



SPINK COUNTY LAND AUCTION

CROP - HUNTING - INVESTMENT

313 Taxable Acres

TUESDAY, NOVEMBER 14, 2017 – 11:00am

Auction Location: Ashton Community Hall – 7 W Main St. - Ashton, SD 57401

Harmony Twp. – Spink County, SD - Outstanding opportunity to purchase 313 taxable acres of which 310.2 is crop land. Purchaser receives full possession for the 2018 crop year. This half section is in an excellent hunting area for pheasants, waterfowl and deer. 2016 Real Estate Tax: \$2,455.04

Property Location: From Ashton Corner (intersection of US Hwy 281 & Spink Cty Hwy 14) - 8 miles east and 1 mile south on 394th Ave.

Legal Description:

Northwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5th P.M., Spink County, South Dakota (NW ¼ 6-117-62)
and

Government Lots Six (6) and Seven (7) and the East Half of the Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5th P.M., Spink County, South Dakota A/K/A Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5th P.M., Spink County, South Dakota (Gov't Lots 6, 7 and E ½ SW ¼ 6-117-62 a/k/a SW ¼ 6-117-62)

Offered @ 313 Taxable 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 December 18, 2017. 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. Spink County Abstract & Title Insurance will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for 2017 real estate taxes payable 2018. 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.

Owners: Sarah P. Fleischer, Trustee of the Sarah P. Fleischer Family Trust Number One u/a/d 4/1/1998 and Martha P. Cranor



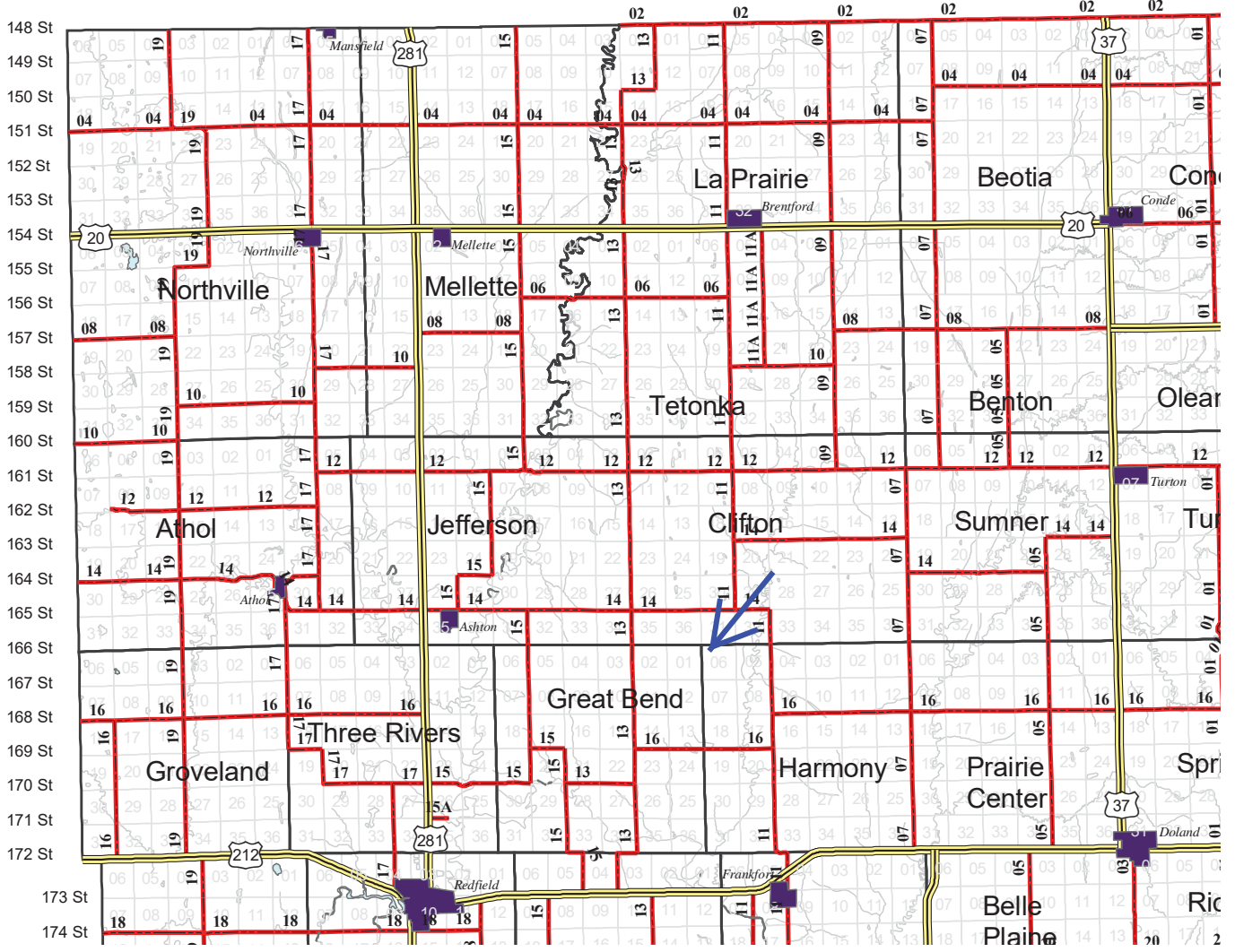
Jim Thorpe
Broker/Auctioneer
605-216-7776

