

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

**Brule & Richland Township, Union County, SD**  
**291.2 acres of Prime High Quality Farmland**  
(Land to be sold in 3 tracts)



## PUBLIC AUCTION

**Friday, October 25th, 2013 @ 10:00 a.m.**



**LOCATION:** On the farm located just 1/4 mile West of Richland, SD; or 5 miles North of Elk Point on Hwy. 11 then 1/2 mile East on Hwy. 50; or 6 1/2 miles East of the intersection of Interstate 29 & Hwy. 50 on Hwy. 50.

**LEGAL DESCRIPTION:** **Tract 1:** SW 1/4 of the NW 1/4, Section 29, Twsp 92N, Range 49 West of the 5th PM containing 38.75 acres M/L. **Tract 2:** S 1/2 of NE 1/4, SE 1/4 of NW 1/4 & the NE 1/4 of the SW 1/4, Section 30, Twsp 92 N, Range 49 W of the 5th PM containing 155.89 acres M/L all in Union County, SD. **Tract 3:** N 1/2 of the SE 1/4 and a part of the S 1/2 of the SE 1/4, Section 24, Twsp 92 N, Range 50 W of the 5th PM, Union County, SD containing 96.55 acres M/L.

**METHOD OF SALE:** The successful bidder will have the option of taking their choice of Tract 1 or 2 or both. In the event both tracts are taken the sale of the land is over. Immediately following the sale of tracts 1 & 2, Tract 3 will be offered as a single unit.

**GENERAL DESCRIPTION:** In the offering are three outstanding Eastern South Dakota farms. These highly productive tracts are as good as it gets for this area. Just across the Iowa line you have the opportunity to own some of the best bottom land with some of the highest productivity ratings any where around this farm section. Located just North of Elk Point, SD & just East of Vermillion and right next to Richland all 3 tracts are on the Hwy. 50 you just couldn't ask for a more centralized location. Marketing ease and efficiency make this even more attractive than normal.

The Union County FSA shows **Tract 1** as 37.69 cropland acres with a 19.4 acre Cornbase w/a 96 bu. Direct & CC Yield Index & a 17.8 acre Soybean base w/a 30 bu. Direct & CC Yield Index. **Tract 2** shows 145.41 Cropland acres w/a 76 ac. Cornbase w/a 96 bu. Direct & CC Yield Index and a 77.1 ac. Soybean base w/a 30 bu. Direct & CC Yield Index and a 24.7 ac. Wheat Base w/a 34 bu.. Direct & CC Yield Index. **Tract 3** shows 92.06 Cropland acres w/a 45.9 acre Cornbase w/a 84 bu. Direct & 90 bu. CC Yield Index & a 46.1 ac. Soybean base w/a 23 bu. Direct & 27 bu. CC Yield Index.

These are followed by tremendously high numbers shown by the Union County Assessor & NRCS office. The main soils are: Tract 1 Graceville with an 85 Productivity Index; Tract 2's predominate soils appear to be Graceville, Omadi, Salix, Kennebec & a sprinkling of Dempster & a productivity index of 90.9; Tract 3 shows the main soil types to be Graceville, Enet & Dempster, Whitewood with a sprinkling of Wentworth Albaton & Orthents and a productivity Index of 71.8. Wow!!! With these kinds of numbers where would you go to get any better farmland!

In todays competitive farming world where can one find great farms that are all you can ask for; great #'s, high yield potential, ease of access, great marketing locations, farming efficiency & maybe best of all a large enough tract or tracts to make it worth your while to travel a bit. To secure your role & your families position in farmings future it becomes vitally important to add these high quality properties to your operations. For generations to come people will drive by these properties right on Hwy. 50 and most will say I wish I would have bought those Hanson farms when I had the chance. One family (hopefully yours) will say (WOW) am I glad our family had the foresight to invest in our future & bought that beautiful farmland when it was available. Sadly farms of this caliber seldom become available in ones lifetime & equally sad is that few take advantage of the opportunity when they do. The successful families & operations have for years & we know that you will too. Best of luck, Bruce & John.

