41.07 acres of Prime Land — Auction 10am Mar. 28 On Highway 50 near Vermillion, SD

This 41.07 acre tract is highly productive with a Surety Agridata CSR of 81.1. The major soil type includes Trent-Tetonka-Wakonda at approximately 86 percent. The remainder of the tract consists of Wakonda-Tetonka silt loams. This tract has a 13.1 acre Corn Base with an 83 bushel Direct Yield and a CC yield of 122 bushels. It also has 12.1 acre Soybean Base with a 27 bushel Direct Yield and a CC yield of 32 bushels.

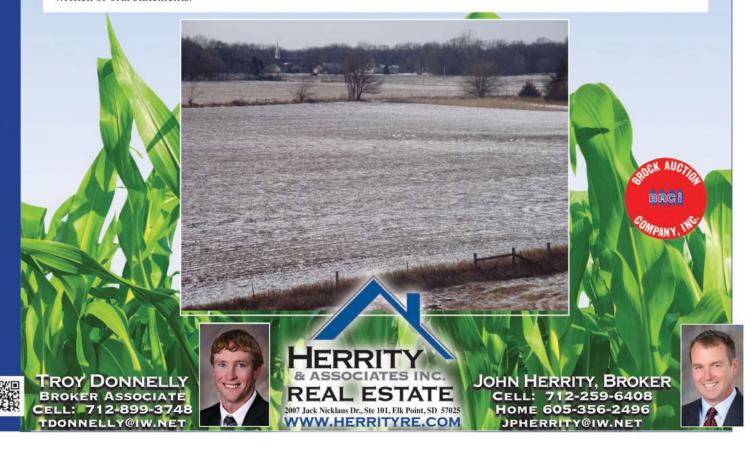
Whether you're looking to buy or sell property of any type put the team of **Herrity and Associates Inc.** and **Brock Auction Company Inc.** to work for you. We would be glad to sit down with you for a confidential, no obligation consultation. With a large network of business professionals, we can work to find what you are looking for! If you would like more information on this property or any of our other listings, feel free to contact us and we will be glad to help you.

<u>Description:</u> Location and potential!!! You can't get any closer to the city of Vermillion and still call it farmland!! No current lease contract, so buyer can farm it for the 2014 crop season. This tract has abundant opportunities whether it be rent, farm, or develop. Located next to the expanding city of Vermillion, this tract has loads of development potential.

<u>Land Location:</u> Public auction to be held on site. From the intersection of Interstate 29 & Highway 50: 5¾ miles west on Highway 50. South on North Crawford Road to first driveway on east side of road.

<u>Legal Description:</u> E ¾ of the NW ¼ of the SW ½, Except lots H3 and H4 and Except Lot A, Section 17, township 92, range 51, West of the 5th P.M., Clay County, South Dakota.

Terms: Purchaser(s) will be expected to pay 10% of the purchase price on the date of sale & sign a purchase agreement agreeing to pay the balance on or before May 5, 2014. The property is being sold without buyers contingencies of any kind. Buyer must secure financial arrangements prior to bidding. Ownership possession will be given upon final settlement. The land can be farmed for the 2014 crop year. Seller will pay 2013 taxes and buyer pays 2014 taxes. Title insurance will be provided. The cost of title insurance and closing agent fees will be split equally between the buyer and seller. Descriptions and information are from sources deemed reliable; however, neither the sellers nor the Auctioneer/Broker are making and guarantees or warranties, actual or implied. Property is sold "as-is." Buyer should inspect to the extent deemed necessary and rely on your own judgment when bidding. The Auctioneer/Broker is representing the seller's interest in the transaction. The sale is subject to only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



HERRITY & ASSOCIATES INC. REAL ESTATE & BRUCE R. BROCK REAL ESTATE, L.L.C. BROCK AUCTION CO., INC. Present

Fairview Township, Clay County, South Dakota 41.07 acres of Prime High Quality **Farmland & Development Land**



PUBLIC AUCTION



BROCK AUCTION - AUCTION REALTY -

BROCK AUCTION - AUCTION REALTY - BROCK AUCTION -

AUCTION REALTY-BROCI

AUCTION

AUCTION REALTY - BROCK AUCTION

Friday, March 28th, 2014 @ 10:00 a.m. Sale Held at the Farm Site

LOCATION: Public auction to be held on site. From the intersection of Interstate 29 & Highway 50: 5 3/4 miles west on Highway 50. South on North Crawford Road to first driveway on east side of road. Land Lies adjacent to the Vermillion city limits.

