



THORPE REALTY & AUCTION

BROWN COUNTY LAND AUCTION

DEVELOPMENT - HUNTING - FISHING - CROP

THURSDAY, OCTOBER 13, 2016 – 11:00am

Auction Location: Elm Lake Resort - 37594 102ND ST. Frederick, SD. From Frederick, SD: 4 miles west on Brown County Hwy 5, 5 miles north on Brown County Hwy 6 & 4 miles west on Brown County Hwy 3A. From Forbes, ND: 3 ¼ miles east on State Line Road, 2 miles south on 375th Ave. & 1 mile east on Brown County 3A.

Palmyra Twp. – Brown County, SD - Outstanding opportunity to purchase 223.34 acres. Currently grass and trees but potential to till or plant food plots on a large area. This premier property is a large peninsula located at the north end of Elm Lake. It has 6000' +/- of frontage on Elm Lake & 5600' +/- of frontage on Elm Creek. Truly a unique parcel with multiple tree groves with pine, cedar, olive and other species of trees. Excellent potential for a private get away to build a dream home and have room for hunting and recreation. It is truly a one of a kind in this region. The property is located in an excellent hunting area for pheasants, waterfowl and deer. Currently has CRP contract for 74.4 acres with a \$62.33 per acre payment that expires 9/30/16 and CRP contract for 32.4 acres with a \$57.80 per acre payment that expires 9/30/19. 2015 Real estate taxes - \$2,350.14

Property Location: From Forbes, ND – 4 ¼ miles east on State Line Road & ½ mile south on dirt trail. From Intersection of US Hwy 281 & State Line Road – 8 ¼ miles west on State Line Road & ½ mile south on dirt trail.

Legal Description: Lots 1,2 & 3 in Loucks Subdivision, in the SW1/4 of Section 4, SE1/4 of Section 5, and NE1/4 of Section 8 all in T128N-R65W of the 5th P.M., Brown County, South Dakota

Offered @ 223.34 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 November 14, 2016. Purchaser will receive immediate possession upon closing. Property is selling 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. Clark Title Company will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for the 2015 real estate taxes payable in 2016. The 2016 real estate taxes payable in 2017 will be pro-rated to day of closing. The Sellers do not guarantee that existing fences lie on the true and correct boundary. 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 of his 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.