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** will be glad to sit down with you for a confidential no obligation consultation. See for yourself why the professionals at Brock Auction sell 10's of millions of dollars worth of Real Estate every year for customers & clients just like you. **Put the Brock Team to work for you!** If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Co., Inc.** or **Auction Realty of America** & 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 December 1, 2013. The property is being sold without buyers contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land can be farmed for the 2014 crop year. Seller pays 2013 taxes and buyer pays 2014 taxes. Title insurance will be provided. The cost of title insurance & closing agent fees will be split equally between the buyer & seller. Descriptions and information are from sources deemed reliable, however, neither the sellers nor the Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "as is", so 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 only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

## ELISABETH KALSTAD HANSON HEIRS - Owners



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



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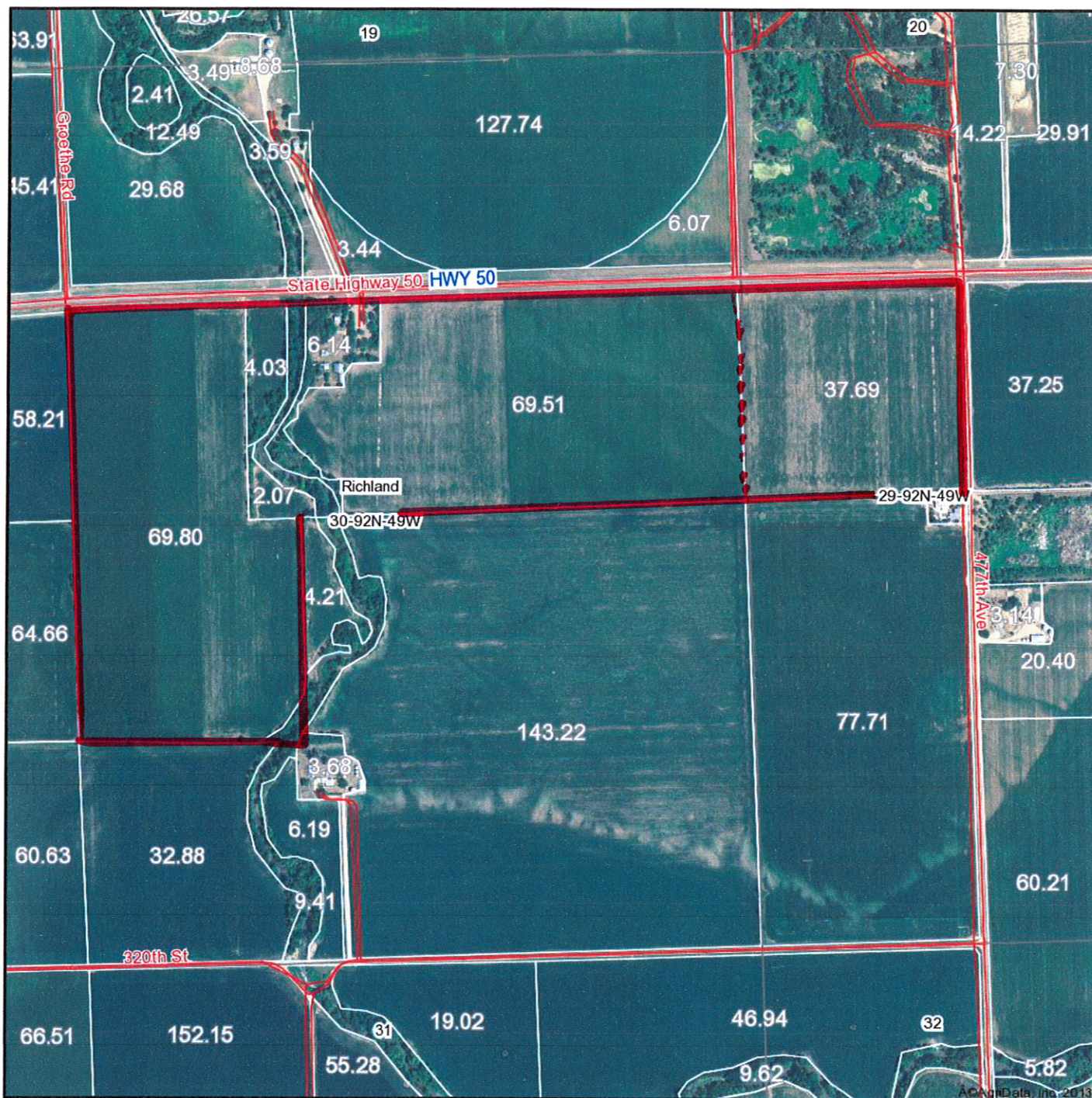
LICENSED IN:  
Iowa,  
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# Aerial Map



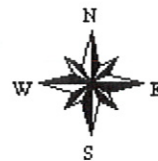
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scale: 11175

Maps provided by:



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**30-92N-49W**  
**Union County**  
**South Dakota**



7/29/2013

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

7/29/2013



# Aerial Map



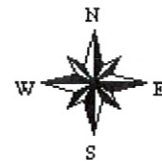
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**24-92N-50W  
Union County  
South Dakota**



