

LAND AUCTION

140 +/- ACRES OF HIGHLY PRODUCTIVE FARMLAND IN SPRING CREEK TWP., MOODY CO., SD

In order to settle the Isabell E. Corcoran Estate, we will offer the following described real estate located from Flandreau, SD, 2 miles east on 230th Street, then 5 miles north on 483rd Avenue or from Ward, SD, 4 miles west on 223rd Street and 1 ½ mile south on 483rd Avenue on:

TUESDAY, SEPTEMBER 18, 2018 SALE TIME: 10:00 A.M.

This auction presents an excellent opportunity to purchase a good inside 140 +/- acre farm that is all tillable except for road and small waterway. Now is the time to add this excellent farmland with approximately 23,000' of farm tile to your operation or investment portfolio.

This farm has been in the family since 1889, is nearly all tillable and lays nice with good eye appeal. According to Surety AgriData, the farm has predominately Kranzburg-Brookings Silty Clay Loam Class I & II soils with a productivity index rating of 78. According to the FSA Office, the farm has a corn base of approximately 68.7 acres with PLC yield of 159 bushels and soybean base of approximately 68.5 acres with PLC yield of 42 bushels. Don't miss the opportunity to buy this farm with 23,000' of tile and free to farm in the 2019 crop year.

For additional information, go to our website www.burlagepeterson.com or contact Auctioneers. MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

Legal Description: SW ¼ of Section 25, T-108-N, R-48-W, excluding Tract I (acreage), Spring Creek Twp., Moody Co., SD.

TERMS: 10% non-refundable earnest money deposit due the day of sale with balance due on or before November 1, 2018. Title insurance and closing fee split 50/50 between buyer & sellers. Sellers to pay 2018 real estate taxes due and payable in 2019. This property is sold subject to existing lease for 2018 crop year, easements and restrictions, if any, and is sold subject to confirmation of the Personal Representatives. Information contained herein and all statements made herein are believed to be accurate but not guaranteed. Auctioneers represent the sellers in this transaction.

Isabell E. Corcoran Estate – Owner

Patricia Kanz & Janice Bos, PR's

John Shaeffer, Flandreau SD, Attorney & Closing Agent for Sellers

AUCTIONEERS & REALTORS

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



AUCTIONEERS/LAND BROKER

Chuck Sutton 605-336-6315
Jared Sutton 605-864-8527
Flandreau & Sioux Falls SD
www.suttonauction.com

Aerial Map



**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC

Maps Provided By:
 **surety**
CUSTOMERS ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrDataInc.com

map center: 44° 7' 50.9, -96° 32' 19.78

0ft 925ft 1850ft

25-108N-48W
Moody County
South Dakota



8/16/2018

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: **25-108N-48W**
 Township: **Spring Creek**
 Acres: **140.67**
 Date: **8/16/2018**

**BURLAGE
 PETERSON**
 Auctioneers & Realtors, LLC

Map Provided By:

