



Ft. PIERRE SD FARMLAND

636+/- ACRES AT LIVE AUCTION



United Country - Advantage Land Company
Chuck - Jackson - Megan Hegerfeld

**United
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Auction Services

605.692.2525
Brookings, SD
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Advantage Land Co.

Ft. PIERRE SD FARMLAND

636+/- ACRES AT LIVE AUCTION



**Multi-Parcel Auction at the Best Western Ramkota in Pierre SD
Ampitheatre II on Saturday September 18th at 11:00 a.m.**

** A bidding fee is required to enter and bid at the auction in the amount of \$10,000 certified funds to
Advantage Land Co Trust Account.*

This property will be offered in four separate tracts:

Tract 1: 156+/- acres, SE4 in 29-109-79...and Part of NW4SW4 in 28-109-79

Tract 2: 160+/- acres, SW4 29-109-79

Tract 3: 160+/- acres, NW4 29-109-79

Tract 4: 160+/- acres, NE4 29-109-79

Features: Contiguous 636 acres, 530.1 Productive Cropland Acres, Previous Home Site with Electric and Water access, a High Pressure Sundance Well, 820 AUM Grazing Permit, and High Producing Alfalfa/Grass Hay Land.

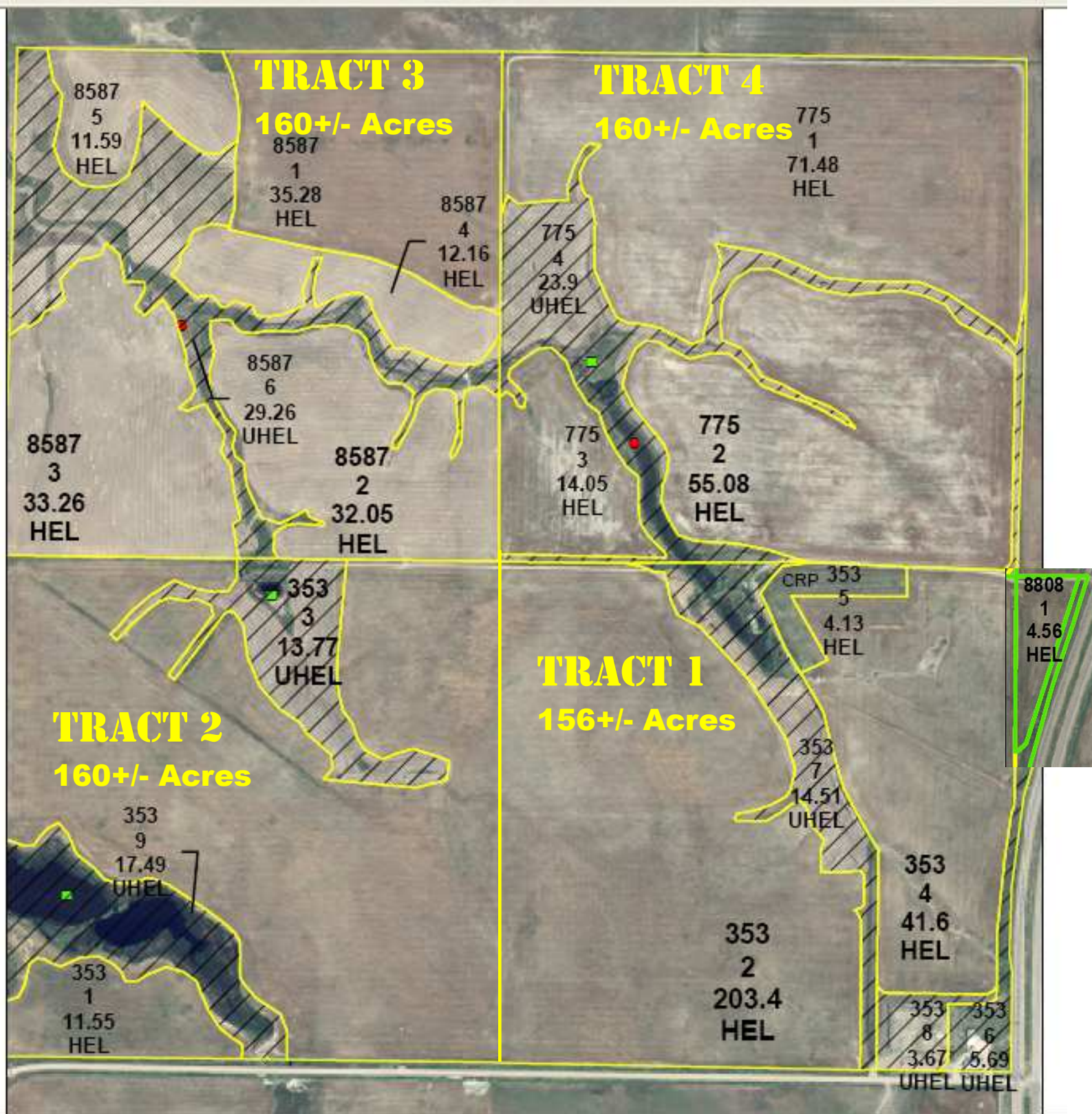
Location: Ten Miles South of Fort Pierre on US Hwy 83 (West of Hwy) in East Doran Township, Section 28 & 29, Stanley County, South Dakota.

