

BROWN COUNTY FARMLAND AUCTION

CROP - HUNTING - INVESTMENT

564 Acres +/-

TUESDAY, NOVEMBER 13, 2018 – 2:00pm

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

Columbia & Shelby Twp. – Brown County, SD - Outstanding opportunity to purchase 564 +/- acres of good quality farm land. Purchaser receives full possession for the 2019 crop year. Land is free from any US Fish & Wildlife easements. Excellent hunting area for pheasants, waterfowl and deer.

**Parcel 1: SE1/4 of Section 26-T126N-R62W of the 5th P.M. including Railroad Right of Way thereof,
Brown County, SD
160 acres +/- with 138.4 FSA crop land acres and the balance being non-crop land (trees) and roads.
2017 real estate taxes: \$2,256.59**

Offered @ 160 Acres x \$ _____ per acre

**Parcel 2: Government Lots 3 and 4 and the S1/2NW1/4 of Section 2-T125N-R62W of the 5th P.M., Brown County, SD
A/K/A NW1/4 of Section 2-T125N-R62W of the 5th P.M., Brown County, SD
164 Acres +/- with 157.78 FSA Crop land acres (62.98 acres currently tilled) balance in roads.
2017 Real estate taxes: \$2,960.13**

Offered @ 164 Acres x \$ _____ per acre

**Parcel 3: SE1/4 of Section 2-T125N-R62W of the 5th P.M., Brown County, SD
160 acres +/- with 151.41 FSA crop land acres and the balance being non-crop land and roads.
2017 Real estate taxes: \$3,666.31**

Offered @ 160 Acres x \$ _____ per acre

**Parcel 4: W1/2NW1/4 of Section 36-T126N-R62W of the 5th P.M., Brown County, SD
80 acres +/- with 74.75 FSA crop acres with the balance being non-crop land and roads.
2017 real estate taxes: \$1,117.31**

Offered @ 80 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, 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. 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 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 Seller exclusively.

