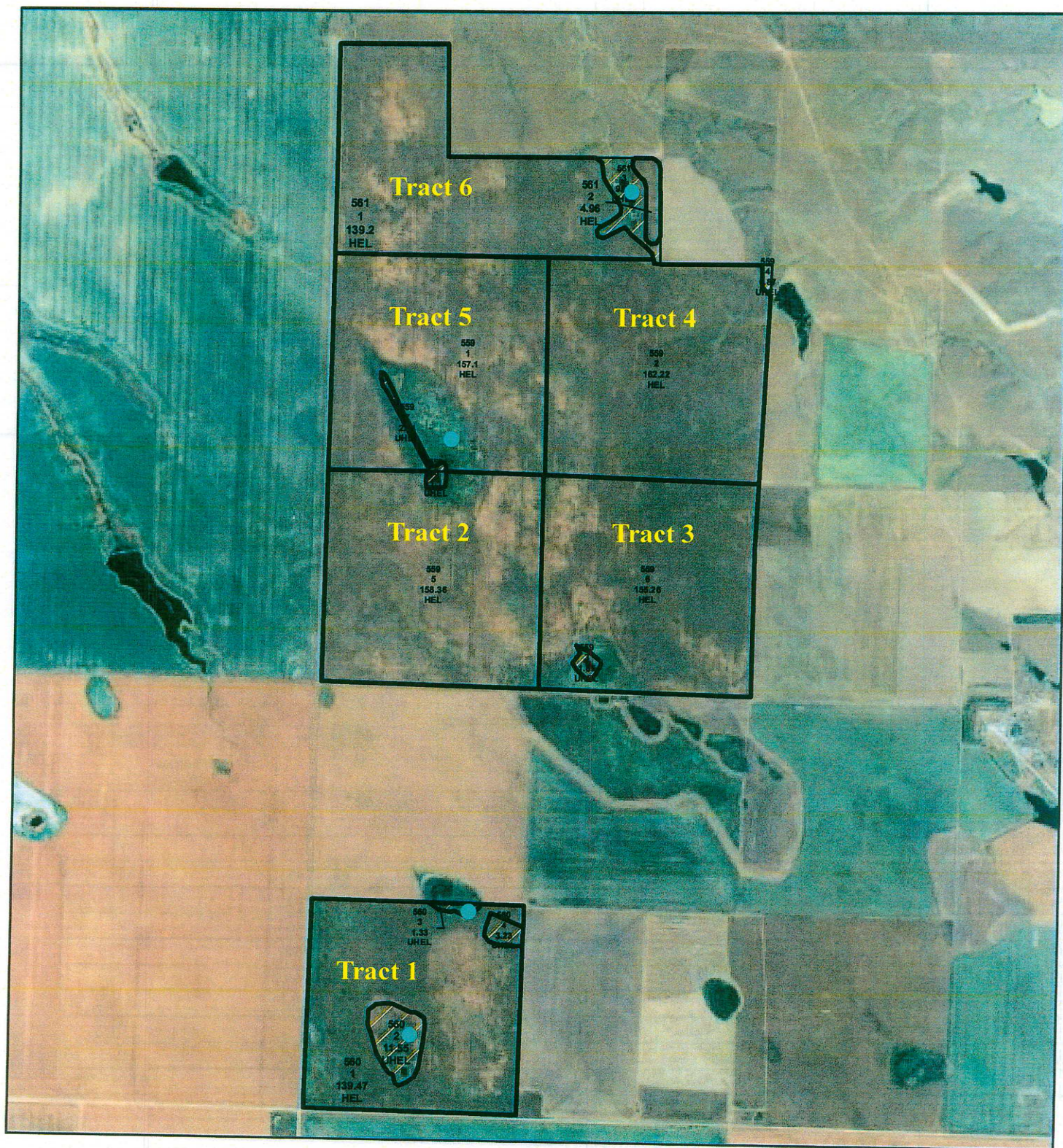
Tract 6: 160+/- acres, W2SW4, SE4SW4, SW4SE4 of Sec 33-4N-26E.

Features: This property has good access from 256 Ave and 218 St, approximately 6 miles east of Hwy 63. According to FSA 916.6 acres are considered cropland. 799 acres are contiguous with the balance 1/2 mile away. This is productive Stanley County cropland with an overall soil rating of .619, according to Surety Agridata. There are a variety of hunting/recreation opportunities for whitetail, mule deer, antelope, pheasants and other upland game birds!

Location: From Hayes, SD: West 4.5 miles on Hwy 14, South 9 miles on Hwy 63, East 4 miles on 218th St, South 1 mile on 254 Ave, East 2 miles on 219 St.

