

# FARMLAND FOR SALE!

**48+/- Acres, Spink Township, Union County, SD**  
**\$320,000.00**

**LEGAL DESCRIPTION:** Legal description TBD after completion of survey. Section 27 in Spink township

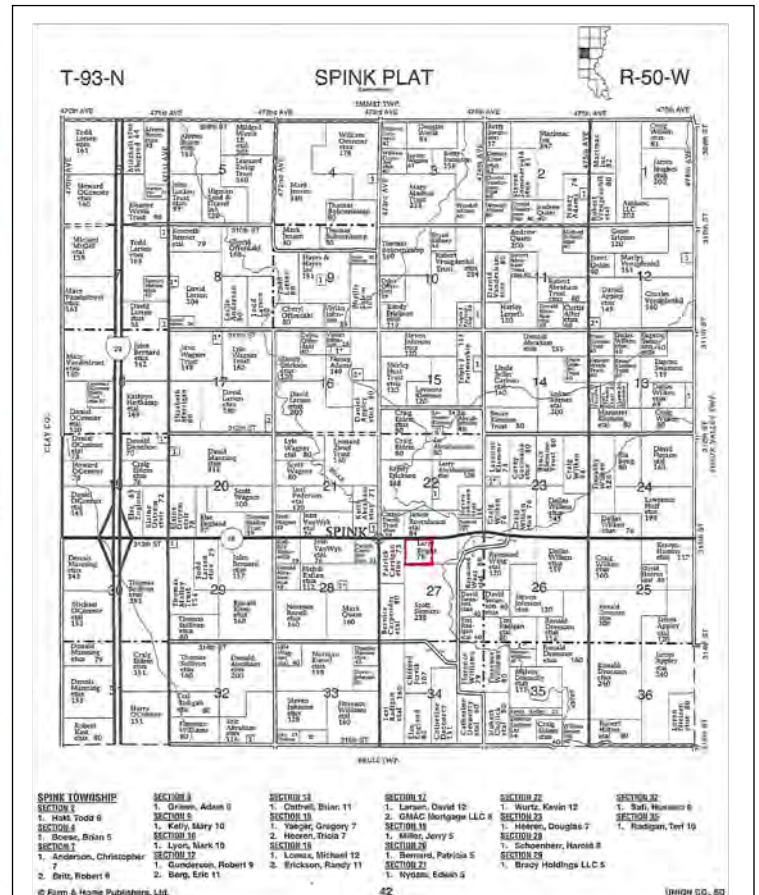
**LOCATION:** From From I-29 take Spink Exit 31; head East on SD Hwy 48, 3 miles to the 48+/- acre parcel on the south side of the road.

**BROKER'S NOTES:** In the offering is an 48+/- acre tract of prime Union County land. This tract has approximately 44+/- acres of tillable farmland. The remainder is wetlands.

Tract consists of a variety of soils including Wentworth Silty Clay, Wentworth-Worthing Silty Clay creating an Assessor rating of 78. According to the FSA, this tract boasts a 29.6-acre corn base with an 87-bushel direct yield and an 87-bushel CC yield. The farmland has a 16.6-acre soybean base with a 36-bushel direct yield and a 36-bushel CC yield.

Farmland of this quality is rarely offered for sale and it will no doubt be generations down the road before it does again. Add this tract to your operation or portfolio for the 2016 crop year!

**SELLER: Larry Bright**



**Info packets available at our office at 109 W. Main in Elk Point, or at [www.herrityre.com](http://www.herrityre.com)**



**Troy Donnelly**  
 Broker Assoc. Licensed in SD  
 Auctioneer  
 Cell 712-899-3748  
[tdonnelly@iw.net](mailto:tdonnelly@iw.net)