LEGAL DESCRIPTION: E ¾ of the NW ¼ of the SW ½, Except lots H3 and H4 and Except Lot A, Section 17, township 92, range 51, West of the 5th P.M., Clay County, South Dakota.

GENERAL DESCRIPTION: Location location and a world of potential!!! What a fantastic opportunity to become a part of one of South Dakota's most vibrant growing communities. Vermillion is an outstanding college town with the University of South Dakota located only blocks away from this land. The Dakota Dome and several new businesses, located just North of this property show that Vermillion is growing in this direction and this farmland could be next, who knows? You can't get any closer to the city of Vermillion and still call it farmland!! No current lease contract, so buyer can farm it for the 2014 crop season. This tract has abundant opportunities whether it be rent, farm, or development. Located next to the expanding city of Vermillion, this tract has loads of development potential. Best of luck, Bruce & John.

This 41.07 acre tract is highly productive with a Surety Agridata CSR of 81.1. The major soil type includes Trent-Tetonka-Wakonda at approximately 86 percent. The remainder of the tract consists of Wakonda-Tetonka silt loams. This tract has a 13.1 acre Corn Base with an 83 bushel Direct Yield and a CC yield of 122 bushels. It also has 12.1 acre Soybean Base with a 27 bushel Direct Yield and a CC yield of 32 bushels.

Whether you're looking to buy or sell property of any type put the teams of **Brock** Auction Company Inc. & Herrity and Associates Inc. to work for you. We would be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction & Herrity & Associates Inc. sell 10's of millions of dollars worth of Real Estate every year for customers & clients just like you. With a large network of business professionals, we can work to find what you are looking for! If you would like more information on this property or any of our other listings, feel free to contact us and we will be glad to help you.

TERMS: The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale & sign a purchase agreement agreeing to pay the balance on or before May 5, 2014. The property is being sold without buyers contingencies of any kind. Buyer must secure financial arrangements prior to bidding. Ownership possession will be given upon final settlement. The land can be farmed for the 2014 crop year. Seller will pay 2013 taxes and buyer pays 2014 taxes. Title insurance will be provided. The cost of title insurance and closing agent fees will be split equally between the buyer and seller. Descriptions and information are from sources deemed reliable; however, neither the sellers nor the Auctioneer/Broker are making and guarantees or warranties, actual or implied. Property is sold "as-is." Buyer should inspect to the extent deemed necessary and rely on your own judgment when bidding. The Auctioneer/ Broker is representing the seller's interest in the transaction. The sale is subject to only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

> **FOR MORE PICTURES & DETAILS SEE:** WWW.BROCKAUCTION.COM

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS



ABELL FAMILY TRUST - Owners



Herrity & Associates, Inc. Real Estate BROCK AUCTION CO., INC. BRUCE R. BROCK



World Champion Auctioneer 30 Plymouth St. SW Le Mars, Iowa 51031

LICENSED IN: lowa.

Nebraska & South Dakota

JOHN HERRITY Broker

Herrity & Associates, Inc. Real Estate 1609 Arnold Palmer Lane Elk Point, SD 57025 Cell (712) 259-6408 jpherrity@iw.net / www.herrityre.com



Bruce R. Brock Real Estate L.L.C



877-653-4016 Toll Free 605-593-1099 Cell

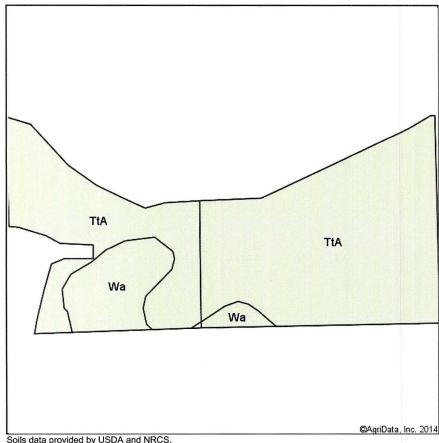


Offices in Iowa & South Dakota Midwest's Largest and Fastest Growing Auction Company Serving The Midwest Since 1919" DEC COMMON VENT COMMON CONTRACTOR OF THE PARTY OF THE PAR

