

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country®**
Real Estate

160+/- ACRES IN CLARK CO. SD LAND AUCTION

Thursday, February 18th, 2016 - 1:00pm

On Site

Majority Crop Land with Rec Land!



**United
Country®**

ADVANTAGE *Land Co.*

605.692.2525

Advantage**Land**Co.com

Owner: Forrest Preston Family Trust

605.692.2525 - Advantage**Land**Co.com

160+/- ACRES CLARK CO, SD MAJORITY CROP WITH REC LAND!



Thursday, February 18, 2016 at 1:00pm
Auction Location : On Site

Location: From Clark: 9 miles south on Hwy 25, 1 mile east on 182 St, the land starts on the south side of the road.

From Willow Lake: 4 miles west on Hwy 28, 8 miles north on Hwy 25, 1 mile east on 182 St and the land starts on the south side of the road.

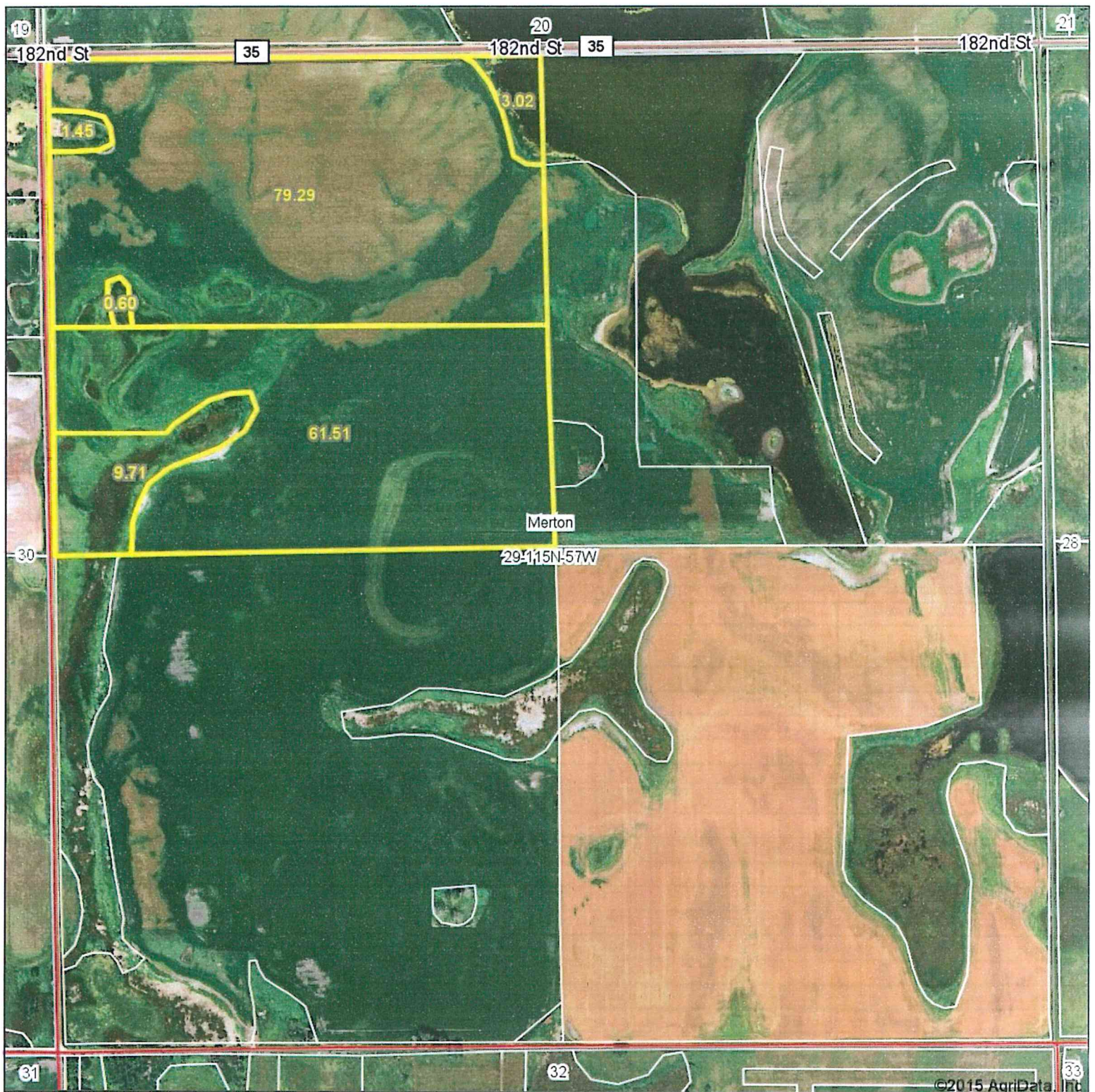
Snap Shot: 140+/- Cropland Acres, Located in a Wildlife Mecca, Convenient Access between Clark & Willow Lake and a Gently Rolling Topography. Free to farm or rent in 2016!

