

HANSON COUNTY LAND AUCTION

THURSDAY, SEPTEMBER 10, 2015 - 5:30 p.m.

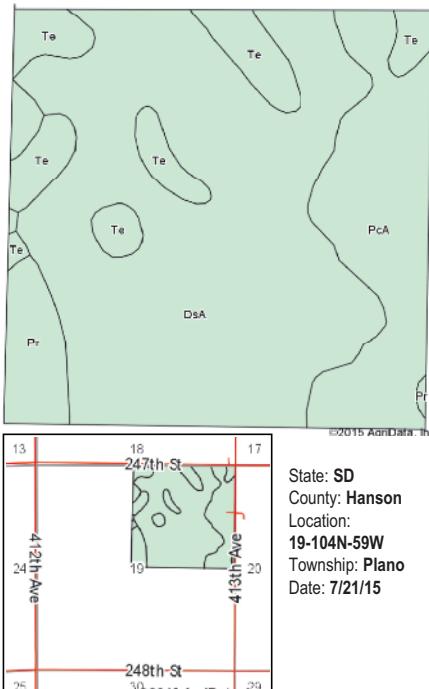
160 +/- Acres • Plano Township, Hanson County, SD

Located $\frac{1}{4}$ mile south of 247th Street Plano Road and 413th Ave or North of Mitchell on Hwy 37 to 247th Street (Plano Road) then 4 miles east to 413th Ave, $\frac{1}{4}$ mile South to Sale Site.

www.MitchellRealty.net

www.sdauctions.com

This property of 160 Acres + or - has farmland of 99.74, grass land of 48.57 with balance in farm site and trees. Soil rating on this property is 65.8 productivity index. This parcel of land is level land with a nice tree belt that separate the farm land from grass land and also a great wind break on farm site. Grass land has a large stock dam and is high producing pasture. Farmland is level land and was tilled at one time. This property also has a good 30 x 80 pole barn with large doors. If you are looking for a good place in the country with lots of trees and good building site do not miss out on this property.



LEGAL DESCRIPTION Northeast $\frac{1}{4}$ Section 19 Township 104 North Range 59 West, Plano Township, Hanson County SD

TAXES: 2,172.78 for 2014 year.

TERMS OF SALE: Successful bidders to deposit 10% earnest money on auction day with balance certified funds at the date of closing, to be on or before November 12th, 2015. Have financial arrangements secured prior to bidding. Full possession on January 1st, 2016. Marketable title transferred by Personal Representatives Deed subject to any easements, restrictions of record. Property sold by legal description only, no survey provided. Neither seller nor Auctioneer/Brokers are making any guarantees or warranties actual or implied. Sold subject to acceptance of price by Estate Representative on sale day. Seller can reject any or all bids. 10 % earnest money to be nonrefundable. Title insurance: The Title Company to perform title work, and Closing to be at Morgan Theeler LLP law office or arrangements made with Seller. Owner Title Insurance cost and closing costs will be split equally. Seller shall pay the 2015 real estate taxes at closing. Copy of title commitment and purchase agreement available prior to sale. Announcements made at the auction take precedence over any printed material or prior representations. Auctioneer/Broker represents seller only in the transaction.

Owner: Estate of Mary Ardis Turner
Mary E. Goudy, PR



Area Symbol: SD602, Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Flax	Grain sorghum	Oats	Soybeans	
DsA	Dudley-Stickney complex, 0 to 2 percent slopes	98.45	62.5%	IVs	58	1.7	2.8	30	13	32	41	19	
PcA	Prosper-Clarno loams, 0 to 2 percent slopes	30.87	19.6%	IIC	89	3.5	5.8	77		67	84	30	
Te	Tetonka silty clay loam	18.45	11.7%	IVw	58								
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	9.74	6.2%	IIC	85	3.5	5.8	77		67	84	30	
Weighted Average					65.7	2	3.2	38.6	8.1	37.3	47.3	19.6	

SALE CONDUCTED BY

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REALTY**
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