

**ADVANTAGE**  
*Land Co.*

PROUD  
AFFILIATES  
OF

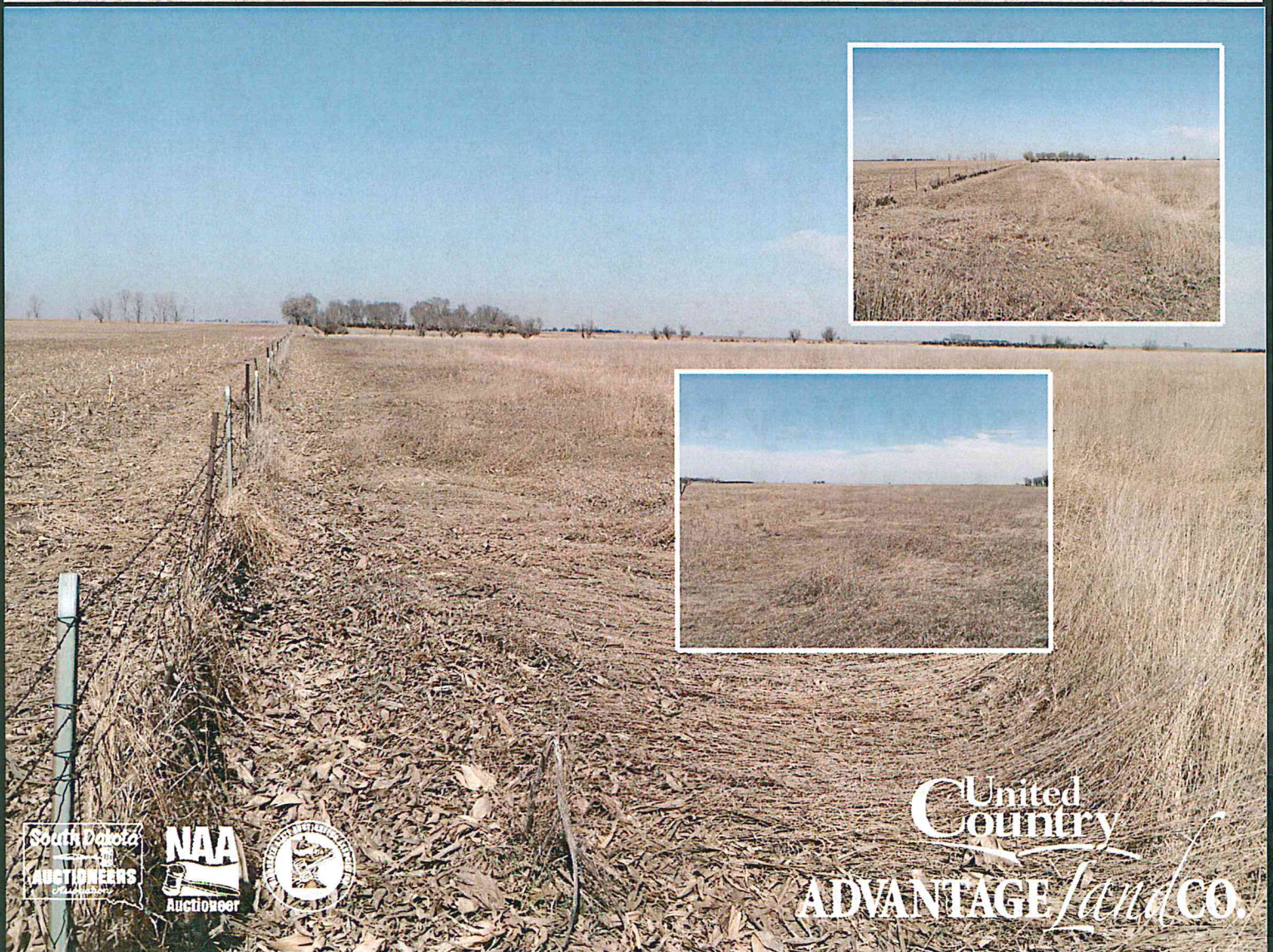
**United  
Country**  
Real Estate

# 78.96+/- ACRES IN SANBORN CO. LAND AUCTION

Thursday, May 5th, 2016 - 10:00am

On Site

## Choice Dirt - Majority Class II Clay Soils



Owner: Herbert & Kathleen Rieckmann

605.692.2525 - Advantage**Land**Co.com

# 78.96+/- ACRES NEAR ARTESIAN WITH 71 ACRES OF CLASS II CLAY



**Thursday, May 5th, 2016 at 10:00am**  
**Auction Location : On Site**

**Location:** From Artesian: 6 miles south on 414 Ave (blacktop), 1/2 mile east on 239 St, enter through the field approach, follow the path for a 1/4 mile south, then you will enter the property.

