

SEALED BID

OUTSTANDING MISSOURI RIVER FARM FOR SALE

HERE IT IS FOLKS!! THE LARGEST AND MOST DIVERSE
FARM EVER OFFERED FOR SALE IN UNION COUNTY.

993.2 +/- Acres farmland in Sections 21, 22, 27, and 28, "West" Elk Point Township, Union County, South Dakota.
Approximately 800 acres tillable cropland with the balance in CRP and prime wildlife habitat.

**Sealed bids due before Thursday
October 10th at 3:00 P.M.**

Call or e-mail for bid forms.
Private tours available upon request -
aerial video at herrityre.com.

TO BE OFFERED IN TWO TRACTS.

Tract #1 - 766.24 Taxed Acres Approx. 672 tillable
acres (Assessors Avg. Rating .729)

Tract #2 - 226.95 Taxed Acres Approx. 127 Tillable
acres and 25 acres CRP (Assessors Avg. Rating .698)

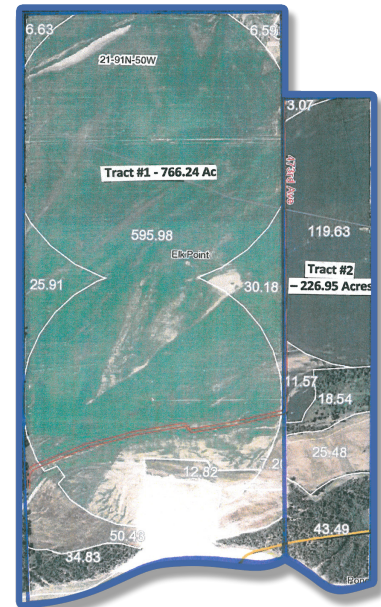
LEGAL DESCRIPTION: Tract #1 - Lots 1-2-3 & Wyant Tract 1 of Govt. Lot 1 in Sections 21 and 28; and Ray Tract 1 in NE 1/4 SW1/4 & SE1/4 SW1/4 & SE1/4 NE 1/4 & SW1/4 SE1/4 and the SE1/4. Consisting of 766.24 taxed acres.

Tract #2 - Lot A W1/2 NW1/4 & W1/2 SW1/4 and Lot 4 of W1/2 SW1/4.
Consisting of 226.95 Taxed acres.

LOCATION: Elk Point, SD. 3 miles west of Elk Point on paved 324th Street, then south 1/2 mile on 473rd. avenue, Tract #1 is on the west side of 473rd Ave., Tract #2 is on the east side. Look for the signs.

BROKERS NOTES: The Ray Family has decided to sell this excellent 993.2 acre farm established in 1969 by Faye Ray and the late M.W. (Dick) Ray. This farm has approximately 800 acres irrigated cropland and 1 mile of Missouri River frontage. Nearly 1,000 acres contiguous farmland make this a dream farm for any owner/operator or investor and with endless recreational opportunities, what more could you ask for? This farm has 3 irrigation systems, a modern 2 bedroom cabin, large steel pole building, and 25,000 bu. grain storage. This high yielding farm would make an outstanding investment or turn-key addition to any operation. Don't miss this once-in-a-lifetime opportunity.

TERMS & CONDITIONS: Call or e-mail for bid form. All bidders shall deliver or mail a sealed bid to our office by Thursday October 10th, 2013 at 3:00 P.M. accompanied by a \$25,000 check for earnest money made payable to Herrity and Associates, Inc. Real Estate Trust, 2007 Jack Nicklaus Dr., Suite 101, Elk Point, SD 57025. The highest bidders for each tract will be invited to a private auction conducted by world champion auctioneer Bruce Brock. Successful bidders will enter into a purchase agreement and will be required to provide an additional amount equal to 10% of the purchase price. Closing to be on or before November 25th, 2013 at the offices of Union County Title and Abstract Co., 104 West Main Street, Elk Point, SD. The sellers have the right to accept or reject any and all bids.