Owner: Millicent Merle Atkins Charitable Trust

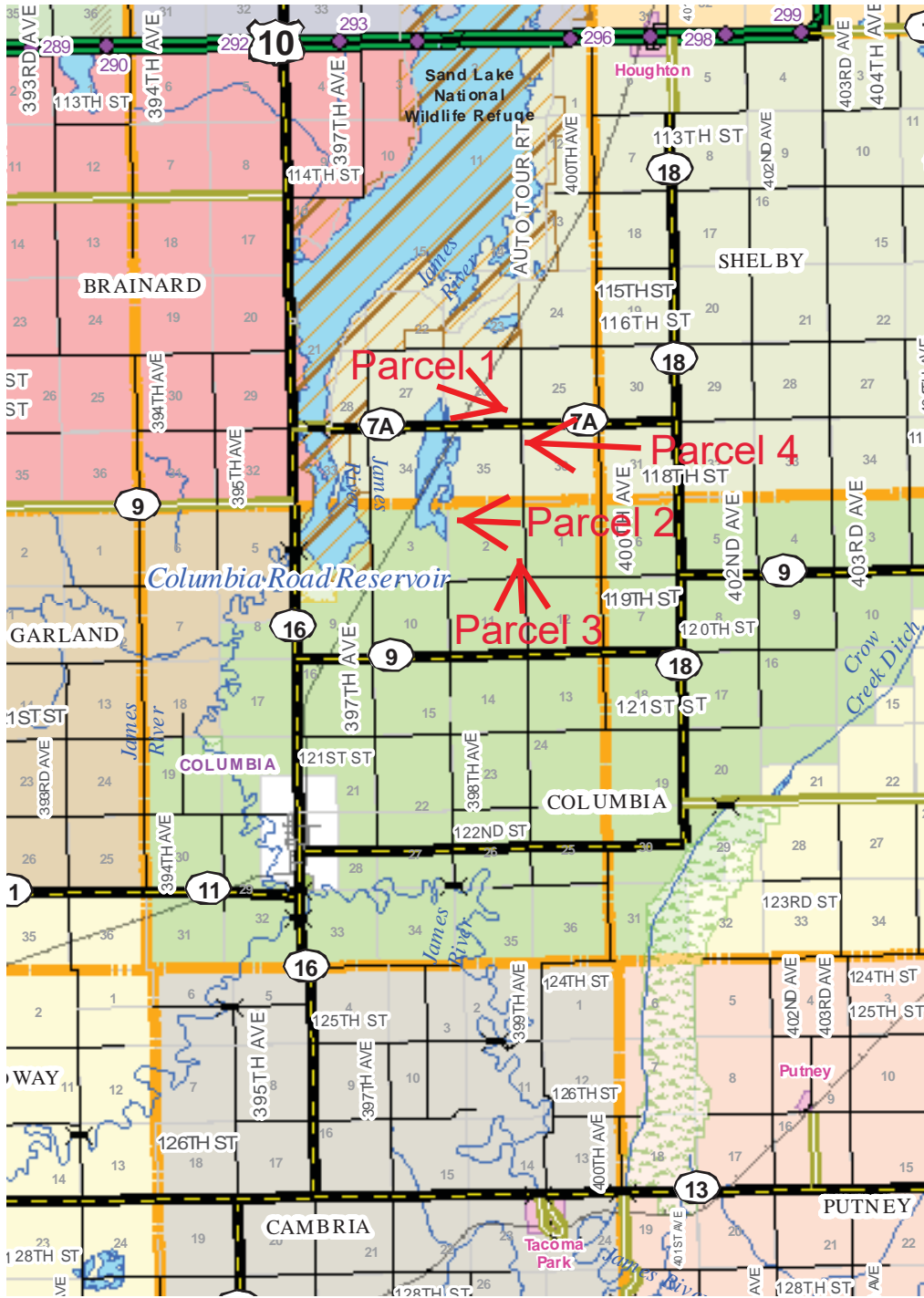


Jim Thorpe
Broker/Auctioneer
605-216-7776

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
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

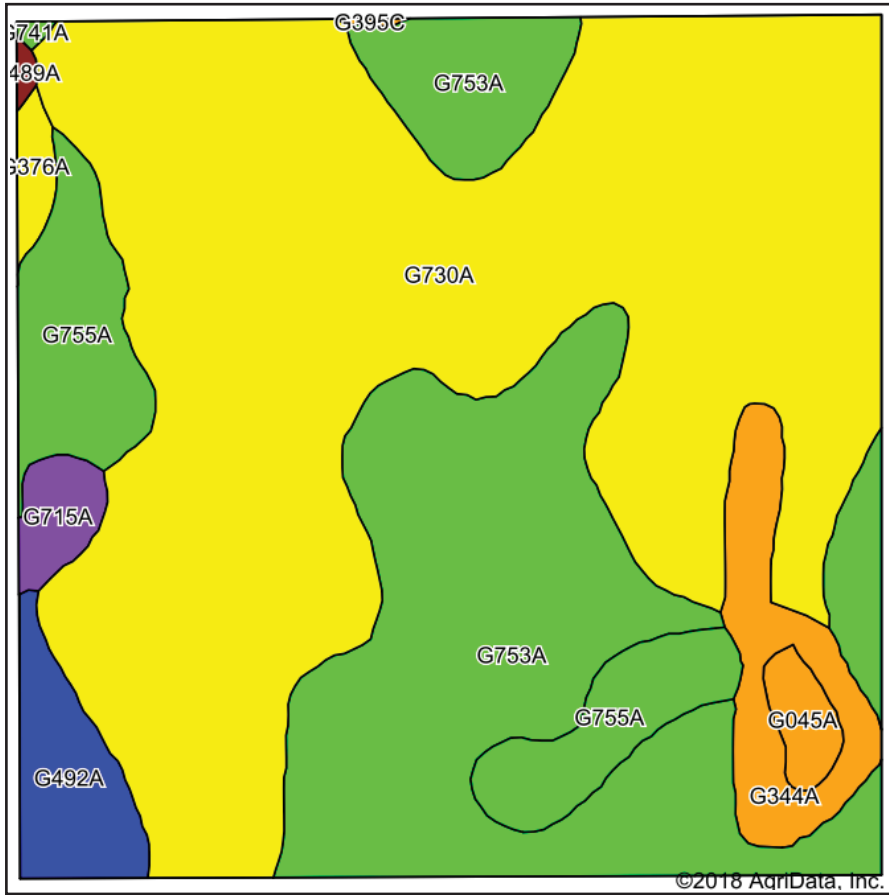
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2018 Program Year
 Map Created December 28, 2017

