



WALWORTH COUNTY LAND AUCTION

CROP - HUNTING - INVESTMENT

196.3 Taxable Acres

MONDAY, SEPTEMBER 17, 2018 – 11:00am

Auction Location: Glenham Fire Department Hall – 121 Main St. - Glenham, SD 57631

Walworth County, SD - Outstanding opportunity to purchase 196.3 taxable acres of which 193.72 is crop land with an 85.3% soil productivity. Purchaser receives full possession for the 2019 crop year. Located in an excellent hunting area for pheasants, waterfowl and deer. 2017 Real Estate Tax: \$2,019.66

Property Location: From Glenham, SD - 4 miles north and 1/2 mile west on 124th St.

Legal Description:

Government Lots 1, 2 and S1/2NE1/4 of Section 5-T124N-R78W a/k/a NE1/4 of Section 5-T124N-R78W of the 5th P.M., Walworth County, SD

and

Lot 5 in the SE1/4 of Section 5- T124N-R78W of the 5th P.M., Walworth County, SD

Offered @ 196.3 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 October 22, 2018. Purchaser will receive possession subject to lessee rights upon closing. Purchaser shall have full possession for the 2019 crop year. 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. Von Wald Law Office will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for the 2018 real estate taxes payable in 2019. 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 Purchaser all 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. It is the intention of the Seller to create an IRS Code Section 1031 tax deferred exchange and that the Seller's rights and obligations under the purchase agreement may be assigned to an exchange company, to facilitate such Exchange. Purchaser agrees to cooperate with the Seller in a manner necessary to enable Seller to qualify for said exchange at no additional cost or liability to the Purchaser. The property is sold subject to existing easements, zoning restrictions, reservations or highways of record, if any, which do not interfere or restrict the existing use of property. Verbal announcements made day of sale shall take precedence over promotion advertisements. Thorpe Realty & Auction is representing the Seller exclusively.

