

FARMLAND FOR SALE!

146.01 Acres +/- Spink Township, Union County, SD
\$4,800.00 Per Acre

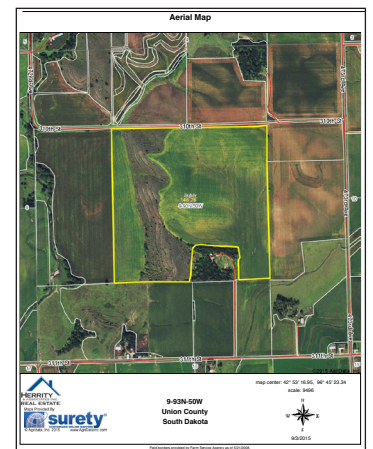
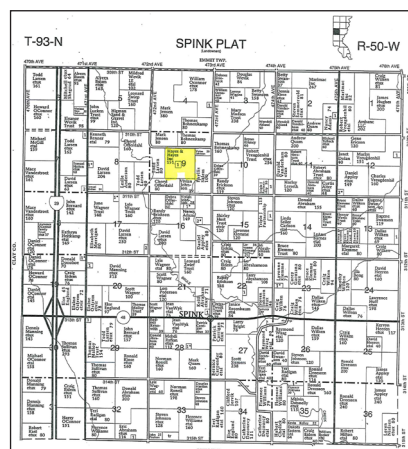
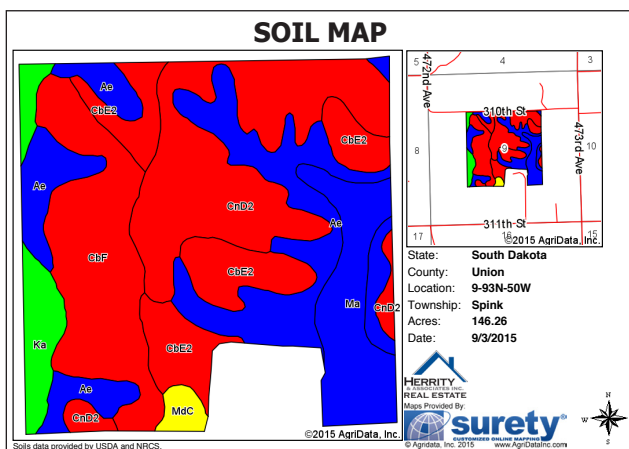
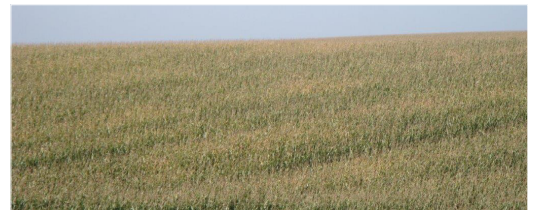
LEGAL DESCRIPTION: SE $\frac{1}{4}$ N/W $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ & SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & LESS 13.99A KELLY TR1 Section 9 Township 93N Range 50W

LOCATION: Take I-29 Exit 31/Spink; go E. 2 $\frac{1}{2}$ mi. on SD Hwy 48, to 473rd Ave. (Spink Café); go N. 2 $\frac{3}{4}$ mi. to 310th St., then W. $\frac{1}{4}$ mi. to the 146.01 acre parcel on S. side of road.

BROKER'S NOTES: Offering a diverse farm: approx. 111 AC cropland with the balance in terraced & fenced pasture land. Soils a mix of Alcester, Crofton, Kennebec, Mcpaul & sprinkling of Moody-Nora. Average assessor's rating .627; Surety Rating is 58.4 on tillable portion of farm. According to the FSA there is 146.26 acres cropland, including a 92.4 acre corn base with a PLC yield of 148 & a 22.8 acre soybean base with a PLC yield of 41. Don't miss this opportunity to add a great farm to your operation or investment portfolio. Buyer can farm this in 2016 with possession after harvest and no later than March 1, 2016. Potential for 2 county building eligibilities. Build your private country retreat in the beautiful rolling hills of Spink Twp, rent the cropland to pay the bills and have enough extra land to do just about whatever you want!

TERMS & CONDITIONS: Info packets available at our office, 109 W. Main in Elk Pt. or our website: www.herrityre.com

SELLERS: Hayes & Hayes



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BROKER/APPRaiser
AUCTIONEER
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R-50-W

BRULE TWP.



Summary

Parcel ID	20.00.09.2000
Property Address	
Sec/Twp/Rng	9/93/50
Brief Tax Description	SE1/4NW1/4 & NE1/4SW 1/4 & SW1/4NE1/4 & NW 1/4SE1/4 & LESS 13.99A KELLY TR1 (Note: Not to be used on legal documents)
Comments	
Class	AGA
Tax District	20611
Gross Acres	146.01
\$/Acre	2,240.52

Owners

Deed Holder
HAYES & HAYES INC

47718 315 ST
AKRON IA 51001

Comments

BIN 6,000 BUSHELS

Soils

Class	Acres	Adjust
AE	37	0
CBE2	20	0
CBF	25	0
CND2	43	0
KA	7	0
MA	17	0
MDC	2	0

Valuation

	2015	2014	2013	2012	2011
+ AGA1	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
+ AGA	\$327,139	\$292,980	\$262,823	\$240,339	\$221,315
= Total Value	\$328,159	\$294,000	\$263,843	\$241,359	\$222,335

Tax History

2014	1st Half	2nd Half	Full Year
Due Date	April 30, 2015	October 31, 2015	

2014	1st Half	2nd Half	Full Year
Tax Billed	1,411.06	1,411.06	2,822.12
Specials Etc.	0.00	0.00	0.00
Amount Paid	0.00	0.00	0.00
Amount Due	1,411.06	1,411.06	2,822.12
Payment Status			
Date Paid			
2013	1st Half	2nd Half	Full Year
Due Date	April 30, 2014	October 31, 2014	
Tax Billed	1,425.22	1,425.22	2,850.44
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,425.22	1,425.22	2,850.44
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	10/28/2014	10/28/2014	
2012	1st Half	2nd Half	Full Year
Due Date	April 30, 2013	October 31, 2013	
Tax Billed	1,378.95	1,378.95	2,757.90
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,378.95	1,378.95	2,757.90
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	10/16/2013	10/16/2013	
2011	1st Half	2nd Half	Full Year
Due Date	April 30, 2012	October 31, 2012	
Tax Billed	1,266.30	1,266.30	2,532.60
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,266.30	1,266.30	2,532.60
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	08/27/2012	08/27/2012	
2010	1st Half	2nd Half	Full Year
Due Date	April 30, 2011	October 31, 2011	
Tax Billed	1,210.21	1,210.21	2,420.42
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,210.21	1,210.21	2,420.42
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	10/26/2011	10/26/2011	

No data available for the following modules: Sales Ratio Building Info, Sales, Photos, Sketches.

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Soils

Symbol	Acres	Class Description	Slope	Subclass	Rating	CR/GR	Map Symbol
AE	37	ALCESTER	2-6	2E	0.879	C	AE
CBE2	20	CROFTON, ERODED	12-17	6E	0.345	G	CBE2
CBF	25	CROFTON	17-30	6E	0.345	G	CBF
CND2	43	CROFTON-NORA, ERODED	6-12	4E	0.541	C	CND2
KA	7	KENNEBEC	0-2	1	1	C	KA
MA	17	MCPAUL	0-2	1	0.879	C	MA
MDC	2	MOODY-NORA	6-10	3E	0.737	C	MDC
Total	151.00			Weighted Avg Rating	0.627		

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