Total Taxes: \$1,681.52

Owner: Wendy Nielsen



United States Department of Agriculture Farm Service Agency



**South Dakota
Stanley County**

Section-Township-Range

PLSS: 29_109N_79W

Farm: 1069

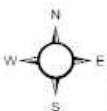
Legend

Wetland Determination Identifiers

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

Common Land Units

Tract Boundaries

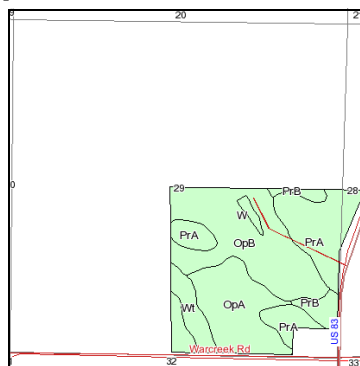
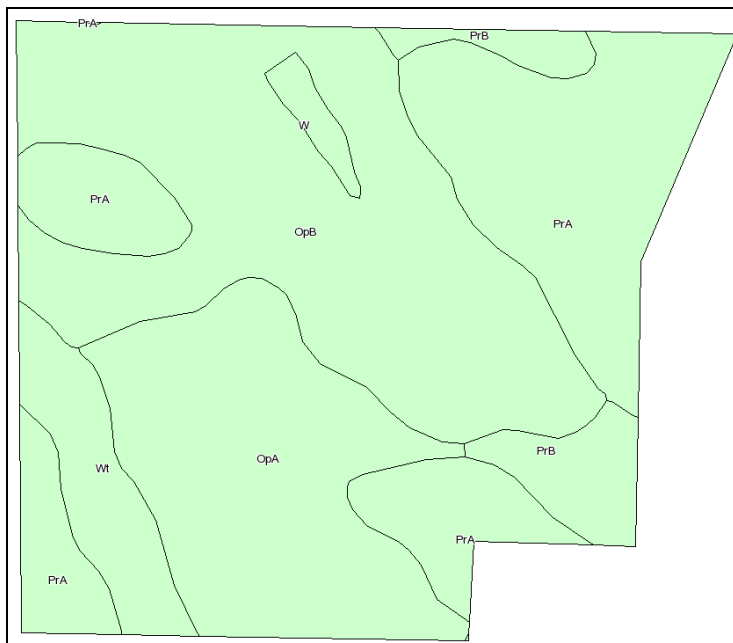


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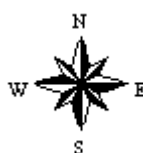
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Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA -026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Soils Map - Tract 1



State: **South Dakota**
 County: **Stanley**
 Location: **029-109N-079W**
 Township: **East Doran**
 Acres: **158.3**
 Date: **8/12/2010**



Maps provided by:

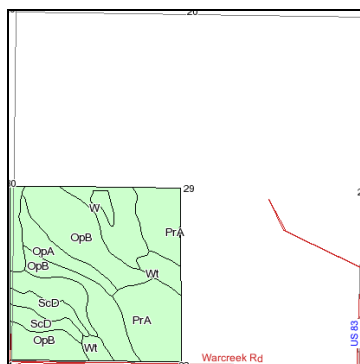
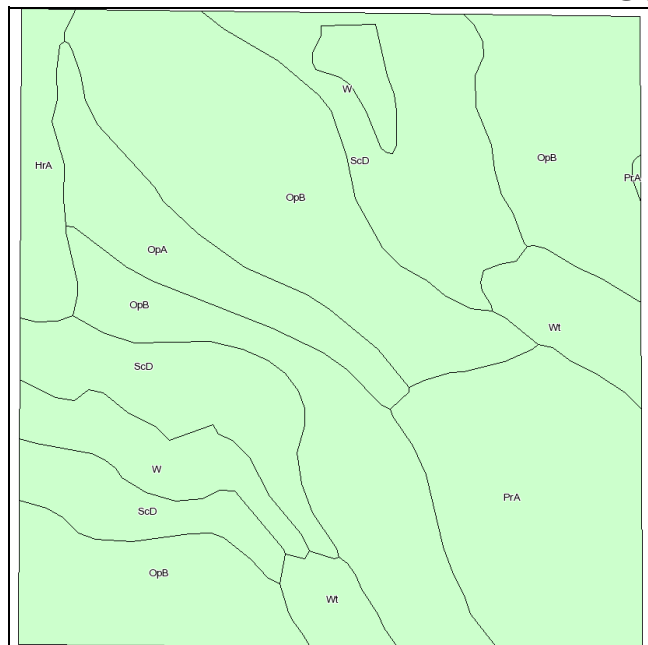


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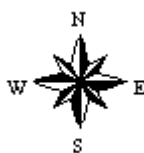
Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
OpB	Opal clay, 3 to 6 percent slopes	57.1	36.1%	IIIe	61	25
PrA	Promise clay, 0 to 3 percent slopes	46.1	29.1%	IIIs	69	28
OpA	Opal clay, 0 to 3 percent slopes	35.2	22.2%	IIIs	66	26
Wt	Witten clay	9.6	6.1%	IIIs	74	40
PrB	Promise clay, 3 to 6 percent slopes	8.4	5.3%	IIIe	67	26
W	Water	1.9	1.2%		0	
Weighted Average					64.8	26.8

Soils Map - Tract 2



State: **South Dakota**
 County: **Stanley**
 Location: **029-109N-079W**
 Township: **East Doran**
 Acres: **156**
 Date: **8/12/2010**



Maps provided by:

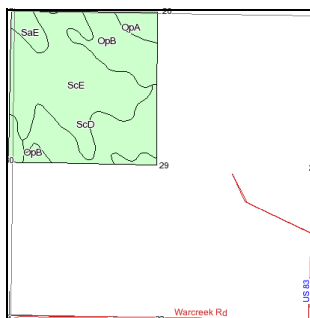
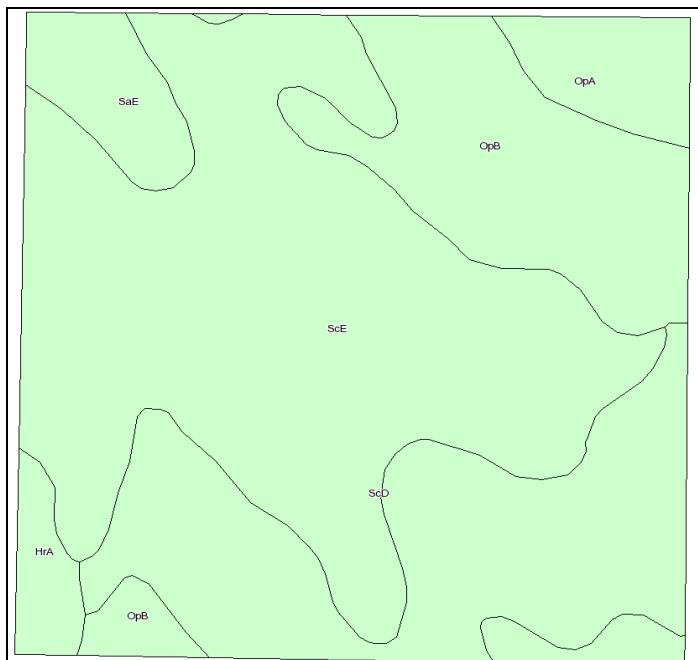