**HERRITY & ASSOCIATES INC. REAL ESTATE**



**John Herrity**  
 Broker Licensed in SD, NE & IA  
 Auctioneer  
 Cell 712-259-6408  
[jpherrity@iw.net](mailto:jpherrity@iw.net)  
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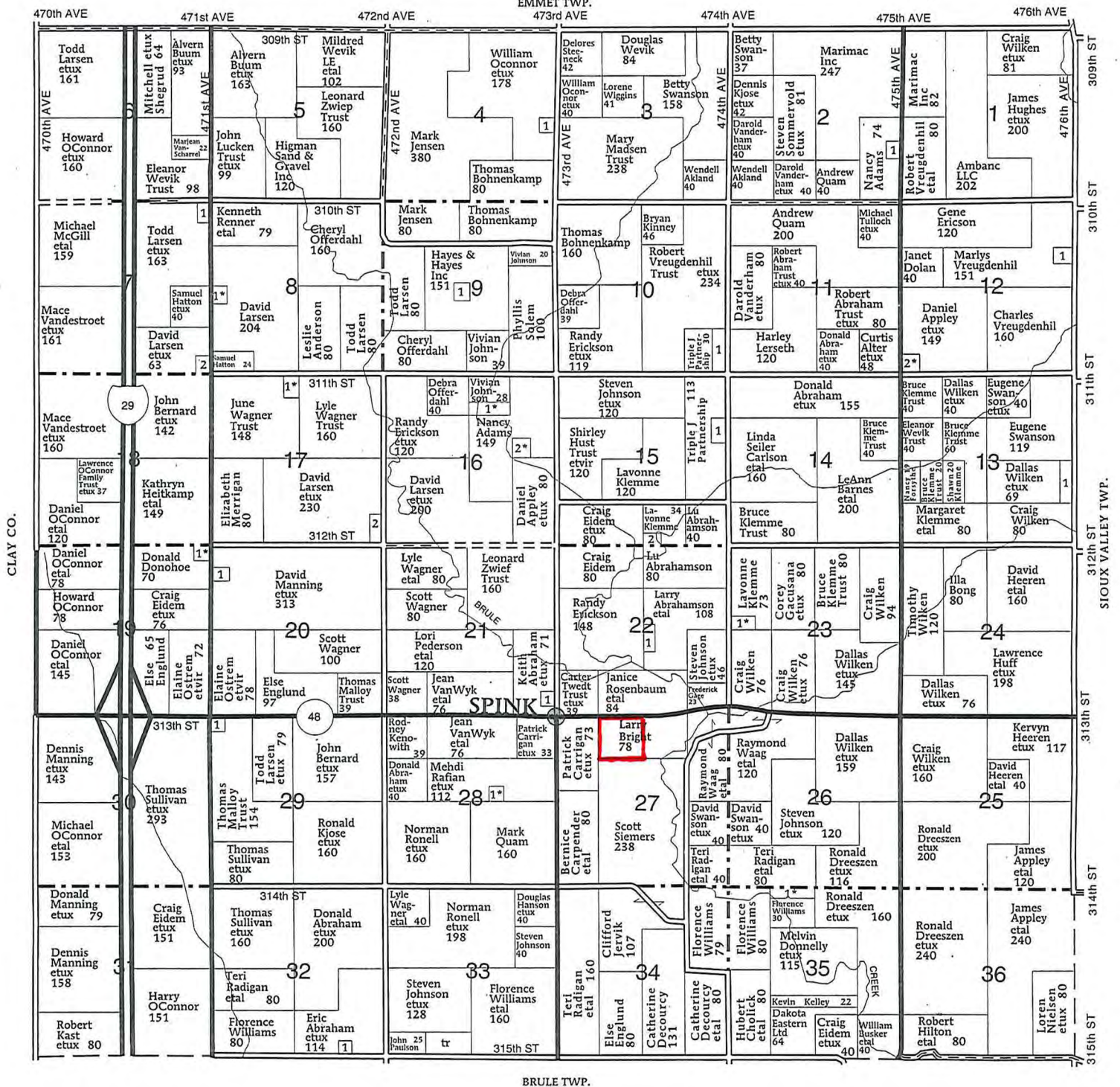


T-93-N

## SPINK PLAT

(Landowners)