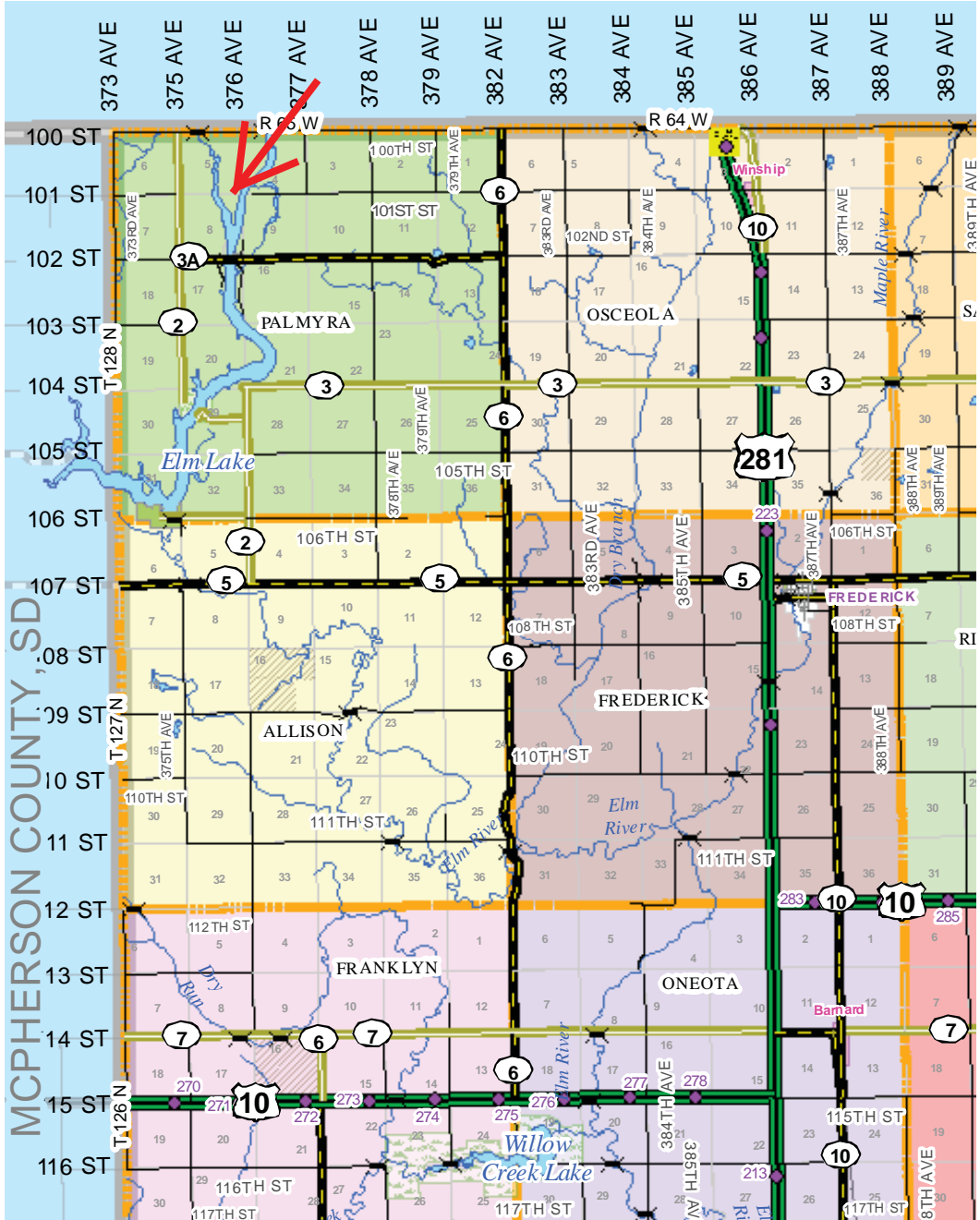


Jim Thorpe
Broker/Auctioneer
605-216-7776

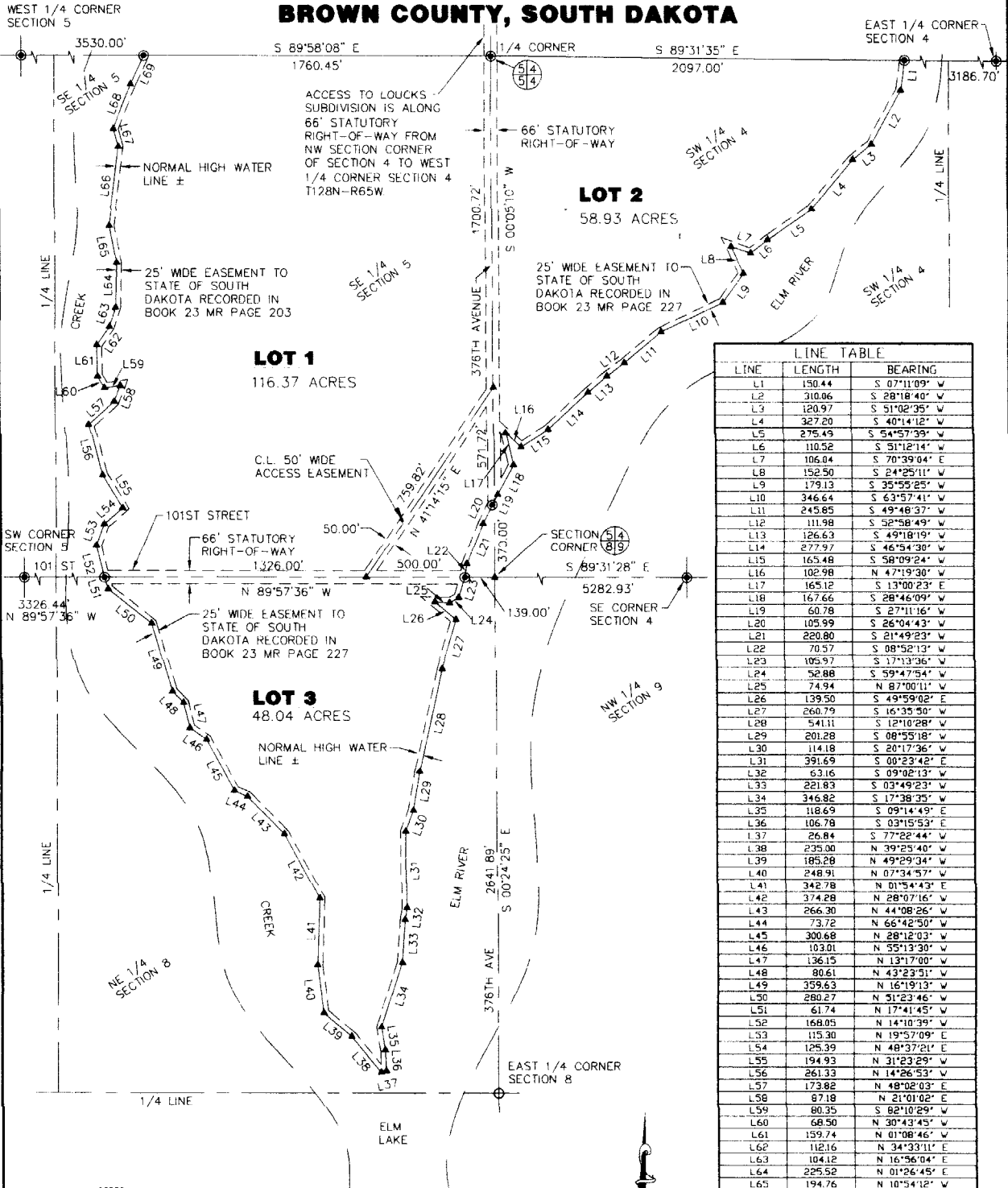
Peggy Thorpe
Broker
605-216-1309

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

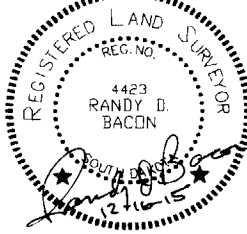
Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com



LOUCKS SUBDIVISION, IN THE SW 1/4 OF SECTION 4, SE 1/4 OF SECTION 5, AND NE 1/4 OF SECTION 8 ALL IN T128N-R65W OF THE 5th P.M., BROWN COUNTY, SOUTH DAKOTA