Aerial Map



Soil Map



8 -317th-St 466th-Ave =18 E Cherry St 17 50 -S-466th-A E-Main-St

State:

South Dakota

County:

Clay

Location: 17-92N-51W

Township: Fairview Acres:

42.2

Date:

2/18/2014





Soils data provided by USDA and NRCS.

	p									
Code	Soil Description			Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Cor n	Oat s	Soybeans
TtA	Trent-Tetonka-Wakonda complex, 0 to 3 percent slopes	36.51	86.5%	lls	82	3.1	4.9	84	65	28
1.010.000	Wakonda-Tetonka silt loams, 0 to 2 percent slopes	5.69	13.5%	IIIw	75	2	2.8	65	50	19
			Weight	ed Average	81.1	3	4.6	81.4	63	26.8

Area Symbol: SD027, Soil Area Version: 15, Established: 11/26/2013 12:58:58 PM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

South Dakota

U.S. Department of Agriculture

FARM: 4396

Prepared: 5/30/08 4:02 PM

Clay

. .

Farm Service Agency

Crop Year: 2008

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

,								
15								
ivone								
CRP Contract Nu	umber(s): None							4
Farmland	Cropland	DCP Cropia	nd WE		RP/EWP	CRP Cropland	GRP	Farm Status
53.4	42.2	42.2	0.	0	0.0	0.0	0.0	Active
State Conservation	Other Conservation	Effection DCP Crop			NAP	CRP MPL		FAV/WR History
0.0	0,0	42.2	0.	0	0.0	0.0		N
Crop		ase reage	CRP Reduction	CRF Pendi		Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	2	1.5	0.0	0.0		83	122	0.0
SOYBEANS	2	0.7	0.0	0.0		27	32	0.0
Total Base Acres	s: 4	2.2						
BIA Range Unit N			PTNESW 17 92	51				FAV/WR History N
BIA Range Unit N HEL Status: Clas Wetland Status:	Number: ssified as not HEL Wetland determir	-		51				
BIA Range Unit N HEL Status: Clas Wetland Status:	Number: ssified as not HEL	nations not co		WBP	V	NRP/EWP	CRP Cropland	History
BIA Range Unit N HEL Status: Class Wetland Status: WL Violations:	Number: ssified as not HEL Wetland determin None Cropland	nations not co	omplete DCP		٧	WRP/EWP 0.0		History N
BIA Range Unit N HEL Status: Class Wetland Status: WL Violations: Farmland	Number: ssified as not HEL Wetland determin None Cropland	nations not co	omplete DCP Cropland	WBP			Cropland	History N GRP
BIA Range Unit N HEL Status: Class Wetland Status: WL Violations: Farmland 25.2 State	Number: ssified as not HEL Wetland determin None Cropland 25.2 Other	nations not co	DCP Cropland 25.2 Effective	WBP 0.0 Double		0.0	Cropland 0.0	History N GRP
BIA Range Unit N HEL Status: Class Wetland Status: WL Violations: Farmland 25.2 State Conservation	ssified as not HEL Wetland determin None Cropland 25.2 Other Conservati 0.0	nations not co	DCP Cropland 25.2 Effective CP Cropland	WBP 0.0 Double Cropped		0.0 NAP	Cropland 0.0 CRP MPL	History N GRP
BIA Range Unit N HEL Status: Class Wetland Status: WL Violations: Farmland 25.2 State Conservation 0.0	ssified as not HEL Wetland determin None Cropland 25.2 Other Conservati 0.0	nations not co	DCP Cropland 25.2 Effective CP Cropland 25.2 Direct	WBP 0.0 Double Cropped 0.0	CRP	0.0 NAP 0.0 CRP	Cropland 0.0 CRP MPL 0.0 CRP	History N GRP 0.0
HEL Status: Class Wetland Status: WL Violations: Farmland 25.2 State Conservation 0.0 Crop	Number: ssified as not HEL Wetland determin None Cropland 25.2 Other Conservati 0.0	on Do	DCP Cropland 25.2 Effective CP Cropland 25.2 Direct Yield	WBP 0.0 Double Cropped 0.0 CC Yield	CRP Reduction	0.0 NAP 0.0 CRP Pending	Cropland 0.0 CRP MPL 0.0 CRP Yield	History N GRP 0.0 CCC-505 CRP Reduction
BIA Range Unit M HEL Status: Class Wetland Status: WL Violations: Farmland 25.2 State Conservation 0.0 Crop CORN SOYBE	Number: ssified as not HEL Wetland determin None Cropland 25.2 Other Conservati 0.0	on Do	DCP Cropland 25.2 Effective CP Cropland 25.2 Direct Yield	WBP 0.0 Double Cropped 0.0 CC Yield	CRP Reduction 0.0	0.0 NAP 0.0 CRP Pending 0.0	Cropland 0.0 CRP MPL 0.0 CRP Yield 0	GRP 0.0 CCC-505 CRP Reduction 0.0

