

HANSON COUNTY LAND AUCTION

155 + OR - ACRES APPROXIMATELY 125 ACRES TILLABLE

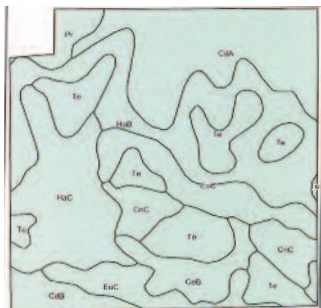
THURSDAY FEBRUARY 15TH, 2018 10:00 A.M.

SALE IS CONDUCTED AT LEGION HALL MAIN STREET ALEXANDRIA, SD

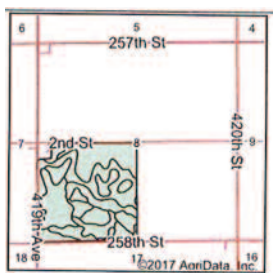
LAND LOCATION: From North edge of Alexandria go 2 miles west, 1/2 South to 3 mile road watch for signs. Owners are keeping building site approx. 5 acres + or -.

www.MitchellRealty.net

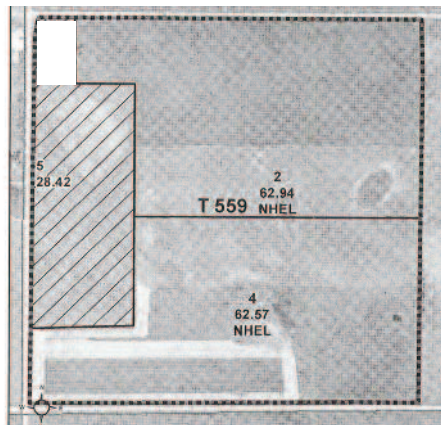
www.sdauctions.com



SOIL MAP



State: So. Dakota County: Hanson
Location: 8-102N 58W Date: 1/19/2018
Township: Wayne



LEGAL: Southwest 1/4 less West 1/2 of Northwest of Northwest of the South west 1/4 Section 8, Township 102 North Range 58 West Hanson County SD approx. 155 acres plus or minus.

DESCRIPTION: Slightly rolling to level good producing land with a soil rating of 72.3 productivity index.

TERMS OF SALE: Terms of Sale: All land is being sold as taxable acres as provided by Hanson County Register of Deeds. Property sold by legal description, no survey provided. Successful bidders to deposit 10 % non-refundable earnest money upon being the successful bidder (day of auction), said earnest money shall be tendered to Mitchell Realty LLC. Closing and Possession date to be on or before March 15th 2018. The Title Company shall prepare and execute title work and closing. Have all financial arrangement secured prior to bidding. Marketable title transferred by warranty deed. Deed subject to any easement restrictions of record. Title insurance cost to be split 50% buyer and 50% seller. All property taxes due and payable for 2017 due in 2018 shall be paid by the seller.

SALE CONDUCTED BY

MITCHELL REALTY L.L.C.

300 W. Havens
Mitchell, SD
605.995.0999

BOB JARDING
Real Estate Broker
License #11609
605-770-3613

RALPH E KINER
Real Estate Broker
License #10849
605-999-7000

DUANE DEBOER
Real Estate Broker
License #3709
605-680-2412

OWNER(S):
GARY & SHARON JARDING 999-0416

Code	Soil Description	Acres	Percent of field	Non-Irr Class °C	Irr Class °C	Productivity Index	Alfalfa hay	Alfalfa hay irrigated	Brome grass alfalfa	Brome grass alfalfa irrigated	Corn	Corn irrigated	Flax	Grain sorghum	Grain sorghum irrigated	Oats	Soybeans	Soybeans irrigated	Spring wheat
HaB	Hand loam, 3 to 6 percent slopes	30.53	20.0%	Ile		79	3.1		5.2		75			59		72			27
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	28.86	18.9%	Ilc		88													
Te	Tetonka silt loam, 0 to 1 percent slopes	25.53	16.7%	IVw		56													
HaC	Hand loam, 6 to 9 percent slopes	21.95	14.4%	Ile		63	2.9		4.8		65			56		67			23
EuC	Ethan-Clamo loams, 6 to 9 percent slopes	19.53	12.8%	IVe		64													
CnC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	9.11	6.0%	Ile		69													
CeB	Clamo-Davison loams, 2 to 4 percent slopes	8.07	5.3%	Ile	Ile	79	3.1	5.2	5.2	11	72	125	23	54	95	75	27	32	
CdB	Clamo loam, 2 to 6 percent slopes	5.32	3.5%	Ile		82													
Pr	Prosper-Slickney complex, 0 to 2 percent slopes	3.52	2.3%	Ilc		85	3.5		5.8		77			67		84	30		
Weighted Average						72.3	1.3	0.3	2.1	0.6	30	6.6	1.2	24.3	5	30	2.1	1.7	8.7

Farmland 153.93 Cropland 125.51 DCP Cropland 125.51 WBP 0.0 WRP/EMP 0.0 CRP Cropland 0.0 GRP 0.0

State Conservation 0.0 Other Conservation 0.0 Effective DCP Cropland 125.51 Double Cropped 0.0 MPL/FWP 0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP reduction
OATS	2.0		99	0
CORN	39.6		97	0
SOYBEANS	39.0	0	31	0
BARLEY	7.9		38	0
TOTAL BASE ACRES:	88.5			

Announcements made at the auction take precedence over any printed material or prior representations. Auctioneers/Real Estate Brokers represent the seller only in this transaction.