SELLERS:

**Faye Ray, Tom and Marsha Ray, Kevin Ray, Michelle Livermore,
Patty Parrish and Jacqueline Stanfield**

**HERRITY
& ASSOCIATES INC.
REAL ESTATE**

JOHN HERRITY, BROKER
CELL: 712-259-6408 • jpherrity@iw.net • herrityre.com

DENNIS HENZE, BROKER ASSOCIATE
712-259-0247 • dhenze@iw.net



HERRITY & ASSOCIATES, INC. REAL ESTATE PROUDLY PRESENTS **THE RAY FAMILY FARM**



993 +/- ACRES

IN SECTIONS 21, 22, 27 AND 28 IN "WEST" ELK POINT TOWNSHIP.

The largest and most diverse row crop farm ever offered for sale in Union County!

High-quality soils, 3 irrigation systems, cabin, buildings, 1 mile Missouri-River frontage.

BEING OFFERED IN 2 TRACTS BY SEALED BID OCTOBER 10TH, 2013



JOHN HERRITY, BROKER

CELL: 712-259-6408

HOME 605-356-2496

jpherrity@iw.net

www.herrityre.com

2007 Jack Nicklaus Dr., Suite 101

Elk Point, SD 57025



NOTICE OF LAND SALE BY SEALED BID

We offer for sale the following 2 tracts of farmland in Union County, South Dakota

**TRACT #1- Part of Sections 21 and 28 in Township 91 North, Range 50 West of the 5th P.M.,
Union County, South Dakota. 766.24 Acres mil**

Sellers: Faye M. Ray and Family

**TRACT #2 - Part of Sections 22 and 27 in Township 91 North, Range 50 West of the 5th P.M.,
Union County, South Dakota.- 226.95 Acres mil**

Sellers: Thomas M. and Marsha L. Ray

CONDITIONS OF SALE:

1. Sealed bids will be received at the offices of Herrity and Associates Inc. Real Estate, 2007 Jack Nicklaus Drive, Suite 101 (Country Club Plaza), or P.O. Box 667, Elk Point, SD 57025 until 3:00 p.m. Thursday, October 10th, 2013 and at that time privately opened. Bids to be submitted in one lump sum for the total +/- acres in each tract. Top bidders for each tract will be invited to appear for a private auction called by world champion auctioneer Bruce Brock and the Brock Auction Co. Private auction to be held at 5 :00 P.M. on October 10th, 2013 at the offices of Herrity and Associates, Inc. Real Estate, 2007 Jack Nicklaus Dr., Suite 101, Elk Point (Country Club Plaza). The successful bidder(s) will be required to close within 45 days of the accepted bid and no later than November 25th 2013. An offer form is attached.
2. Acreages are believed to be correct but are not guaranteed. Property will be sold by legal description. No survey will be furnished by the Seller. In all cases, no adjustment will be made in the contract price based on any subsequent survey conducted by a Buyer. It is the Prospective Buyer's responsibility to verify the accuracy of all acreages.
3. Title insurance will be provided by Union County Title and Abstract with the cost split 50-50.
4. 2013 property taxes payable in 2014 will be paid by the seller.
5. The land is being sold "as-is". Buyer will take possession after the 2013 harvest for the 2014 crop year. No later than March 1, 2014.
6. The land will be sold to the highest bidder, however, the seller reserves the right to refuse any or all bids, to waive any technical defect in bids, and unless otherwise specified by the seller, to accept any bid as may be in the best interest of the seller.
7. At the completion of the auction process, a final contract will be signed by both Buyer and Seller.
8. Any questions concerning this sale should be directed to John Herrity at Herrity and Associates Inc. Real Estate (712) 259-6408.

All information contained herein has been obtained from sources we believe to be reliable.
However, no warranty or guarantee is made to the accuracy of the information.