South Dakota

U.S. Department of Agriculture

FARM: 4396 Prepared: 5/30/08 4:02 PM

Clay

Farm Service Agency

Crop Year: 2008

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

Tract Number: 1165 Identifier H13 PTNWSW 17 92 51

BIA Range Unit Number:

HEL Status: Classified as not HEL

FAV/WR
History

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland 28.2	Cropland	DCP Cropland 17.0	WBP 0.0	W	RP/EWP 0.0	CRP Cropland 0.0	GRP 0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		NAP	CRP MPL	
0.0	0.0	17.0	0.0		0.0	0.0	
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
CORN	8.4	83	122	0.0	0.0	0	0.0
SOYBEANS	8.6	27	32	0.0	0.0	0	0.0
Total Base	Acres: 17.0						
Owners: ABELL FAMI	LY REVOCABLE JOIN	T TRUST					

Clay County, SD



Date Created: 1/27/2014

Summary

Parcel ID

12000-09251-173-03

Alternate ID

130029659

Property Address

Brief Tax Description

NE 1/4 SW 1/4 EXC LOTS H3, H4 & H5 17-92-51 FAIRVIEW TWP

(Note: Not to be used on legal documents)

Total Acres

25.18

Property Type

FARM

Tax/School District

FAIRVIEW TWP - VERMILLION SCH

Owner

ABELL FAMILY REVOCABLE JOINT TRUST

%THOMAS ABELL

4610WOLF CREEK PARKWAY LOUISVILLE KY, 40241-

Valuation

		2013	2012	2011	2010
+	Assessed Ag Land Value	\$46,523	\$40,455	\$36,776	\$33,432
+	Assessed Land Value	\$0	\$0	\$0	\$0
+	Assessed Ag Improvements Value	\$0	\$0	\$0	\$0
+	Assessed Improvements Value	\$0	\$0	\$0	\$0
+	Assessed Residential Value	\$0	\$0	\$0	\$0
=	Gross Assessed Value	\$46,523	\$40,455	\$36,776	\$33,432
-	Exempt Value	\$0	\$0	\$0	\$0
=	Net Assessed Value	\$46,523	\$40,455	\$36,776	\$33,432

Residential Dwellings

Residential Dwelling

Style

Year Built

0

Total Area

0 SF

Basement Area

0 SF

Number of Bedrooms

0

Number of Bathrooms

0

Garage Type

Garage Area

0 SF

Sales

Date	Grantor	Grantee	Book/Page	SALE_PRICE
11/9/2006	ABELL FAMILY REVOCABLE JOINT TRUST	SD DEPARTMENT OF TRANSPORTATION	74-693	\$6,930.00