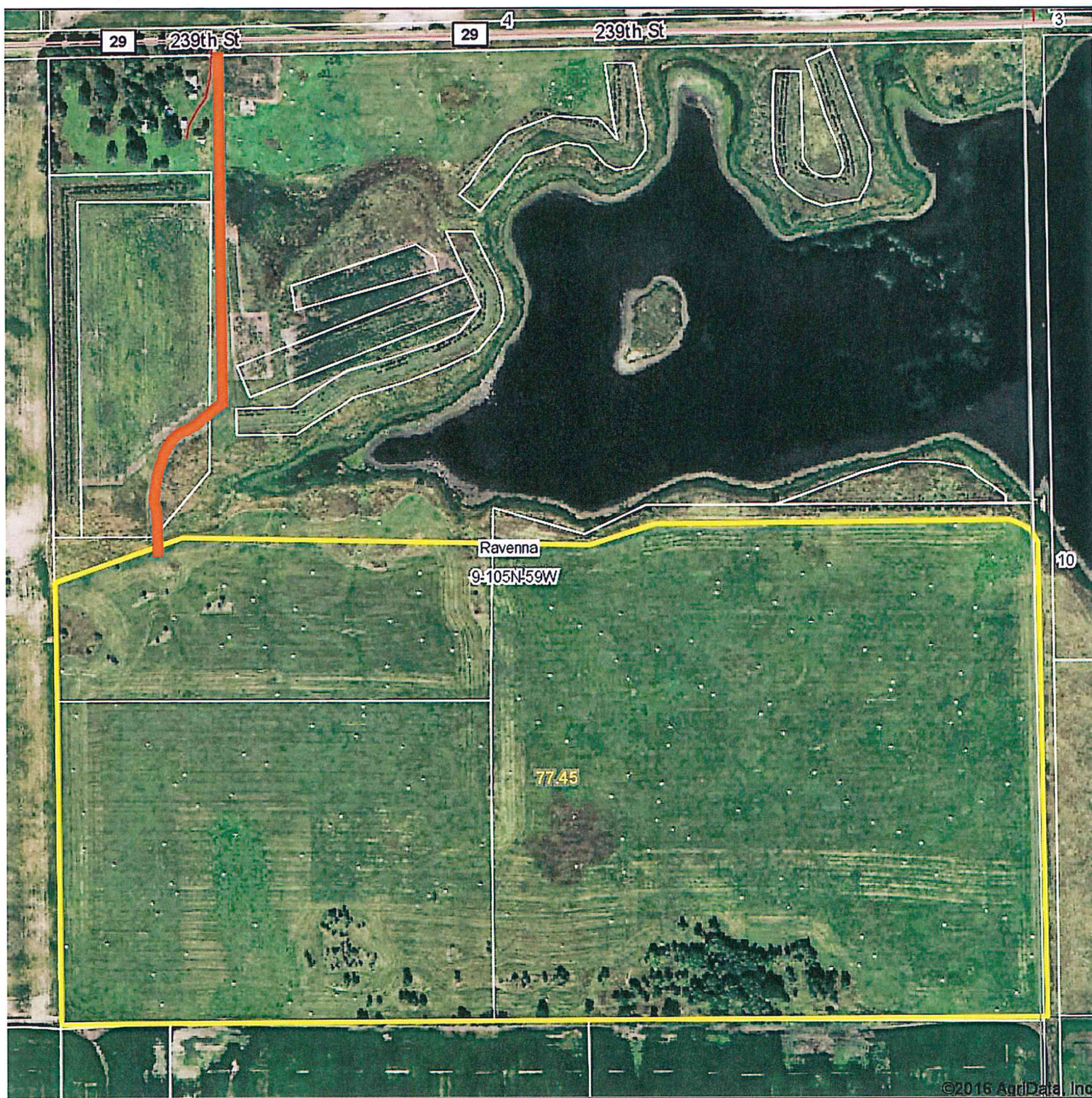
**Snap Shot:** \$5,000 Buyer Credit for Tree Removal, 69.12 Cropland Acres, Majority Class II Clay Soils, and lays nearly level with eye appeal!

**Legal Description:** S1/2 of the NE1/4 Sec 9-T105N-R59W Ravenna Twp, Sanborn County, S.D. (Legal & Acres Subject to Survey Underway)

**Estimated Taxes:** \$760+/-

**Owners: Herbert & Kathleen Rieckmann**

# Aerial Map



United  
Country  
ADVANTAGE *Land* CO.