Agency Disclosure

Herrity and Associates Inc. Real Estate is the agent of the owner of the property described within this property offering.

OFFER FORM - TRACT #1

**Part of Sections 22 and 27, in Township 91 North, Range 50 West of the 5th P.M., Union County,
South Dakota. 766.24 Acres m/l**

Sellers: Faye M. Ray and Family

Bid Due Date: Thursday, October 10, 2013 @3:00 p.m.

Bidder hereby submits the following as an offer for the purchase of the land located in Union County,
South Dakota; as described by

**Part of Sections 21 and 28 in Township 91 North, Range 50 West of the 5th P.M., Union County,
South Dakota. (766.24 +/- Acres)**

This offer will remain valid through November 25, 2013. High bidder at the private auction is obligated to enter into a purchase agreement with the Seller. Earnest money payable to Herrity and Associates, Inc. Trust Account in the amount of twenty-five thousand dollars (\$25,000) is required to accompany this bid and shall be returned to unsuccessful bidders. The winning bidder will be required to pay the balance of earnest money equaling ten percent (10%) of the purchase price on October 10, 2013. Closing shall take place no later than (45) days from the date of the executed contract.

Submit offer form to: **Herrity and Associates Inc. Real Estate (Before 3:00 p.m. on Thursday, October 10, 2013)**
2007 Jack Nicklaus Drive, Suite 101 (Country Club Plaza)
P.O. Box 667
Elk Point, SD 57025

Bid Amount - Whole: \$ _____

Bidder: _____

Date: _____

Phone No: _____

Email: _____

Address: _____

Signature _____

OFFER FORM - TRACT #2

**Part of Sections 22 and 27, in Township 91 North, Range 50 West of the 5th P.M., Union Connty,
South Dakota. 226.95 Acres m/l**

Sellers: Thomas M. and Marsha L. Ray

Bid Due Date: Thursday, October 10, 2013 @3:00 p.m.

Bidder hereby submits the following as an offer for the purchase of the land located in Union County,
South Dakota; as described by

**Part of Sections 22 and 27, in Township 91 North, Range 50 West of the 5th P.M., Union County,
South Dakota. (226.95 +/- Acres)**

This offer will remain valid through November 25, 2013. High bidder at the private auction is obligated to enter into a purchase agreement with the Seller. Earnest money payable to Herrity and Associates, Inc. Trust Account in the amount of twenty-five thousand dollars (\$25,000) is required to accompany this bid and shall be returned to unsuccessful bidders. The winning bidder will be required to pay the balance of earnest money equaling ten percent (10%) of the purchase price on October 10, 2013. Closing shall take place no later than (45) days from the date of the executed contract.

Submit offer form to: Herrity and Associates Inc. Real Estate (**Before 3:00 p.m. on Thursday, October 10, 2013**)
2007 Jack Nicklaus Drive, Suite 101 (Country Club Plaza)
P.O. Box 667
Elk Point, SD 57025