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

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Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

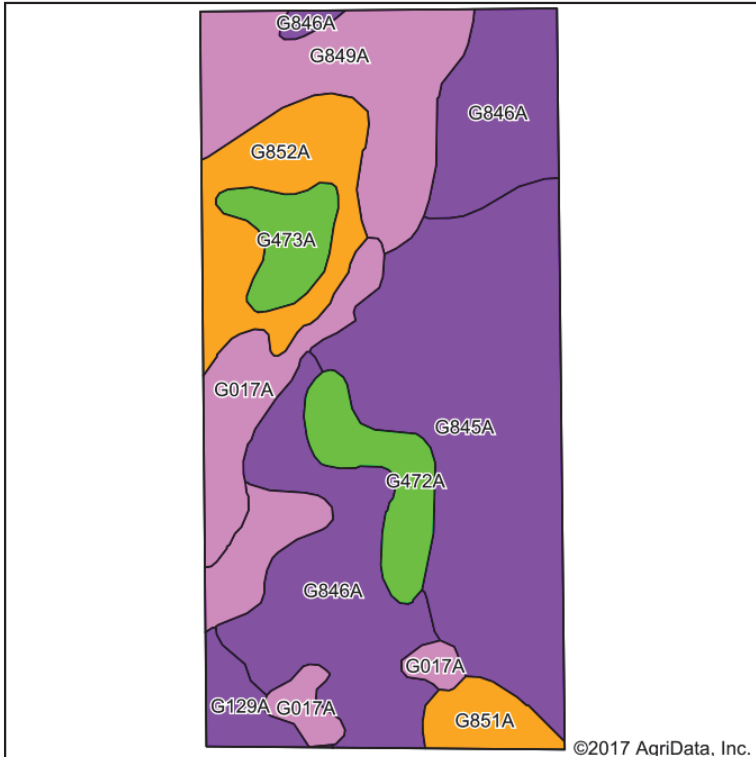
Map Created June 28, 2017

Farm 674

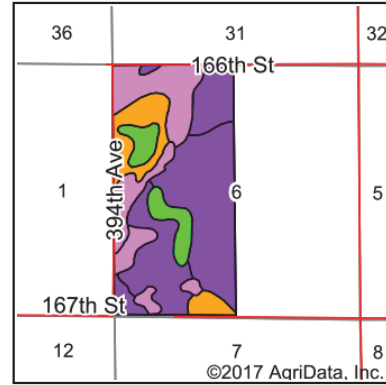
6 -117N -62W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Spink**
 Location: **6-117N-62W**
 Township: **Harmony**
 Acres: **313**
 Date: **10/5/2017**

THORPE REALTY & AUCTION

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD115, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	92.99	29.7%		VIIs	38
G846A	Exline-Aberdeen-Nahon silt loams, till substratum, 0 to 2 percent slopes	73.42	23.5%		VIIs	39
G849A	Exline-Heil silt loams, till substratum, 0 to 2 percent slopes	50.97	16.3%		VIIs	19
G852A	Nahon-Aberdeen-Exline silt loams, till substratum, 0 to 2 percent slopes	28.53	9.1%		IVs	45
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	25.05	8.0%		VIIs	11
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	14.94	4.8%		IIIs	59
G473A	Aberdeen-Nahon silt loams, till substratum, 0 to 2 percent slopes	11.09	3.5%		IIIs	59
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	8.60	2.7%		IVs	46
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	7.41	2.4%		IVs	35
Weighted Average						35.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota

U.S. Department of Agriculture

FARM: 674

Spink

Farm Service Agency

Prepared: 9/26/17 10:50 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2018

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
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Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
310.17	310.17	310.17	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	310.17	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE	ARC-CO WHEAT, CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	79.47		39	0.0
CORN	77.74		110	0.0
SOYBEANS	152.96		43	0.0
Total Base Acres:	310.17			

Tract Number: 1731 Description: W1/2 6-117-62

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
310.17	310.17	310.17	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	310.17	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	79.47		39	0.0
CORN	77.74		110	0.0
SOYBEANS	152.96		43	0.0
Total Base Acres:	310.17			

Owners: MARTHA P CRANOR

SARAH P. FLEISCHER FAMILY TRUST NUMBER ONE

Other Producers: None