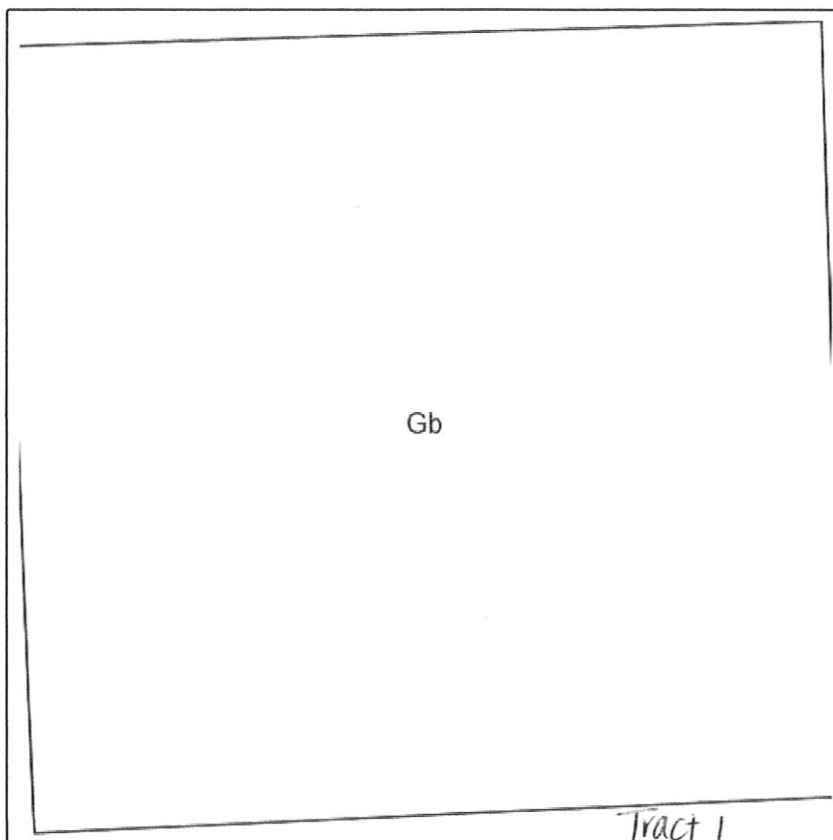
7/29/2013

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

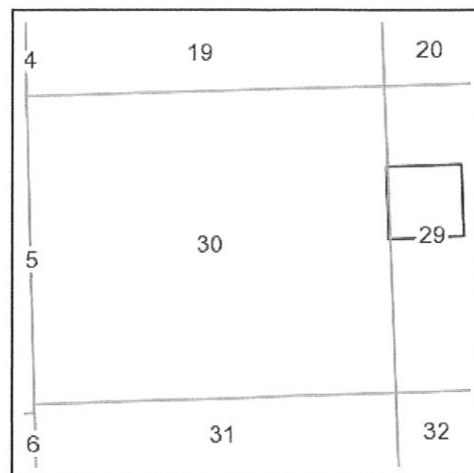
7/29/2013



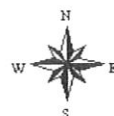
# Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Union**  
Location: **30-92N-49W**  
Township: **Richland**  
Acres: **37.69**  
Date: **8/30/2013**