Taxation

	2013	2012	2011	2010
County	\$209.43	\$194.90	\$182.00	\$175.27
Township/City	\$54.12	\$50.65	\$47.07	\$44.45
School	\$344.02	\$318.78	\$302.46	\$286.65
Other	\$10.11	\$9.53	\$9.15	\$8.89
Late Fines/Interest	\$0.00	\$0.00	\$0.00	\$0.00

1st Half Due	\$308.84	\$286.93	\$270.34	\$257.63
1st Half Paid	\$0.00	\$573.86	\$540.68	\$515.26
2nd Half Due	\$308.84	\$286.93	\$270.34	\$257.63
2nd Half Paid	\$0.00	\$0.00	\$0.00	\$0.00
Total Due	\$617.68	\$0.00	\$0.00	\$0.00

Soils

Description	Soil Type	\$/Acre	Total Value
TRENT-TETONKA-WAKONDA	TTA	\$2,192	\$43,573
WAKONDA-TETONKA	WA	\$1,584	\$1,457
WAK-WENT-WHITEWOOD	WC	\$2,304	\$369
TRENT-TETONKA-WAKONDA	TTA	\$1,973	\$7,476
WAKONDA-TETONKA	WA	\$1,425	\$584
WAK-WENT-WHITEWOOD	WC	\$2,074	\$41

Average	0.653522637013503
Rating	

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Clay County, SD



Date Created: 2/18/2014

Summary

Parcel ID 12000-09251-173-34

Alternate ID 130029729

Property Address

Brief Tax Description E 3/4 NW 1/4 SW 1/4 EXC LOTS H3 & H4 & EXC LOT A NW 1/4 SW 1/4 17-92-51 FAIRVIEW TWP

(Note: Not to be used on legal documents)

Total Acres 15.89 **Property Type** FARM

Tax/School District FAIRVIEW TWP - VERMILLION SCH

Owner

ABELL FAMILY REVOCABLE JOINT TRUST

%THOMAS ABELL

4610WOLF CREEK PARKWAY LOUISVILLE KY, 40241-

Valuation

	2013	2012	2011	2010
+ Assessed Ag Land Value	\$26,915	\$23,418	\$21,291	\$19,370
+ Assessed Land Value	\$0	\$0	\$0	\$0
+ Assessed Ag Improvements Value	\$0	\$0	\$0	\$0
+ Assessed Improvements Value	\$0	\$0	\$0	\$0
+ Assessed Residential Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$26,915	\$23,418	\$21,291	\$19,370
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$26,915	\$23,418	\$21,291	\$19,370

Residential Dwellings

Residential Dwelling

Style

Year Built0Total Area0 SFBasement Area0 SFNumber of Bedrooms0Number of Bathrooms0

Garage Type

Garage Area 0 SF

Taxation

Taxauori				
	2013	2012	2011	2010
County	\$121.16	\$112.83	\$105.38	\$101.56
Township/City	\$31.31	\$29.32	\$27.25	\$25.76
School	\$199.03	\$184.53	\$175.10	\$166.08
Other	\$5.84	\$5.52	\$5.29	\$5.14
Late Fines/Interest	\$0.00	\$0.00	\$0.00	\$0.00
1st Half Due	\$178.67	\$166.10	\$156.51	\$149.27
1st Half Paid	\$0.00	\$332.20	\$313.02	\$298.54
2nd Half Due	\$178.67	\$166.10	\$156.51	\$149.27
2nd Half Paid	\$0.00	\$0.00	\$0.00	\$0.00
Total Due	\$357.34	\$0.00	\$0.00	\$0.00

Soils

Description	Soil Type	\$/Acre	Total Value
TRENT-TETONKA-WAKONDA	TTA	\$867	\$139
TRENT-TETONKA-WAKONDA	TTA	\$2,192	\$21,809
WAKONDA-TETONKA	WA	\$1,584	\$5,289
TRENT-TETONKA-WAKONDA	TTA	\$1,973	\$888
WAKONDA-TETONKA	WA	\$1,425	\$2,836

Average Rating 0.600837004405286

No data available for the following modules: Land, Improvements, Ag Buildings, Commercial Buildings, Mobile Homes, Sales, Photos, Sketches. Click here for help.

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