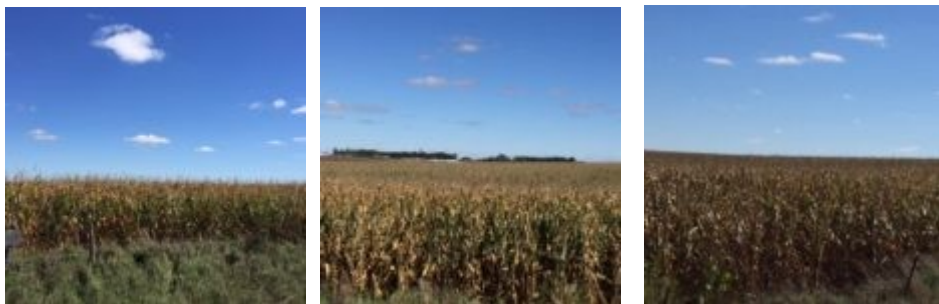


LAND AUCTION

80 +/- ACRES OF UNIMPROVED FARMLAND IN SPRING CREEK TWP., MOODY CO., SD

In order to settle the Roy Corcoran Estate, we will offer at Public Auction the following described real estate located from Flandreau, SD, 4 miles north on Hwy. 13, 1 mile east on 226th St. and 1 mile north on 482 Ave. Auction conducted at the property on:

FRIDAY, OCTOBER 28, 2016



**SALE TIME:
10:00 A.M.**

Here is an opportunity to purchase 80 (+/-) acres of unimproved farm located northeast of Flandreau or southwest of Ward, SD, in an excellent agricultural, farming area, only 1 mile from Hwy. 13. This 80-acre farm, according to FSA has approx. 51.3 good, tillable acres with the balance in pasture with stock dam. The pasture ground was in CRP and expired September 20, 2016. The farm has primarily Kranzburg silty clay loam, Houdek-Shindler, Brandt clay loam and Lamoure-Rauville silty clay loam. According to the Moody Co. Beacon, the farm has a productivity rating of 78 and has a Surety Agri-Data productivity index of 72 on the tillable acres. The farm is clear to farm for the 2017 crop year. This farm has been well cared for and has an excellent crop.

Legal Description: S $\frac{1}{2}$ of SW $\frac{1}{4}$, Sec. 26, T-108-N, R.48W, Spring Creek Twp., Moody Co., SD.

We invite you to inspect this farmland at any time. 1031 Exchanges welcome!
For additional information, contact the Auctioneers or visit our website
www.burlagepeterson.com. Come prepared to buy!

TERMS: 10% non-refundable earnest money deposit sale day with balance due on or before November 30, 2016. Title insurance and closing fee split 50/50 between buyer and seller. 2016 real estate taxes will be paid by seller based on the 2015 tax levy, and 2017 real estate taxes will be paid by new buyer and is sold subject to confirmation of the estate. This property is sold subject to existing lease, easements, restricting reservations, fences and highways of record. Owner does not warranty or guarantee that the existing fences lie on the true and accurate boundaries, and any new fencing, if any, will be the responsibility of the buyer, pursuant to SD statutes. Auctioneers represent the seller in this transaction.

ROY CORCORAN ESTATE – OWNER
John Shaeffer, Attorney & Closing Agent, Flandreau, SD

AUCTIONEERS & REALTORS
Lenny & Tyler Burlage, Jim & Scott Peterson
317 4th St., Brookings SD 57006 605-692-7102
office@burlagepeterson.com
www.burlagepeterson.com

AUCTIONEERS/LAND BROKER
Chuck & Jared Sutton
Burlage Peterson Auctioneers & Realtors, LLC
Flandreau & Sioux Falls SD
605-336-6315 / 605-864-8527
www.suttonauction.com

Moody County

South Dakota

10/3/2016

map center: 44° 7' 40.32, -96° 33' 43.52

Aerial Map

26-108N-48W

0ft 574ft 1148ft

Field borders provided by Farm Service Agency as of 5/21/2008.