Total Taxes: \$3,548.62

Owner: The First National Bank in Sioux Falls, Trustee



United States Department of Agriculture
Farm Service Agency

February 21, 2012

Farm: 212

Stanley County

1:19,850



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

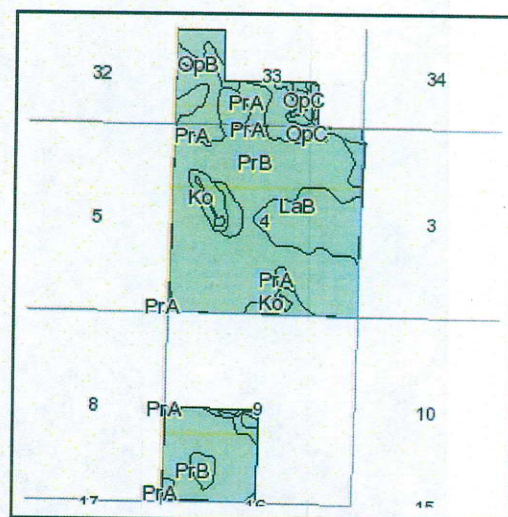
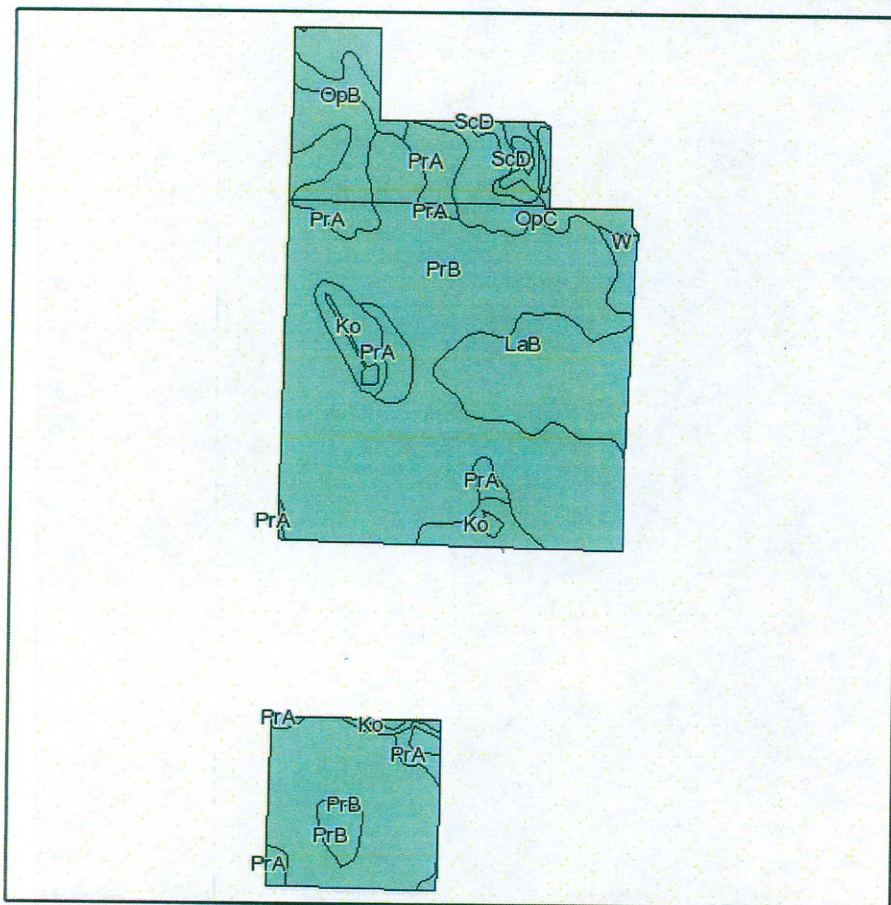
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

Non Cropland

2010 Ortho-Photography - Not to Scale

Soils Map



State: **South Dakota**
 County: **Stanley**
 Location: **033-004N-026E**
 Township: **South Stanley**
 Acres: **947.6**
 Date: **1/19/2012**

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



Maps provided by:



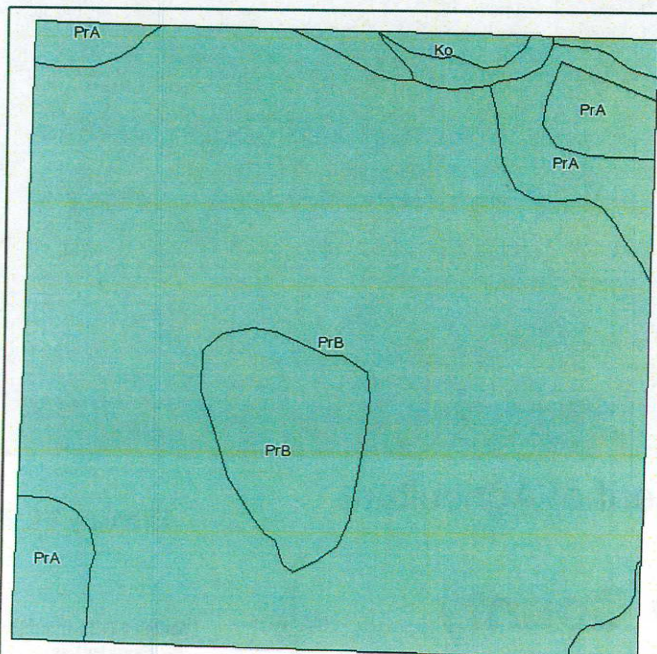
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	599.7	63.3%	IIIe	67	26
LaB	Lakoma clay, 3 to 6 percent slopes	108.6	11.5%	IIIe	54	18
PrA	Promise clay, 0 to 3 percent slopes	97.5	10.3%	IIIs	69	28
OpC	Opal clay, 6 to 9 percent slopes	62	6.5%	IVe	52	21
Ko	Kolls clay	45.6	4.8%	Vw	27	
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	16.4	1.7%	Ve	27	
OpB	Opal clay, 3 to 6 percent slopes	15.3	1.6%	IIIe	61	25
W	Water	2.4	0.3%		0	
LkD	Lakoma-Okaton clays, 6 to 15 percent slopes	0.1	0.0%	Ve	28	16
Weighted Average					61.8	23.2

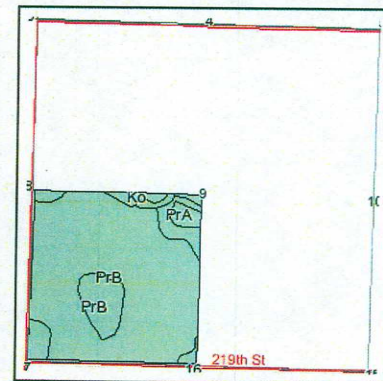
959+/- Acres Stanley County, SD Farmland Auction TRACT 1



Soils Map



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



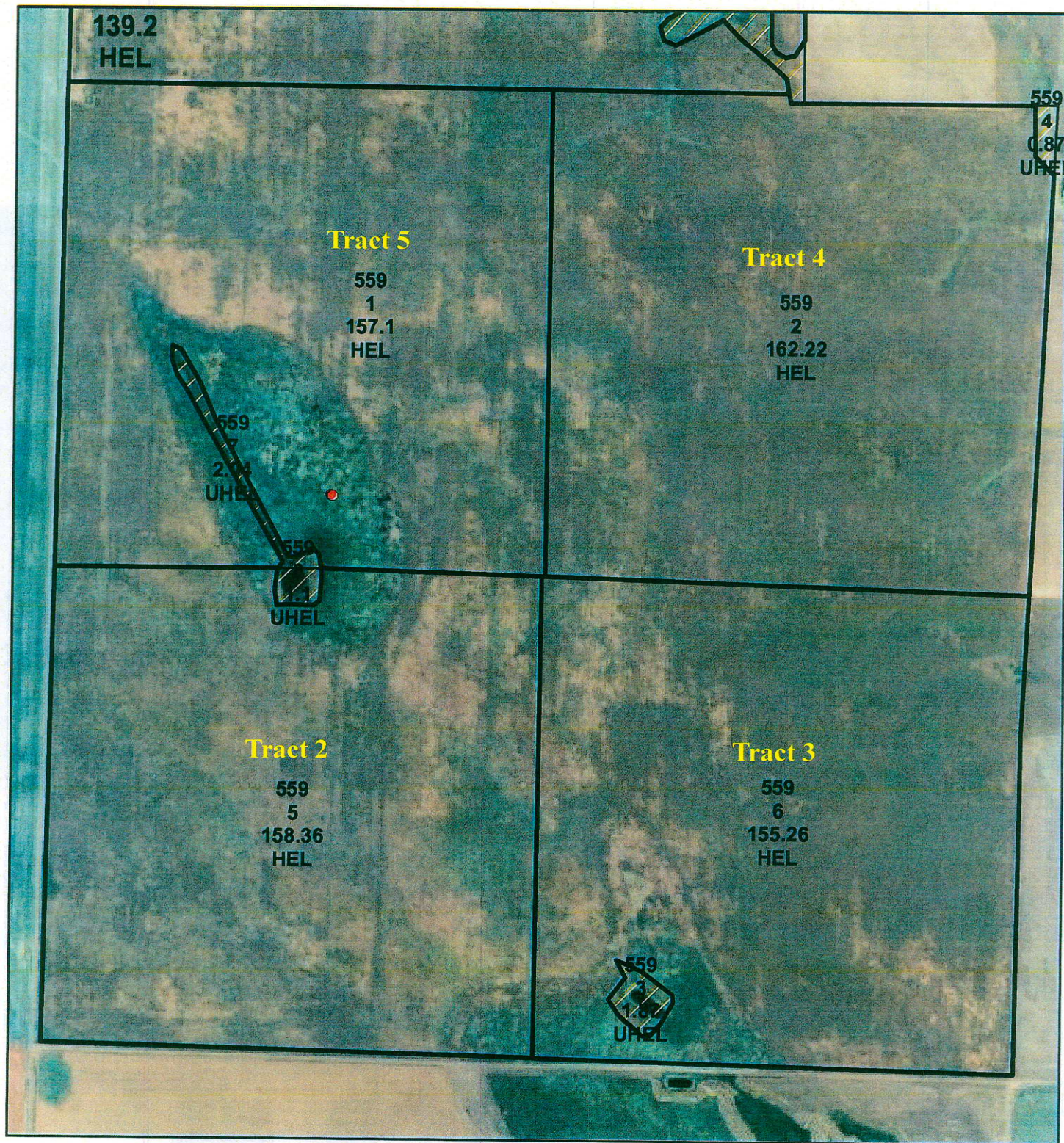
State: South Dakota
County: Stanley
Location: 009-003N-026E
Township: South Stanley
Acres: 155.6
Date: 2/21/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	135	86.8%	IIIe	67	26
PrA	Promise clay, 0 to 3 percent slopes	17.6	11.3%	IIIs	69	28
Ko	Kolls clay	3	1.9%	Vw	27	
Weighted Average					66.5	25.7