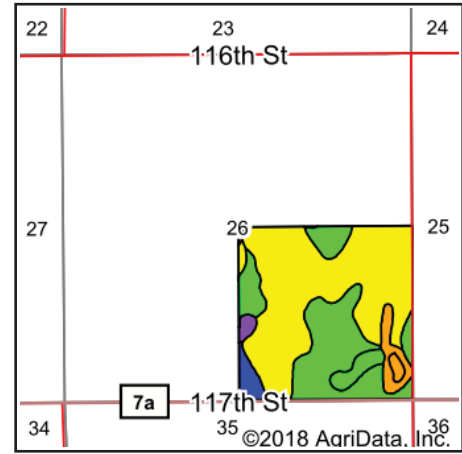
Farm 12624

26 -126N -62W

Soils Map Parcel 1



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **26-126N-62W**
 Township: **Shelby**
 Acres: **160**
 Date: **10/1/2018**



Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Soybeans
G730A	Swenoda fine sandy loam, silty substratum, 0 to 2 percent slopes	89.11	55.7%		IIIe	67	44
G753A	Swenoda-Tiffany fine sandy loams, silty substratum, 0 to 2 percent slopes	42.94	26.8%		IIIe	57	35
G755A	Swenoda, silty substratum-Exline, loamy, fine sandy loams, 0 to 2 percent slopes	11.53	7.2%		IIIe	58	37
G344A	Wyndmere, sandy substratum-Stirum fine sandy loams, 0 to 2 percent slopes	6.56	4.1%		IIIe	43	22
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	4.80	3.0%		Ile	92	57
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	1.93	1.2%		IVs	39	27
G045A	Colvin silty clay loam, 0 to 1 percent slopes	1.55	1.0%		IVw	45	58
G376A	Emdben fine sandy loam, 0 to 2 percent slopes	1.11	0.7%		IIIe	69	42
G489A	Gardena-Glyndon silt loams, 0 to 2 percent slopes	0.23	0.1%		Ile	89	55
G741A	Towner, silty substratum-Hecla loamy fine sands, 0 to 2 percent slopes	0.16	0.1%		IVe	55	31
G395C	Maddock-Hecla-Garborg loamy fine sands, 2 to 9 percent slopes	0.08	0.0%		IVe	41	23
Weighted Average						62.9	40.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2974 Continued ...

TOTAL 134.56 0.00 **Parcel 1**

NOTES

Tract Number : 3495
Description : L10;SE 26 126 62
FSA Physical Location : SOUTH DAKOTA/BROWN
ANSI Physical Location : SOUTH DAKOTA/BROWN
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 : MILLICENT MERLE ATKINS CHARITABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.70	138.40	138.40	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	138.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	64.65	0.00	0	138
Soybeans	54.87	0.00	0	41
TOTAL	119.52	0.00		

NOTES

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Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

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

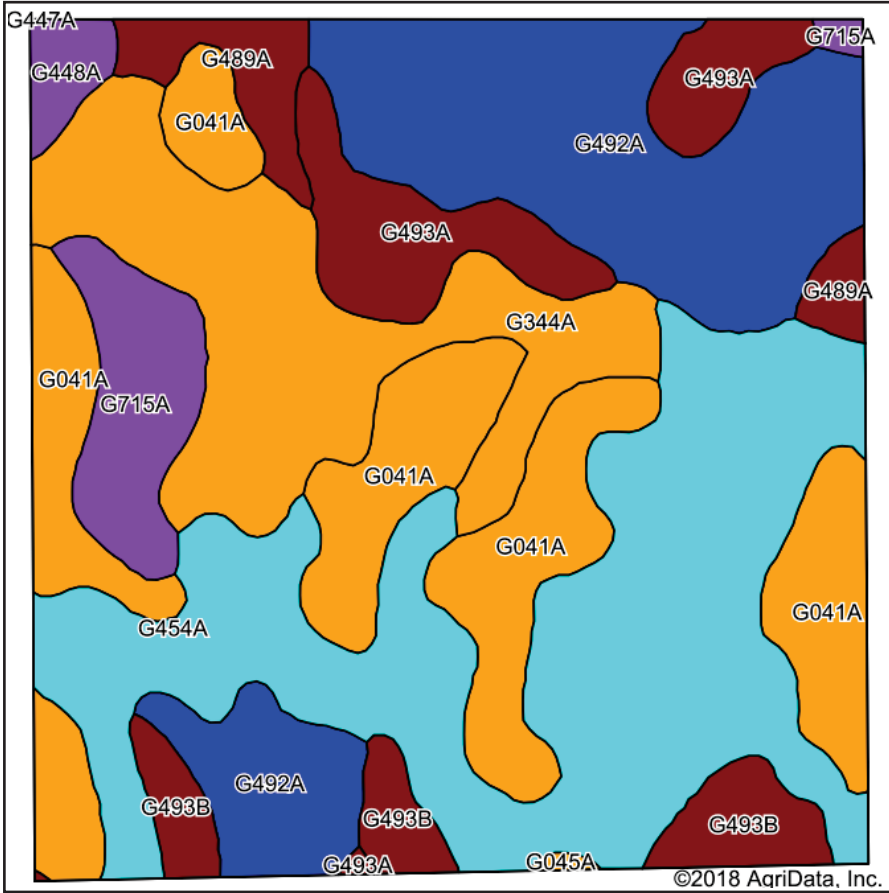
2018 Program Year
 Map Created December 28, 2017

