



THORPE REALTY & AUCTION

MARSHALL COUNTY FARMLAND AUCTION

CROP - GRASS - HUNTING - INVESTMENT

160 Acres +/-

THURSDAY, FEBRUARY 22, 2018 – 2:00pm

Auction Location: Marshall County Community Center - 909 Main St. - Britton, SD

Victor Twp. – Marshall County, SD - Outstanding opportunity to purchase 160 +/- taxable acres of farm land with good access. 95.88 FSA crop land acres (63.1% soil productivity index) with balance in grass and trees. Purchaser receives full possession for the 2018 crop year. Excellent hunting area for pheasants, waterfowl and deer. 2017 Real estate tax \$1,850.36

Property Location - From Britton, SD: 6 miles east on SD Hwy 10, 6 miles north on SD Hwy 27, 7 miles east on Marshall County Hwy 4 (104th St.) & 1 mile north on Marshall County Hwy 5 (436th Ave.).

Legal Description: SE1/4 of Section 13-T128N-R56W of the 5th P.M., Marshall County, SD

Offered @ 160 Acres x \$ _____ per acre

Owner: Severson Family Trust

TERMS: CASH. Successful bidder will pay 10% non-refundable earnest money day of sale, with balance due in certified funds upon closing, on or before April 3, 2018. Property is selling in "as is" condition and without Purchaser contingency of any kind, have financial arrangements secured prior to bidding. Purchaser will receive full possession upon closing. Marketable Title will be conveyed. Owner's title insurance will be provided with the cost of the owner's policy shared equally between the Purchaser & Seller. Titles of Dakota 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. Purchaser is responsible 2018 real estate taxes payable 2019. 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

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Broker
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**Thorpe Realty &
Auction**
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Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com







2017 Program Year
 Map Created February 17, 2017

Farm 1599

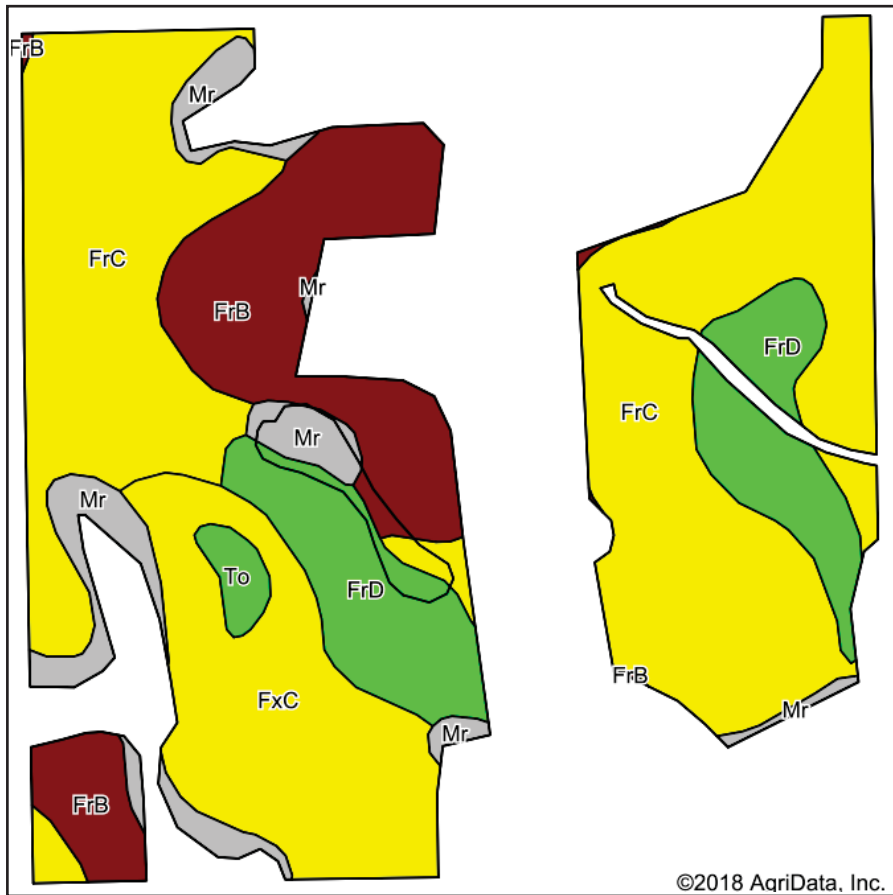
13-128N-56W

Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

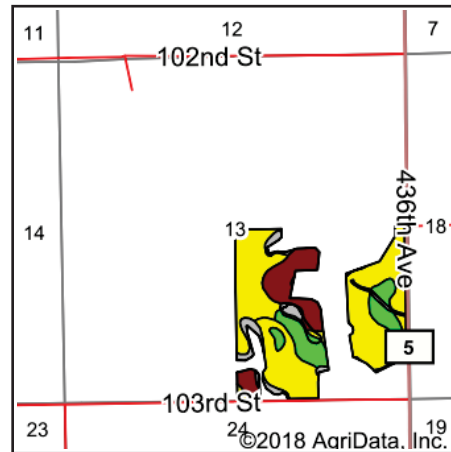
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

