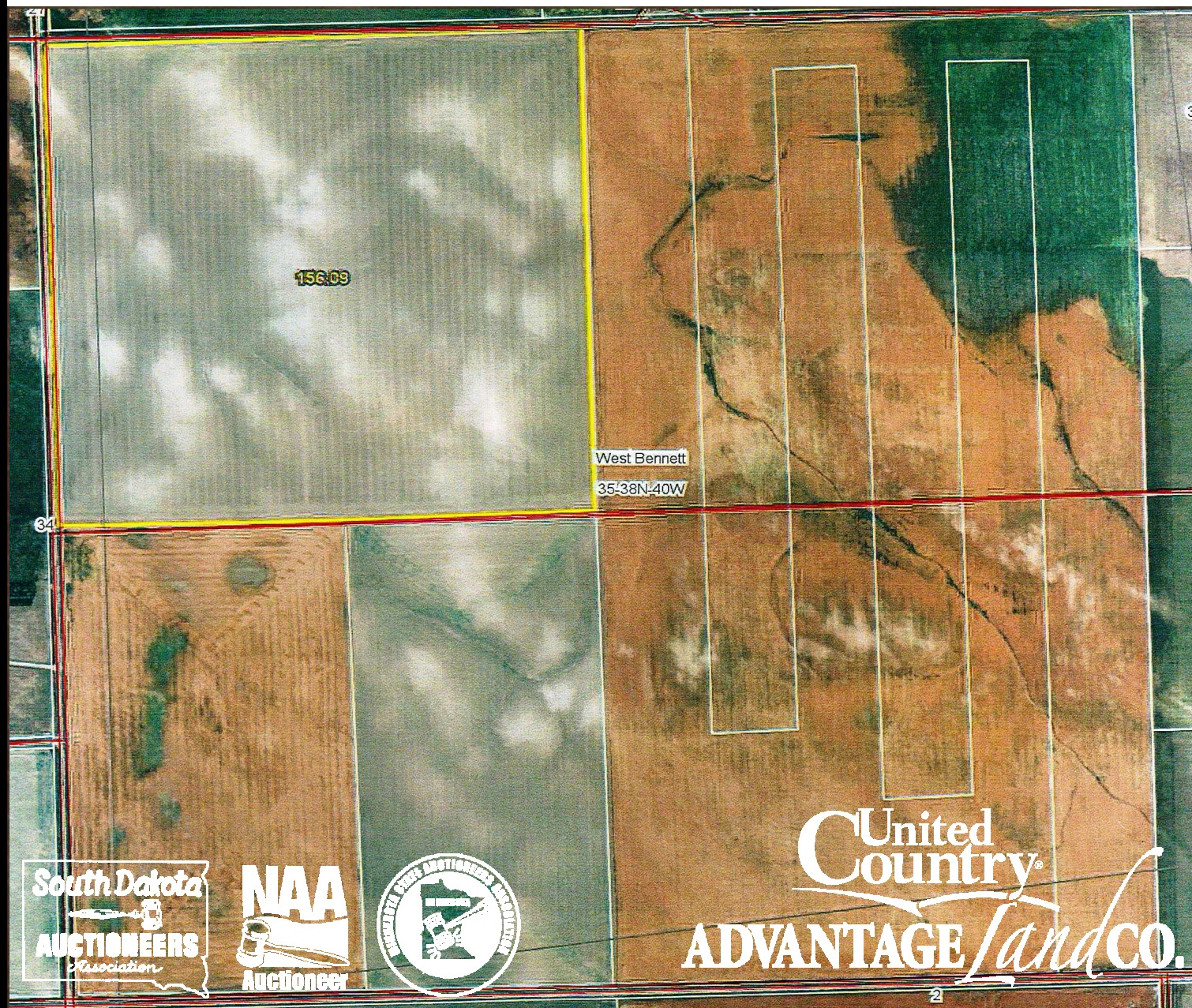




160+/- ACRES IN BENNETT COUNTY SOUTH DAKOTA FARMLAND

For Sale!



605.692.2525 - AdvantageLandCo.com

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

BENNETT COUNTY LAND

Located northwest of Martin in Bennett County, this 160+/- acres is productive farmland with a strong overall soil rating of .774 according to Surety Agridata. The soils are predominately comprised of Keith-Rosebud silt loams and Mobridge silt loams with a 0-6% slope. According to FSA, there are 156.1 farmland acres with 106.2 acre wheat base with a 32 bu. direct and 37 bu. CC yield and a corn base of 7.2 acres with 38 bu. direct yield and 65 bu. CC yield.

If you are looking for productive farmland in Bennett County you will not want to miss this opportunity as this would be a great addition to an existing operation or as an investment.

Legal: NW1/4 Section 35-T38N-R40W Bennett County, S.D.

Location: From Allen, head south on 209 Ave for 5 miles, then west on 289 St for 6 miles, then north 1/2 mile on 202 Ave and property is on east side of road.