Bid Amount - Whole: \$ _____

Bidder: _____

Date: _____

Phone No: _____

Email: _____

Address: _____

Signature _____

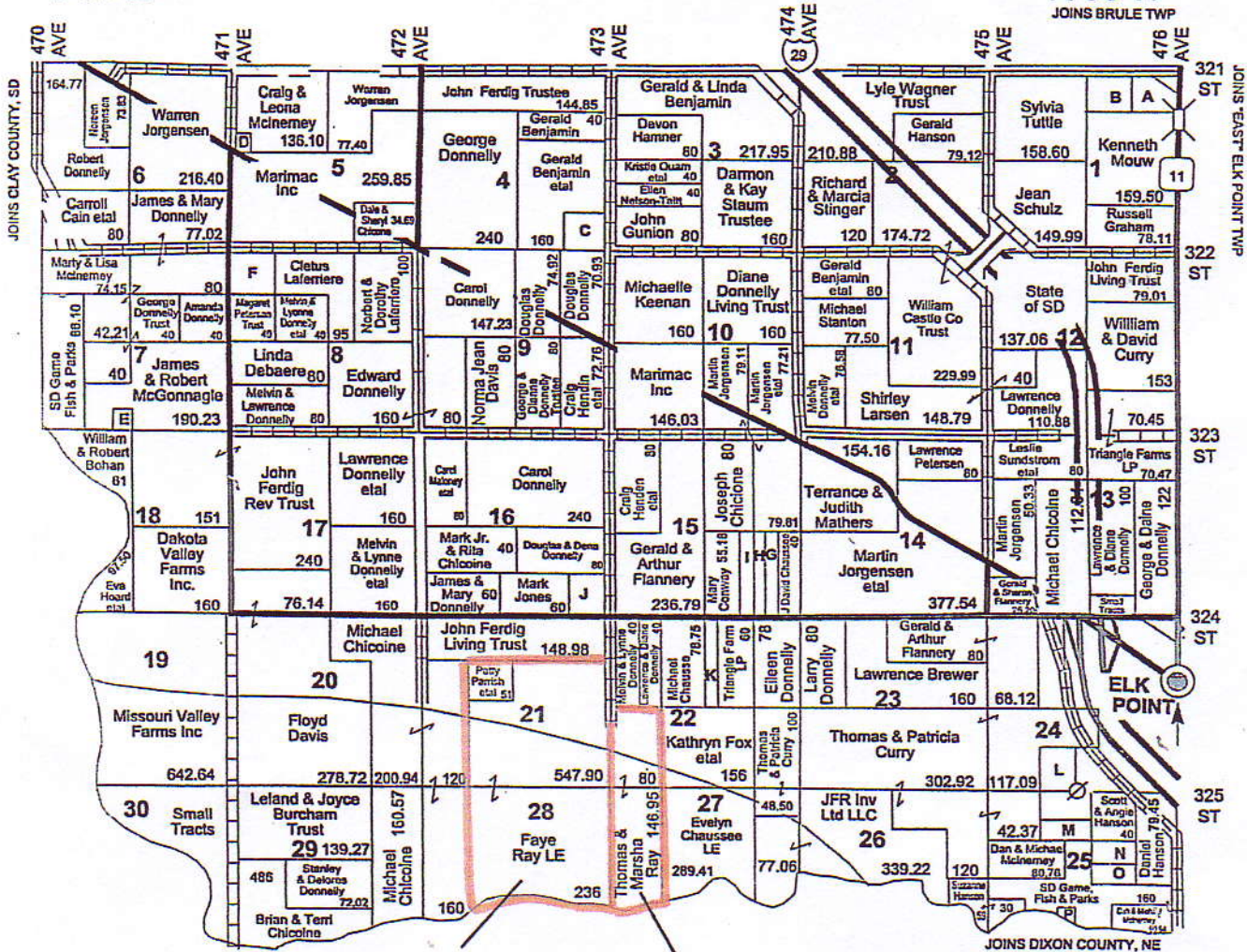
"WEST" ELKPOINT TWP

LAND OWNER

T 91 N

R 50 W

JOINS BRULE TWP



Aerial Map



map center: 42° 40' 35.12, 96° 45' 5.92
scale: 18296

Maps provided by:



©AgriData, Inc. 2012
www.AgriDataInc.com

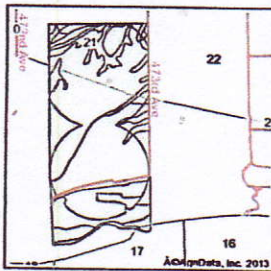
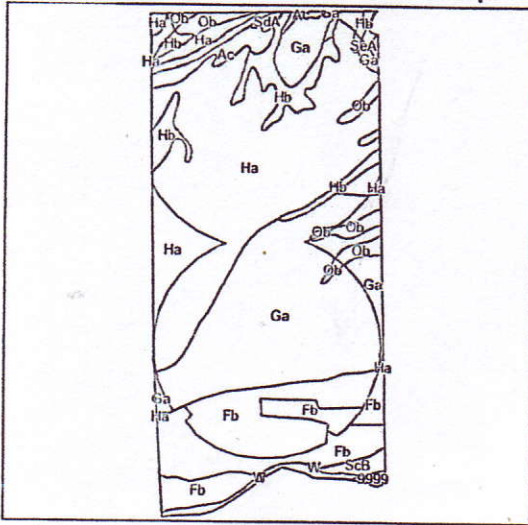
**Union County
South Dakota**



8/13/2013

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

Soils Map



State: South Dakota
 County: Union
 Map Center: 42° 40' 32.8, 96° 44' 54.24
 Township: Elk Point
 Acres: 770.6
 Date: 8/14/2013

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

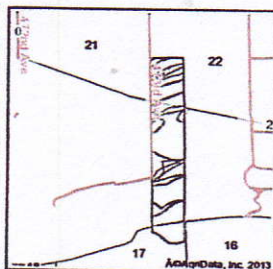
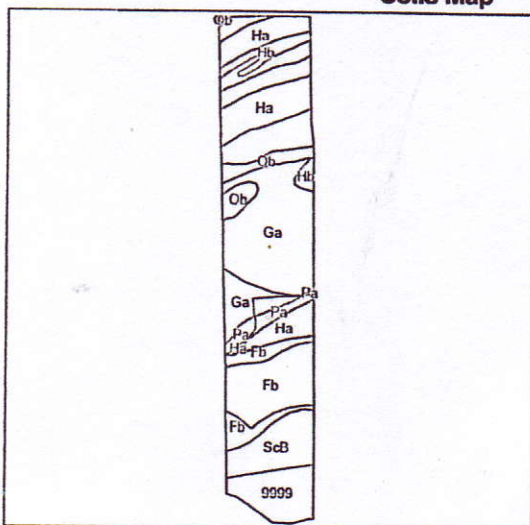


Maps provided by:
surety
 AgriData, Inc 2013
 www.AgridataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	SRPG	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Winter wheat
Ha	Haynie silt loam	284.2	36.9%	I	I	86			8.8	5.3	126	162		3.1	69	5.2	42	
Ga	Grable silt loam	224.8	29.2%	Ils		65			7.2	4.3	103			2.5	57	4.2	35	
Fb	Norway loamy sand	148	19.2%	Vlw		30		1.4			30				20		10	
Hb	Haynie silty clay loam	46	6.0%	I		92		4	6.7		90		85		84		31	
Ob	Onawa silty clay	23.3	3.0%	Ils		80			6	3.7	98				66		35	
Ac	Albaton silty clay	16.9	2.2%	II/w		55			5	3	100	137		2.5	55	4.1	34	
W	Water	8.6	1.1%			0												
ScB	Sardak loamy fine sand, 3 to 9 percent slopes	6.5	0.8%	IVs		27					1				28	2.5		18
Ad	Albaton silty clay, depressional	6.3	0.8%	Vw		29												
9999	Water	2.3	0.3%			0	0											
SdA	Scroll silty clay, 0 to 1 percent slopes	2.1	0.3%	Ils		54		2.8	4.7		70				40		22	
SeA	Sardak soils, 0 to 3 percent slopes	1.5	0.2%	IVs		31		0.9			35				25	1.8	18	15
Pa	Percival silty clay	0.1	0.0%	Ils		73		3.2	6		80				55		27	
Weighted Average						66.3	0	0.5	6.1	3.4	93.1	62.8	5.1	1.9	54.6	3.3	31.4	0.2

TRACT #2

Soils Map



State: South Dakota
 County: Union
 Map Center: 42° 40' 32.8, 96° 44' 54.24
 Township: Elk Point
 Acres: 221.8
 Date: 8/14/2013

