

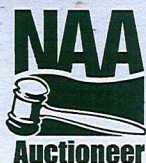


7+/- ACRE ACREAGE BROOKINGS COUNTY

Starts: May 16th

Ends: Tuesday May 21st at 10am

Online Auction



United Country®
ADVANTAGE *Land* CO.

605.692.2525 - AdvantageLandCo.com

United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006
Chuck Hegerfeld - Jackson Hegerfeld - Megan Hammond - Laura Hegerfeld

Terms: Must have \$10,000 certified funds in order to bid at the auction. Refunded if not high bidder.
Sale subject to seller confirmation. Property is sold as is.

7 +/- ACRES IN BROOKINGS CO.



Online Auction at www.advantagelandco.com

Starting May 16th, 2013 at 8:00 a.m.

Ending Tuesday, May 21st, 2013 at 10:00 a.m.

***A bidding fee is required to bid at the auction in the amount of \$10,000 certified funds to Advantage Land Co Trust Account.**

Features: 9+/- Miles from Brookings and Elkton; 2009 Ranch Style Home with 1,680sf Finished on the Main Floor and a 1,680sf Unfinished Basement; 7+/- Acres with Outbuildings, Countryside Views and More!

Legal: The W 695' of the E 1,118' of the S 440' of the SE1/4 Section 28-T110N-R48W, Alton TWP, Brookings County, S.D.

Location/Address: 48082 213th St Elkton S.D. 57026

From Brookings: 8 miles east on Hwy 14, then 1 mile south on 481 Ave, then .25 miles west on 213 St, property is on north side of road.

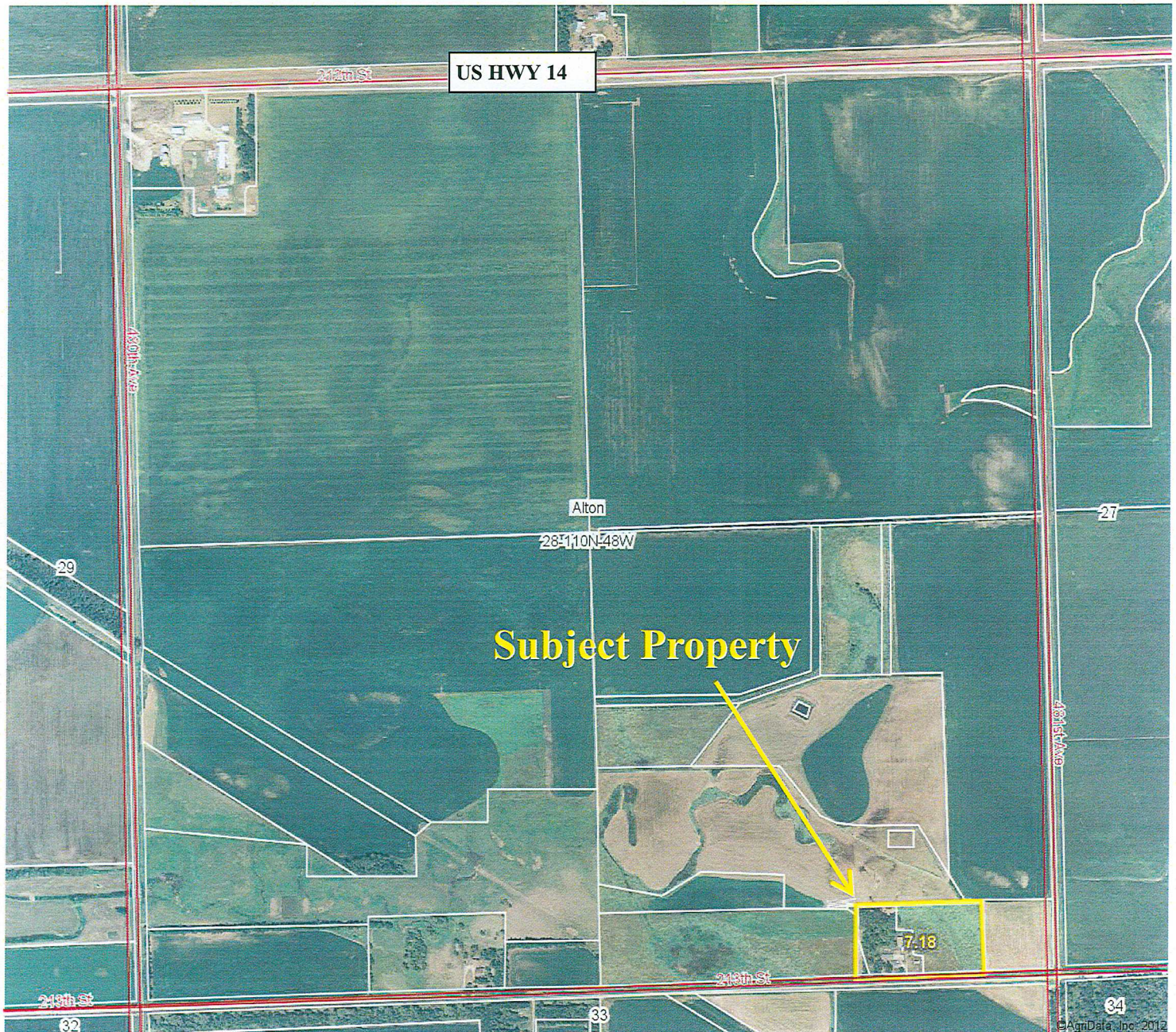
From Elkton: 4.5 miles west on Hwy 13, then 4 miles north on 481 Ave, then west on 213 St, property is on north side of road.