United States Department of Agriculture
Farm Service Agency

February 21, 2012

PLSS: 4_3N_26E
Farm: 212

Stanley County
1:8,791



Wetland Determination Identifiers

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

 Common Land Units

 Non Cropland

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Refer to your original dermination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2010 Ortho-Photography - Not to Scale

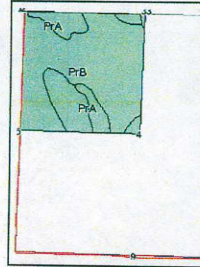
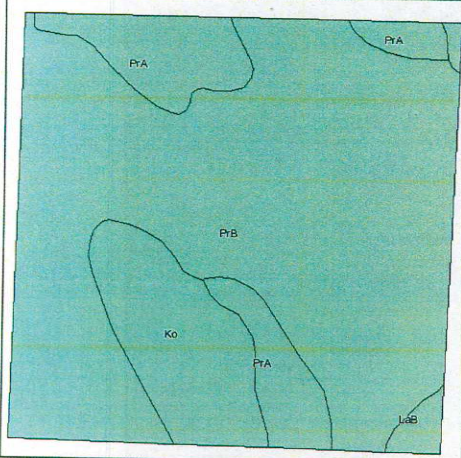
959+/- Acres Stanley County, SD

Farmland Auction

TRACT 2 - 5 SOILS MAP

Tract 5

Soils Map



State: South Dakota
County: Stanley
Location: 004-003N-026E
Township: South Stanley
Acres: 158.9
Date: 2/21/2012



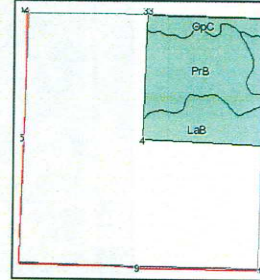
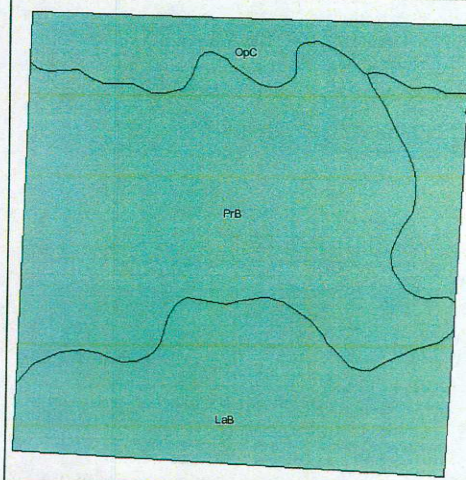
Maps provided by:
surety
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	115.4	72.7%	IIIe	67	26
PrA	Promise clay, 0 to 3 percent slopes	20.7	13.0%	IIIs	69	28
Ko	Kolls clay	20.2	12.7%	Vw	27	
LaB	Lakoma clay, 3 to 6 percent slopes	2	1.3%	IIle	54	18
OpC	Opal clay, 6 to 9 percent slopes	0.6	0.4%	IVe	52	21
Weighted Average					62	22.9