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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
OpB	Opal clay, 3 to 6 percent slopes	69.1	44.2%	IIIe	61	25
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	31.6	20.3%	Ve	27	
PrA	Promise clay, 0 to 3 percent slopes	22.9	14.7%	IIIs	69	28
OpA	Opal clay, 0 to 3 percent slopes	10.2	6.5%	IIIs	66	26
W	Water	8.5	5.5%		0	
Wt	Witten clay	8.3	5.3%	IIIs	74	40
HrA	Capa silt loam, 0 to 3 percent slopes	5.4	3.5%	VIIs	17	
Weighted Average					51.4	19

Soils Map - Tract 3



State: **South Dakota**
 County: **Stanley**
 Location: **029-109N-079W**
 Township: **East Doran**
 Acres: **155.7**
 Date: **8/12/2010**



Maps provided by:

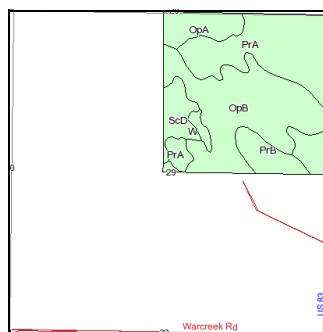
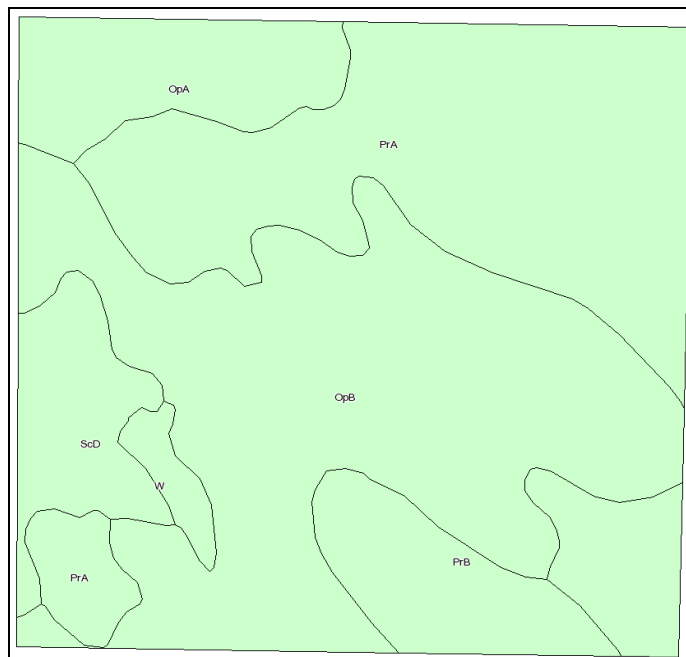


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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn
ScE	Sansarc-Opal clays, 15 to 40 percent slopes	74.3	47.7%	VIIe	5	
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	35.5	22.8%	Ve	27	
OpB	Opal clay, 3 to 6 percent slopes	28.7	18.5%	IIIe	61	25
SaE	Sansarc clay, 6 to 40 percent slopes	6.9	4.4%	VIIe	4	
OpA	Opal clay, 0 to 3 percent slopes	6.6	4.2%	IIIs	66	26
HrA	Capa silt loam, 0 to 3 percent slopes	3.7	2.4%	VI s	17	
Weighted Average					23.2	5.7

Soils Map - Tract 4



State: **South Dakota**
 County: **Stanley**
 Location: **029-109N-079W**
 Township: **East Doran**
 Acres: **164.5**
 Date: **8/12/2010**