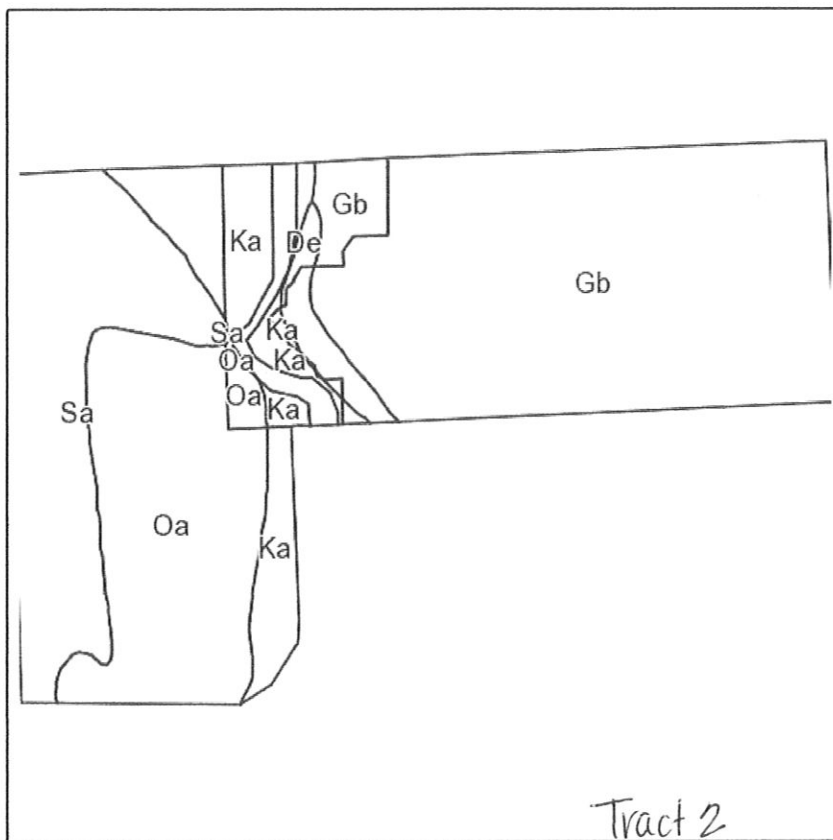


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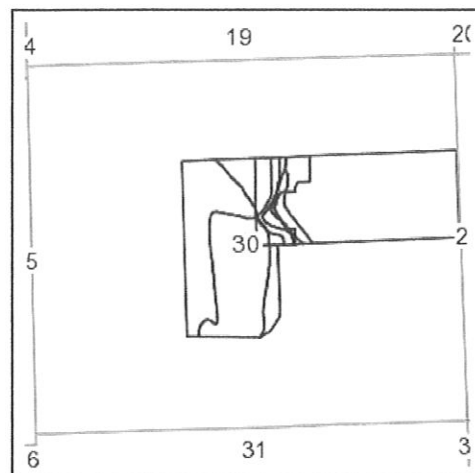


Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Brome grass alfalfa	Corn	Flax	Grain sorghum	Oats	Soybeans
Gb	Graceville silty clay loam	37.69	100.0%	I	85	3.8	6.3	78	24	80	77	31
Weighted Average					85	3.8	6.3	78	24	80	77	31

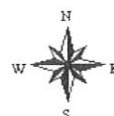
# Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Union**  
Location: **30-92N-49W**  
Township: **Richland**  
Acres: **154.69**  
Date: **8/30/2013**

