

REAL ESTATE AUCTION

Owner: Dennis Eckmann

Thursday, January 24, 2013

Sale Time: 10:00 AM

Auction Location

**The Plains Ballroom
960 4th Street SE, Huron, SD**

JARK/WORLIE AUCTION, LLC

**221 South First Street
Aberdeen, South Dakota
(605) 225-1828 or 1 (800) 755-2609**

**Merlin T. Worlie
Aberdeen, SD
(605) 715-9200
Lic. #114**

**Val W. Jark
Warner, SD
(605) 380-2244
Lic. #327**

**Mike Corcoran
Huron, SD
(605) 350-5722
Lic. #274**

Closing Agent

**Rob Ronayne
Ronayne Law Office
Aberdeen, South Dakota**

Welcome

We would like to invite and welcome you to our public auction. This is an excellent opportunity to add Beadle County crop land to your portfolio. This sale offers farming, hunting and investment opportunities.

Legal Descriptions

**E ½ of the SE ¼ of 3-110N-60W
Richland Township, Beadle County, South Dakota**

Terms

10% down as irrevocable earnest money on day of sale. The balance will be due at closing which will be approximately 30 days after date of sale. The cost of title insurance and closing service fees will be divided between buyer and seller. The closing agent is Rob Ronayne, Ronayne Law Office, Aberdeen, SD. Jark/Worlie Auction, LLC and Rob Ronayne are acting as agents for sellers. The sellers reserve the right to accept or reject any or all bids. These parcels are being offered subject to any rights, easements, restrictions and/or reservations of record. No buyer contingencies of any kind – have financial arrangements secured prior to bidding.

Note

Buyer(s) will have the right to operate in 2013.

Information

While we feel that all information is correct, it is your responsibility to research any/all information to your own satisfaction.

**E ½ of the SE ¼ of 3-110N-60W
Richland Township, Beadle County, South Dakota**

This parcel will be offered \$____x 80 taxable acres.

This acreage will contain approximately 74.7 cropland acres with the balance being non-crop acres and road right of ways. This tract has a wetland easement.

Bases:

Corn 13.0 and Soybeans 53.4

Parcel Rating:

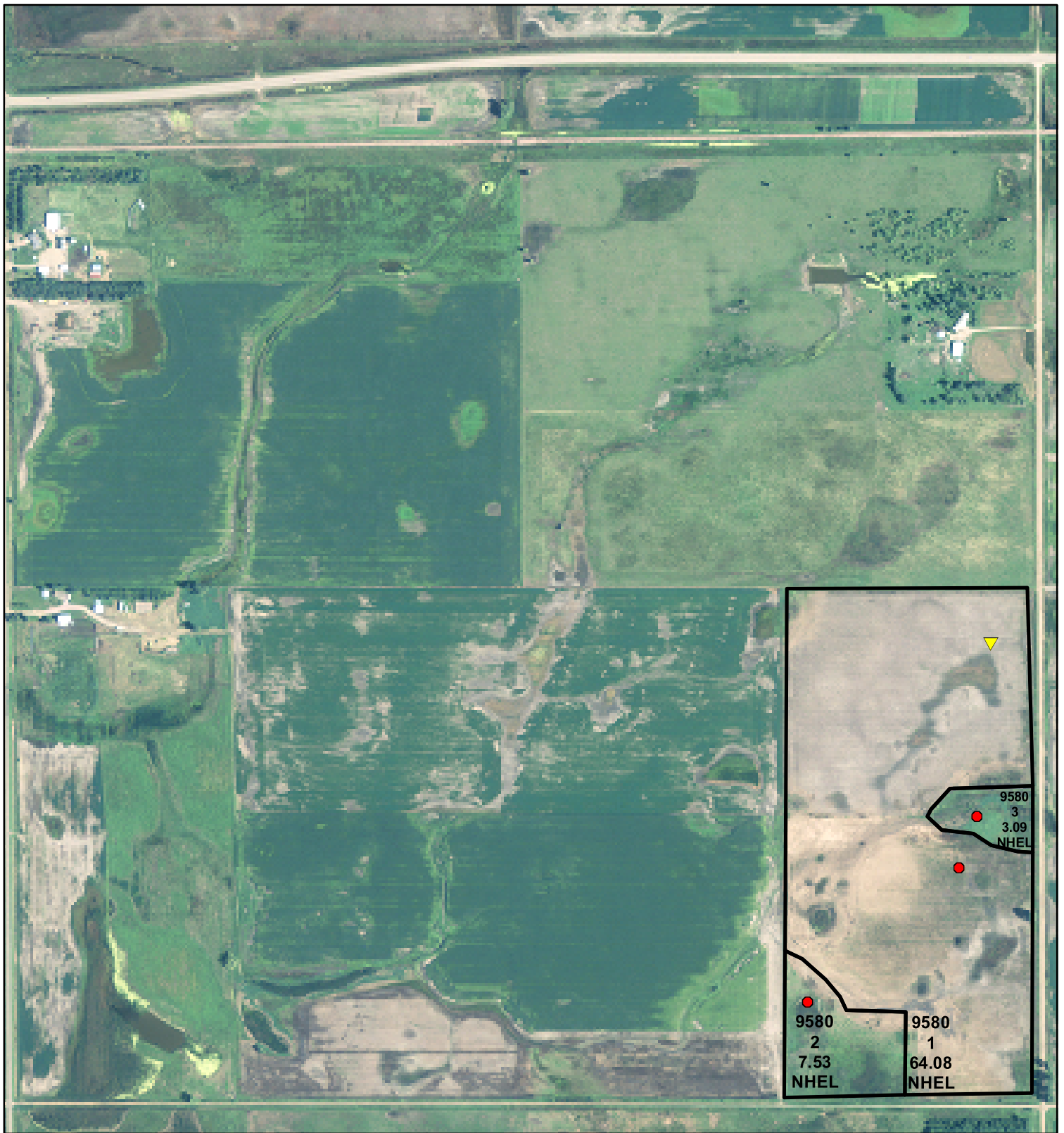
The parcel rating is: .633

Real Estate Tax

The 2012 real estate tax was \$706.72

Land Location

From Cavour, SD – go 1 mile East on Hwy 14 and ½ mile South (410th Ave.)



United States Department of Agriculture
Farm Service Agency

January 11, 2011

PLSS: 3_110N_60W

Beadle County, SD

1 inch equals 690 feet

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area.
Refer to your original demination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

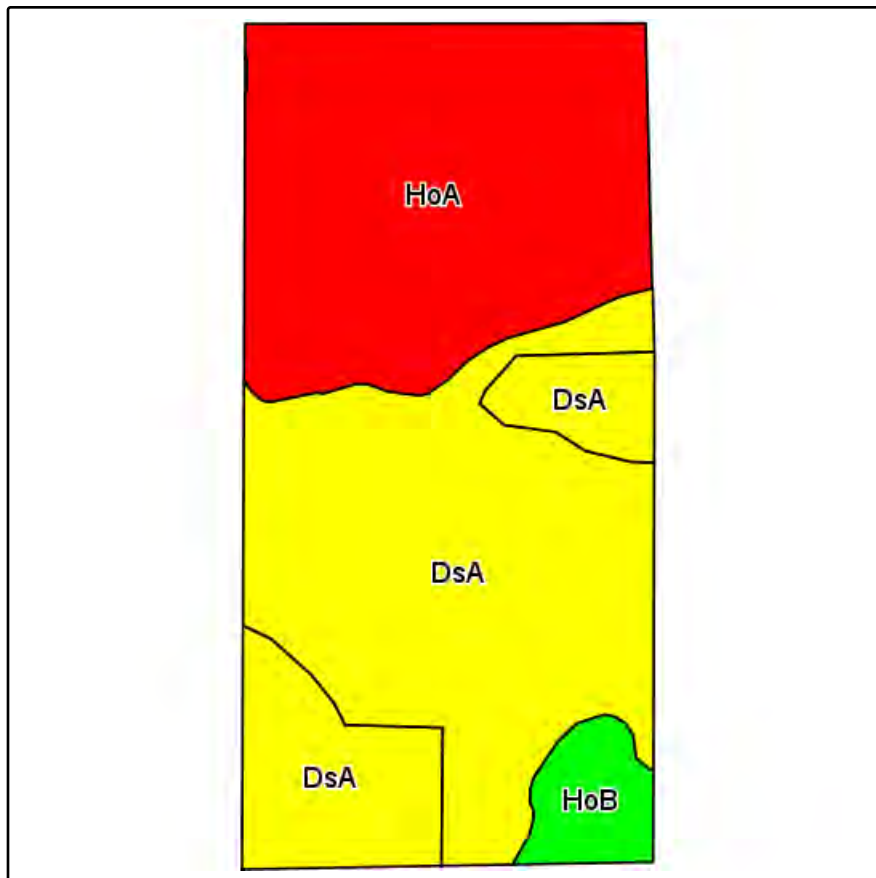
Wetland Determination Identifiers
 ● Restricted Use
 ▲ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Common Land Units
 Non Cropland



2010 Ortho-Photography - Not to Scale

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: **Beadle**
Location: **3-110N-60W**
Township: **Richland**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
DsA	Dudley-Stickney silt loams, 0 to 3 percent slopes	41.8	56.0%		IVs	48
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	29.5	39.5%		IIc	85
HoB	Houdek-Prosper loams, 2 to 6 percent slopes	3.4	4.5%		Ile	79
Weighted Average						64