Taxes: \$2,266 (2012 due in 2013)

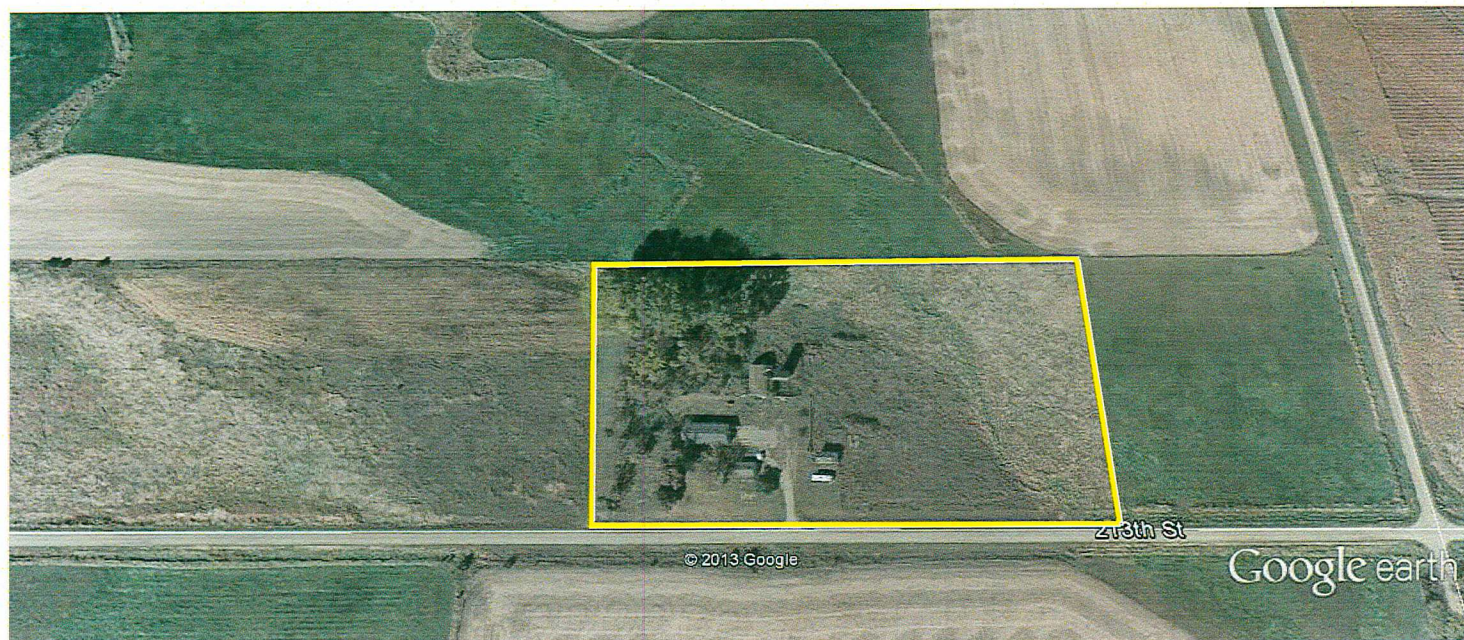
Owners: Kyle and Becki Dahl

7 +/- ACRES IN BROOKINGS CO

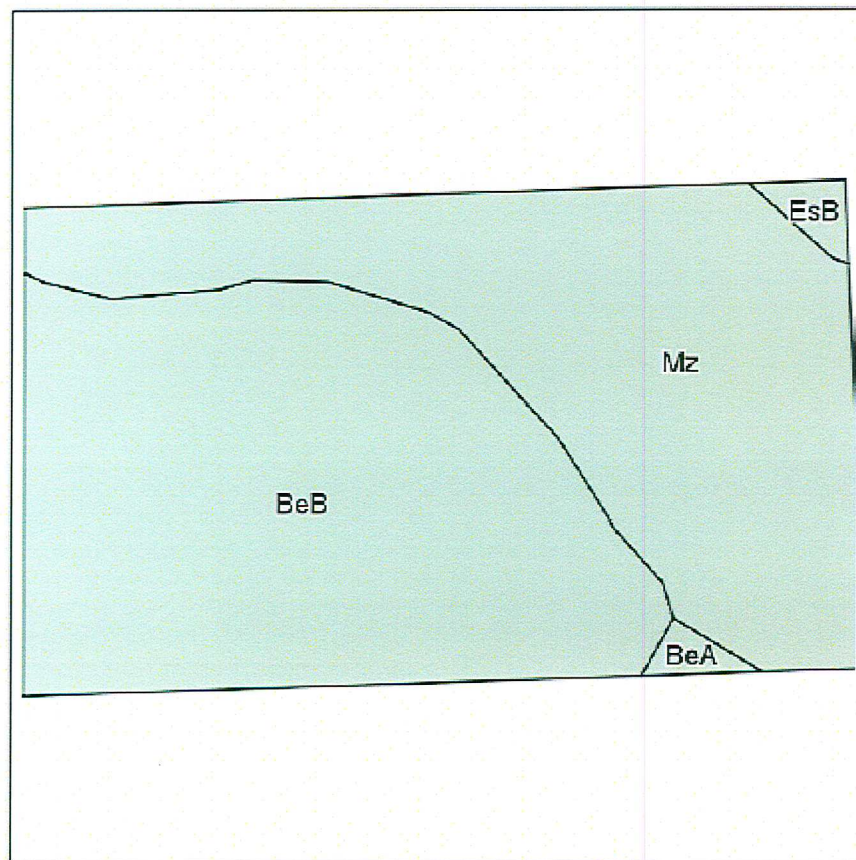
AERIAL MAP



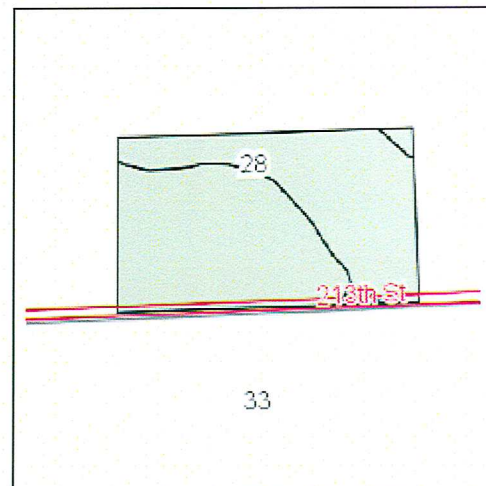
7+/- ACRE ACREAGE - BROOKINGS CO.



Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: South Dakota
County: Brookings
Location: 28-110N-48W
Township: Alton
Acres: 7.2
Date: 4/12/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
BeB	Brandt silty clay loam, 2 to 6 percent slopes	3.8	53.8%	Ile	76	85	31
Mz	Moritz-Lamoure complex, 0 to 2 percent slopes	3.2	44.2%	IIIw	72	78	24
BeA	Brandt silty clay loam, 0 to 2 percent slopes	0.1	0.8%	I	86	94	34
EsB	Estelline silt loam, 2 to 6 percent slopes	0.1	1.1%	Ile	62	60	22
		Weighted Average			75.2	81.6	27.8

7 +/- ACRES IN BROOKINGS CO.

