

# LAND AUCTION

## 293.85 +/- ACRES OF PREDOMINENTLY TILLABLE FARMLAND & ACREAGE IN JEFFERSON TWP., MOODY CO., SD Offered in 3 Tracts, Including Land & 9 +/- Acre Acreage Site Separate

To settle the estate for David Van De Berg the following real estate will be offered at auction, located from Interstate 29, Flandreau Exit Hwy 32, 1 ½ miles West, 2 miles North on 471<sup>st</sup> Ave, 1 mile West on 228<sup>th</sup> St. & ½ mile North on 470<sup>th</sup> Ave.; or from Colman SD, ½ mile East on Hwy 34, 7 miles North on 471s Ave, 1 mile West on 228<sup>th</sup> St. & ½ mile North on 470<sup>th</sup> Ave. Watch for auction signs on:

**THURSDAY, SEPTEMBER 6, 2018 SALE TIME: 10:00 A.M.**

**Tract 1:** This farm consists of 155.85 acres in Sec. 10. The farm consists of 148.41 cropland acres and has a corn base of 69.16 with a PLC Yield of 132, and a soybean base of 58.44 with a PLC Yield of 36. This corn and soybean farm is predominantly made up of Egan-Wentworth, Ethan-Egan & Egan-Ethan soils. This farm would make for a nice addition to a farming operation or investors portfolio and is only ½ mile off a tar road, and West of Tract 2. This farm is free for possession for the 2019 crop year.

**Legal Description(s):** NE ¼ Exc. Acreage, Sec. 10 T-107-N, R-50-W, Jefferson Twp, Moody Co, SD

**Tract 2:** This farm consists of approx. 129+/- acres and will be offered separate or as a unit with Tract 3 the acreage. The farm currently has 122.75 cropland acres according to the FSA Office and has a corn base of 46.88 with a PLC Yield of 132 and a soybean base of 39.61 with a PLC Yield of 36. The farm is predominantly tillable farm features Wentworth-Chancellor-Wakonda Silty Clay Loams & Egan-Ethan Complex, both Class I & II soils. This farm is rented for the 2019 crop year with the new buyer inheriting the lease and payment of \$28,400. Total acres and cropland acres may vary depending on survey.

**Legal Description(s):** 129+/- Acres in W ½ of Sec. 11 T-107-N, R-50-W, Jefferson Twp, Moody Co, SD

**Tract 3:** This 9 +/- acre acreage with rural water consists of a ranch style home with a metal roof and attached garage. The house has 3 bedrooms on the main level along with approx. 1,040 sf., and an unfinished basement. The acreage also has a pole building, quonset, lean-to, grain bins and animal shed connected to 3+/- acres of nice pasture grass land with a water source. Pasture grass, cattle shed and 2 grain bins on acreage are leased for 2019 for \$800. The property also has mature trees and lots of open space for good use. Exact acres may vary depending on survey if sold separate from Tract 2.

**Property Address:** 22758 470<sup>th</sup> Ave., Colman, SD 57017

**We invite you to inspect this farmland at any time. For additional information, contact the auctioneers or visit our website [www.burlagepeterson.com](http://www.burlagepeterson.com). Come prepared to buy!**

**TERMS:** 10% non-refundable earnest money deposit due day of sale, balance due on or before November 9, 2018. Title insurance and closing fee split 50/50 between buyer and seller. Seller to pay 2018 real estate taxes. Properties sold subject to any easement, restrictions, reservations of record. Information contained herein and all statements made herein believed to be accurate but not guaranteed. Fences may not lie on true and accurate boundary lines, new fencing, if any is responsibility of new buyer. Sold as is, where is without warranties, guarantees or contingencies of any kind and subject to confirmation of owner. Total acres for Tracts 2 & 3 are dependent on survey at seller's expense. Tract 2 Farmland, and tract 3 grain bins, pasture and cattle shed are leased for 2019 crop year. Auctioneers represent the seller in this transaction. John Shaeffer Attorney for Estate & Closing Attorney.