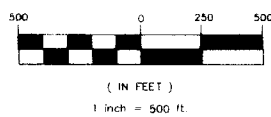


LINE	LENGTH	BEARING
L1	150.44	S 07°11'09" W
L2	310.06	S 28°18'40" W
L3	120.97	S 51°02'35" W
L4	327.20	S 40°14'12" W
L5	275.49	S 54°57'39" W
L6	110.52	S 51°12'14" W
L7	106.04	S 70°39'04" E
LB	152.50	S 24°25'11" W
L9	179.13	S 35°55'25" W
L10	346.64	S 63°57'41" W
L11	245.85	S 49°48'37" W
L12	111.98	S 52°58'49" W
L13	126.63	S 49°18'19" W
L14	277.97	S 46°54'30" W
L15	165.48	S 58°09'24" W
L16	102.98	N 47°19'30" W
L17	165.12	S 13°00'23" E
L18	167.66	S 28°46'09" W
L19	60.78	S 27°11'16" W
L20	105.99	S 26°04'43" W
L21	220.80	S 21°49'23" W
L22	70.57	S 08°52'13" W
L23	105.97	S 17°13'36" W
L24	52.88	S 59°47'54" W
L25	74.94	N 87°00'11" W
L26	139.50	S 49°59'02" E
L27	260.79	S 16°35'50" W
L28	541.11	S 12°10'28" W
L29	201.28	S 08°55'18" W
L30	114.18	S 20°17'36" W
L31	391.69	S 00°23'42" E
L32	63.16	S 09°02'13" W
L33	221.83	S 03°49'23" W
L34	346.82	S 17°38'35" W
L35	118.69	S 09°14'49" W
L36	106.78	S 03°15'53" E
L37	26.84	S 77°22'44" W
L38	235.00	N 39°25'40" W
L39	185.28	N 49°29'34" W
L40	248.91	N 07°34'57" W
L41	342.78	N 01°54'43" E
L42	374.28	N 28°07'16" W
L43	266.30	N 44°08'26" W
L44	73.72	N 66°42'50" W
L45	300.68	N 28°12'03" W
L46	103.01	N 55°13'30" W
L47	136.15	N 13°17'00" W
L48	80.61	N 43°23'51" W
L49	359.63	N 16°19'13" W
L50	280.27	N 31°23'46" W
L51	61.74	N 17°41'45" W
L52	168.05	N 14°10'39" W
L53	115.30	N 19°57'09" E
L54	125.39	N 48°37'21" E
L55	194.93	N 31°23'29" W
L56	261.33	N 14°26'53" W
L57	173.82	N 48°02'03" E
L58	87.18	N 21°01'02" E
L59	80.35	S 82°10'29" W
L60	68.50	N 30°43'45" W
L61	159.74	N 01°08'46" W
L62	112.16	N 34°33'11" E
L63	104.12	N 16°56'04" E
L64	225.52	N 01°26'45" E
L65	194.76	N 10°54'12" W
L66	400.90	N 07°06'45" E
L67	91.61	N 15°46'12" W
L68	242.86	N 20°56'12" E
L69	155.57	N 25°04'51" E



- LEGEND**
- SET 5/8" x 18" REBAR WITH SURVEY CAP STAMPED BACON RLS 4423
 - FOUND SURVEY CAP STAMPED RLS 4423
 - ▲ CALCULATED POSITION
 - C.L. CENTERLINE