Soils Map - Crop Land



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Marshall**
 Location: **13-128N-56W**
 Township: **Victor**
 Acres: **95.88**
 Date: **1/29/2018**







**THORPE REALTY
& AUCTION**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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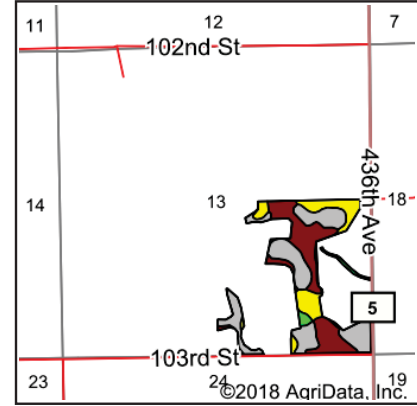
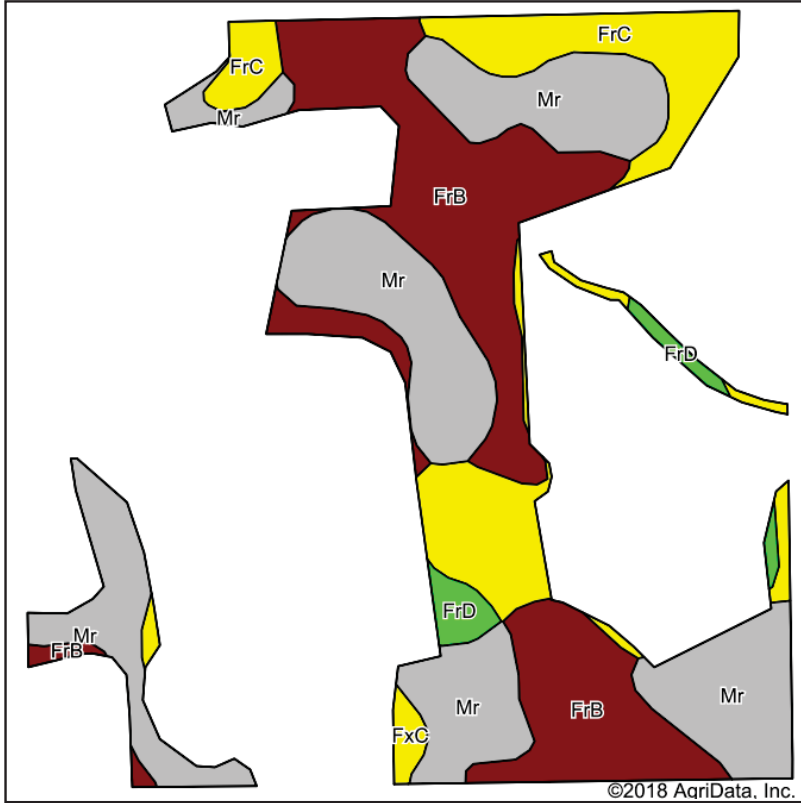
Area Symbol: SD091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
FrC	Forman-Aastad loams, 6 to 9 percent slopes	45.30	47.2%		IIIe	67
FxC	Forman-Poinsett complex, 6 to 9 percent slopes	15.27	15.9%		IIIe	64
FrB	Forman-Aastad loams, 2 to 6 percent slopes	15.16	15.8%		Ile	81
FrD	Forman-Aastad loams, 9 to 15 percent slopes	12.96	13.5%		IVe	53
Mr	Southam silty clay loam, 0 to 1 percent slopes	6.14	6.4%		VIIIw	10
To	Tonka silty clay loam, 0 to 1 percent slopes	1.05	1.1%		IVw	58
Weighted Average						63.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Grass, Wet Lands, Trees & Water



State: **South Dakota**
 County: **Marshall**
 Location: **13-128N-56W**
 Township: **Victor**
 Acres: **60.47**
 Date: **1/29/2018**

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Soils data provided by USDA and NRCS.

Area Symbol: SD091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Mr	Southam silty clay loam, 0 to 1 percent slopes	25.90	42.8%		VIIIw	10
FrB	Forman-Aastad loams, 2 to 6 percent slopes	20.51	33.9%		Ile	81
FrC	Forman-Aastad loams, 6 to 9 percent slopes	11.64	19.2%		IIle	67
FrD	Forman-Aastad loams, 9 to 15 percent slopes	1.59	2.6%		IVe	53
FxC	Forman-Poinsett complex, 6 to 9 percent slopes	0.83	1.4%		IIle	64
Weighted Average						46.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
 Marshall
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 1599
 Prepared: 1/16/18 12:58 PM
 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 [REDACTED] Farm Identifier NONE Recon Number

Farms Associated with Operator: [REDACTED]

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.35	95.88	95.88	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	95.88	0.0	0.0	0.0			

ARC/PLC

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	WHEAT, CORN, SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.69		36	0.0
CORN	22.55		114	0.0
SOYBEANS	59.96		28	0.0
Total Base Acres:	90.2			

Tract Number: 3152 Description: SE-13-128-56

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
156.35	95.88	95.88	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	95.88	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	7.69		36	0.0
CORN	22.55		114	0.0
SOYBEANS	59.96		28	0.0
Total Base Acres:	90.2			

Owners: SEVERSON FAMILY TRUST

Other Producers: [REDACTED]