**JUDITH VAN DE BERG; PERSONAL REP. FOR ESTATE – OWNER**

**John Shaeffer, Shaeffer Law Office of Flandreau – Closing Attorney & Attorney for Estate**

### AUCTIONEERS

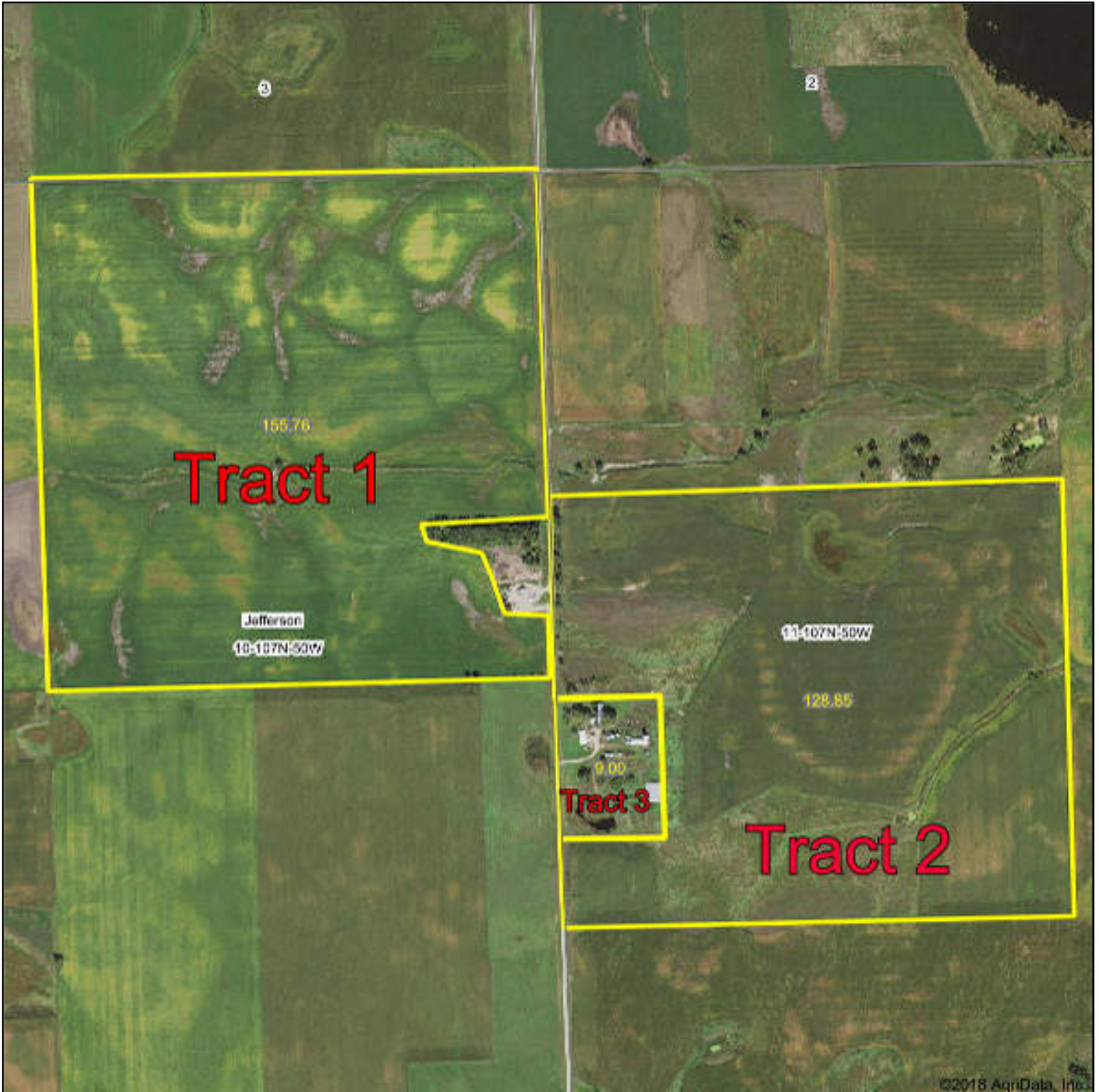
Tyler & Lenny Burlage, Jim & Scott Peterson  
Burlage Peterson Auctioneers & Realtors, LLC  
317 4<sup>th</sup> St., Brookings SD 605-692-7102  
[www.burlagepeterson.com](http://www.burlagepeterson.com)

**BURLAGE  
PETERSON**  
Auctioneers & Realtors, LLC

### AUCTIONEERS

Chuck Sutton 605-336-6315  
Jared Sutton 605-864-8527  
Flandreau & Sioux Falls SD  
[www.suttonauction.com](http://www.suttonauction.com)

# Aerial Map



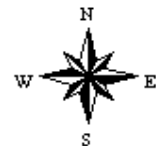
**BURLAGE  
PETERSON**  
Auctioneers & Realtors, LLC

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 44° 5' 21.25, -96° 48' 32.36

0ft 810ft 1621ft

**10-107N-50W**  
**Moody County**  
**South Dakota**



8/6/2018

South Dakota  
Moody

Report ID: FSA-156EZ

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

FARM: 6678  
Prepared: 7/9/18 11:44 AM  
Crop Year: 2018  
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: GROOS BROTHERS JV  
Farm Identifier: \_\_\_\_\_  
Recon Number: \_\_\_\_\_

Farms Associated with Operator:  
1040, 5662, 5743

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
152.43	148.41	148.41	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	148.41	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	69.16		132	0.0
SOYBEANS	58.44		36	0.0
Total Base Acres:	127.6			

Tract Number: 13985      Description: NE 1/4 10 107 50 less acreage

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: CW After 11/28/90

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
152.43	148.41	148.41	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	148.41	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	69.16		132	0.0
SOYBEANS	58.44		36	0.0
Total Base Acres:	127.6			

Owners: DAVID VANDEBERG

Other Producers: CHAD A GROOS  
GRANT A GROOS

ERIC A GROOS



FARM: 6679

South Dakota

U.S. Department of Agriculture

Prepared: 7/9/18 11:43 AM

Moody

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

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Operator Name Landon J Wittrock Farm Identifier Recon Number

Farms Associated with Operator: 3037, 6264

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Includes rows for State Conservation and Other Conservation.

