

FARMLAND FOR SALE!

154+/- Acres, Brule Township, Union County, SD
\$8,500.00 Per Acre

LOCATION: 2 miles east and 2 miles north of I-29 Vermillion Exit, at the corner of 316th St. & 473rd Avenue.

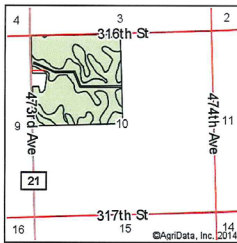
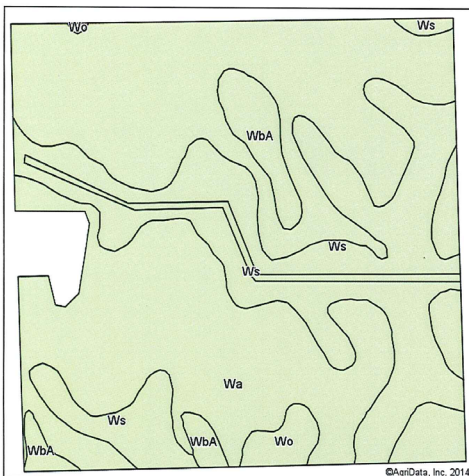
LEGAL DESCRIPTION: Part of Northwest 1/4 of Section 10-92N-50W, Brule Township, Union County, South Dakota.

BROKER'S NOTES: Here's a nice tract of good producing, and nearly all tillable, cropland. This farm is level, to slightly rolling, offers good soils with an assessor's average rating of .706 and a Surety rating of 62.3. According to the FSA there are 151 acres of cropland including a 93.4 acre corn base with a direct yield of 89 bu. and CC yield of 104 bu., Soybean base acres of 56.3 with a direct yield of 31 bu. and CC yield of 37 bu. County property taxes are \$3,617.66. Farm has easy access from paved 473rd Avenue and would make a solid income producing investment or nice addition to your operation as you can farm it for the 2015 crop year!

TERMS & CONDITIONS: Info packets are available at our office located at 109 W. Main in Elk Point or on our website at www.herrityre.com.



Soil Map



State: South Dakota
 County: Union
 Location: 10-92N-50W
 Township: Brule
 Acres: 153.55
 Date: 8/21/2014



Map Provided By: **surety**
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Soils data provided by USDA and NRCSS.

Area Symbol: SD127, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Brome-grass alfalfa	Corn	Flax	Grain sorghum	Oats	Soybeans
WbA	Wakonda-Worthing-Chancellor complex	97.67	63.6%	III	66	2.7		4.3	72		53	67
Ws	Worthing-Chancellor silty clay loams	46.44	30.2%	III	52	3		5	62	17	47	67
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	6.78	4.4%	I	91	3.8		6.3	86		75	83
Wb	Worthing silty clay loam	2.66	1.7%	V	34							
Weighted Average						62.3	2.8	4.5	68.3	5.1	51.2	66.5
											22.1	

Aerial Map



Map Provided By: **surety**
 © AgriData, Inc. 2014 www.AgriDataInc.com

10-92N-50W
 Union County
 South Dakota

map center: 42° 48' 3.33, 96° 44' 13.02
 scale: 8508



8/21/2014

Field borders provided by Farm Service Agency as of 5/21/2009. Aerial photography provided by Aerial Photography Field Office.