BASIS OF BEARINGS
GPS OBSERVATION
ALL DISTANCES ARE GROUND

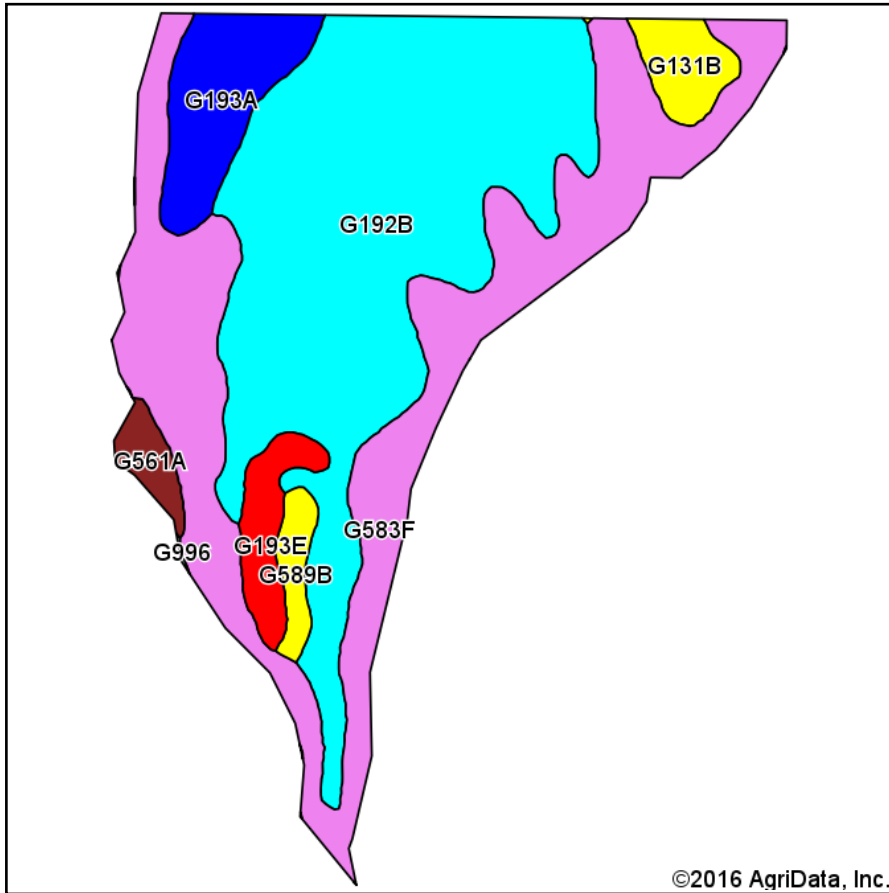


Helms ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS

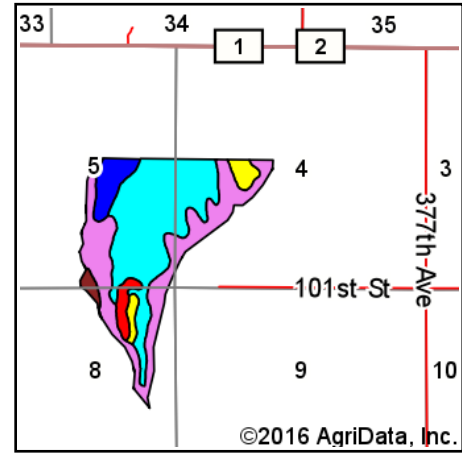
221 Brown County Highway 19
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

DWG. 6290-PNT BY: WRD SHEET 1 OF 2

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **5-128N-65W**
 Township: **Palmyra**
 Acres: **223.34**
 Date: **9/14/2016**