Tract 4

Soils Map



State: South Dakota
County: Stanley
Location: 004-003N-026E
Township: South Stanley
Acres: 162.4
Date: 2/21/2012



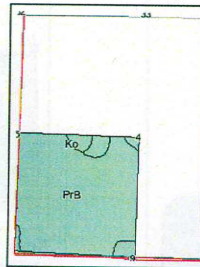
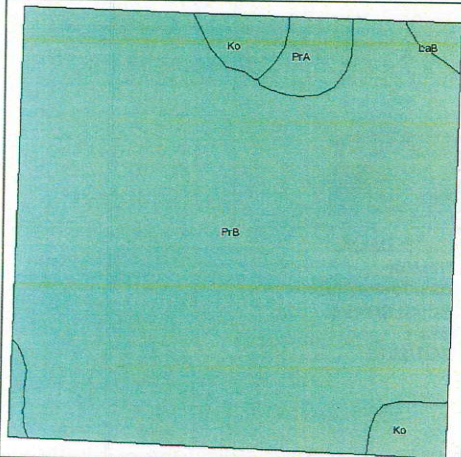
Maps provided by:
surety
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	84.8	52.2%	IIIe	67	26
LaB	Lakoma clay, 3 to 6 percent slopes	56.7	34.9%	IIle	54	18
OpC	Opal clay, 6 to 9 percent slopes	20.9	12.9%	IVe	52	21
Weighted Average					60.5	22.6

Tract 2

Soils Map



State: South Dakota
County: Stanley
Location: 004-003N-026E
Township: South Stanley
Acres: 159.7
Date: 2/21/2012



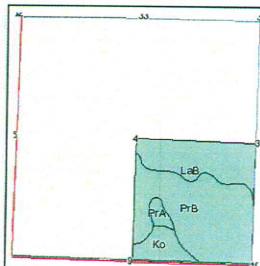
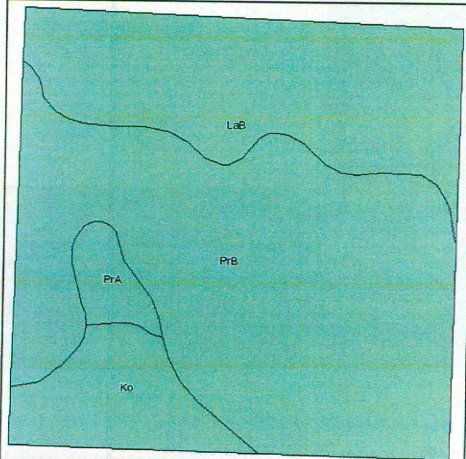
Maps provided by:
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	145.7	91.2%	IIIe	67	26
Ko	Kolls clay	7	4.4%	Vw	27	
PrA	Promise clay, 0 to 3 percent slopes	5.8	3.5%	IIIs	69	28
LaB	Lakoma clay, 3 to 6 percent slopes	1.4	0.9%	IIle	54	18
Weighted Average					65.2	24.9

Tract 3

Soils Map



State: South Dakota
County: Stanley
Location: 004-003N-026E
Township: South Stanley
Acres: 181.5
Date: 2/21/2012