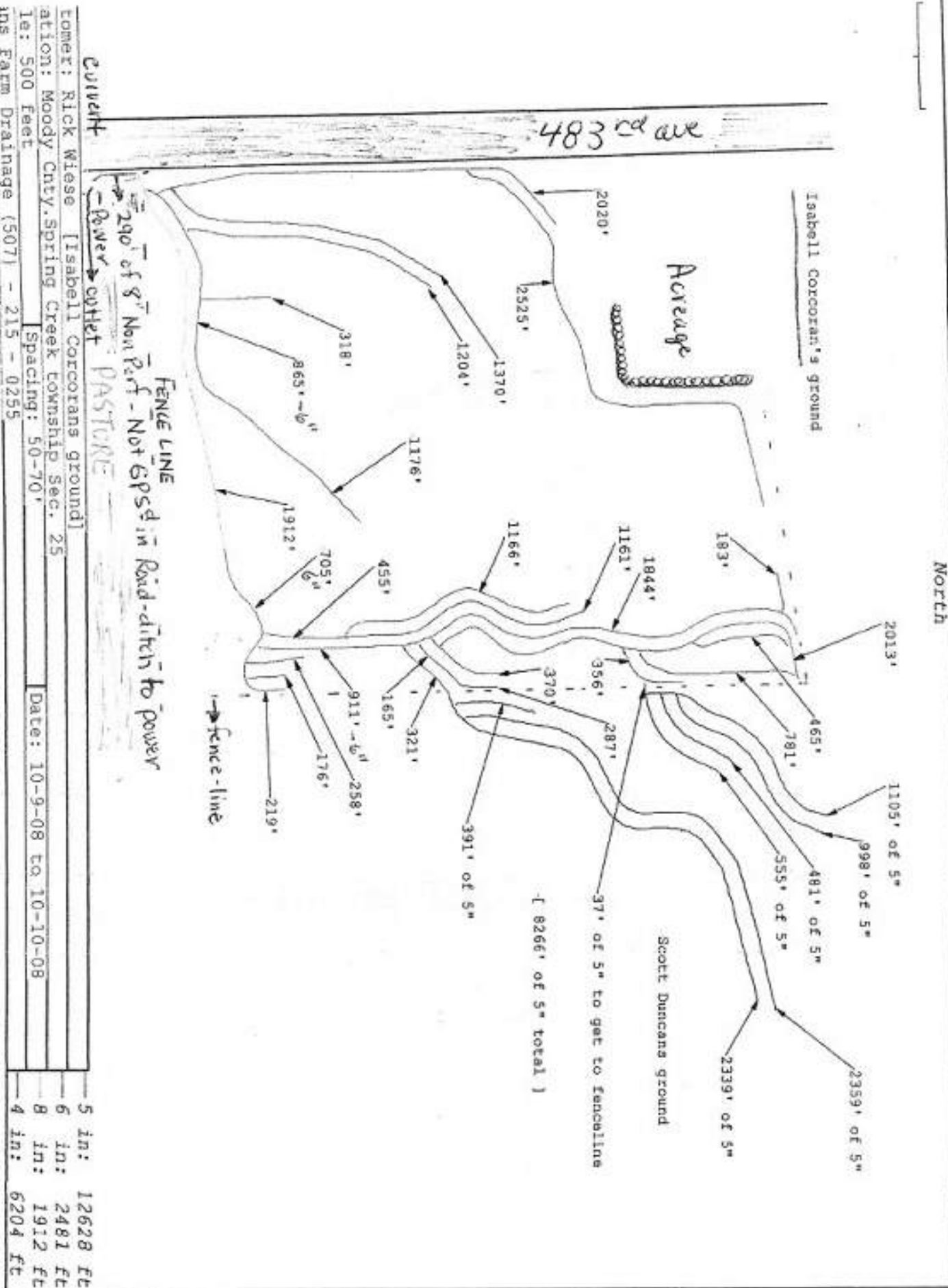


Area Symbol: SO101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	NCCPI Soybeans
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	67.27	47.8%	Ile		87	70
KbA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	32.78	23.3%	Is		93	72
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	31.31	22.3%	Ile		45	27
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	4.66	3.3%	IIs		66	56
Ac	Alcester silty clay loam, cool, 0 to 2 percent slopes	3.58	2.5%	I	I	96	72
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	1.07	0.8%	Vhw		13	16
Weighted Average						78	60.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Owner: Rick Wiese [Isabell Corcoran's ground]	5 in:	12628 Ft
Location: Moody Cnty. Spring Creek township Sec. 25	6 in:	2481 Ft
Size: 500 Feet	8 in:	1912 Ft
Ins Farm Drainage (507) - 215 - 0255	4 in:	6204 Ft

FENCE LINE
 290' of 8" Non Perf - Not GPS'd in Road-ditch to power

Power outlet
 PASTURE

Fence-line

(8266' of 5" total)

Scott Duncans ground

Isabell Corcoran's ground

Acreage