HOME FINISHED SF: 1,680+/- SF

Main Floor:

Laundry: 8'8"x13'7" (12.56sf)

Master Bedroom: 13'4"x12'9" (172.86sf)

Walk-In Closet: 9'10"x4'9" (44.59sf)

Master Bath: 10'2"x8' (81.60sf)

Informal Dining: 9'10"x9'9" (90.09sf)

Kitchen & Dining: 24'x13'7" (328.80sf)

Living Room: 21'8"x13'4" (292.12sf)

Bedroom #2: 13'4"x11'2" (150.08sf)

Bedroom #3: 13'4"x10' (134sf)

Bath #2: 9'9"x4'11" (40.69sf)

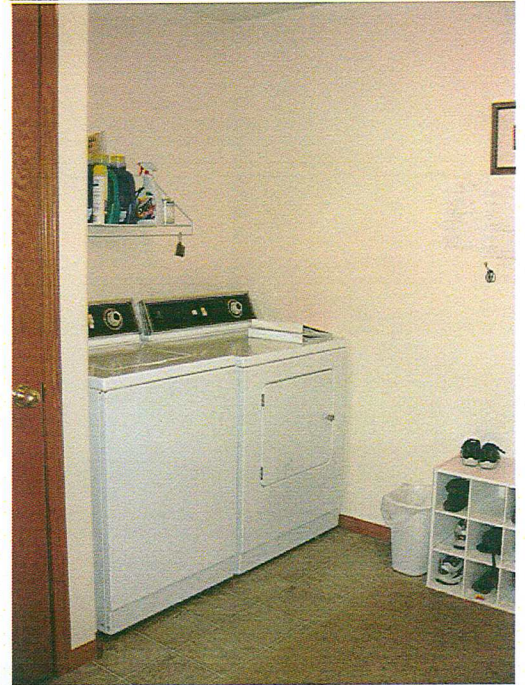
Lower Level: 27'x58'5"

Outbuildings:

Detached Garage: 20'x24'

Quonset: 34'x54'

Granary: 16'x24'



7+/- ACRE ACREAGE—BROOKINGS CO.

BROKERS NOTE:

Located 9 miles east of Brookings and 9 miles northwest of Elkton, this 7+/- acre acreage has a variety of features including a modern ranch style home, outbuildings, pasture, mature trees, views, wildlife and more!

This home was built in 2009 with a family in mind as the main floor is finished with 1,680sf, 3 bedrooms and 2 full bathrooms and all energy efficient lighting installed. It offers a modern open layout on the main floor with an unfinished 1,680sf basement and footings poured for a future attached 28'x28' garage with a direct stairway to the basement. The basement is 27'x58'5" and has two egress windows, is fully insulated, partially framed and plumbed for a future kitchen and bath with the duct work inside the floor joists and offers a 7'10" ceiling height. This well-kept home includes a 2009 furnace with a heat pump (10 year factory warranty) and central air, a new septic system installed in 2009, well water with a 60 gallon pressure tank, and an 85 gallon Marathon water heater new in 2002. (Internet & cable available through phone company's fiber optic.)

The outbuildings consist of a detached two car garage, a 34'x54' Quonset and 16'x24' granary. The balance of this acreage consists of a mature grove to the north and west of the home and a 3.5+/- acre pasture with an overall soil rating of .75 according to Surety Agridata.

A variety of wildlife and countryside views just add to the charm of this acreage. If you are looking for a quiet home in the country or hobby farm minutes from Brookings or Elkton, you must see this property!

Personal Property Staying:

Refrigerator

Stove

Dishwasher

Window Treatments

Water Heater

Pressure Tank

Water Softener with approx. 3 months worth of salt

Swing Set

Surface (emergency) well pump & piping. Used for horses & pets before submersible was installed.

Dog and Cats if wanted



7 +/- ACRES IN BROOKINGS CO.



TERMS: This is a cash sale. Closing date is on or before June 20th, 2013. To bid at the auction, you must register online and receive approval from United Country - Advantage Land Company. A bidding fee is required to bid in the amount of \$10,000 (certified funds), made payable to the Advantage Land Company, LLC Trust Account, refundable if you are not the highest bidder. Upon acceptance of the sale by the seller, the bidding fee of the high bidder will be credited toward a non-refundable Earnest Money deposit equal to 10% of the sale price and 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, on or before June 20th, 2013. 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 2012 RE taxes due and payable in 2013 will be paid by the seller. The 2013 taxes payable in 2014 will be prorated to the date of closing. The building site was removed from the flood plain in 2009, but a portion of the pasture remains in the flood plain. 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. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservation or highways of record, if any, as well as any or all Brookings County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. This sale is subject to seller confirmation. Said property is sold as is. The bidder with the winning bid must contact United Country - Advantage Land Co. within 24 hours after the close of the auction. Office (605)692-2525. Fax (605) 692-2526



Serving South Dakota and Minnesota



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