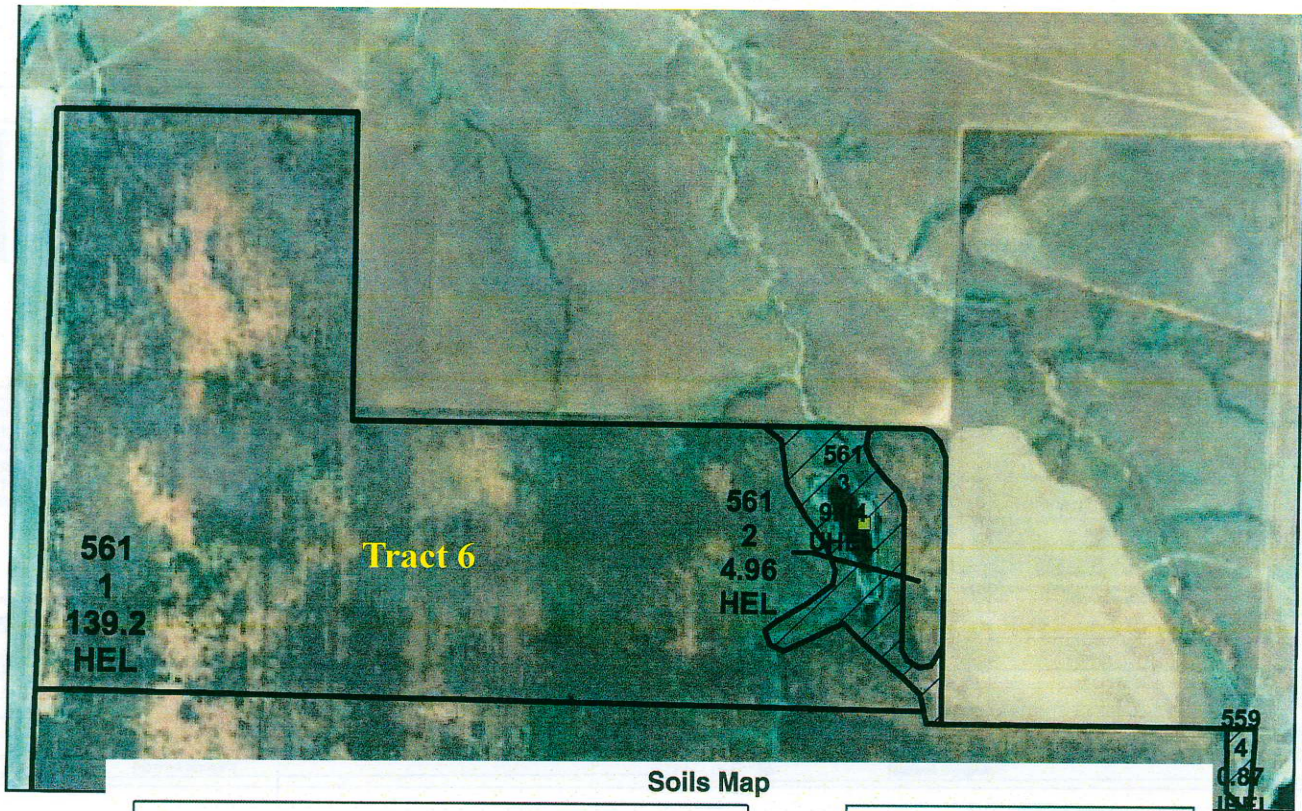


Maps provided by:
surety
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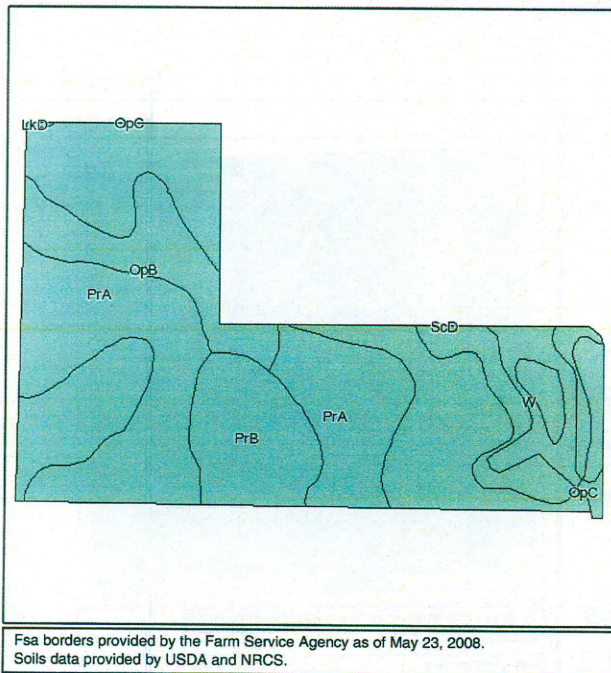
Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrB	Promise clay, 3 to 6 percent slopes	92.5	57.3%	IIIe	67	26
LaB	Lakoma clay, 3 to 6 percent slopes	47.5	29.4%	IIle	54	18
Ko	Kolls clay	16.4	10.1%	Vw	27	
PrA	Promise clay, 0 to 3 percent slopes	5.1	3.1%	IIIs	69	28
Weighted Average					59.1	21.1

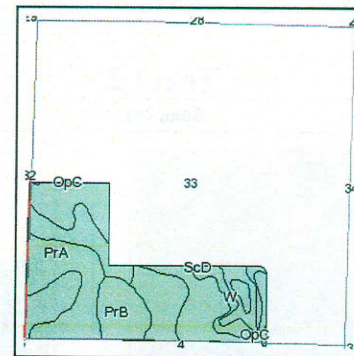
959+/- Acres Stanley County, SD Farmland Auction TRACT 6