Maps Provided By:

 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 55' 10.03, 97° 54' 59

0ft 413ft 827ft

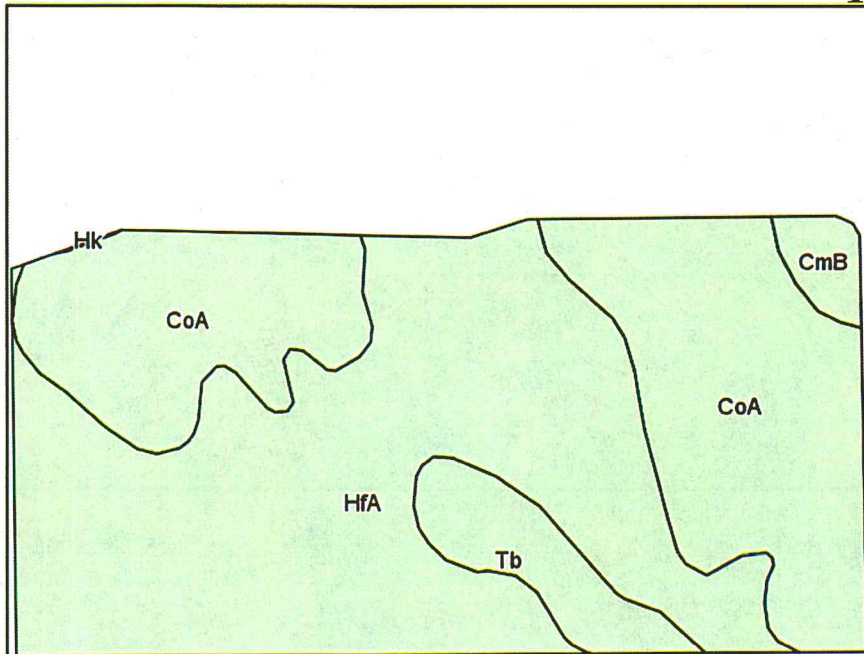
9-105N-59W  
Sanborn County  
South Dakota

 Access Easement



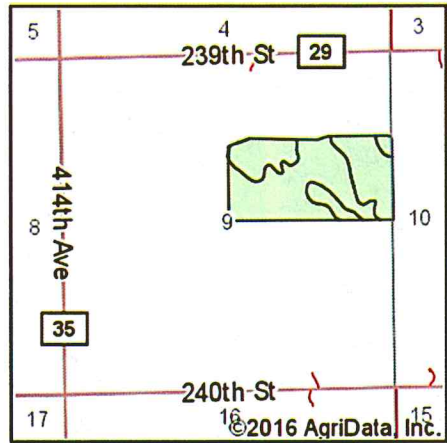
3/24/2016

# Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Sanborn**  
 Location: **9-105N-59W**  
 Township: **Ravenna**  
 Acres: **77.45**  
 Date: **3/24/2016**

**United Country**  
**ADVANTAGE Land CO.**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD111, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
HfA	Houdek-Stickney loams, 0 to 2 percent slopes	41.45	53.5%	IIc	73	57
CoA	Clarno-Prosper loams, 0 to 2 percent slopes	29.87	38.6%	IIc	84	60
Tb	Tetonka silt loam, 0 to 1 percent slopes	4.61	6.0%	IVw	56	
CmB	Clarno-Ethan loams, 2 to 6 percent slopes	1.52	2.0%	Ile	75	58
Weighted Average					76.3	54.8