THORPE REALTY & AUCTION

Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD013, Soil Area Version: 20

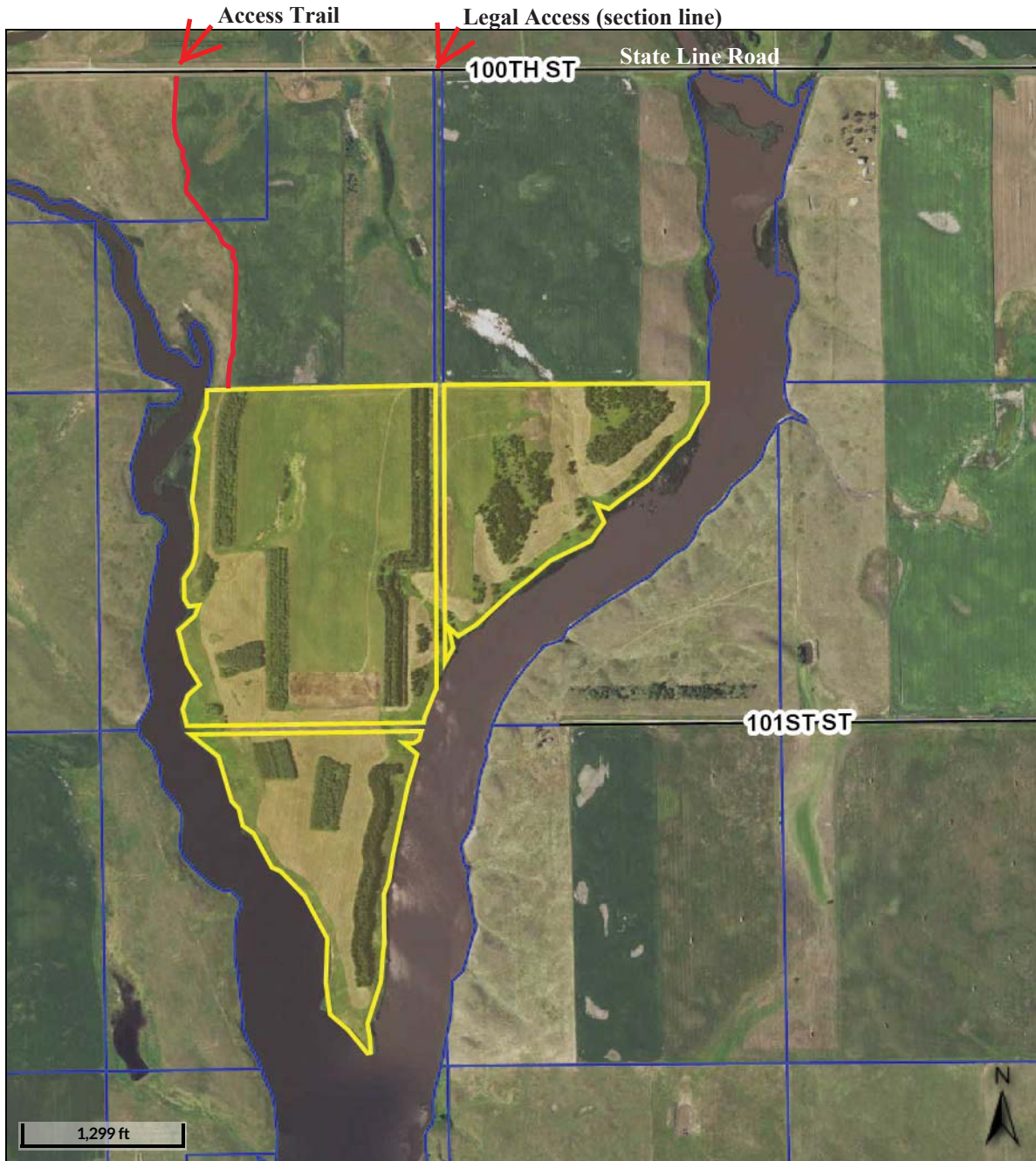
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G192B	Forman loam, 3 to 6 percent slopes	105.17	47.1%		Ile	80
G583F	Buse-Kloten-Edgeley complex, 9 to 40 percent slopes	80.83	36.2%		VIIe	15
G193A	Aastad-Forman loams, 0 to 3 percent slopes	15.88	7.1%		IIc	92
G193E	Buse-Vida, moist-Forman loams, 9 to 25 percent slopes	7.20	3.2%		Vle	29
G131B	Barnes-Cresbard-Tonka complex, 0 to 6 percent slopes	6.50	2.9%		Ile	69
G589B	Edgeley-Kloten complex, 1 to 6 percent slopes	3.93	1.8%		Ile	62
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	3.71	1.7%		IIc	84
G996	Water	0.12	0.1%			0
Weighted Average						55.1

Area Symbol: SD013, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

 **Beacon**TM Brown County, SD





Common Land Unit
 [White Box] Other Ag
 [Black Box] Cropland
 [Diagonal Lines] Rangeland
 [Dotted Box] CRP