Farm 12515

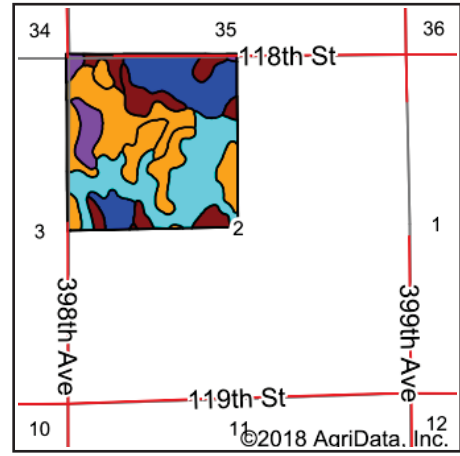
2 -125N -62W

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Soils Map Parcel 2



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **2-125N-62W**
 Township: **Columbia**
 Acres: **164**
 Date: **10/1/2018**

**THORPE REALTY
& AUCTION**

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Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Soybeans
G454A	Glyndon loam, 0 to 2 percent slopes	46.22	28.2%		Ile	77	50
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	31.34	19.1%		Ile	92	57
G041A	Borup loam, 0 to 1 percent slopes	30.97	18.9%		IVw	45	48
G344A	Wyndmere, sandy substratum-Stirum fine sandy loams, 0 to 2 percent slopes	23.83	14.5%		IIle	43	22
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	10.22	6.2%		Ile	90	48
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	7.51	4.6%		IVs	39	27
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	6.98	4.3%		Ile	84	47
G489A	Gardena-Glyndon silt loams, 0 to 2 percent slopes	4.80	2.9%		Ile	89	55
G448A	Arveson loam, saline, 0 to 1 percent slopes	1.92	1.2%		IVw	31	22
G045A	Colvin silty clay loam, 0 to 1 percent slopes	0.21	0.1%		IVw	45	58
Weighted Average						68	45.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel 2

Tract Number : 2907

Description : NW 2 125 62

FSA Physical Location : SOUTH DAKOTA/BROWN

ANSI Physical Location : SOUTH DAKOTA/BROWN

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 : MILLICENT MERLE ATKINS CHARITABLE TRUST

Other Producers :

