

**ADVANTAGE**  
*Land Co.*

PROUD  
AFFILIATES  
OF

**United  
Country**  
Real Estate

# 73.11+/- ACRES IN BROOKINGS CO. LAND AUCTION

Thursday, March 10th, 2016 - 1:00pm

On Site

## A Choice Row Crop Farm!



605.692.2525

**United  
Country**

**ADVANTAGE** *Land Co.*

Advantage**Land**Co.com

Owner: Robert & Gloria Estwick

605.692.2525 - Advantage**Land**Co.com



# 73.11+/- ACRES NEAR BROOKINGS, SD CONVENIENT FARM FOR EQUIPMENT!



**Thursday, March 10th, 2016 at 1:00pm**  
**Auction Location : On Site**

**Location: From Brookings:** Medary/Hwy 14 Bypass Intersection: 2 miles west on Hwy 14 Bypass, 2 miles north on W. 16th Ave, 1/4 mile west on W. 42nd St, land is on the north side of the road.

**Snap Shot:** Close Proximity to Brookings, Convenient Access, All Class I & II Soils, 72.67 Tillable and Base Acres, \$14,500 Buyer Credit!

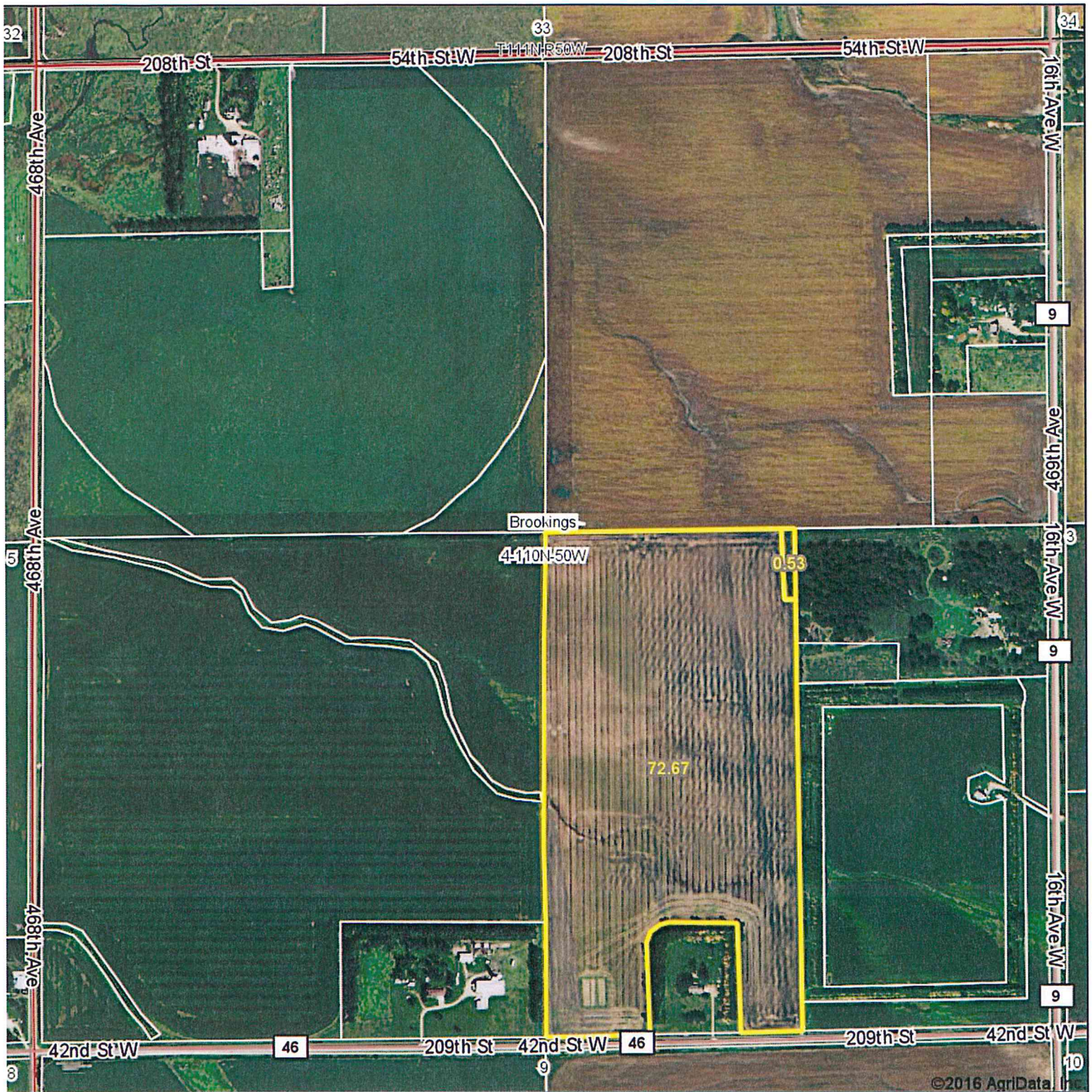
**Legal Description:** W1/2 SE1/4 Section 4-T110N-R50W of the 5th PM, Brookings County, S.D., except for the W484' of the E2138' of the S620' of the SE1/4 of said Section 4.

**Total Taxes:** \$2,162.68

**Owners: Robert & Gloria Estwick**



# Aerial Map



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

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 44° 21' 45.06, 96° 50' 18.69

**4-110N-50W**  
**Brookings County**  
**South Dakota**

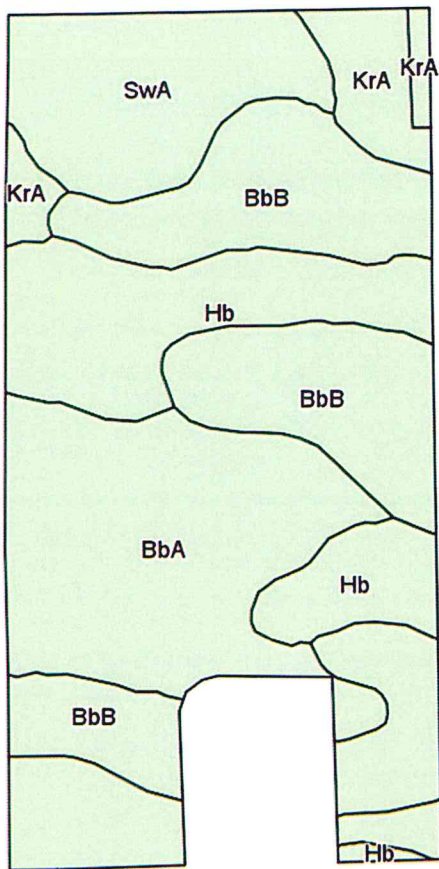
0ft 810ft 1621ft



2/3/2016

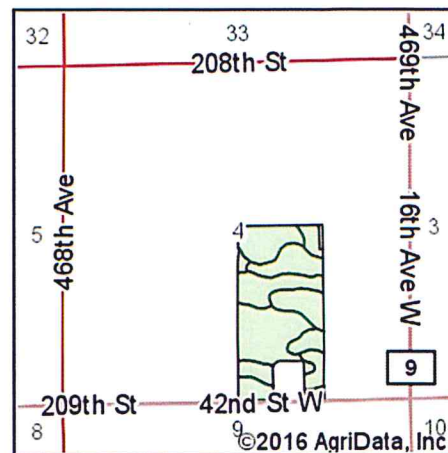


# Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brookings**  
 Location: **4-110N-50W**  
 Township: **Brookings**  
 Acres: **73.2**  
 Date: **2/3/2016**

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Maps Provided By:  
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Area Symbol: SD011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
ibB	Barnes clay loam, 2 to 6 percent slopes	23.07	31.5%	Ile	82	83	30	38
ibA	Barnes clay loam, 0 to 2 percent slopes	22.69	31.0%	Is	88	92	33	41
Ib	Hamerly-Badger complex, 0 to 2 percent slopes	13.48	18.4%	IIs	78	85	28	31
iWA	Swenoda-Lanona sandy loams, 0 to 2 percent slopes	9.69	13.2%	IIs	67	72	26	35
iRA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	4.27	5.8%	Is	91	101	36	44
Weighted Average					81.7	85.8	30.4	37.6

Area Symbol: SD011, Soil Area Version: 22

:: Using Capabilities Class Dominant Condition Aggregation Method



SOUTH DAKOTA

BROOKINGS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

FARM : 368

Prepared : Feb 2, 2016

Crop Year : 2016

## Abbreviated 156 Farm Record

Operator Name : FOUNDATION SEED STOCKS DIVISION  
 Farms Associated with Operator : 46-011-368, 46-011-370, 46-011-1437, 46-101-2807, 46-011-4147, 46-011-4407, 46-011-4510, 46-011-7677, 46-011-8554, 46-011-8861, 46-011-8862  
 CRP Contract Number(s) : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.20	72.67	72.67	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	72.67	0.00	0.00	No	No	0.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	7.27	0.00	0	43	
Corn	45.90	0.00	0	103	
Soybeans	19.50	0.00	0	43	
<b>TOTAL</b>	<b>72.67</b>	<b>0.00</b>			

## NOTES

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Tract Number : 1114

Description : W1/2SE1/4 4 110 50 BK149PG500 070815

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ROBERT ESTWICK

Other Producers : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.20	72.67	72.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	72.67	0.00	0.00	0.00	0.00	

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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<b>TOTAL</b>	<b>72.67</b>	<b>0.00</b>		



# 73.11+/- ACRES NEAR BROOKINGS, SD ALL QUALITY CLASS I & II SOILS!

**Attention Row Crop Farmers, Investors, & Potential Rural Acreage Seekers.**

**This farm offers all class I & II soil, convenient location & nearly all tillable land!**

This type and quality of property is made available on the open market nearly once in a lifetime! This high producing ag land is in close proximity to Brookings and offers 72.67 cropland & base acres, currently enrolled in the ARC-CO program. Laying nearly level with 0-6% slopes, the productivity index on this farm averages .816, with a majority of Barnes clay loam - Class II and Class I soils and Hamerly-Badger complex - Class II soil. This property is farmed for the 2016 crop year in which the buyer will receive a credit at closing in the amount of \$14,500. The balance of this land is made up of .53 acres of trees/virgin sod in the northeast corner that has the potential to be converted to farmland, bringing the cropland to 73.2 acres! The neighboring scenery of mature trees belts and home sites provides for a quiet country setting if you are looking to build a home close to Brookings. This land offers two potential rural acreage sites as 35 acres are required to build according to Brookings County Development Office, call them for details at 605.696.8350. Purchasers be prepared to buy the Estwick farm and take *Advantage* of this auction as this land has been in the family since 1974. Inspect this property, you will like what you see!

\*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 April 12th, 2016, as this land is leased for the 2016 crop year expiring March 1st, 2017. The buyer will be credited at closing in the amount of \$14,500 for being unable to farm or rent in the 2016 farming season. 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 is not immediately available at the conclusion of the auction, the purchase agreement and 10% 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 not be provided and will be the purchasers responsibility if needed or requested. 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. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Brookings 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. No buyer premium charged. Said property is sold as is. This sale is subject to seller confirmation. Not responsible for accidents.



# **United Country<sup>®</sup>** **ADVANTAGE *Land* CO.**

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