Owner: Casey Perman

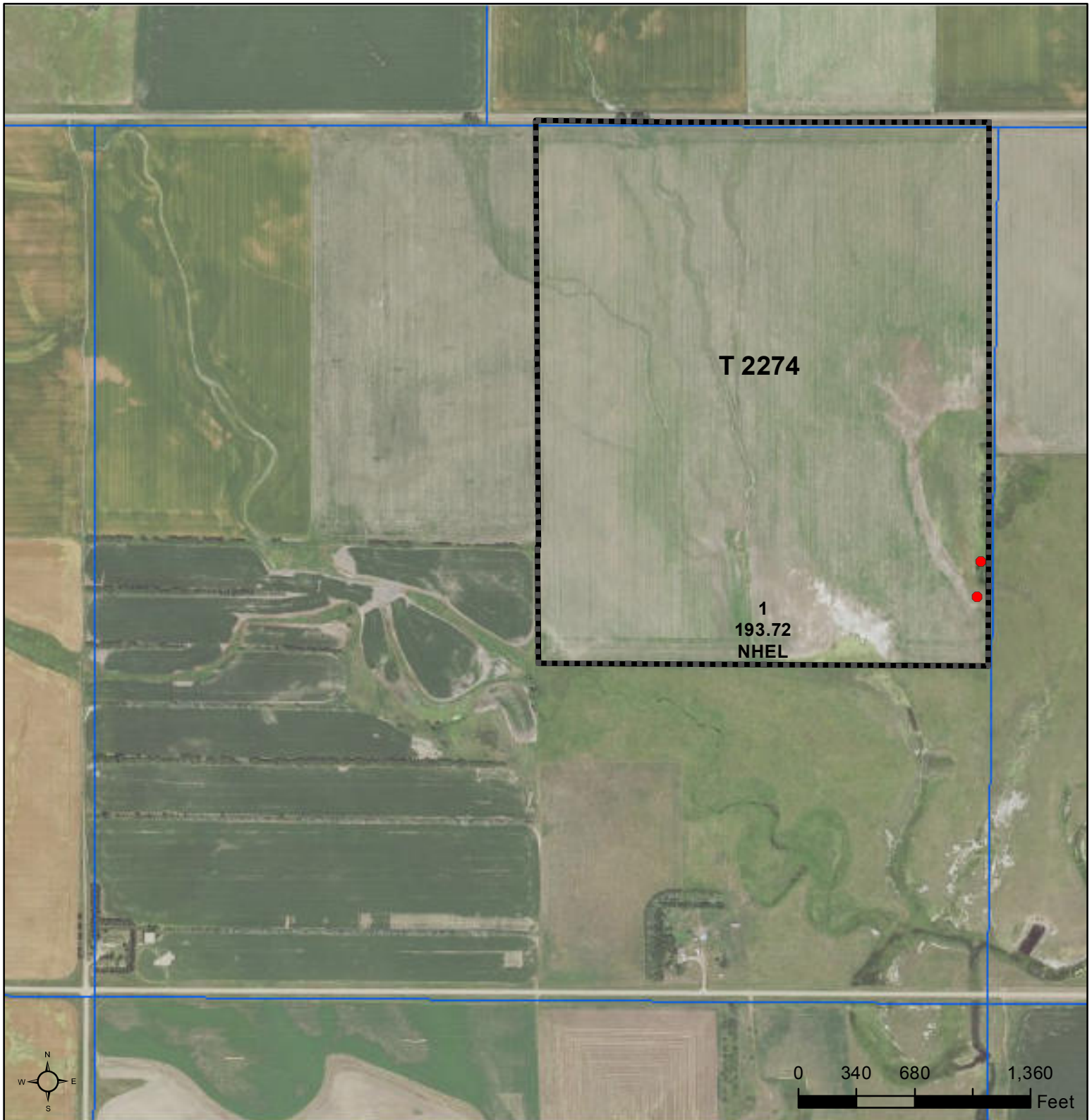


**Jim Thorpe
Broker/Auctioneer
605-216-7776**

**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

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

2018 Program Year

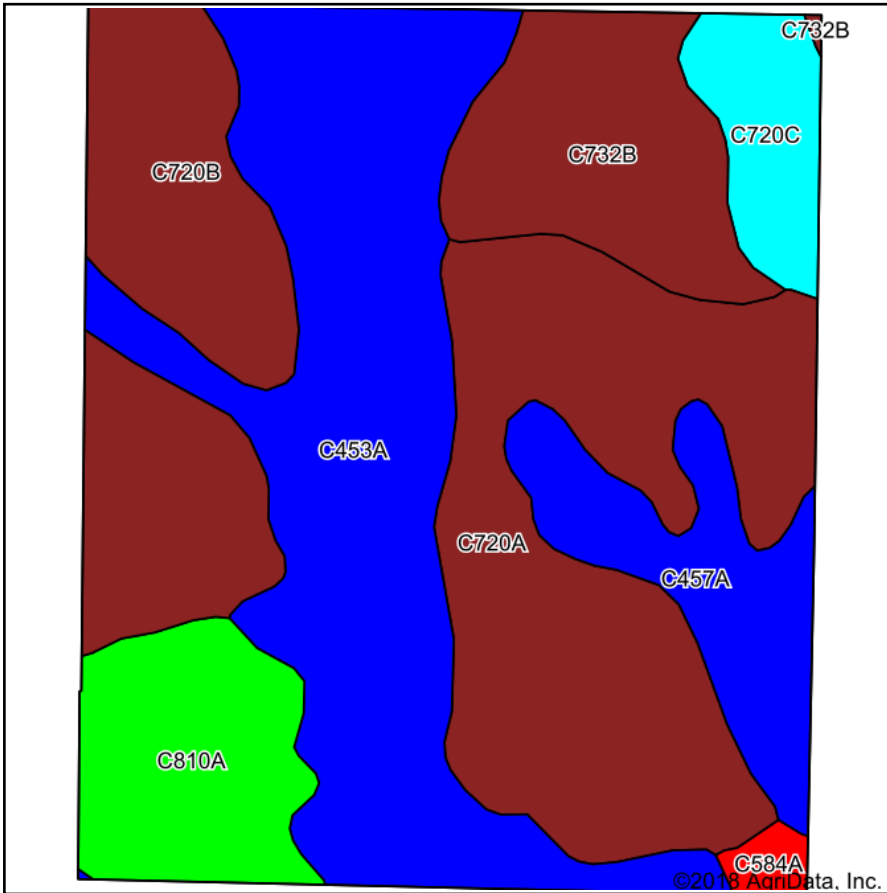
Map Created January 31, 2018

Farm 2233

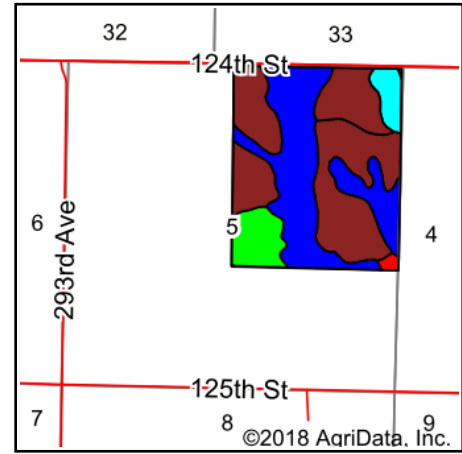
5 -124N -78W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Walworth**
 Location: **5-124N-78W**
 Township: **West Walworth**
 Acres: **193.72**
 Date: **7/17/2018**

THORPE REALTY & AUCTION

Maps Provided By:



Area Symbol: SD129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C453A	Mobridge silt loam, cool, 0 to 2 percent slopes	55.49	28.6%	Blue	IIc	93
C720A	Highmore silt loam, cool, 0 to 2 percent slopes	47.23	24.4%	Brown	IIc	89
C720B	Highmore silt loam, cool, 2 to 6 percent slopes	30.50	15.7%	Brown	IIe	82
C732B	Bryant silt loam, 2 to 6 percent slopes	18.83	9.7%	Brown	IIe	83
C810A	Bowdle loam, 0 to 2 percent slopes	16.42	8.5%	Green	IIIIs	57
C457A	Grassna silt loam, 0 to 2 percent slopes	15.43	8.0%	Blue	IIc	98
C720C	Highmore silt loam, cool, 6 to 9 percent slopes	8.31	4.3%	Cyan	IIIe	73
C584A	Harriet loam, 0 to 2 percent slopes	1.51	0.8%	Red	VIIs	26
Weighted Average						85.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
193.72	193.72	193.72	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.Rel. Activity	Broken From Native Sod