Recon ID : None

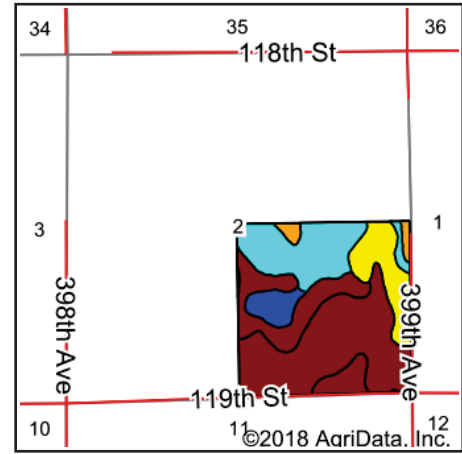
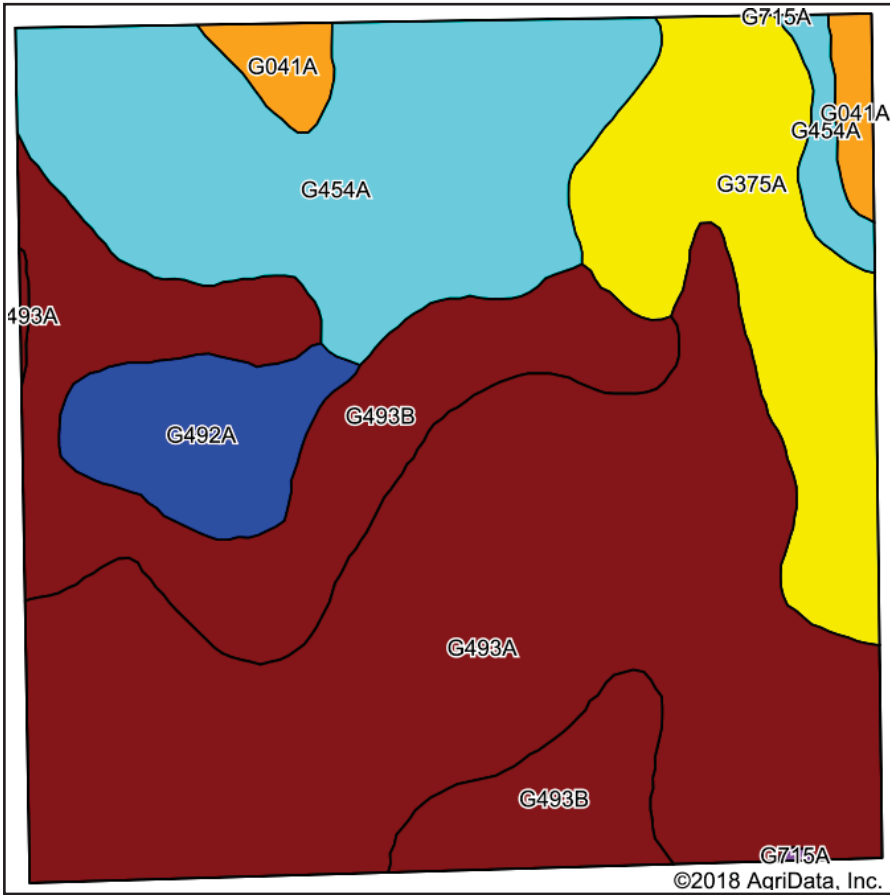
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.78	157.78	157.78	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	157.78	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	87.61	0.00	0	158
Soybeans	52.49	0.00	0	49

Soils Map Parcel 3



State: **South Dakota**
 County: **Brown**
 Location: **2-125N-62W**
 Township: **Columbia**
 Acres: **160**
 Date: **10/1/2018**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Soybeans
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	63.07	39.4%		Ile	90	48
G454A	Glyndon loam, 0 to 2 percent slopes	33.39	20.9%		Ile	77	50
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	31.65	19.8%		Ile	84	47
G375A	Embden-Tiffany fine sandy loams, 0 to 2 percent slopes	19.97	12.5%		IIIle	68	38
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	8.22	5.1%		Ile	92	57
G041A	Borup loam, 0 to 1 percent slopes	3.63	2.3%		IVw	45	48
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	0.07	0.0%		IVs	39	27
Weighted Average						82.4	47.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel 3

Tract Number : 12751

Description : SE 2 125 62

FSA Physical Location : SOUTH DAKOTA/BROWN

ANSI Physical Location : SOUTH DAKOTA/BROWN

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 : MILLICENT MERLE ATKINS CHARITABLE TRUST

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.31	151.41	151.41	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	151.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	84.08	0.00	0	158
Soybeans	50.39	0.00	0	49
TOTAL	134.47	0.00		




NOTES

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Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

