

BROWN COUNTY FARMLAND AUCTION

CROP - PASTURE - HUNTING - INVESTMENT

629 Acres +/-

TUESDAY, NOVEMBER 21, 2017 – 10:30am

Auction Location: The DEC (Dakota Event Center) - 720 Lamont St. - Aberdeen, SD 57401

Mercier & Ravina Twp. – Brown County, SD - Outstanding opportunity to purchase 629 +/- acres of farm land. Purchaser receives full possession for the 2018 crop year. Excellent hunting area for pheasants, waterfowl and deer.

Parcel 1: NE1/4 of Section 11-T123N-R65W of the 5th P.M., Brown County, SD – 160 acres +/- with 157.95 FSA crop land acres and balance in roads. 2016 Real estate taxes: \$1,464

Offered @ 160 Acres x \$ _____ per acre

Parcel 2: Government Lots 3 and 4 and the S1/2NW1/4 of Section 5-T123N-R65W of the 5th P.M., Brown County, SD and Government Lots 1 and 2 and the S1/2NE1/4 of Section 5-T123N-R65W of the 5th P.M., Brown County, SD EXCEPT Pettigrew Outlot A, Brown County, SD – 309 Acres +/- with 193.94 FSA Crop land (38.16 tilled, 117.81 alfalfa, 37.97 pasture), 112.09 non-crop land (pasture) and the balance slough & roads. 2016 Real estate taxes: \$3,189

Offered @ 309 Acres x \$ _____ per acre

Parcel 3: SE1/4 of Section 32-T124N-R65W of the P.M., Brown County, SD – 160 acres +/- with 138.86 FSA crop land acres (currently alfalfa) and the balance non-crop land (sloughs) and roads. 2016 real estate taxes: \$1,268

Offered @ 160 Acres x \$ _____ per acre

Method of Sale: Parcels will be offered individually and not as a combination.

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 28, 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. 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 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.