Soils Map



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



State: South Dakota
County: Stanley
Location: 033-004N-026E
Township: South Stanley
Acres: 154.1
Date: 2/21/2012



Maps provided by:
surety
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www.AgridataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
PrA	Promise clay, 0 to 3 percent slopes	49.1	31.9%	IIIc	69	28
OpC	Opal clay, 6 to 9 percent slopes	41.8	27.2%	IVe	52	21
PrB	Promise clay, 3 to 6 percent slopes	29	18.8%	IIIe	67	26
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	16.4	10.6%	Ve	27	
OpB	Opal clay, 3 to 6 percent slopes	15.3	9.9%	IIIe	61	25
W	Water	2.4	1.5%		0	
LkD	Lakoma-Okaton clays, 6 to 15 percent slopes	0.1	0.0%	Ve	28	16
Weighted Average					57.7	22

959+/- Acres Stanley County, SD Farmland Auction

South Dakota
Stanley
Report ID: FSA-156EZ

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

FARM: 212
Prepared: 2/9/12 9:01 AM
Crop Year: 2012
Page: 1 of 3

Operator Name: IRENE WARD TRUST
Farm Identifier:
Recon Number:
Farms Associated with Operator: None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
948.6	916.6	916.6	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	916.6	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	735.8	0.0	0.0	22	22	0.0
OATS	2.0	0.0	0.0	39	39	0.0
CORN	5.1	0.0	0.0	39	39	0.0
GRAIN SORGHUM	113.8	0.0	0.0	30	30	0.0
BARLEY	11.5	0.0	0.0	29	29	0.0
Total Base Acres:	868.2					

Tract Number: 559 Description: SEC4 3 26

Tracts 2 - 5

FAV/WR History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
638.8	632.9	632.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	632.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	503.2	22	22	0.0	0.0	0	0.0
OATS	1.4	39	39	0.0	0.0	0	0.0
CORN	3.5	39	39	0.0	0.0	0	0.0
GRAIN SORGHUM	77.8	30	30	0.0	0.0	0	0.0
BARLEY	7.9	29	29	0.0	0.0	0	0.0
Total Base Acres:	593.8						

Owners: IRENE WARD TRUST

Other Producers: None

959+/- Acres Stanley County, SD Farmland Auction

South Dakota
Stanley
Report ID: FSA-156EZ

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

FARM: 212
Prepared: 2/9/12 9:01 AM
Crop Year: 2012
Page: 2 of 3

Tract Number: 560 Description: SW9 3 26
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Tract 1

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.6	139.5	139.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	139.5	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	117.4	22	22	0.0	0.0	0	0.0
OATS	0.3	39	39	0.0	0.0	0	0.0
CORN	0.8	39	39	0.0	0.0	0	0.0
GRAIN SORGHUM	18.2	30	30	0.0	0.0	0	0.0
BARLEY	1.8	29	29	0.0	0.0	0	0.0
Total Base Acres:	138.5						

Owners: IRENE WARD TRUST
Other Producers: None

Tract Number: 561 Description: SSW33 NWSW33 SWSE33 4 26
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Tract 6

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.2	144.2	144.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	144.2	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
WHEAT	115.2	22	22	0.0	0.0	0	0.0
OATS	0.3	39	39	0.0	0.0	0	0.0
CORN	0.8	39	39	0.0	0.0	0	0.0
GRAIN SORGHUM	17.8	30	30	0.0	0.0	0	0.0
BARLEY	1.8	29	29	0.0	0.0	0	0.0

959+/- Acres Stanley County, SD

Farmland Auction

TRACT 1 - Acres: 160+/- **Taxes:** \$645.32

Legal Description: SW1/4 of Sec 9-3N-26E B.H.M. Stanley Co. S.D.

According to FSA information, Tract 1 has 139.5+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .665.

TRACT 2 - Acres: 160+/- **Taxes:** \$629.62

Legal Description: SW1/4 of Sec 4-3N-26E B.H.M. Stanley Co. S.D.

According to FSA information, Tract 2 has 158.36+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .652.

TRACT 3 - Acres: 160+/- **Taxes:** \$546.18

Legal Description: SE1/4 of Sec 4-3N-26E B.H.M. Stanley Co. S.D.

According to FSA information, Tract 3 has 155.26+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .591.

TRACT 4 - Acres: 159+/- **Taxes:** \$579.66

Legal Description: NE1/4 of Sec 4-3N-26E B.H.M. Stanley Co. S.D.

According to FSA information, Tract 4 has 162.22+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .605.

