



THORPE REALTY & AUCTION

FAULK COUNTY FARMLAND AUCTION

CROP - HUNTING - INVESTMENT
160 Acres

WEDNESDAY, DECEMBER 19, 2018 – 11:00am

Auction Location: Community Center – 1214 Court St. - Faulkton, SD 57438

Enterprise Twp. – Faulk County, SD - Outstanding opportunity to purchase 160 +/- acres of high quality farm land – 79% soil productivity index (per Agri-Data Inc.). 152.61 FSA crop land acres and the balance being wetlands and roads. Purchaser receives full possession for the 2019 crop year. Excellent hunting area for pheasants, waterfowl and deer. 2017 Real estate taxes: \$2,033.46

Legal Description: NW1/4 of Section 34-T120N-R70W of the 5th P.M. Faulk County, SD

Offered @ 160 Acres x \$_____ per acre

TERMS & CONDITIONS: Successful bidder will deposit 5% irrevocable earnest money down day of sale with balance due in certified funds upon closing, on or before January 21, 2019. Purchaser will receive immediate possession upon closing. Property is selling in "as is" condition and without Purchaser contingency of any kind, have financial arrangements secured prior to bidding. Marketable Title will be conveyed and owner's title insurance will be provided with the cost of the owner's policy shared equally between the Purchaser & Seller. Faulk County Land & Title will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for 2018 real estate taxes payable 2019. Purchaser is responsible for the 2019 real estate taxes payable 2020. FSA yields, bases, payments, acres & other information is estimated and not guaranteed and are subject to County Committee Approval. Seller will convey to the Buyer all oil, gas and mineral rights related to the Property. Seller makes no representation and does not warrant the nature and extent of such interests. The property is sold subject to existing easements, zoning restrictions, reservations or highways of record, if any. Information contained herein is deemed to be correct but is not guaranteed. Verbal announcements made day of sale shall take precedence over promotion advertisements. Thorpe Realty & Auction is representing the Seller exclusively.