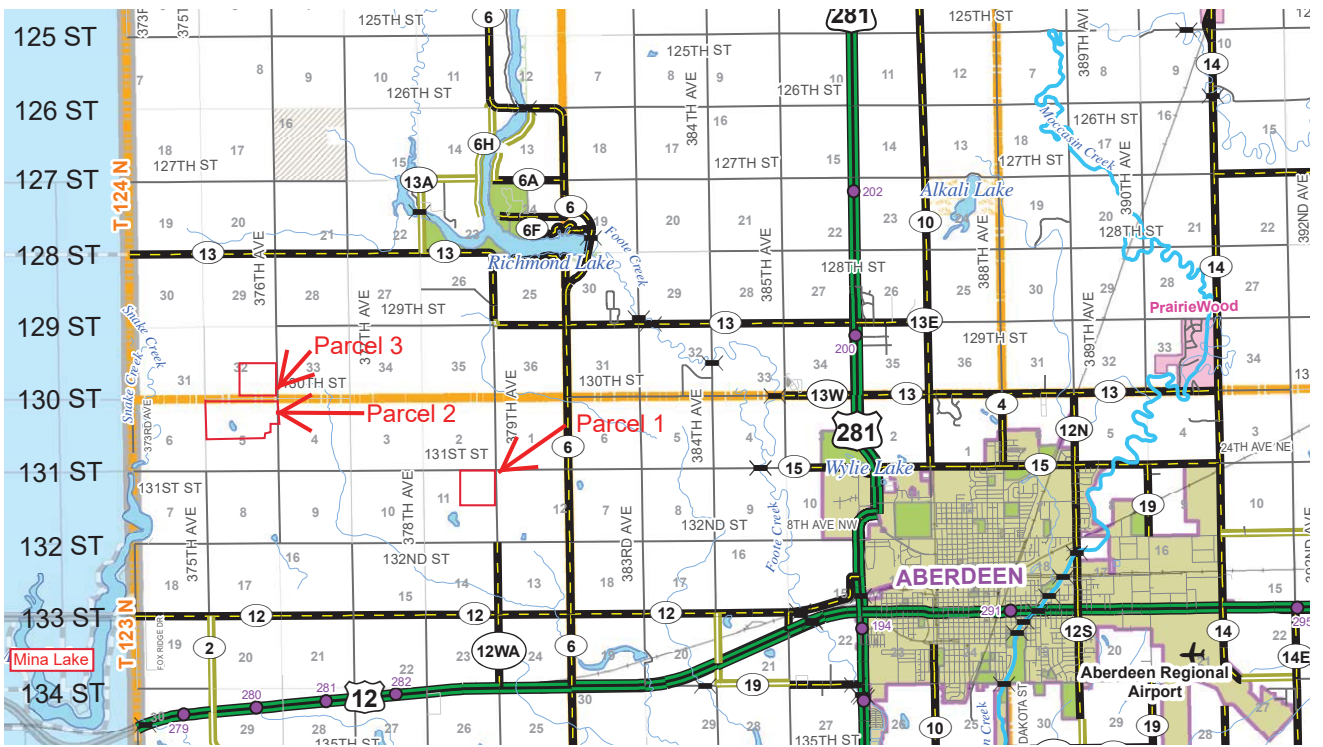


Jim Thorpe
Broker/Auctioneer
605-216-7776

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 PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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).

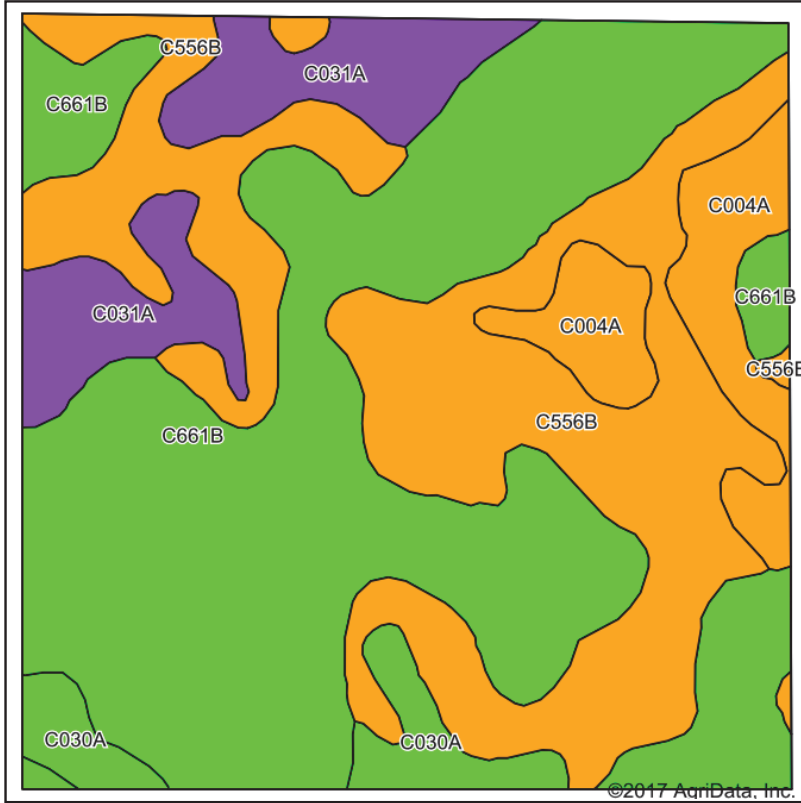
2017 Program Year

Map Created April 07, 2017

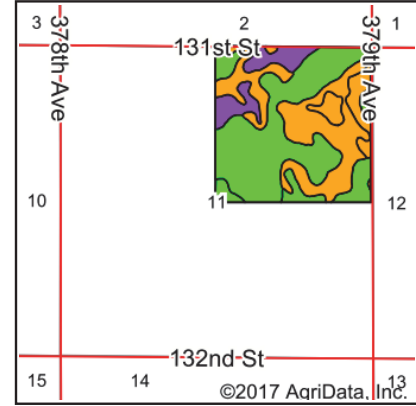
Farm 13009

11 -123N -65W

Soils Map



Soils data provided by USDA and NRCS.