Area Symbol: SD111, Soil Area Version: 16

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

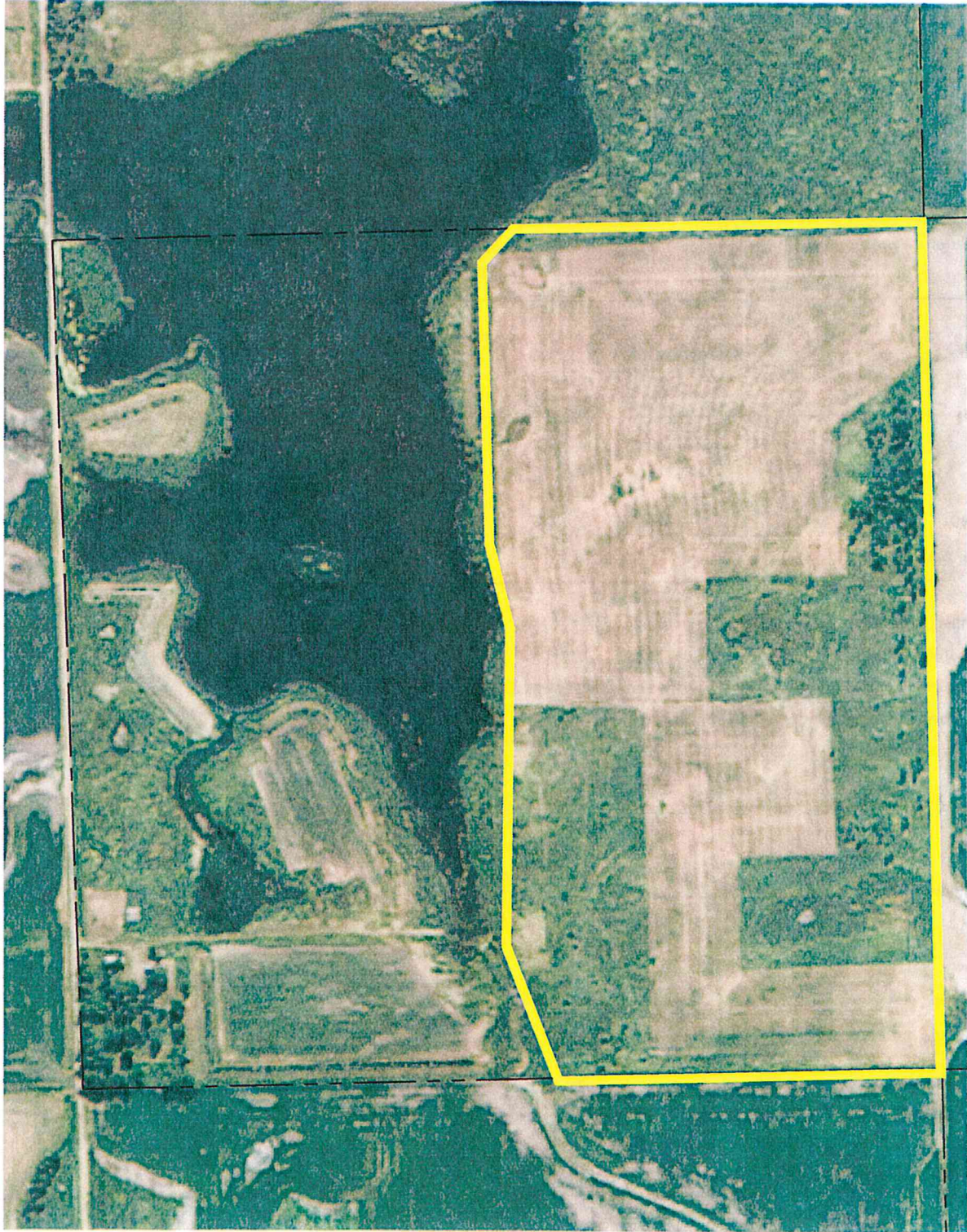


# Survey - Aerial Map



SCALE= 1"=300'

EXHIBIT



South Dakota

Sanborn

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 3586

Prepared: 3/22/16 11:36 AM

Crop Year: 2016

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
HERBERT L RIECKMANN JR		

Farms Associated with Operator:  
None

CRP Contract Number(s): 546 , 612

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.67	81.08	81.08	0.0	0.0	2.23	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	78.85	0.0	5.3	0.0		N	

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	21.4		77	0.0
SOYBEANS	19.6		28	0.0
Total Base Acres:	41.0			

Tract Number: 4405 Description: NE 9-105-59

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: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.67	81.08	81.08	0.0	0.0	2.23	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	78.85	0.0	5.3	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.4		77	0.0
SOYBEANS	19.6		28	0.0
Total Base Acres:	41.0			

Owners: HERBERT L RIECKMANN JR

Other Producers: None

# 78.96+/- ACRES NEAR ARTESIAN WITH 71 ACRES OF CLASS II CLAY

## **Attention Farmers, Investors, & Wildlife Enthusiasts!**

Situated near the Miner County line, this Sanborn County farm is a strong investment as it offers mainly Class II clay soils with an overall productivity index of .763. Currently utilized as hayland, this farm has the ability to be highly productive cropland as it has 69.12 cropland acres, mainly comprised of Houdek-Stickney loams and Clarno-Prosper loams! This property lays nearly level with 0-6% slopes and is made up of warm and cool season grasses. The balance consists of virgin sod and trees with a \$5,000 credit at close for tree removal. If you are looking for a quality land investment in a wildlife mecca or looking to add to your current operation, take possession sale day to get your 2016 crop in the ground!

\*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

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**TERMS:** This is a cash sale. Closing and landlord possession will be on or before June 7th, 2016. The buyer will be credited at closing in the amount of \$5,000 for tree removal. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer wants possession day of sale a 20% non refundable earnest money deposit is required. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% or 20% non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be the responsibility of the purchaser. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. A survey will be provided. FSA yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. An access easement and agreement will be signed between the new buyer that is not an adjacent land owner and the seller, agreeing that the path will remain in the current condition unless otherwise agreed upon by both parties. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Sanborn County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Subject to a 7% buyer premium. Said property is sold as is. This sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

# **United Country\*** **ADVANTAGE *Land* CO.**

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