LAND AUCTION

80 +/- ACRES IN UNION TWP., MOODY CO., SD

We will offer at Public Auction
the following described real estate located
from Flandreau, SD, 3 miles east on 230th Street.

Auction conducted at the property on:

TUESDAY, MARCH 7, 2017 SALE TIME: 10:00 A.M.

This 80-acre, unimproved farm has a good location to Flandreau and is joined by a county tar road. According to the FSA Office, the farm has 57.87 tillable acres with the remaining balance in grass, stock dam or waterway making for potential, additional, tillable acres. The farm has a corn base of 29.9 acres with a PLC yield of 131 bushels and a 19.8-acre soybean base with a PLC yield of 44 bushels. According to Surety AgriData, the tillable acres have a productivity index of 70.3 with predominately Class II Doland Loam soil making this a good row crop farm. Here is an opportunity to buy a smaller tract of land close to town ideal for farmers or investors! This farm has been in the Nissen Family for over 60 years!

Legal Description: S ½ of SW ¼, Section 19, T-107-N, R-47-W, Union Township, Moody County, South Dakota

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

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before April 17, 2017. The farm is leased for the 2017 crop year with the new buyer to get $12,000 credit at closing. Title insurance and closing fee split 50/50 between buyer and sellers. 2016 real estate taxes are to be paid by sellers, and property is sold subject to confirmation of owners. The auctioneers represent the sellers in this transaction.

Jenean Van Otterloo, Jerry Nissen, Joe Nissen & Jeanette Hale – Owners

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

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

AUCTIONEERS/LAND BROKER
Chuck Sutton 605-336-6315
Jared Sutton 605-864-8527
Flandreau & Sioux Falls SD

Aerial Map

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 3' 13.57, -96° 31' 14.01

0ft 499ft 997ft

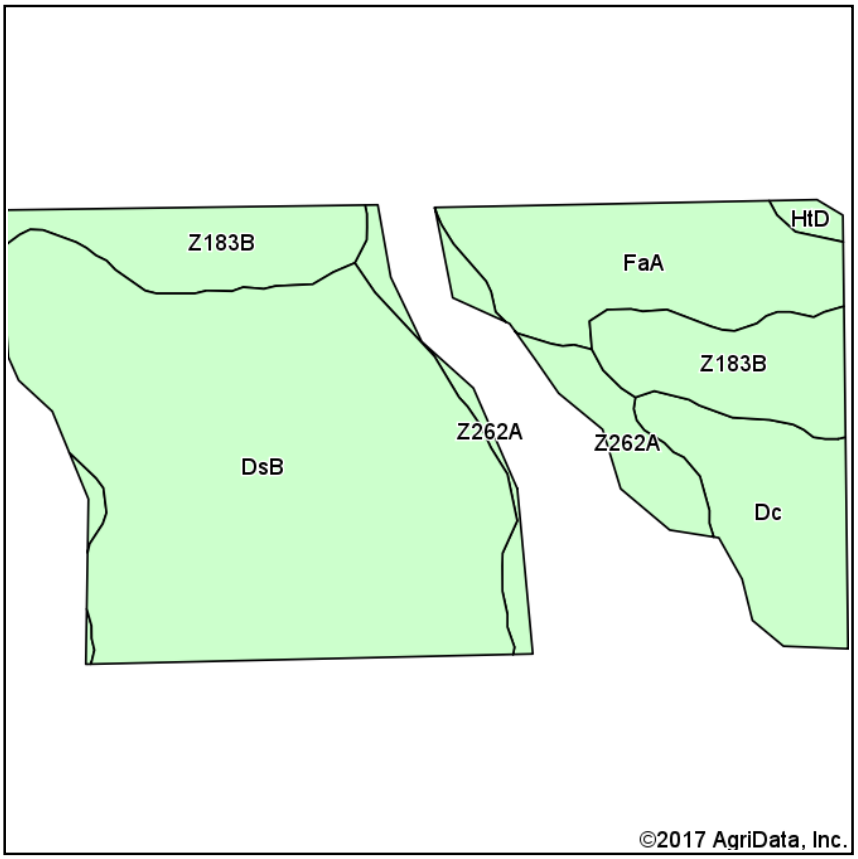
19-107N-47W
Moody County
South Dakota

N W E S

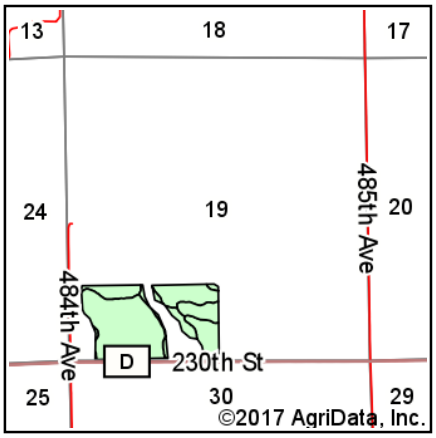
2/2/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **19-107N-47W**
Township: **Union**
Acres: **56.27**
Date: **2/6/2017**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

N W E S

Area Symbol: SD101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
DsB	Doland loam, 2 to 6 percent slopes	29.61	52.6%	IIe	82
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	8.63	15.3%	IIe	45
FaA	Flandreau loam, 0 to 2 percent slopes	7.85	14.0%	IIs	78
Dc	Davison-Crossplain clay loams	5.67	10.1%	IIs	80
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	4.13	7.3%	VIw	15
HtD	Houdek-Talmo complex, 6 to 40 percent slopes	0.38	0.7%	IVe	31
				Weighted Average	**70.3**

Area Symbol: SD101, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FARM: 4315

South Dakota | **U.S. Department of Agriculture** | **Prepared:** 2/3/17 4:04 PM

Moody | **Farm Service Agency** | **Crop Year:** 2017

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | **Page:** 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
CARTER J AHLERS	SPLIT FROM 3873	

Farms Associated with Operator:
390, 3399, 4418, 5251, 5356, 5884, 5939, 6586

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.45	57.87	57.87	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	57.87	0.0	0.0	0.0

ARC/PLC

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	CORN , SOYBN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	29.9		131	0.0
SOYBEANS	19.8		44	0.0
Total Base Acres:	49.7			

Tract Number: 11477 **Description:** SSW 19 107 47

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.45	57.87	57.87	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	57.87	0.0	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	29.9		131	0.0
SOYBEANS	19.8		44	0.0
Total Base Acres:	49.7			

Owners: JUDY NISSEN

Other Producers: None