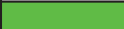

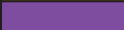


State: **South Dakota**
 County: **Brown**
 Location: **11-123N-65W**
 Township: **Mercier**
 Acres: **160**
 Date: **10/6/2017**

**THORPE REALTY
& AUCTION**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	77.70	48.6%		IIIe	60
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	49.36	30.8%		IVs	42
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	15.05	9.4%		IVw	36
C004A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	11.54	7.2%		IVw	43
C030A	Rimlap silt loam, 0 to 1 percent slopes	6.35	4.0%		IVw	51
Weighted Average						50.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number : 2014

Description : C16, NE 11 123 65

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : SHERYL BAUER, RANDOLPH ALBERT BAUER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.95	157.95	157.95	0.00	0.00	0.00	0.00	0.00

SOUTH DAKOTA
BROWN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13009
Prepared : Sep 27, 2017
Crop Year : 2018

Tract 2014 Continued ...

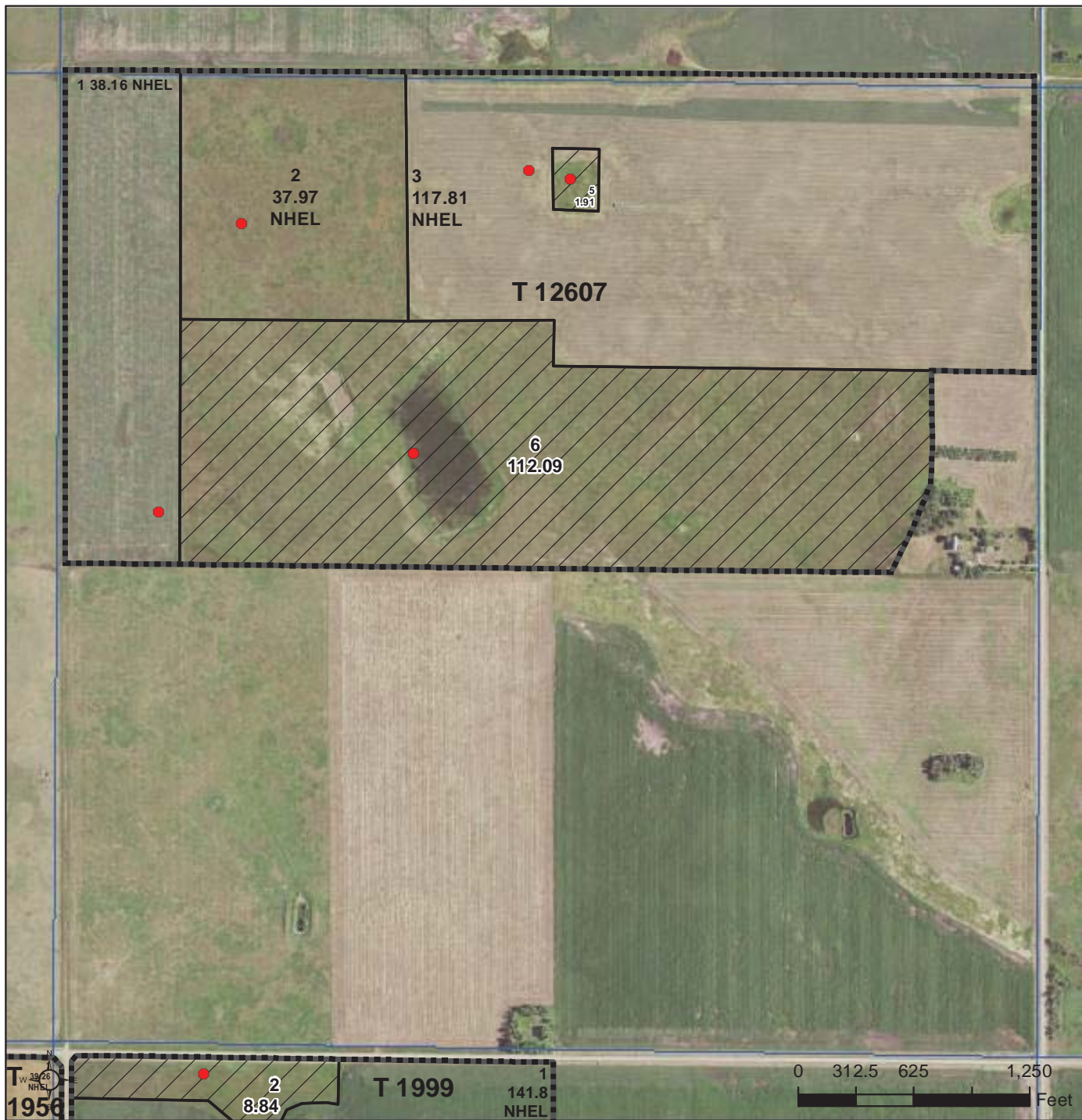
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	157.95	0.00	0.00	0.00	0.00




DCP Crop Data

Crop Name	Base Acres	OCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	20.54	0.00	0	42
Corn	74.21	0.00	0	142
Soybeans	19.70	0.00	0	36
TOTAL	114.45	0.00		




NOTES

Empty box for notes.



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

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

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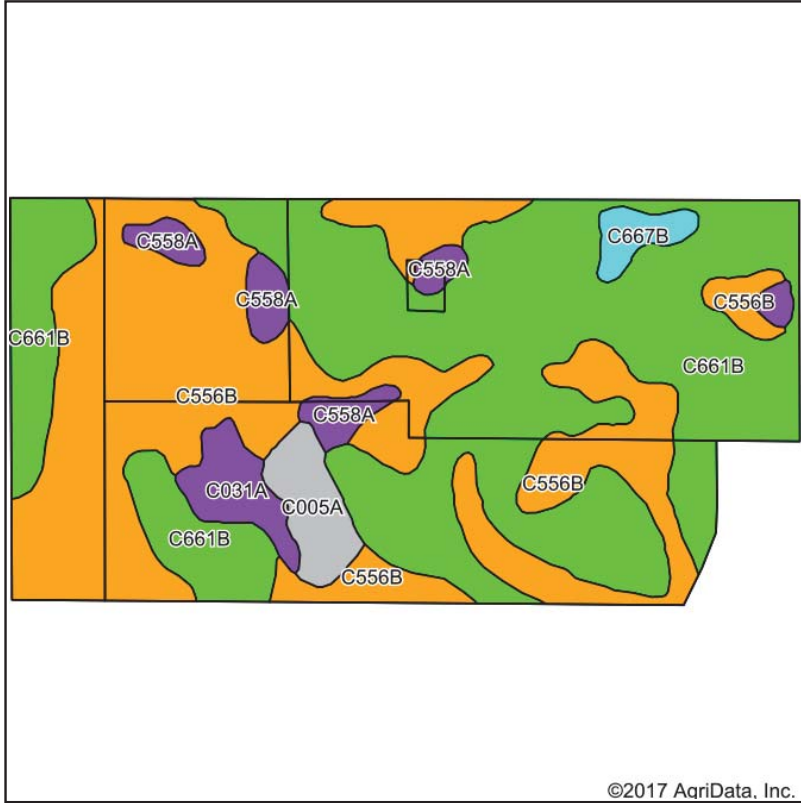
2017 Program Year

Map Created April 07, 2017

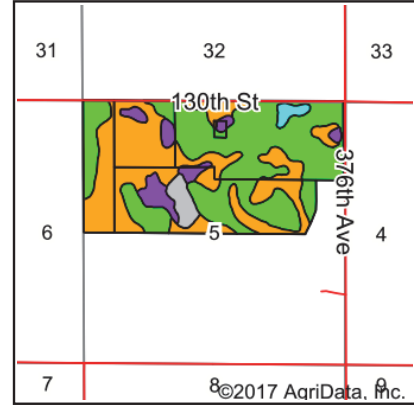
Farm 13009

5 -123N -65W

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **5-123N-65W**
 Township: **Mercier**
 Acres: **307.94**
 Date: **10/6/2017**





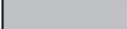

THORPE REALTY & AUCTION

Maps Provided By:

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Area Symbol: SD013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	154.50	50.2%		IIIe	60
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	119.84	38.9%		IVs	42
C558A	Miranda-Heil complex, 0 to 3 percent slopes	10.88	3.5%		VI s	31
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	9.36	3.0%		IVw	36
C005A	Southam silty clay loam, 0 to 1 percent slopes	9.07	2.9%		VIIIw	5
C667B	Williams-Niobell loams, 3 to 6 percent slopes	4.29	1.4%		Ile	77
Weighted Average						49.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract Number : 12607
Description : N5 5 123 65 (EX SENE 17 A)
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SHERYL BAUER, RANDOLPH ALBERT BAUER

SOUTH DAKOTA
BROWN
 Form: FSA-156EZ



FARM : 13009
Prepared : Sep 27, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 12607 Continued ...

Other Producers :




Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
307.94	193.94	193.94	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	193.94	0.00	0.00	0.00	0.00	

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	25.21	0.00	0	42
Corn	91.07	0.00	0	142
Soybeans	24.17	0.00	0	36
TOTAL	140.45	0.00		




NOTES

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Common Land Unit  Tract Boundary
 Non-Cropland  PLSS
 Cropland

Wetland Determination Identifiers

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

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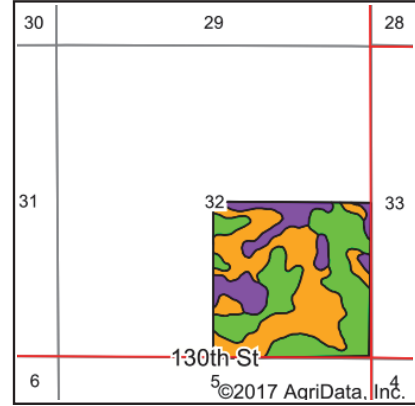
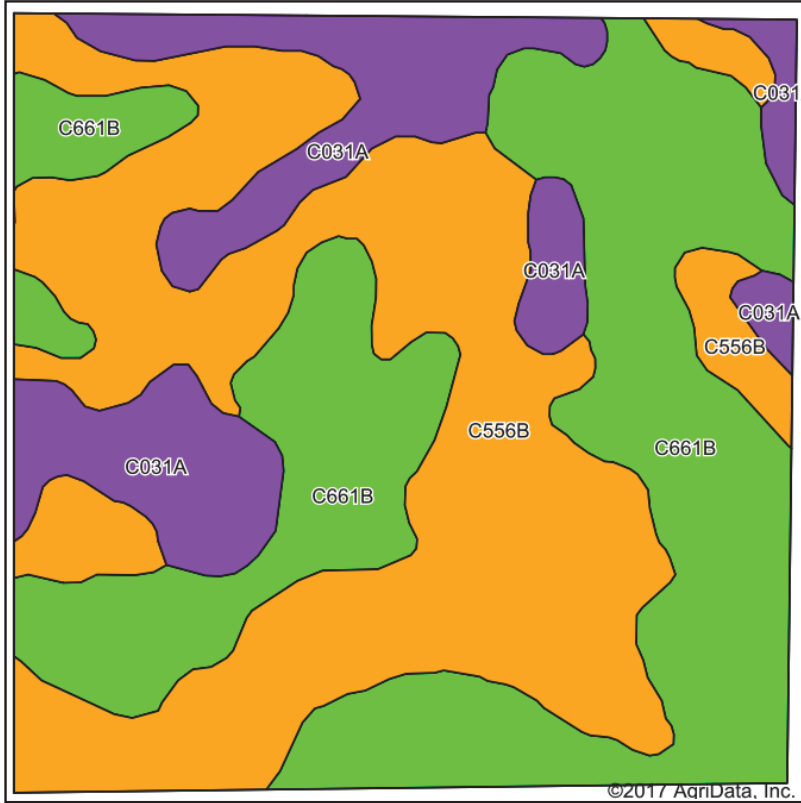
2017 Program Year

Map Created April 07, 2017

Farm 13010

32 -124N -65W

Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **32-124N-65W**
 Township: **Ravinia**
 Acres: **160**
 Date: **10/6/2017**




THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	68.45	42.8%		IVs	42
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	65.08	40.7%		IIIe	60
C031A	Rimlap-Heil silt loams, 0 to 1 percent slopes	26.47	16.5%		IVw	36
Weighted Average						48.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOUTH DAKOTA

BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13010

Prepared : Sep 27, 2017

Crop Year : 2018

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.04	138.86	138.86	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	138.86	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	18.05	0.00	0	42	
Corn	65.20	0.00	0	142	
Soybeans	17.30	0.00	0	36	
TOTAL	100.55	0.00			

NOTES

Tract Number : 1996

Description : SE 32 124 65

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.04	138.86	138.86	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	138.86	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	18.05	0.00	0	42
Corn	65.20	0.00	0	142
Soybeans	17.30	0.00	0	36
TOTAL	100.55	0.00		