

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

80+/- ACRES IN KINGSBURY CO. SD LAND AUCTION

Thursday, March 31st, 2016 - 10:00am | Legion in Oldham, SD

Quality Dirt in Known Wildlife Area!



**United
Country**

ADVANTAGE *Land Co.*

605.692.2525

AdvantageLandCo.com

Owner: Doug & Tonya Bumann

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Advantage**Land**Co.com

80+/- ACRES IN KINGSBURY CO, SD QUALITY DIRT IN PRAIRIE POTHOLE!



Thursday, March 31st, 2016 at 10:00am

Auction Location: American Legion E Main St Oldham S.D.

Land Location: From Oldham: 4 miles west on 218 St (blacktop), 1.75 miles south on 441 Ave, land is on the west side of the road.

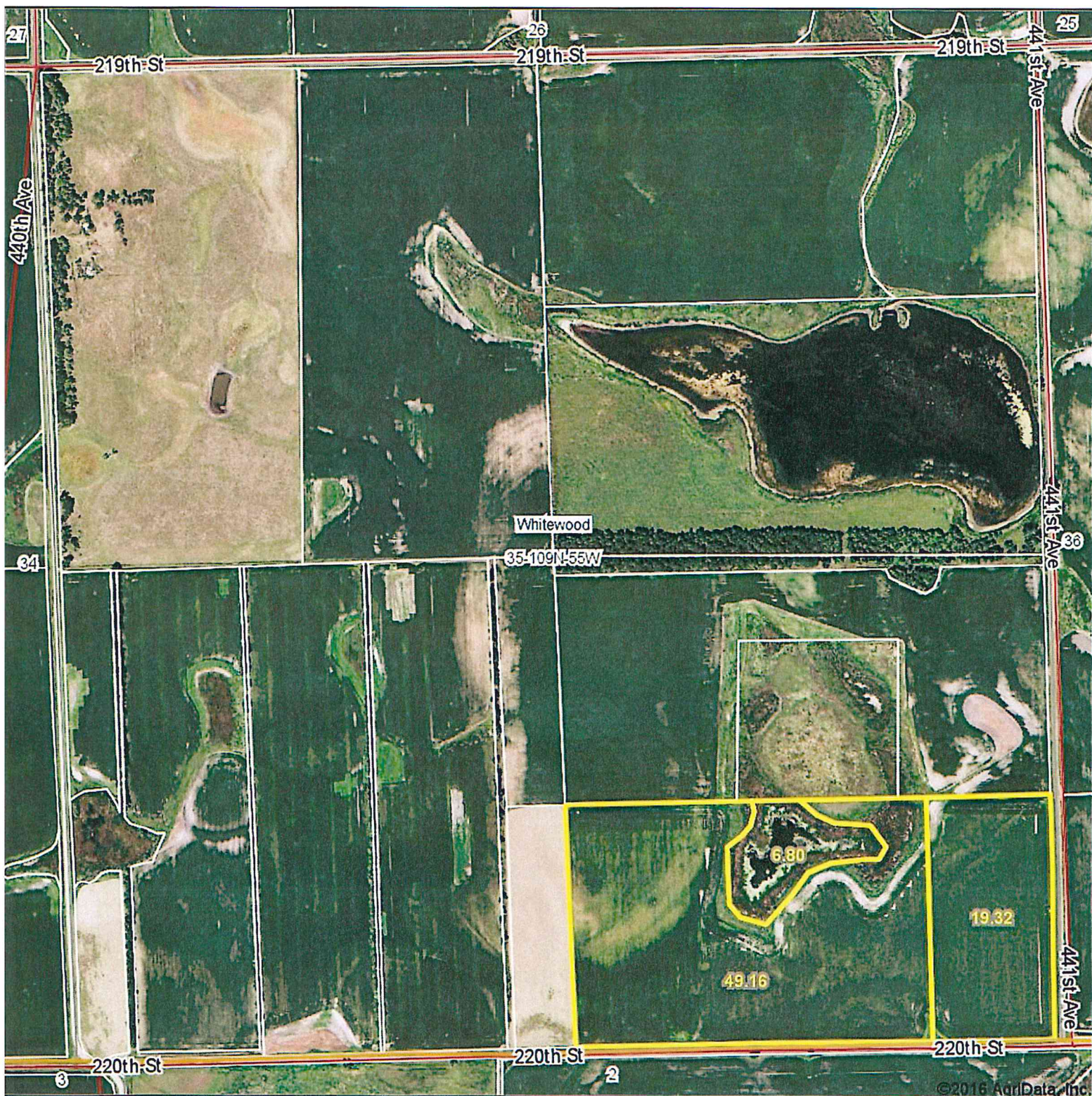
Snap Shot: Kingsbury/Miner Co Line near Oldham, 68 Cropland Acres, Majority Class II Soils Ranked at .81, Cattail Slough with Recreational Opportunities near Lake Thompson!

Legal Descriptions: S1/2SE1/4 Section 35-T109N-R55W South Whitewood Twp, Kingsbury County, South Dakota.

Total Taxes: \$1,167.94

Owners: Doug & Tonya Bumann

Aerial Map



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ADVANTAGE *Land* CO.

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 44° 12' 7.42, 97° 24' 4.78

0ft 820ft 1640ft

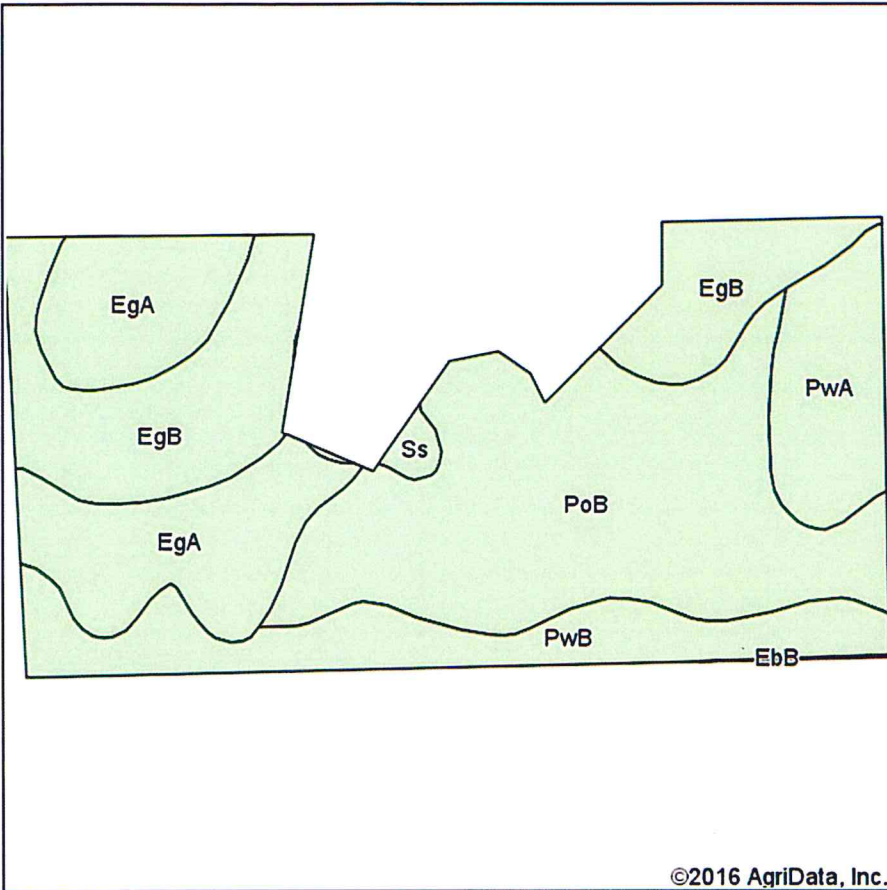
35-109N-55W
Kingsbury County
South Dakota



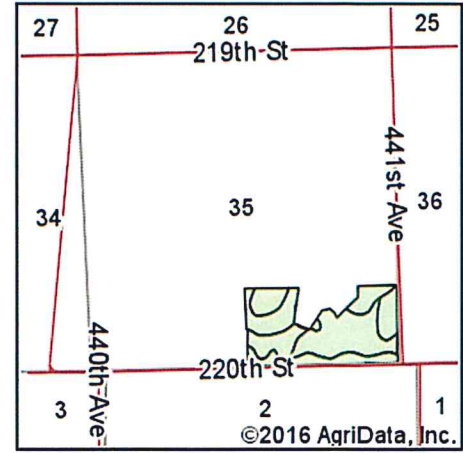
2/29/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

Crop Land Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota
 County: Kingsbury
 Location: 35-109N-55W
 Township: Whitewood
 Acres: 64.51
 Date: 2/29/2016

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Area Symbol: SD077, Soil Area Version: 19

Area Symbol: SD097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	22.95	35.6%	Ile	81			
EgB	Egeland-Embsden complex, 2 to 6 percent slopes	13.66	21.2%	IIle	55	53	21	30
EgA	Egeland-Embsden complex, 0 to 2 percent slopes	12.60	19.5%	IIIs	64	60	23	32
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	9.10	14.1%	Ile	89			
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	5.62	8.7%	Is	93			
Ss	Southam silty clay loam, 0 to 1 percent slopes	0.58	0.9%	VIIIw	10			
Weighted Average					73.7	22.9	8.9	12.6

Area Symbol: SD077, Soil Area Version: 19

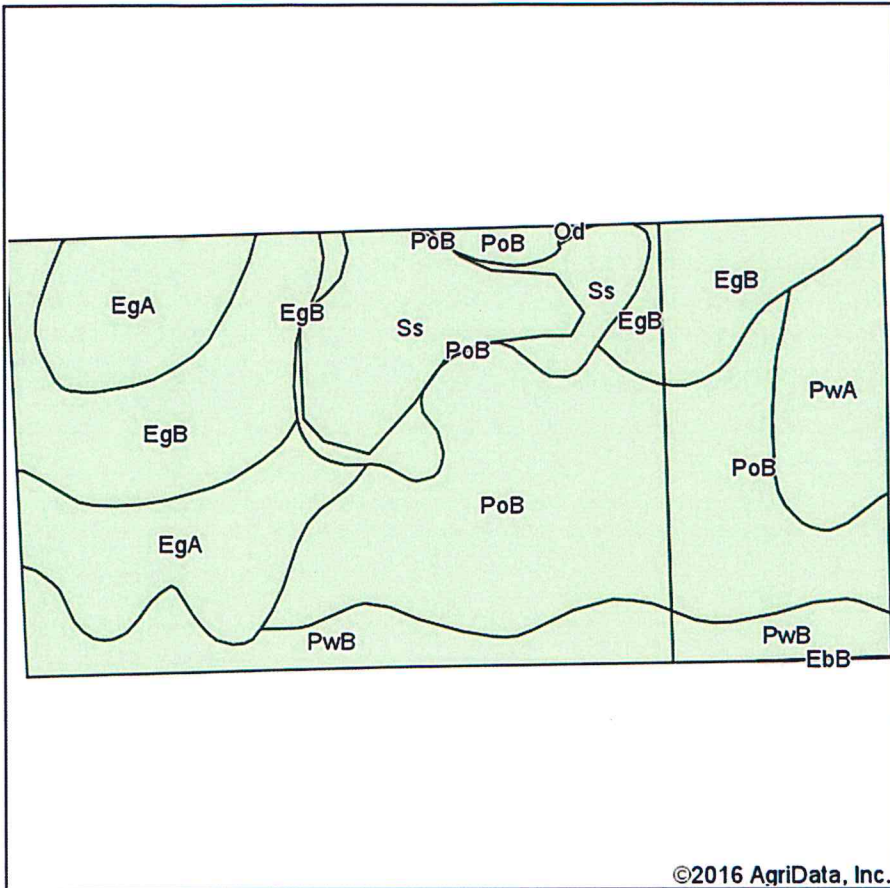
Area Symbol: SD097, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

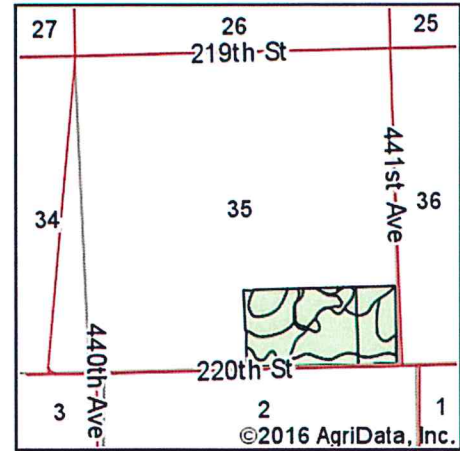
Soils data provided by USDA and NRCS.



Overall Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota
 County: Kingsbury
 Location: 35-109N-55W
 Township: Whitewood
 Acres: 75.28
 Date: 2/29/2016

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Area Symbol: SD077, Soil Area Version: 19

Area Symbol: SD097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	24.01	31.9%	Ile	81			
EgB	Egeland-Embsen complex, 2 to 6 percent slopes	14.23	18.9%	IIIe	55	53	21	30
EgA	Egeland-Embsen complex, 0 to 2 percent slopes	12.62	16.8%	IIIs	64	60	23	32
Ss	Southam silty clay loam, 0 to 1 percent slopes	10.22	13.6%	VIIIw	10			
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	8.64	11.5%	Ile	89			
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	5.50	7.3%	Is	93			
Od	Oldham silty clay loam	0.06	0.1%	Vw	34	28	10	1
Weighted Average					65.4	20.1	7.8	11

Area Symbol: SD077, Soil Area Version: 19

Area Symbol: SD097, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



SOUTH DAKOTA
KINGSBURY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6285

Prepared : Feb 29, 2016

Crop Year : 2016

Operator Name : DOUGLAS BUMANN

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

NOTES

Tract Number : 2614

Description : SSE 35-109-55

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : TONYA BUMANN, DOUGLAS BUMANN

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.28	68.48	68.48	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	68.48	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.44	0.00	0	128
Soybeans	25.18	0.00	0	31
TOTAL	62.62	0.00		

NOTES

80+/- ACRES IN KINGSBURY Co, SD QUALITY DIRT IN PRAIRIE POTHOLE!

BROKERS NOTE:

Attention Row Crop Farmers, Recreational Enthusiasts & Investors!

Located on the Kingsbury & Miner County line, 5.5 miles southwest of Oldham, this farm has 68.48 cropland acres with majority Class II soils ranked at .81! Having 0-6% slopes and eye appeal, the productivity index on the tillable land is .708, mainly comprised of Poinsett-Buse-Waubay complex. The balance of this farm is made up of a cattail slough promoting a variety of wildlife, conveniently situated in a known waterfowl area near Lake Thompson. Come prepared to take Advantage of this opportunity, as you can take possession auction day and put this farm to work for you!

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

TERMS: This is a cash sale. Closing and possession will be on or before April 29th, 2016. 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. 20% non-refundable earnest money deposit due at the conclusion of the auction if the buyer desires possession day of sale. 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 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 Kingsbury 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. 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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