

FARMLAND FOR SALE!

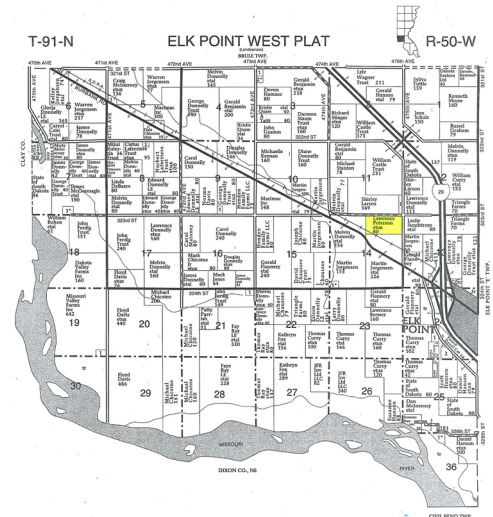
76.75+/- Acres, Elk Point "West" Township, Union County, SD
\$5,250 per Acre

LAND LOCATION: From Elk Point Exit #18 go west out of Elk Point on Burbank Road; take Burbank Road to 475th Street (first right turn). Head north ¾ of a mile to the 77 acre parcel on the left.

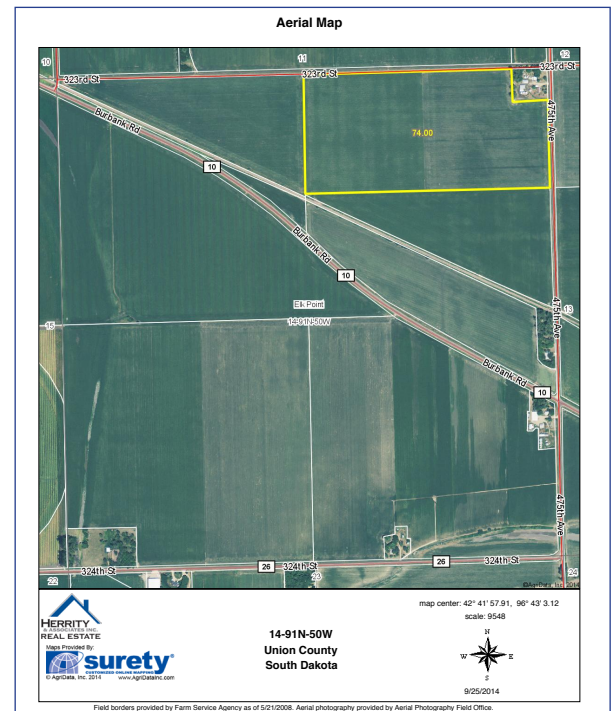
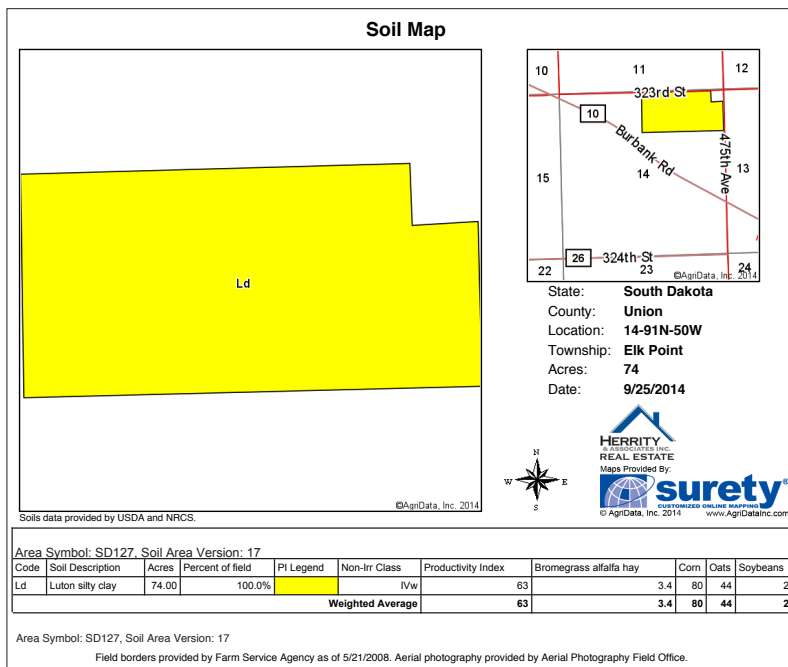
LEGAL DESCRIPTION: The North ½ of the Northeast 1/4, Section 14, Township 91, Range 50, West of the 5th P.M., Union County, SD.