R-50-W



## SPINK TOWNSHIP

## SECTION 2

1. Haki, Todd 6

## SECTION 4

1. Boese, Brian 5

## SECTION 7

1. Anderson, Christopher 7

2. Britt, Robert 9

## SECTION 8

1. Grimm, Adam 6

## SECTION 9

1. Kelly, Mary 10

## SECTION 10

1. Lyon, Mark 10

## SECTION 12

1. Gunderson, Robert 9

2. Berg, Eric 11

## SECTION 13

1. Cottrell, Brian 11

## SECTION 15

1. Yaeger, Gregory 7

2. Heeren, Tricia 7

## SECTION 16

1. Lomax, Michael 12

2. Erickson, Randy 11

## SECTION 17

1. Larsen, David 12

2. GMAC Mortgage LLC 8

## SECTION 19

1. Miller, Jerry 5

## SECTION 20

1. Bernard, Patricia 5

## SECTION 21

1. Nydam, Edwin 5

## SECTION 22

1. Wurtz, Kevin 12

## SECTION 23

1. Heeren, Douglas 7

## SECTION 28

1. Schoenherr, Harold 8

## SECTION 29

1. Brady Holdings LLC 5

## SECTION 32

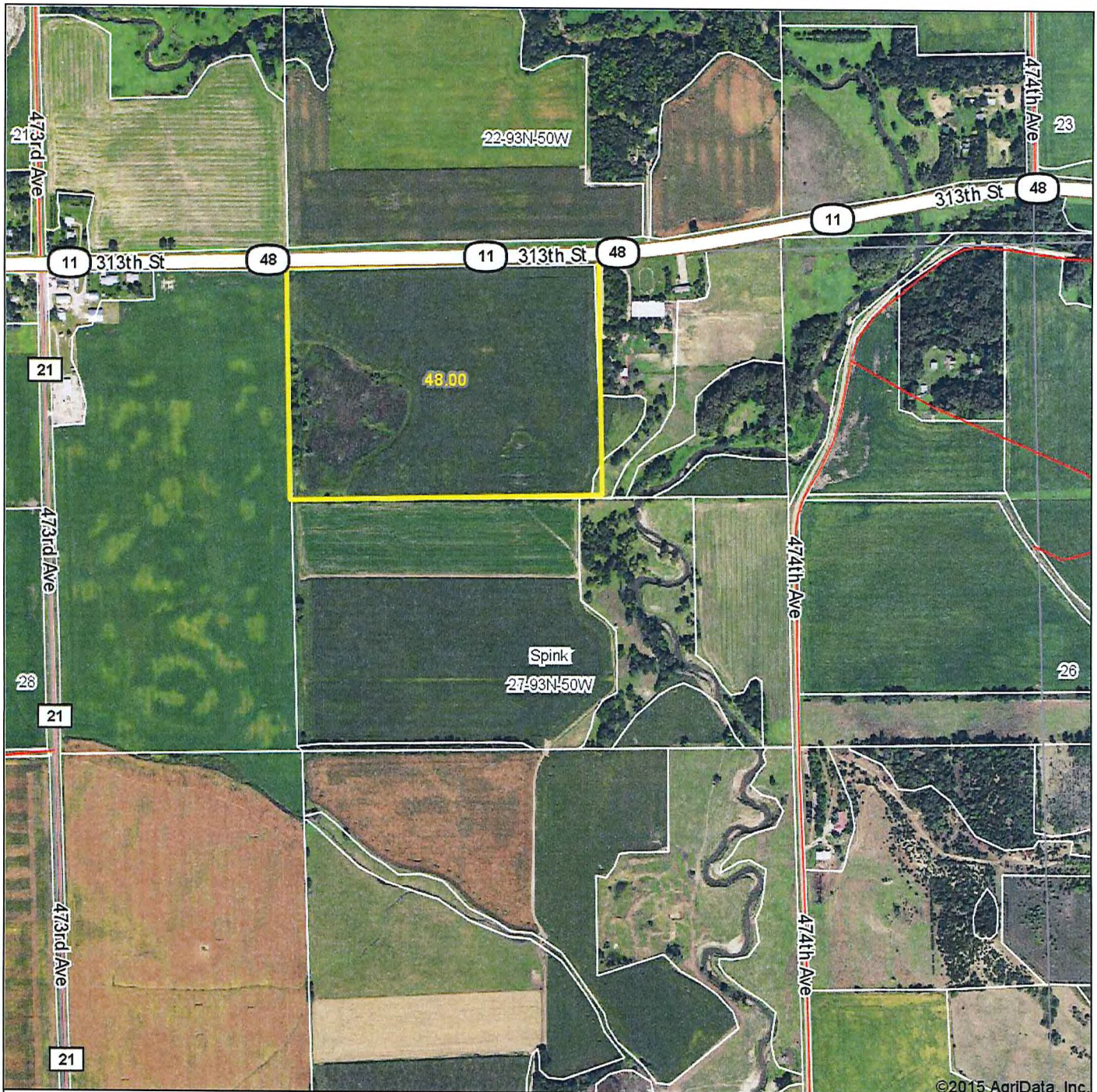
1. Safi, Hussein 6

## SECTION 35

1. Radigan, Teri 10



# Aerial Map



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REAL ESTATE

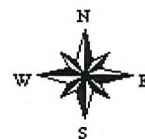
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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**27-93N-50W**  
**Union County**  
**South Dakota**

map center: 42° 50' 50.51, 96° 44' 12.41

scale: 9524

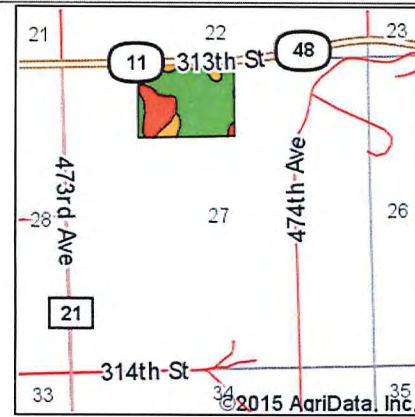


6/10/2015

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



# Soil Map



State: **South Dakota**  
 County: **Union**  
 Location: **27-93N-50W**  
 Township: **Spink**  
 Acres: **48**  
 Date: **6/10/2015**

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Soils data provided by USDA and NRCS.

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Area Symbol: SD127, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats	Soybeans