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

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Includes rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 13988 Description: N1/2 SW 1/4 S68 ac NW 1/4 11 107 50

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: CW After 11/28/90

Table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Includes rows for State Conservation and Other Conservation.

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Includes rows for CORN, SOYBEANS, and Total Base Acres.

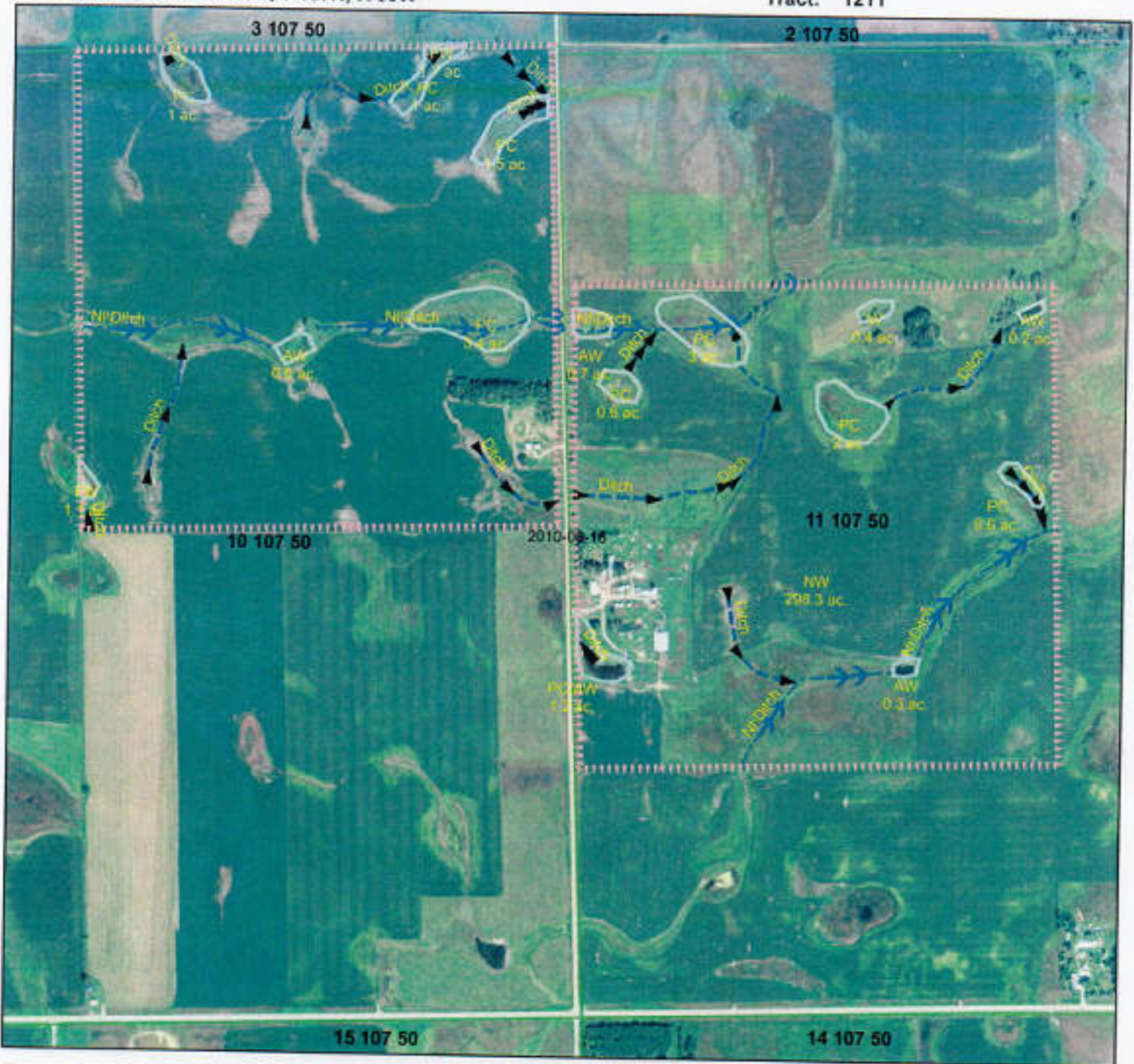
Owners: DAVID VANDEBERG

Other Producers: None

# Certified Wetland Determination

Field Office: Flandreau FO  
 Certified By: C. Veldkamp  
 Legal Desc: S 10&11, T 107N, R 50W

Agency: USDA-NRCS  
 Certified Date: 10/16/2012  
 Tract: 1211



**Legend**

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NIDitch
- Tile



**W** Wetland  
**FW** Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria  
**PC** Prior Converted  
**NW** Non Wetland  
**NI** Not Inventoried Potential Waters of the US  
 See NRCS CPA-O26E for definitions and additional info.