Legal Descriptions: NW1/4 Section 29-115-57 Merton Twp, Clark Co. S.D.

Total Taxes: \$1,043.32

Owners: Forrest Preston Family Trust

Aerial Map



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Maps Provided By:

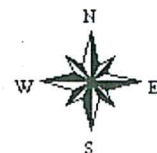


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map center: 44° 44' 22.34, 97° 42' 19.55

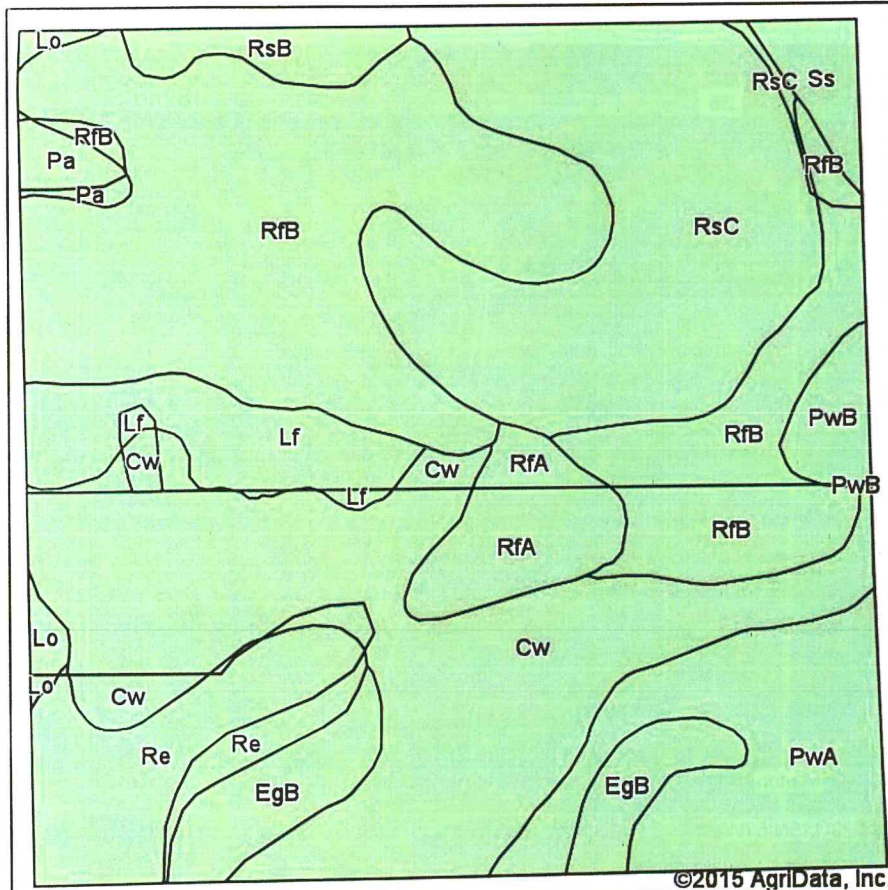
29-115N-57W
Clark County
South Dakota

0ft 817ft 1634ft

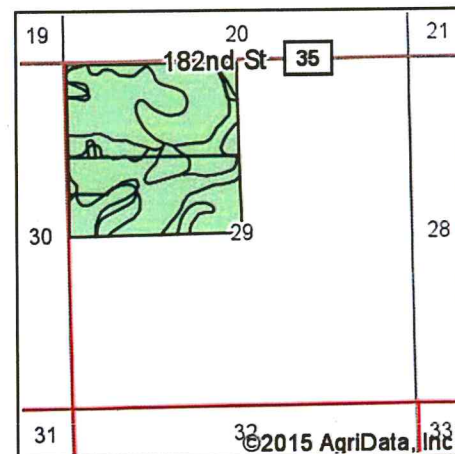


1/19/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Clark**
 Location: **29-115N-57W**
 Township: **Merton**
 Acres: **155.58**
 Date: **1/19/2016**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD025, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
RfB	Renshaw-Fordville loams, 2 to 6 percent slopes	43.66	28.1%	IVs	44	29	12	22
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	33.67	21.6%	IIIs	71			
RsC	Renshaw-Sioux complex, 6 to 9 percent slopes	27.08	17.4%	IVe	27			
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	13.10	8.4%	Is	93			
Re	Rauville silty clay loam	9.76	6.3%	Vw	29	22	7	1
Lf	La Prairie-Fairdale loams, channeled	6.92	4.4%	VIw	34	28	11	8
EgB	Egeland-Embsen complex, 2 to 6 percent slopes	6.72	4.3%	IIIe	57	51	20	31
RfA	Renshaw-Fordville loams, 0 to 2 percent slopes	5.32	3.4%	IIIs	50	36	14	25
RsB	Renshaw-Sioux complex, 2 to 6 percent slopes	2.64	1.7%	IVs	34			
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	2.18	1.4%	Ile	89			
Ss	Southam silty clay loam, 0 to 1 percent slopes	2.10	1.3%	VIIIw	10			
Pa	Parnell silty clay loam	1.45	0.9%	Vw	31	26	10	1
Lo	Lowe loam	0.98	0.6%	IVw	57	49	16	11
Weighted Average					50.4	14.7	5.8	8.9



SOUTH DAKOTA
CLARK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 813
Prepared : Jan 5, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 46-025-813, 46-025-3782, 46-025-3989, 46-025-4074, 46-025-4939
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.58	140.80	140.80	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	140.80	0.00	0.00	No	No	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	23.80	0.00	0	31	
Corn	47.60	0.00	0	86	
Soybeans	23.80	0.00	0	32	
TOTAL	95.20	0.00			

NOTES

Tract Number : 2251

Description : G15 NW 29 115 57

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : PRESTON FAMILY TRUST

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
155.58	140.80	140.80	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	140.80	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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Soybeans	23.80	0.00	0	32
TOTAL	95.20	0.00		

160+/- ACRES CLARK CO, SD GREAT WILDLIFE AREA

BROKERS NOTE:

Located between Clark and Willow Lake, immersed in a wildlife area, this farm is enrolled in ARC-CO with 140.8 cropland acres according to FSA info, with the balance made up of cattail slough acres and wetlands. With an overall soil rating of .504, this land is currently farmed and has a gently rolling topography with 0-9% slopes. This property is open to farm or rent this 2016 season so take *Advantage* of this auction as this land has been in the Preston family since 1982. We look forward to seeing you at the auction and come prepared to buy!

*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

TERMS: This is a cash sale. Closing and possession will be on or before March 16th, 2016. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be the responsibility of the purchaser. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Clark County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Subject to a 7% buyer premium. Said property is sold as is. This sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

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