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
OpB	Opal clay, 3 to 6 percent slopes	65.9	40.1%	IIIe	61	25
PrA	Promise clay, 0 to 3 percent slopes	59.7	36.3%	III s	69	28
OpA	Opal clay, 0 to 3 percent slopes	13.8	8.4%	III s	66	26
PrB	Promise clay, 3 to 6 percent slopes	11.6	7.1%	IIIe	67	26
ScD	Sansarc-Opal clays, 6 to 15 percent slopes	11	6.7%	Ve	27	
W	Water	2.5	1.5%		0	
Weighted Average					61.6	24.2

Ft. Pierre SD Farmland

636+/- Acres at Live Auction

TRACT 1

Legal Description: SE 1/4 in Section 29-109-79 less and except highway right of way and Less and except Lot W and Less and Except Dougherty Estates Addition Tract 1 (151.96 acres) and That Part of NW4SW4 Lying N & W of US Hwy 83 in Section 28-109-79 (4.04 acres)

Acres: 156+/-

Taxes: \$543.80

According to FSA information, Tract 1 has 134+/- tillable acres in Section 29 and has a corn base of 38.8 acres with a 39 bu. Direct and 50 bu. CC yield, soybean base of 14.4 acres with a 14 bu. Direct and 17 bu CC yield, Wheat base of 47.5 acres with a 27 bu. Direct and 28 bu CC yield, and Grain Sorghum base of 22.4 acres with a 39 bu Direct and 36 bu CC yield.

Tract 1 has 4.6+/- tillable acres in Section 28 and has a sunflower base of .6 acres with a 762 bu. Direct and 762 bu CC yield, Wheat base of 1.9 acres with a 25 bu. Direct and 25 bu CC yield, and Grain Sorghum base of 1.7 acres with a 25 bu. Direct and 25 bu CC yield. According to Surety Agri Data, Tract 1 has a Productivity Index of 65%.

This tract includes 4.13 acres of CRP (CP16A), comprised of a young tree belt, expiring in 9/30/2016 with an annual income of \$111 per year. These trees border a previous acreage site that with water and electric available. If the new owner wants to continue water service, it is \$40 per month and you must contact the provider at West River Lyman Jones Rural Water at 800-851-2349. A hot, high pressure Sundance Well is located on this tract and is approximately 2200 foot in depth. This SE1/4 is the base property for the US Forest Service (Central SD Cooperative Grazing District) Grazing Permit of 820 AUM's on the Fort Pierre National Grassland. This is equivalent to 175 yearlings grazing for 185 days or 120 cows grazing for 191 days for an assessment of approximately \$1500 per year. In order to meet commemorate property requirements for this permit, the purchaser needs a total of 164 base acres tied to the 820 AUM's (.2 acres for every AUM). For specific details, call the Fort Pierre National Grassland at 605-224-5517.

Title Exceptions Summary: See Title Commitment #2010-506 on our website for complete details.

Sch. B-Section II: Item 12: Buried Exchange Facility Easement to Northwestern Bell Telephone Company.

Item 13: Easement given to Dept. of Interior, Bureau of Reclamation for underground water pipeline.

Item 14: Assignment of Well and Pipeline

Item 18: ROW Easement given to West Central Electric Coop for an electrical transmission and distribution line with right of ingress and egress across property.

TRACT 2

Legal Description: SW 1/4 in Section 29-109-79

Acres: 160+/-

Taxes: \$436.14

According to FSA information, Tract 2 has approx. 122.5 tillable acres and has a corn base of 35.5 acres with a 39 bu. Direct and 50 bu. CC yield, soybean base of 13.1 acres with a 14 bu. Direct and 17 bu CC yield, Wheat base of 43.5 acres with a 27 bu. Direct and 28 bu CC yield, and Grain Sorghum base of 20.5 acres with a 39 bu. Direct and 36 bu CC yield. According to Surety Agri Data, this tract has a Productivity Index of 51%.