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions



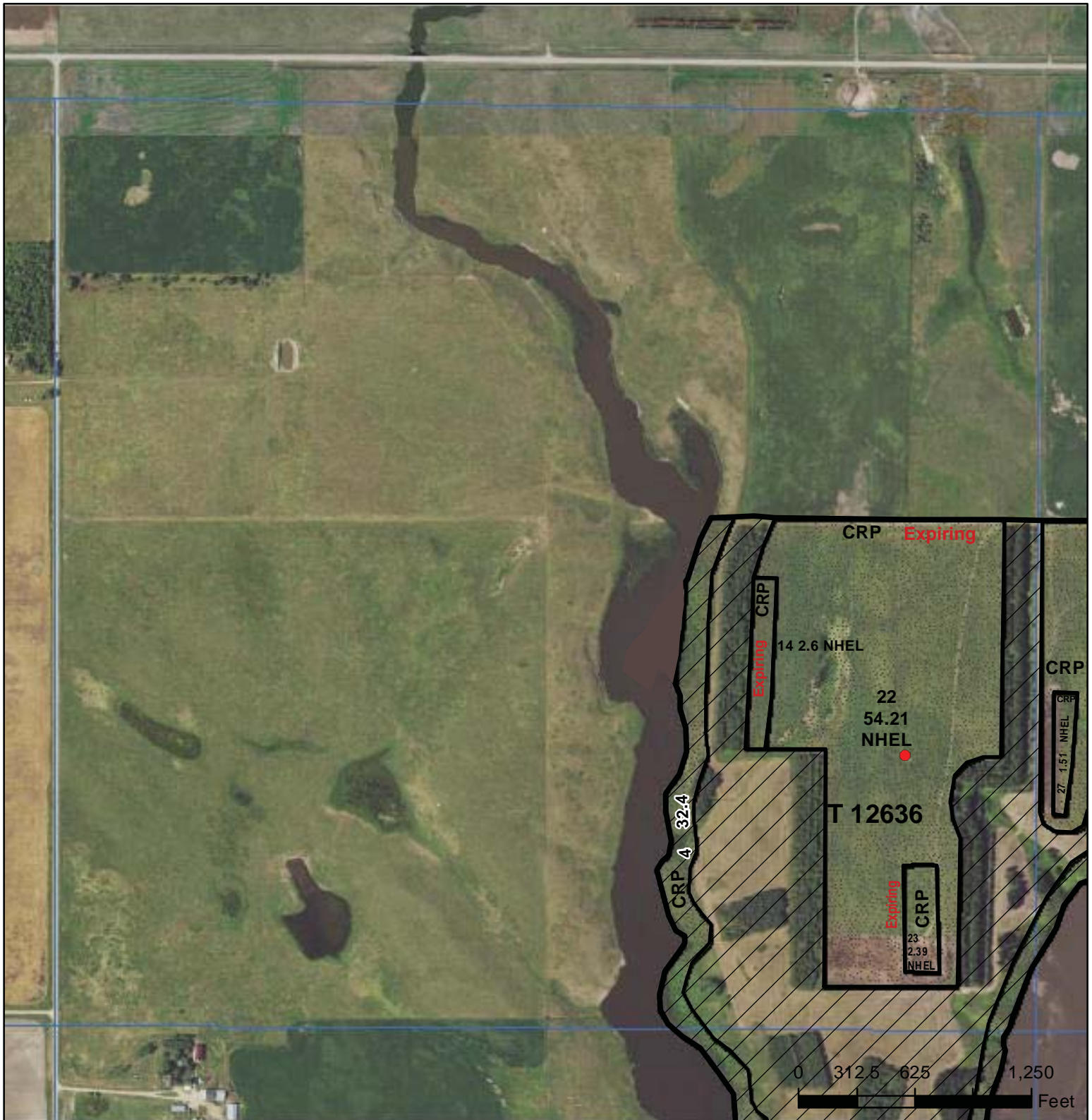
2016 Program Year

Map Created March 30, 2016

Farm 8697

4 -128N -65W

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Common Land Unit
 [White Box] Other Ag
 [Black Box] Cropland
 [Hatched Box] Rangeland
 [Dotted Box] CRP

Wetland Determination Identifiers
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2016 Program Year

Map Created March 30, 2016

Farm **8697**

5 -128N -65W

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Common Land Unit
 [White Box] Other Ag
 [Diagonal Lines Box] Rangeland
 [Dotted Box] CRP
 [Black Outline Box] Tract Boundary

Wetland Determination Identifiers
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 ■ Compliance Provisions



2016 Program Year

Map Created March 30, 2016

Farm **8697**

8 -128N -65W

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