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



Maps provided by:
surety
 ©AgnData, Inc 2013
 www.AgnDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	SRPG	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Com	Com Irrigated	Grain sorghum	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	Winter wheat
Ga	Greble silt loam	72.6	32.8%	IIs		65			7.2	4.3	103			2.5	57	4.2	35	
Ha	Haynie silt loam	44.1	19.9%	I	I	86			8.8	5.3	126	162		3.1	69	5.2	42	
Fb	Norway loamy sand	36.2	16.3%	V/w		30		1.4			30				20		10	
ScB	Sardak loamy fine sand, 3 to 9 percent slopes	19.1	8.6%	IVs		27				1					28	2.5		18
9999	Water	18.5	8.3%			0	0											
Hb	Haynie silty clay loam	15.4	6.9%	I		92		4	6.7		90		85		84		31	
Ob	Onawa silty clay	10.2	4.6%	IIs		80			6	3.7	98				66		35	
Pa	Percival silty clay	5.7	2.6%	IIs		73		3.2	6		80				55		27	
Weighted Average						57.6	0	0.6	6	2.7	76.5	32.2	6.9	1.4	48.4	2.6	25.9	1.6

TRACT #1

RAY FARM IMPROVEMENTS

Tract #1 - Grain bin, 42' diameter, 6 ring 22' high, full aeration floor, aeration fan with electric heat, 8" unload, sweep, 25,000 bushels.

Tract #1 - Pole shed, 48' x 64' with 20' x 64' leanto, 13' door.

Tract #1 - Cabin, 24' x 34', 2 bedroom, kitchen, bath, dining area, built in 2003

Tract #1 - North pivot, $\frac{3}{4}$ mile 15 Tower Valley pivot with swing span, new columns in well in 2013, new bearings in pump in 2013, well acidized in 2013, 1700 GPM well, 2013 JD power unit (270 HP) with 20KW generator.

Tract #1 - South pivot, $\frac{3}{4}$ mile 15 tower Valley pivot, 3306 Caterpillar power unit, new well in 2006, 1800 GPM.

Tract #2 - Pivot, 2001 Valley 10 tower pivot, 2004' length, 3 year old JD power unit.

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 554

Prepared: 8/8/13 9:14 AM

Crop Year: 2013

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
---------------	-----------------	--------------

THOMAS MARVIN RAY

Farms Associated with Operator:

4434

CRP Contract Number(s): 10011

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
763.04	735.73	735.73	0.0	0.0	8.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	727.23	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	334.7	125	148	0.0
SOYBEANS	329.0	29	35	0.0
Total Base Acres:	663.7			

Tract Number: 1020 Description: B15 S2NE;SENW;E2SW;SE 21;NE;E2NW 28-91-50

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
763.04	735.73	735.73	0.0	0.0	8.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	727.23	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	334.7	125	148	0.0
SOYBEANS	329.0	29	35	0.0
Total Base Acres:	663.7			

Owners: FAYERAY

Other Producers: None

TRACT #2

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 4434

Prepared: 8/8/13 9:15 AM

Crop Year: 2013

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
THOMAS MARVIN RAY	FROM 494	

Farms Associated with Operator:
554

CRP Contract Number(s): 703

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
221.78	159.75	159.75	0.0	0.0	25.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	134.25	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	83.3	97	143	0.0
SOYBEANS	44.0	24	29	0.0
Total Base Acres:	127.3			

Tract Number: 913 Description: B15 W2SW 22;W2NW 27-91-50

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

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
221.78	159.75	159.75	0.0	0.0	25.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	134.25	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	83.3	97	143	0.0
SOYBEANS	44.0	24	29	0.0
Total Base Acres:	127.3			

Owners: MARSHA LYNN RAY

THOMAS MARVIN RAY

Other Producers: None