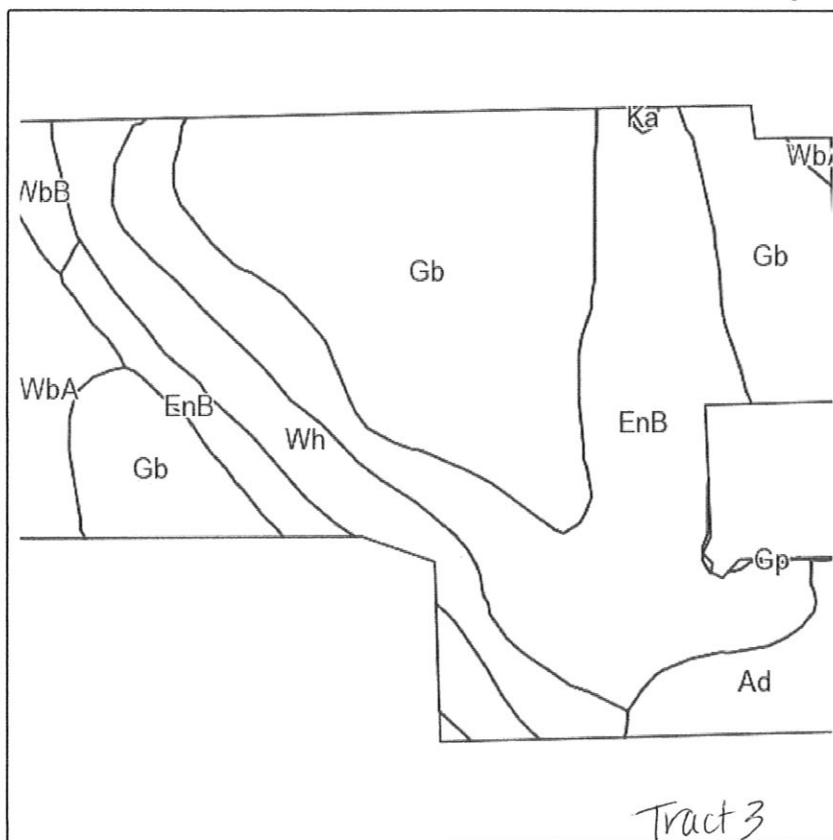


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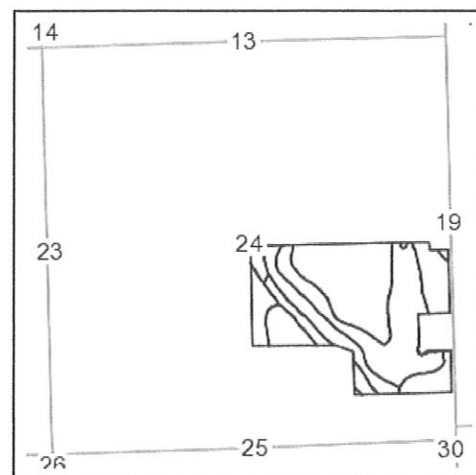


Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Corn Irrigated	Flax	Grain sorghum	Kentucky bluegrass	Oa
Gb	Graceville silty clay loam	69.80	45.1%		I	85	3.8	6.3		78		24	80		
Oa	Omadi silt loam	32.05	20.7%		I	98	4.4	7.3		105					
Sa	Salix silty clay loam	29.84	19.3%		I	98		5		112	150				
Ka	Kennebec silty clay loam	19.47	12.6%		I	94		11.4	6.8	162					4
De	Dempster silty clay loam	3.53	2.3%		IIs	65	3.1	4.2		75		23	58		
Weighted Average						90.9	2.7	6.9	0.9	100.7	28.9	11.4	37.4	0.5	60

# Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Union**  
Location: **24-92N-50W**  
Township: **Brule**  
Acres: **92.06**  
Date: **8/30/2013**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Flax	Grain sorghum	Kentucky bluegrass	Oats	Smooth bromegrass
Gb	Graceville silty clay loam	38.56	41.9%	I	85	3.8	6.3		78	24	80		77	
EnB	Enet and dempster complex, 2 to 6 percent slopes	32.36	35.2%	Ile	55	2.4	4		52		30		59	
Wh	Whitewood silty clay loam	9.92	10.8%	IIw	84	3.4			77		63		74	
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	4.94	5.4%	I	91	3.8	6.3		86		75		83	
Ad	Albaton silty clay, depressional	4.47	4.9%	Vw	29									
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	1.55	1.7%	Ile	85	3.7	6.2		81		72		81	
Gp	Orthents, gravelly	0.13	0.1%	VIII	0									
Ka	Kennebec silty clay loam	0.13	0.1%	I	94		11.4	6.8	162			4	97	6.6
Weighted Average					71.8	3.1	4.5	0	65.5	10.1	56.1	0	66.9	0

FARM: 273

South Dakota

U.S. Department of Agriculture

Prepared: 8/30/13 11:13 AM

Union

Farm Service Agency

Crop Year: 2013

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 1 of 2

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	
Farms Associated with Operator:								
292, 935, 2691, 3822, 4021								
CRP Contract Number(s): None								
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.86	150.18	150.18	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	150.18	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	75.4	84	92	0.0
SOYBEANS	74.7	23	27	0.0
Total Base Acres:	150.1			

Tract Number: 500      Description: C12 N2SE;N2SESE 24-92-50      FAV/WR History: N

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
96.74	92.06	92.06	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	92.06	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	45.9	84	92	0.0
SOYBEANS	46.1	23	27	0.0
Total Base Acres:	92.0			

Owners: |

Other Producers: None

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4021

Prepared: 8/30/13 11:13 AM

Crop Year: 2013

Page: 1 of 2

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
	FROM 3135 & 4019.	

Farms Associated with Operator:

292, 935, 2691

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
192.38	183.1	183.1	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	183.1	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	24.7	34	34	0.0
CORN	76.0	96	96	0.0
SOYBEANS	77.1	30	30	0.0
Total Base Acres:	177.8			

Tract Number: 2773 Description: SENW;S1/2NE;NESW 30-92-49

BIA Range Unit Number:

FAV/WR History

N

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.69	145.41	145.41	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	145.41	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	24.7	34	34	0.0
CORN	56.6	96	96	0.0
SOYBEANS	59.3	30	30	0.0
Total Base Acres:	140.6			

Owners:

Other Producers:

E



South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 4021**

Prepared: 8/30/13 11:13 AM

Crop Year: 2013

Page: 2 of 2

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.

Tract Number: 3092      Description: SWNW 29-92-49

FAV/WR  
History

BIA Range Unit Number:

N

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.69	37.69	37.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	37.69	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	19.4	96	96	0.0
SOYBEANS	17.8	30	30	0.0
Total Base Acres:	37.2			

Owners:

Other Producers: