



THORPE REALTY & AUCTION

BROWN COUNTY FARMLAND AUCTION

CROP - PASTURE - HUNTING - INVESTMENT

315 Acres +/-

TUESDAY, DECEMBER 5, 2017 – 2:00pm

Auction Location: Hecla Community Center - 206 Main St - Hecla, SD 57446

Greenfield Twp. – Brown County, SD - Outstanding opportunity to purchase 315 +/- taxable acres of farm land with good access and high productivity. 263.51 FSA crop land acres with 258.99 currently tilled (74.9% soil productivity index). The 55.83-acre pasture includes 4.52 FSA crop land acres with the balance non-crop land. Purchaser receives full possession for the 2018. Excellent hunting area for pheasants, waterfowl and deer.

Property Location - From Frederick, SD (intersection of US Hwy 281 & Brown County Hwy 5): 10 miles east & 2 ½ miles south on Brown County Hwy 16 (396th Ave.). From Hecla, SD (intersection of SD Hwy 37 & Brown Cty Hwy 5): 8 miles west & 5 ½ miles south on Brown County Hwy 16 (396th Ave.).

**Legal Description: SW1/4 of Section 20-T127N-R62W of the 5th P.M.
and SE1/4 of Section 20-T127N-R62W of the 5th P.M., Brown County, SD**

Offered @ 315 Taxable Acres x \$ _____ per acre

Owners: Leona Karlen Living Trust and Harley Karlen Living Trust

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 9, 2018. 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 Sellers exclusively.

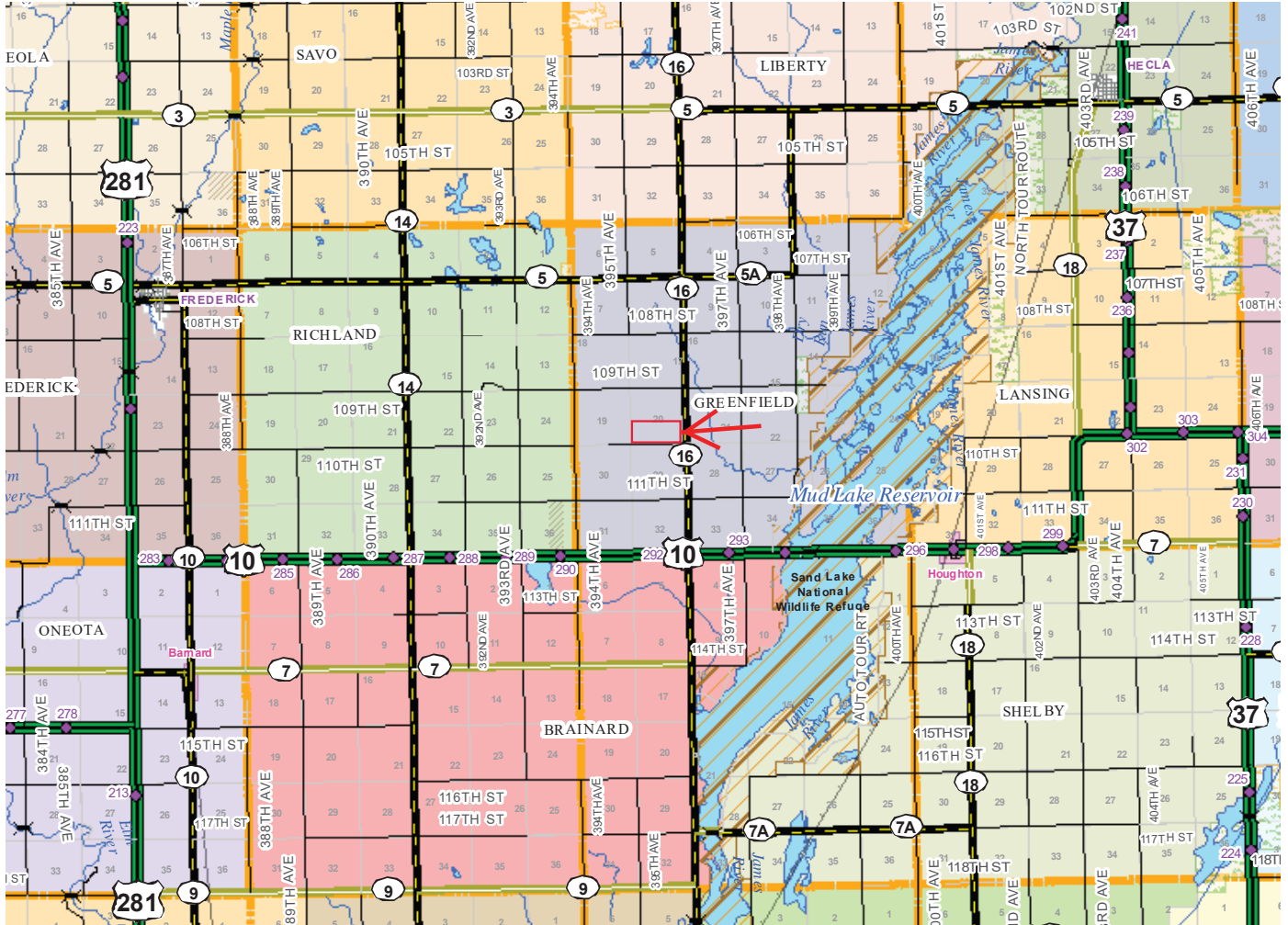


Jim Thorpe
Broker/Auctioneer
605-216-7776

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  Tract Boundary
 Non-Cropland  PLSS
 Cropland

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

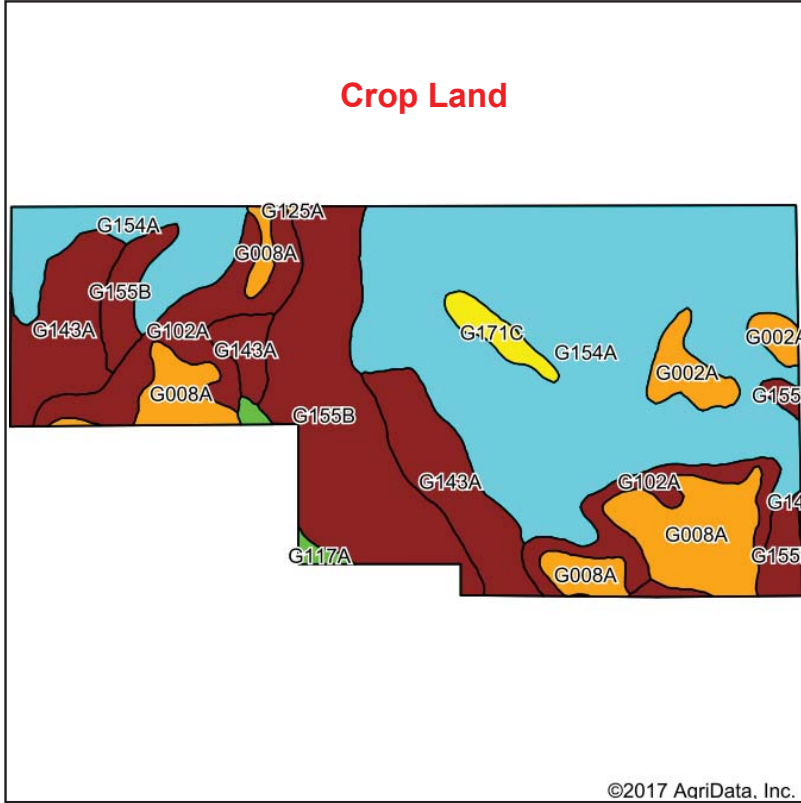
2017 Program Year
 Map Created April 07, 2017

Farm 799

20 -127N -62W

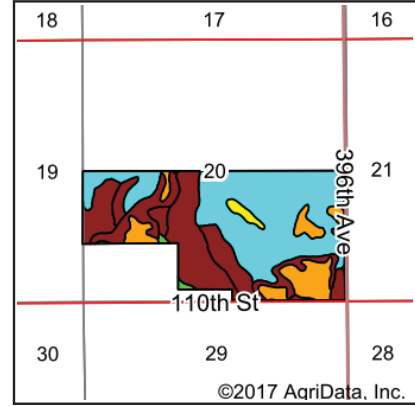
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brown**
 Location: **20-127N-62W**
 Township: **Greenfield**
 Acres: **258.99**
 Date: **10/8/2017**










THORPE REALTY & AUCTION

Maps Provided By:

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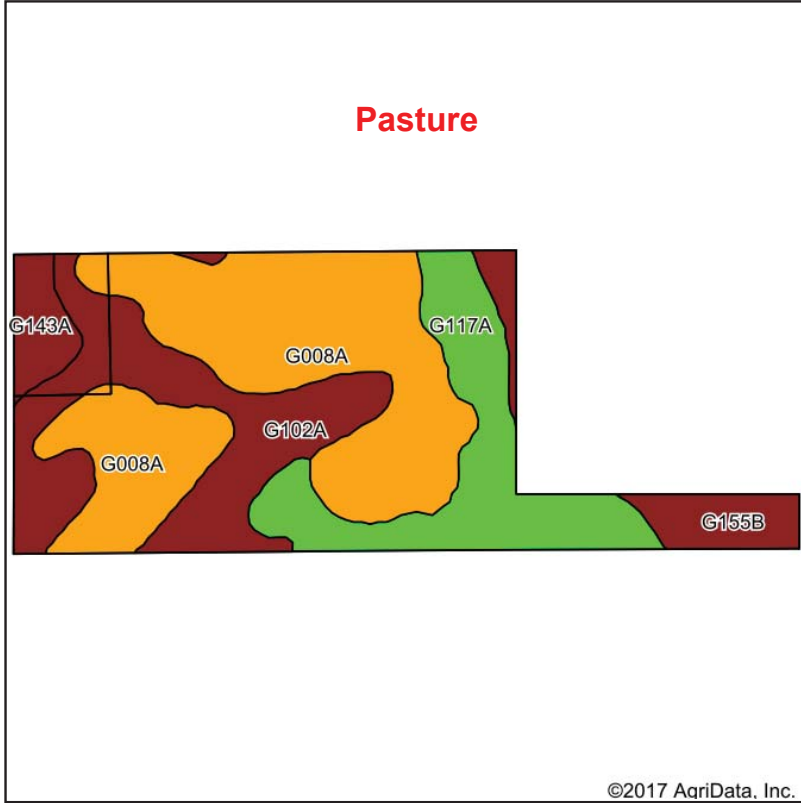
Area Symbol: SD013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G154A	Barnes-Svea-Tonka complex, 0 to 3 percent slopes	122.04	47.1%		IIc	77
G155B	Barnes-Svea loams, 0 to 6 percent slopes	45.80	17.7%		Ile	82
G143A	Barnes-Svea loams, 0 to 3 percent slopes	31.48	12.2%		IIc	85
G102A	Hamerly loam, 0 to 3 percent slopes	24.16	9.3%		Ile	83
G008A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	24.11	9.3%		IVw	42
G002A	Tonka silt loam, 0 to 1 percent slopes	6.45	2.5%		IVw	42
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	3.32	1.3%		IIIe	61
G117A	Hamerly loam, saline, 0 to 3 percent slopes	1.54	0.6%		IIIs	56
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	0.09	0.0%		IVs	50
Weighted Average						74.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

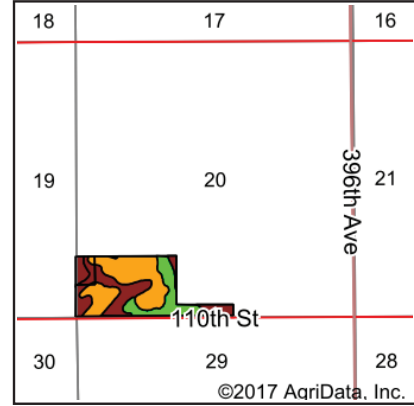
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brown**
 Location: **20-127N-62W**
 Township: **Greenfield**
 Acres: **55.83**
 Date: **10/8/2017**






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
G008A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	24.62	44.1%		IVw	42
G102A	Hamerly loam, 0 to 3 percent slopes	13.52	24.2%		Ile	83
G117A	Hamerly loam, saline, 0 to 3 percent slopes	11.60	20.8%		IIIs	56
G155B	Barnes-Svea loams, 0 to 6 percent slopes	3.80	6.8%		Ile	82
G143A	Barnes-Svea loams, 0 to 3 percent slopes	2.29	4.1%		IIc	85
Weighted Average						59.3

*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 : 799

Prepared : Oct 3, 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
314.82	263.51	263.51	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	263.51	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	77.82	0.00	0	43	
Corn	81.59	0.00	0	112	
Soybeans	101.19	0.00	0	41	
TOTAL	260.60	0.00			

NOTES

Tract Number : 3889

Description : K6, S5 20 127 62

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : LEONA KARLEN LIVING TRUST

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
314.82	263.51	263.51	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	263.51	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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