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

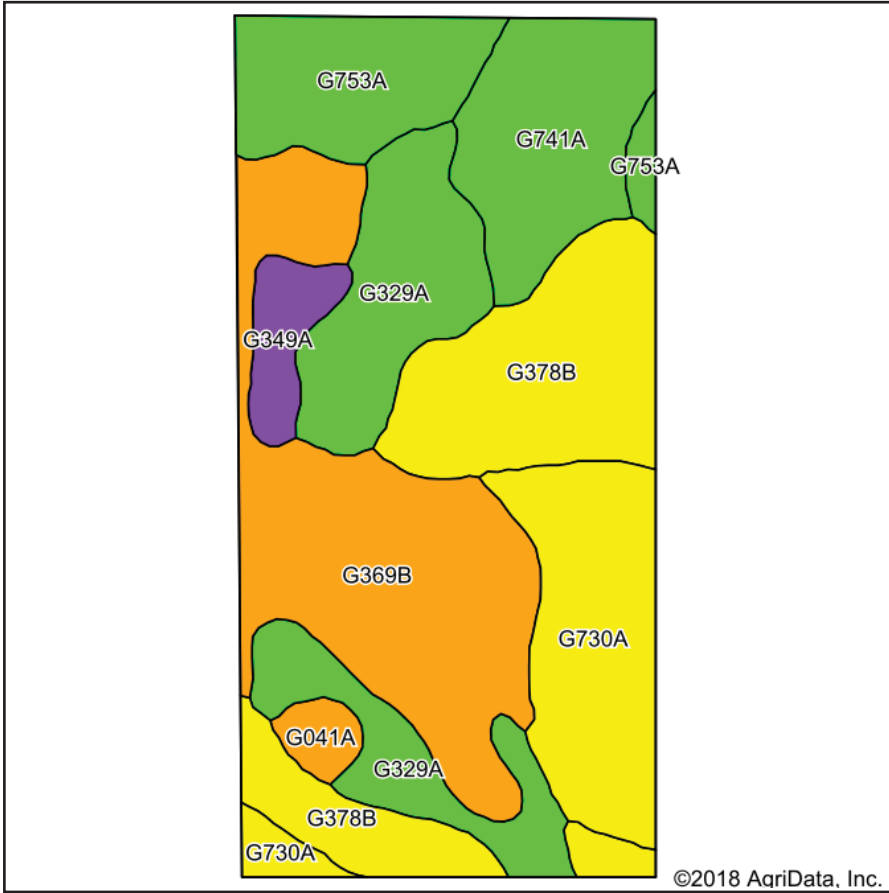
2018 Program Year
 Map Created December 28, 2017

Farm 11901

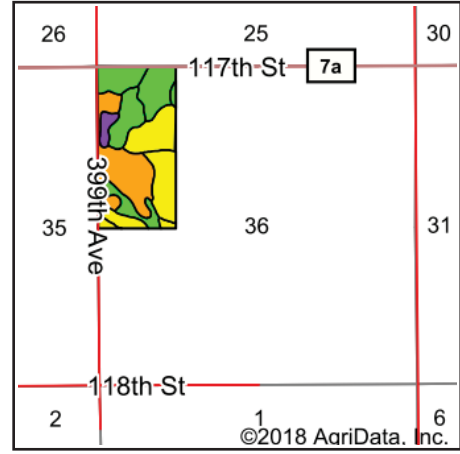
36 -126N -62W

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Soils Map Parcel 4



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **36-126N-62W**
 Township: **Shelby**
 Acres: **80**
 Date: **10/1/2018**



Area Symbol: SD013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Soybeans
G369B	Hecla-Garborg loamy fine sands, 0 to 6 percent slopes	19.40	24.2%		IVe	49	24
G378B	Egeland, sandy substratum-Emdben fine sandy loams, 2 to 6 percent slopes	15.50	19.4%		IIIe	66	37
G329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	13.53	16.9%		IIIe	60	39
G730A	Swenoda fine sandy loam, silty substratum, 0 to 2 percent slopes	11.21	14.0%		IIIe	67	44
G741A	Towner, silty substratum-Hecla loamy fine sands, 0 to 2 percent slopes	8.94	11.2%		IVe	55	31
G753A	Swenoda-Tiffany fine sandy loams, silty substratum, 0 to 2 percent slopes	7.74	9.7%		IIIe	57	35
G349A	Stirum-Ulen fine sandy loams, 0 to 2 percent slopes	2.48	3.1%		VI s	31	12
G041A	Borup loam, 0 to 1 percent slopes	1.20	1.5%		IVw	45	48
Weighted Average						57.5	33.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Parcel 4

Tract Number : 3498
Description : L10;W5NW 36 126 62
FSA Physical Location : SOUTH DAKOTA/BROWN
ANSI Physical Location : SOUTH DAKOTA/BROWN
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 : MILLICENT MERLE ATKINS CHARITABLE TRUST
Other Producers : None
Recon ID : None

SOUTH DAKOTA
 BROWN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11901
Prepared : Sep 27, 2018
Crop Year : 2019

Tract Land Data

Tract 3498 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.94	74.75	74.75	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	74.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.51	0.00	0	142
Soybeans	28.79	0.00	0	41
TOTAL	66.30	0.00		

NOTES

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