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	33.32	69.4%		Iw	91	3.8	6.3	86	75	83	33
Wo	Worthing silty clay loam	8.49	17.7%		Vw	34						
Wc	Wentworth-Worthing silty clay loams	3.50	7.3%		Iw	72	3.8	6.3	86	75	83	33
EaB	Egan-Shindler complex, 2 to 6 percent slopes	2.18	4.5%		Ile	74	3.5	5.8	80	72	80	29
ShE	Shindler clay loam, 15 to 30 percent slopes	0.51	1.1%		Vle	20						
Weighted Average						78	3.1	5.1	69.6	60.8	67.3	26.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Date Created: 6/10/2015

## Summary

**Parcel ID** 20.00.27.1000  
**Property Address** 47363 SD 48  
**Sec/Twp/Rng** 27/93/50  
**Brief Tax Description** NW1/4NE1/4 LESS H-1 (.58A) & NE1/4NW1/4 LESS H-1 (1.28A)  
 (Note: Not to be used on legal documents)

## Comments

**Class** AGA  
**Tax District** 20617E  
**Gross Acres** 78.14  
**\$/Acre** 2,910.69

## Owners

## Deed Holder

BRIGHT, LARRY K &  
 LEAH ANN KLARMANN JT  
 47363 SD HWY 48  
 ELK POINT SD 57025

## Comments

BUILT IN 1995; 1971 SQ FT; 1 STORY; CA; SIDING; COMP SHINGLE; 10 FIX;  
 FIREPLACE; 1053 SQ FT BASEMENT; 918 SQ FT BUILT-IN GARAGE; POLE SHED

## Soils

Class	Acres	Adjust
AE	4	0
EAB	3	0
MA	6.42	0
SHD	8	0
SHE	4	0
WBA	37.72	0
WBB	4	0
WC	4	0
WO	7	0

## Sales Ratio Building Info

**Year Built** 1995  
**Basement** 1053  
**Square Feet** 1971  
**Acres/Lot Size** 78.14  
**Construction** WOOD  
**Grade** AVG  
**Air Cond** Y  
**Bedrooms**  
**Fireplace** YES  
**Baths** 10 FIX  
**Garage** BI

## Sales

Date	Sequence	Seller	Buyer	Book	Page	Type	Building Value	Land Value	Transfer Fee	Sale Amount
09/27/2013	20130659	Bright, Larry Knn jt wros ntic	BRIGHT, LARRY K	DEEDS	615	W	\$172,225.00	\$180,503.00	\$0.00	\$0.00
09/12/1994	19940662	QUAM, MARK O	BRIGHT, LARRY K	84	593	W	\$0.00	\$0.00	\$60.00	\$60,000.00