Owner: Lorna D. Roberts, Trustee of the Roberts Family Trust dated 1-3-97

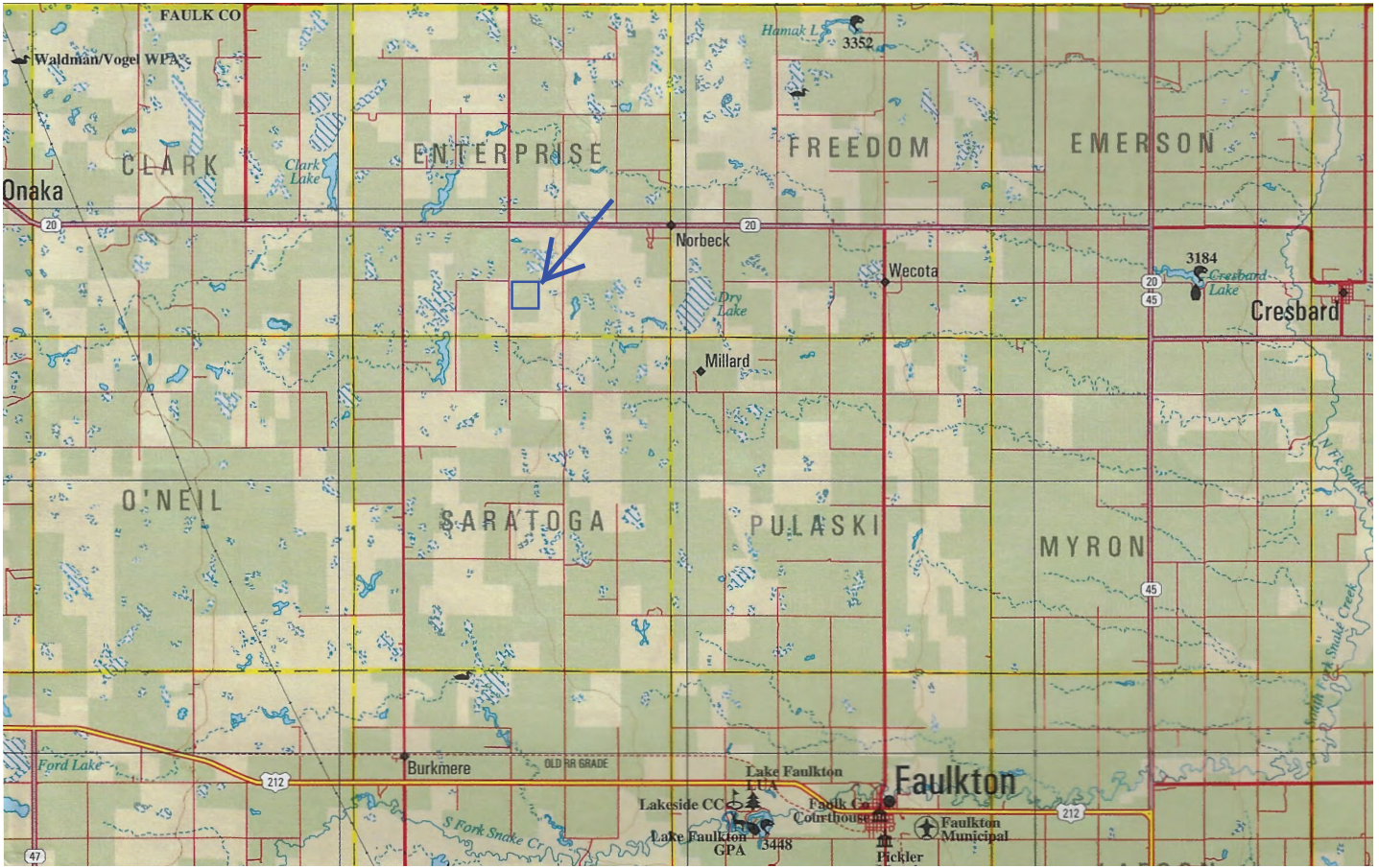


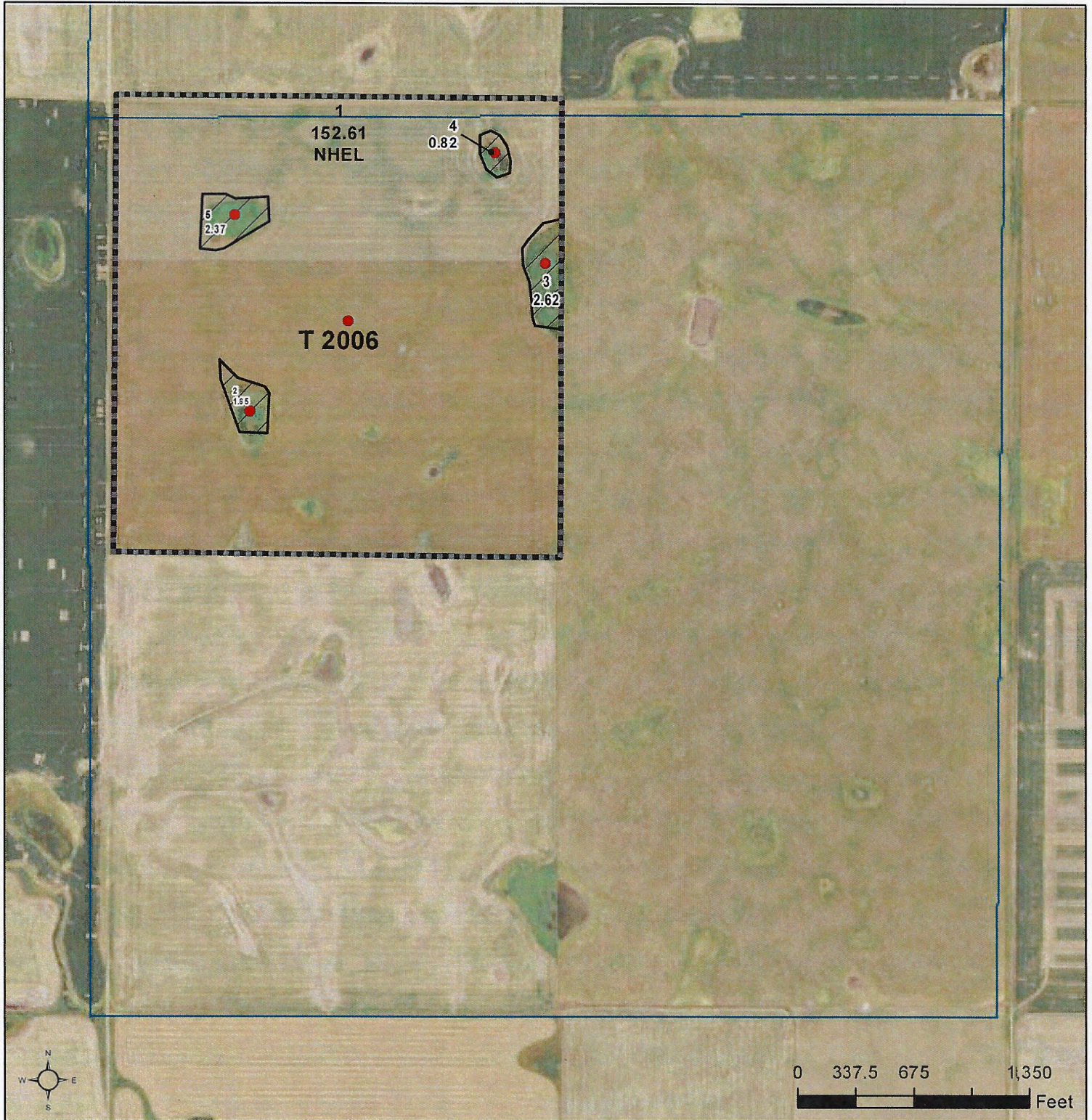
**Jim Thorpe
Broker/Auctioneer
605-216-7776**