TRACT 5 - Acres: 160+/- **Taxes:** \$581.16

Legal Description: NW1/4 of Sec 4-3N-26E B.H.M. Stanley Co. S.D.

According to FSA information, Tract 5 has 157.1+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .62.

TRACT 6 - Acres: 160+/- **Taxes:** \$566.68

Legal Description: W2SW4, SE4SW4, SW4SE4 of Sec 33-4N-26E B.H.M. Stanley Co.

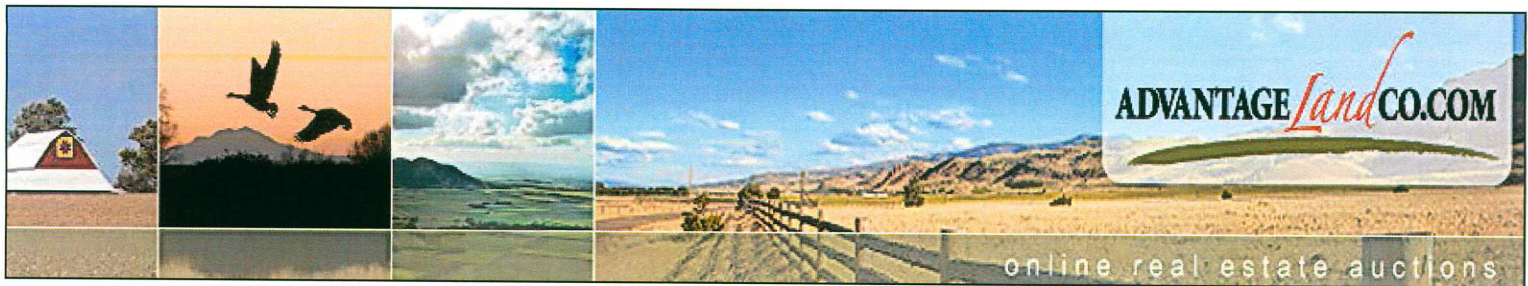
According to FSA information, Tract 6 has 144.2+/- tillable acres. According to Surety AgriData, this tract has a Productivity Index of .577.

BROKERS NOTES: This multi-parcel auction presents an excellent opportunity for farmers, investors, and ranchers to purchase 159+/- acres and up to 959+/- acres of land for an investment or add to an existing operation. This farm in central South Dakota, approximately 8 miles south of Hayes, has a high percentage of tillable acres, a strong soil productivity and is free and clear to farm or rent in 2012. According to FSA Information, this parcel contains 916.6 cropland acres with a 735.8 acre wheat base with a 22bu direct yield and 22bu cc yield, a 113.8 acre sorghum base with 30bu direct yield and 30bu cc yield, a 5.1 acre corn base with 39bu direct yield and 39bu cc yield, a 11.5 acre barley base with 29bu direct yield and 29bu cc yield, and a 2 acre oat base with 39bu direct yield and 39bu cc yield. According to Surety Agridata, the soils are predominately comprised of Promise clay with an overall soil rating of .619. This land is nearly level to gently rolling and has a variety of recreational opportunities with wildlife to include whitetail deer, mule deer, antelope, pheasants, quail, and other upland game birds. According to the seller, this property has been in CRP for the last 20+ years but is free to farm or rent this crop year. If you are looking for productive farm land southwest of Pierre, plan to attend this auction and come prepared to buy.

959+/- Acres Stanley County, SD Farmland Auction



Terms: This is a cash sale. Closing will be scheduled on or before April 26th 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% down. 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 Stanley 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.



Serving South Dakota and Minnesota Land Owners.



510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525
Fax: 605.692.2526
Info@advantagelandco.com
www.advantagelandco.com
www.advantagelandco.net
www.ucalco.com



Chuck Hegerfeld - Broker/Owner
 Direct: 605.542.6103
 Email: Chuck@ebankstar.com

Jackson Hegerfeld - Auctioneer/Land Broker
 Sales/Technology
 Direct: 605.690.1353
 Email: Jackson@advantagelandco.com

Megan Hammond - Land Broker
 Sales/Marketing
 Direct: 605.690.1376
 Email: Megan@advantagelandco.com

Laura Hegerfeld - Broker Associate
 Sales/Office Manager
 Direct: 605.690.7471
 Email: Laura@advantagelandco.com

Dave McMahon - Broker Associate
 Sales/Finance
 Direct: 605.542.6113
 Email: Davem@ebankstar.com

Lisa Gebhart - Broker Associate
 Sales/Mortgage
 Direct: 605.542.6111
 Email: Lisag@ebankstar.com

Note: This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions. Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

Specializing in Investment Grade and Lifestyle Real Estate!
We are your SD and MN Land Brokers.