## Valuation

	2015	2014	2013	2012	2011
+ NAA10	\$139,515	\$139,515	\$139,515	\$139,515	\$139,515
+ AGA1	\$32,710	\$32,710	\$32,710	\$32,710	\$32,710
+ AGA	\$227,441	\$202,682	\$180,503	\$158,309	\$144,789
= <b>Total Value</b>	<b>\$399,666</b>	<b>\$374,907</b>	<b>\$352,728</b>	<b>\$330,534</b>	<b>\$317,014</b>

## Tax History

<b>2014</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Full Year</b>
<b>Due Date</b>	April 30, 2015	October 31, 2015	
<b>Tax Billed</b>	2,102.07	2,102.07	4,204.14
<b>Specials Etc.</b>	1.00	1.00	2.00
<b>Amount Paid</b>	2,103.07	0.00	2,103.07
<b>Amount Due</b>	0.00	2,103.07	2,103.07
<b>Payment Status</b>	Paid		
<b>Date Paid</b>	04/20/2015		
<b>2013</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Full Year</b>
<b>Due Date</b>	April 30, 2014	October 31, 2014	
<b>Tax Billed</b>	2,152.23	2,152.23	4,304.46
<b>Specials Etc.</b>	1.00	1.00	2.00
<b>Amount Paid</b>	2,153.23	2,153.23	4,306.46
<b>Amount Due</b>	0.00	0.00	0.00
<b>Payment Status</b>	Paid	Paid	
<b>Date Paid</b>	04/14/2014	10/16/2014	
<b>2012</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Full Year</b>
<b>Due Date</b>	April 30, 2013	October 31, 2013	
<b>Tax Billed</b>	2,070.32	2,070.32	4,140.64
<b>Specials Etc.</b>	1.00	1.00	2.00
<b>Amount Paid</b>	2,071.32	2,071.32	4,142.64
<b>Amount Due</b>	0.00	0.00	0.00
<b>Payment Status</b>	Paid	Paid	
<b>Date Paid</b>	10/02/2013	10/02/2013	
<b>2011</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Full Year</b>
<b>Due Date</b>	April 30, 2012	October 31, 2012	
<b>Tax Billed</b>	2,077.28	2,077.28	4,154.56
<b>Specials Etc.</b>	1.00	1.00	2.00
<b>Amount Paid</b>	2,078.28	2,078.28	4,156.56
<b>Amount Due</b>	0.00	0.00	0.00
<b>Payment Status</b>	Paid	Paid	
<b>Date Paid</b>	04/30/2012	10/29/2012	
<b>2010</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Full Year</b>
<b>Due Date</b>	April 30, 2011	October 31, 2011	
<b>Tax Billed</b>	2,038.34	2,038.34	4,076.68
<b>Specials Etc.</b>	1.00	1.00	2.00
<b>Amount Paid</b>	2,039.34	2,039.34	4,078.68
<b>Amount Due</b>	0.00	0.00	0.00
<b>Payment Status</b>	Paid	Paid	
<b>Date Paid</b>	04/29/2011	10/28/2011	

No data available for the following modules: Photos, Sketches. [Click here for help.](#)

Last Data Upload: 6/10/2015 11:58:29 AM



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FARM: 3505

South Dakota

U.S. Department of Agriculture

Prepared: 11/3/14 2:50 PM

Union

Farm Service Agency

Crop Year: 2014

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

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
<del>CHARLES GRISWOLD</del>	FROM 3453	

Farms Associated with Operator

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.08	60.5	60.5	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	60.5	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	29.6	87	87	0.0
SOYBEANS	16.6	36	36	0.0
Total Base Acres:	46.2			

Tract Number: 2042 Description: NENW; NWNE 27-93-50

FAV/WR History  
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.08	60.5	60.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	60.5	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	29.6	87	87	0.0
SOYBEANS	16.6	36	36	0.0
Total Base Acres:	46.2			

Owners: LARRY K BRIGHT

LEAH KLARMANN

Other Producers: None