0.00	0.00	193.72	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	55.33	0.00	0	43	
Corn	41.45	0.00	0	100	
Sunflowers	42.71	0.00	0	2070	
Soybeans	26.31	0.00	0	34	
TOTAL	165.80	0.00			

NOTES

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Tract Number : 2274
Description : NE;N1/2N1/2SE-5-124-78
FSA Physical Location : SOUTH DAKOTA/WALWORTH
ANSI Physical Location : SOUTH DAKOTA/WALWORTH
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 : CASEY W PERMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
193.72	193.72	193.72	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	193.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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SOUTH DAKOTA
WALWORTH
Form: FSA-156EZ



FARM : 2233
Prepared : Jul 25, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 2274 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	55.33	0.00	0	43
Corn	41.45	0.00	0	100
Sunflowers	42.71	0.00	0	2070
Soybeans	26.31	0.00	0	34
TOTAL	165.80	0.00		

NOTES

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I, JAMES GLADER, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATED LOT FIVE (5) AND LOT SIX (6) LOCATED IN THE NORTH HALF OF THE SOUTH EAST QUARTER SECTION FIVE (5) TOWNSHIP ONE HUNDRED TWENTY-FOUR NORTH, RANGE SEVENTY-EIGHT WEST, FIFTH PRINCIPAL MERIDIAN, AS SHOWN, AND THAT THIS PLAT IS CORRECT IN ALL RESPECTS.

SURVEYOR'S CERTIFICATE

LOT 5 and Lot 6
 N 1/2 SE 1/4 SECTION 5
 T 124N, R 78W, 5 PM.