Title Exceptions Summary: See Title Commitment #2010-506 on our website for complete details.

Sch. B-Section II: Item 17: Reservations by State of SD through Rural Credit Board, right of way for irrigation ditches, canals etc, by SDC61.0147 and rights relating to deposits of coal, ores, metals, and other minerals, asphaltum, oil, gas and other like substances.

Item 18: ROW Easement given to West Central Electric Coop for an electrical transmission and distribution line with right of ingress and egress across property.

Item 19: Recreation Easement by Billy Wyly to USA for SW1/4 SW1/4.

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TRACT 3

Legal Description: NW 1/4 in Section 29-109-79

Acres: 160+/-

Taxes: \$288.06

According to FSA information, Tract 3 has 124.3 tillable acres and has a corn base of 10.3 acres with a 39 bu. Direct and 50 bu. CC yield, soybean base of 3.8 acres with a 14 bu. Direct and 17 bu CC yield, Wheat base of 12.6 acres with a 27 bu. Direct and 28 bu CC yield, and Grain Sorghum base of 6 acres with a 39 bu. Direct and 36 bu CC yield. According to Surety Agri Data has a Productivity Index of 23%.

Title Exceptions Summary: See Title Commitment #2010-506 on our website for complete details.

Sch. B-Section II: Item 15: Reserve One-Half Interest in all oil and gas and mineral rights to Wilcy and Grace Masteller, upon death of Grace, her interest to pass unto Stephanie Allen Davis and Carole Nadine Davis.

TRACT 4

Legal Description: NE 1/4 in Section 29-109-79

Acres: 160+/-

Taxes: \$413.52

According to FSA information, Tract 4 has 140.6 tillable acres and has a soybean base of 15.2 acres with a 9 bu. Direct and 11 bu CC yield, Wheat base of 12.6 acres with a 27 bu. Direct and 28 bu CC yield, and Grain Sorghum base of 15.2 acres with a 38 bu. Direct and 35 bu CC yield. According to Surety Agri Data has a Productivity Index of 62%.

Title Exceptions Summary: See Title Commitment #2010-506 on our website for complete details.

Sch. B-Section II: Item 16: Reservation by USA acting through Forest Service, USDA to Billy W. Wyly reserving in perpetuity to US all minerals together with usual mining rights, powers and privileges

Item 18: ROW Easement given to West Central Electric Coop for an electrical transmission and distribution line with right of ingress and egress across property.



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BROKERS NOTE: This auction presents an excellent opportunity for farmers, ranchers, hunters/recreationists and investors to purchase land for an investment or add to an existing operation. This farm has a high percentage of tillable acres which adds to the desirability. The Ft. Pierre National Grassland borders this property to the west with WarCreek county gravel road to the south and US Hwy 83 on the east side of the property. The AUM grazing permit tied to a portion of this property offers a very economical way for grazing land. This section of ground must be seen to be appreciated!

Wendy Nielsen, Owner

Terms: This is a cash sale. In order to bid at the auction a bidding fee is required in the amount of \$10,000 (certified funds), made payable to the Advantage Land Company, LLC Trust Account, refundable the next business day if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price and 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 on or before October 14th 2010 with possession subject to the existing tenants rights to harvest the 2010 standing crops and hay. This property is sold subject to the CRP Contract with the buyer to receive CRP payments from 2011 through 2016 for \$111 per year. This property is leased for the 2010 crop year and will be free and clear to farm or rent in 2011. Hunting rights will be given at closing. Marketable 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 2009 RE taxes due and payable in 2010 will be paid by the seller. The 2010 taxes payable in 2011 will be prorated to the date of closing. 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. 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. This sale is subject to seller confirmation. Said property is sold as is.



Serving the "Pheasant Capital Of The World"
and the "Land Of 10,000 Lakes"

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

Brookings, South Dakota

Office: 605.692.2525

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

Megan Hegerfeld - Broker Associate
Sales/Marketing
Direct: 605.690.1376
Email: Megan@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

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properties check out our websites at:

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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.

Agency Disclosure: 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.

Advantage Land Co.