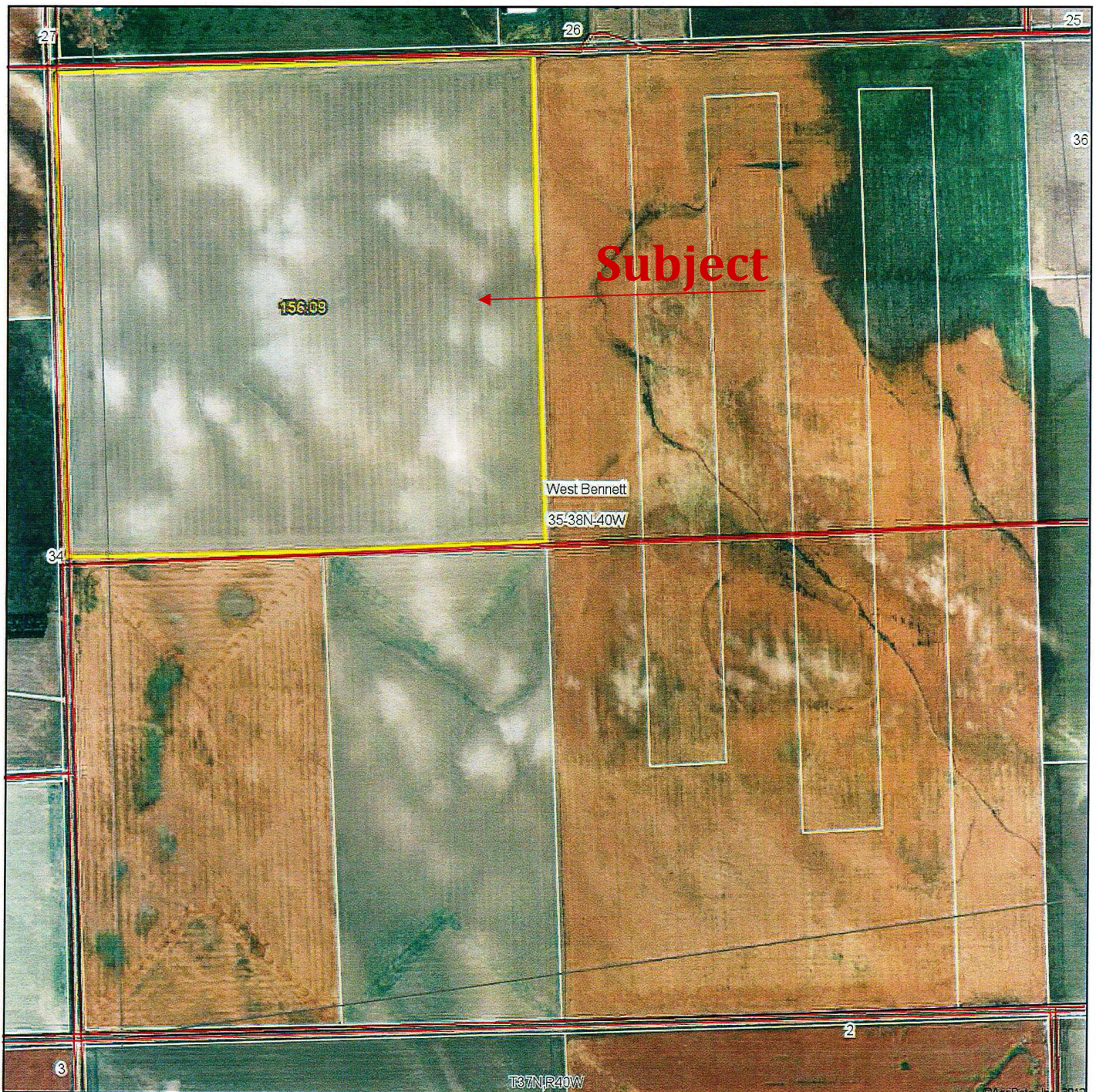
Total Taxes: \$958.42 (2011 due in 2012)

Listing Price: \$240,000

Owner: Conrad Sterkel

BENNETT COUNTY FARMLAND

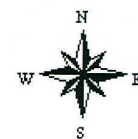
AERIAL MAP



map center: 43° 13' 24.05, 102° 1' 13.49

scale: 8924

35-38N-40W
Bennett County
South Dakota



10/9/2012

Maps provided by:



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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Corn
KrB	Keith-Rosebud silt loams, 2 to 6 percent slopes	54.4	34.8%	Ile		81	
GoA	Mobridge silt loam, 0 to 3 percent slopes	51.7	33.1%	IIc		97	50
CyD2	Canyon-Rosebud loams, 3 to 12 percent slopes	23.8	15.3%	Ve		30	
DrB	Dawes-Richfield silt loams, 0 to 5 percent slopes	13.1	8.4%	IIIc	IIs	65	
KeB	Keith silt loam, 3 to 5 percent slopes	12.6	8.1%	Ile		86	
Hv	Hoven silt loam, 0 to 1 percent slopes	0.3	0.2%	VIIs		11	
KrA	Keith-Rosebud silt loams, 0 to 2 percent slopes	0.2	0.1%	IIc		89	
Weighted Average						77.4	16.6

BENNETT COUNTY FARMLAND

South Dakota
Bennett
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1962
Prepared: 9/24/12 10:26 AM
Crop Year: 2012
Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
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Farms Associated with Operator:
1487, 2033, 2044

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
156.1	156.1	156.1	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP		FAV/WR History	ACRE Election
0.0	0.0	156.1	0.0	0.0	0.0		N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	CRP Reduction	CRP Pending
WHEAT	106.2	32	37	0.0	0.0	0.0
CORN	7.2	38	65	0.0	0.0	0.0
Total Base Acres:	113.4					

Tract Number: 929	Description: NW4 35 T38R40	FAV/WR History
BIA Range Unit Number:		N
HEL Status: Classified as not HEL		
Wetland Status: Wetland determinations not complete		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
156.1	156.1	156.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	NAP	
0.0	0.0	156.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	CRP Reduction	CRP Pending	CRP Yield
WHEAT	106.2	32	37	0.0	0.0	0.0	0
CORN	7.2	38	65	0.0	0.0	0.0	0
Total Base Acres:	113.4						

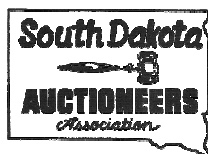
Other Producers: None



Serving South Dakota and Minnesota



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Note: This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions. Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

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