HERRITY & ASSOCIATES INC.
REAL ESTATE
 109 West Main, Elk Point, SD 57025
WWW.HERRITYRE.COM



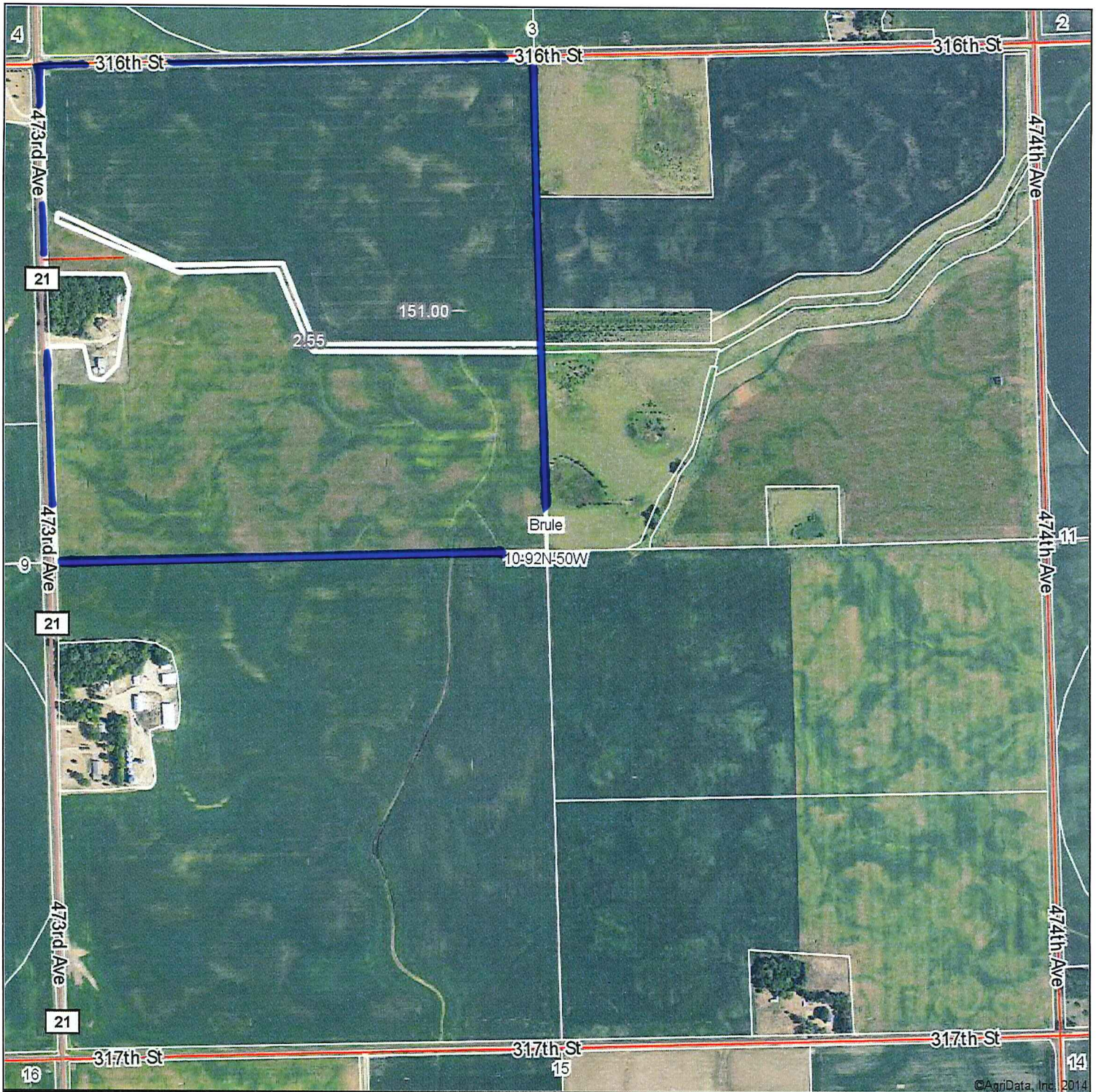
TROY DONNELLY
 BROKER ASSOC.
 AUCTIONEER
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tdonnelly@iw.net



JOHN HERRITY
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 AUCTIONEER
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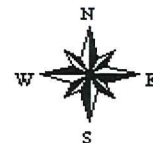
Aerial Map



map center: 42° 48' 3.03, 96° 44' 13.02

scale: 9508

10-92N-50W
Union County
South Dakota



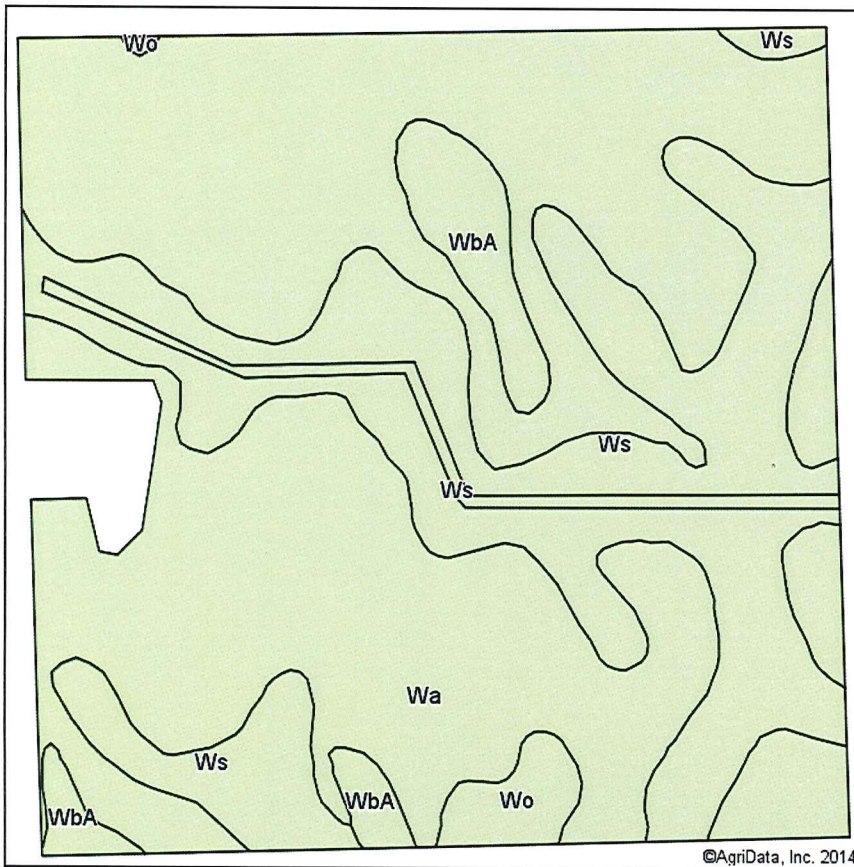
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Maps Provided By:

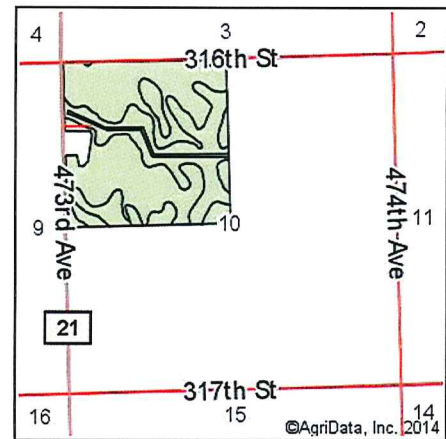


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Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **10-92N-50W**
 Township: **Brule**
 Acres: **153.55**
 Date: **8/21/2014**



Maps Provided By:

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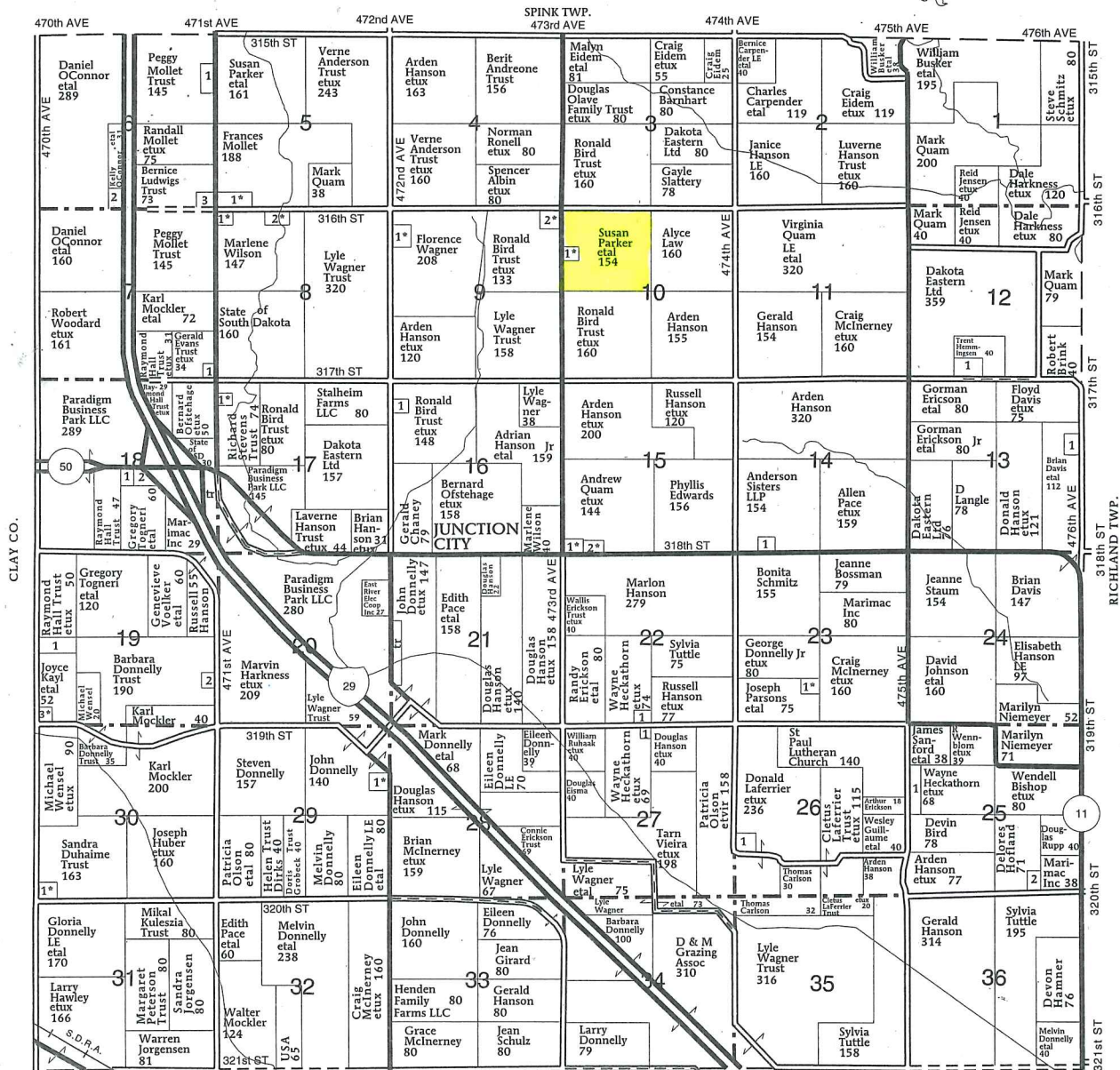
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

T-92-N

BRULE PLAT

(Landowners)

R-50-W



ELK POINT 'W' TWP.