**Peggy Thorpe
Broker
605-216-1309**

**Thorpe Realty &
Auction
1002 S Lawson St
Aberdeen, SD 57401**

Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com





Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

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

2019 Program Year

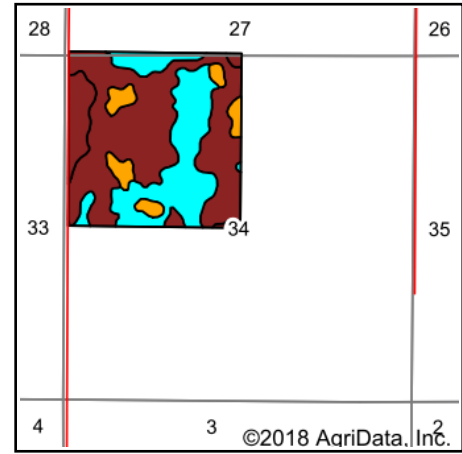
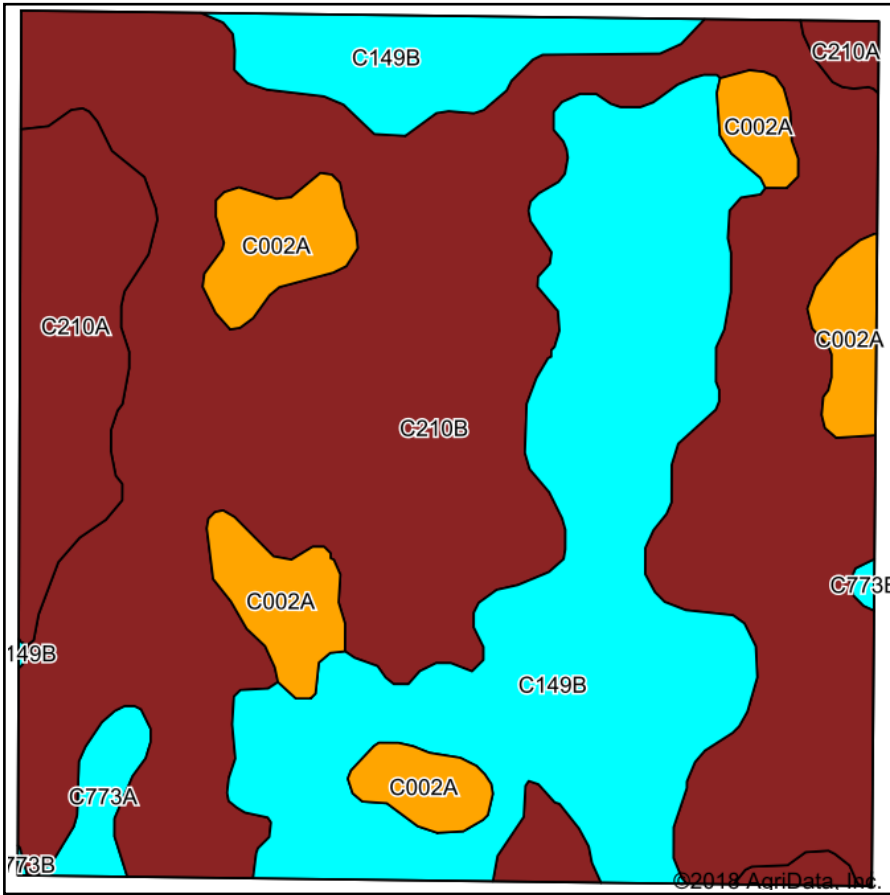
Map Created October 30, 2018

Farm 2189

34 -120N -70W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



State: **South Dakota**
 County: **Faulk**
 Location: **34-120N-70W**
 Township: **Enterprise**
 Acres: **160**
 Date: **11/19/2018**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD049, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	88.18	55.1%		Ile	83	51
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	46.03	28.8%		Ile	79	51
C002A	Tonka silt loam, 0 to 1 percent slopes	11.82	7.4%		IVw	45	52
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	11.78	7.4%		IIc	86	51
C773A	Williams-Bowbells-Noonan loams, 0 to 3 percent slopes	1.96	1.2%		IIc	78	51
C773B	Williams-Bowbells-Noonan loams, 3 to 6 percent slopes	0.23	0.1%		Ile	73	47
Weighted Average						79.2	*n 51.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota

U.S. Department of Agriculture

FARM: 2189

Faulk

Farm Service Agency

Prepared: 11/19/18 2:56 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
160.07	152.61	152.61	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	152.61	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO SOYBN	PLC WHEAT	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	50.38		53	0.0
SOYBEANS	50.82		35	0.0
Total Base Acres:	101.2			

Tract Number: 2006 Description: NW 34-120-70

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
160.07	152.61	152.61	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	152.61	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	50.38		53	0.0
SOYBEANS	50.82		35	0.0
Total Base Acres:	101.2			

Owners: ROBERTS FAMILY TRUST

Other Producers: None