BROKER'S NOTES: In this offering is a 76.75 acre tract of level and nearly all tillable Union County row crop farmland. Soils consist of Luton Silty Clay with County assessor soil rating of .648 and Surety rating of 63. According to the FSA there are 74 acres of cropland including a 36.5 acre corn base with a 93 bushel direct yield and 110 bushel CC yield and 36.5 acre soybean base with a 28 bushel direct yield and a 34 bushel CC yield. Farmland is rarely offered for sale in this area and no doubt will be generations down the road before it does again. You now have the opportunity to add this farm to your operation or investment portfolio. Buyer can farm the land 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.



SELLER: JANICE PETERSEN



TROY DONNELLY
 BROKER ASSOC.
 AUCTIONEER
 CELL 712-899-3748
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JOHN HERRITY
 BROKER/APPRaiser
 AUCTIONEER
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jpherrity@iw.net



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



Aerial Map



HERRITY & ASSOCIATES INC.
REAL ESTATE

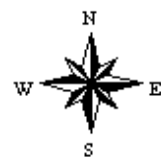
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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14-91N-50W
Union County
South Dakota

map center: 42° 41' 57.91, 96° 43' 3.12
scale: 9548



9/25/2014

T-91-N

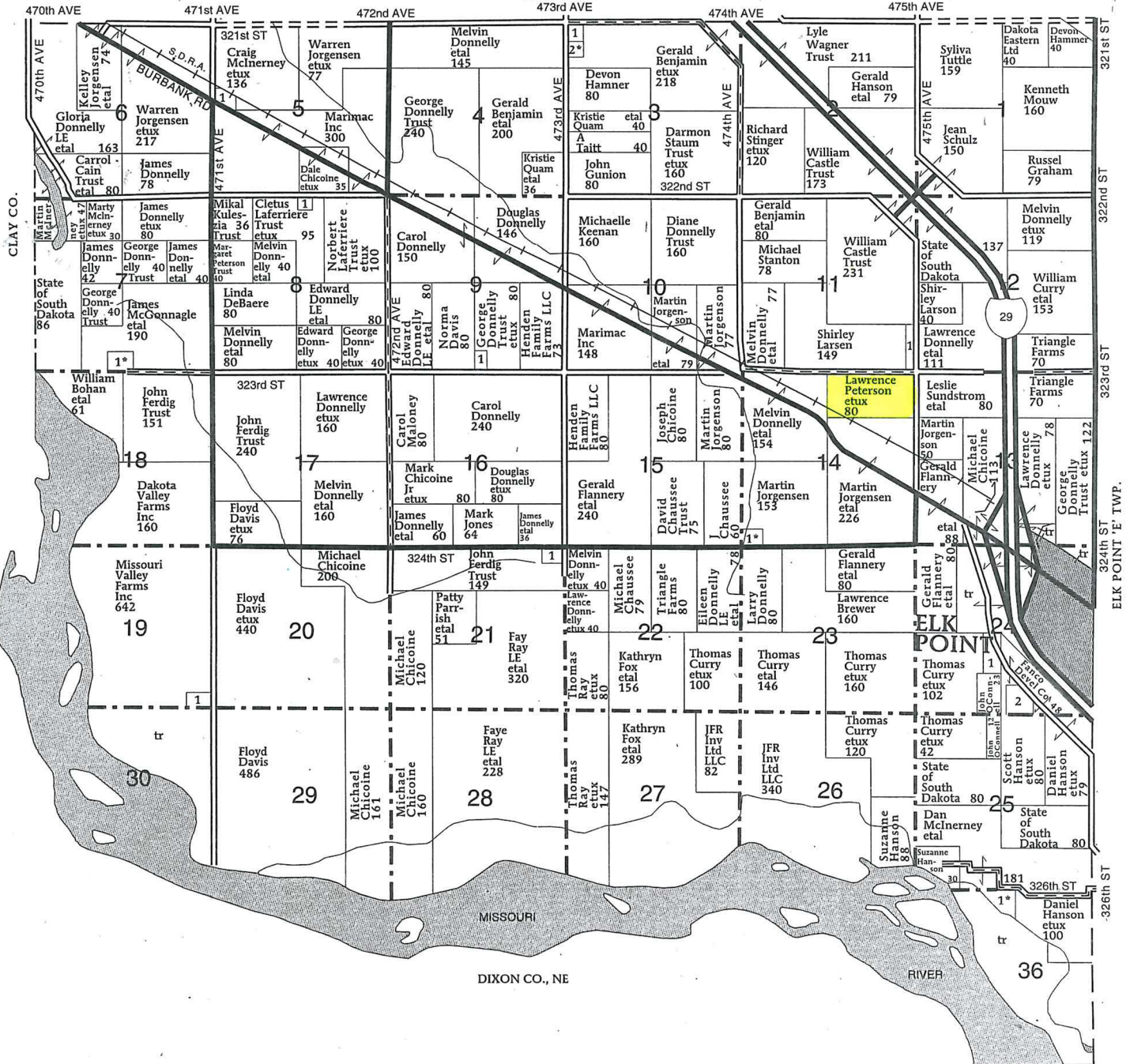
ELK POINT WEST PLAT

R-50-W

(Landowners)

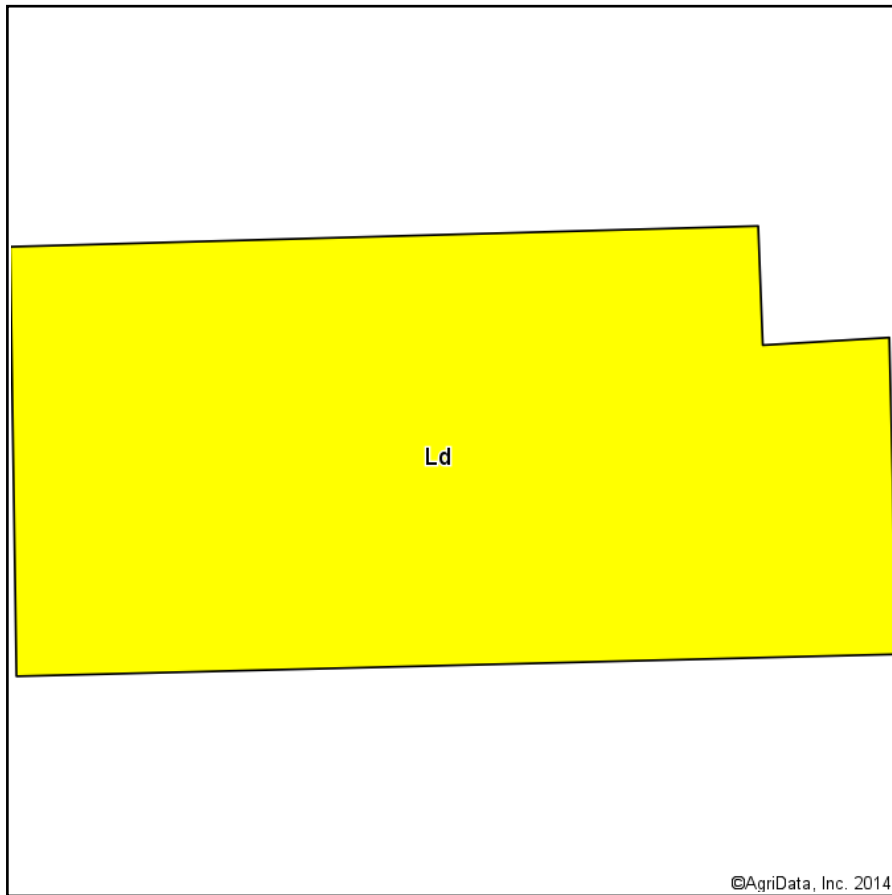
BRULE TWP.

473rd AVE

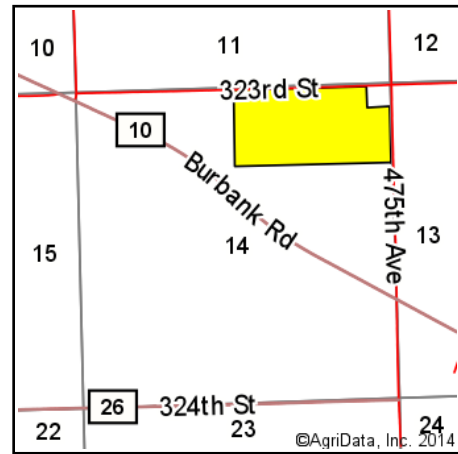


CIVIL BEND TWP.

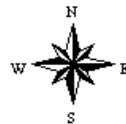
Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **14-91N-50W**
 Township: **Elk Point**
 Acres: **74**
 Date: **9/25/2014**



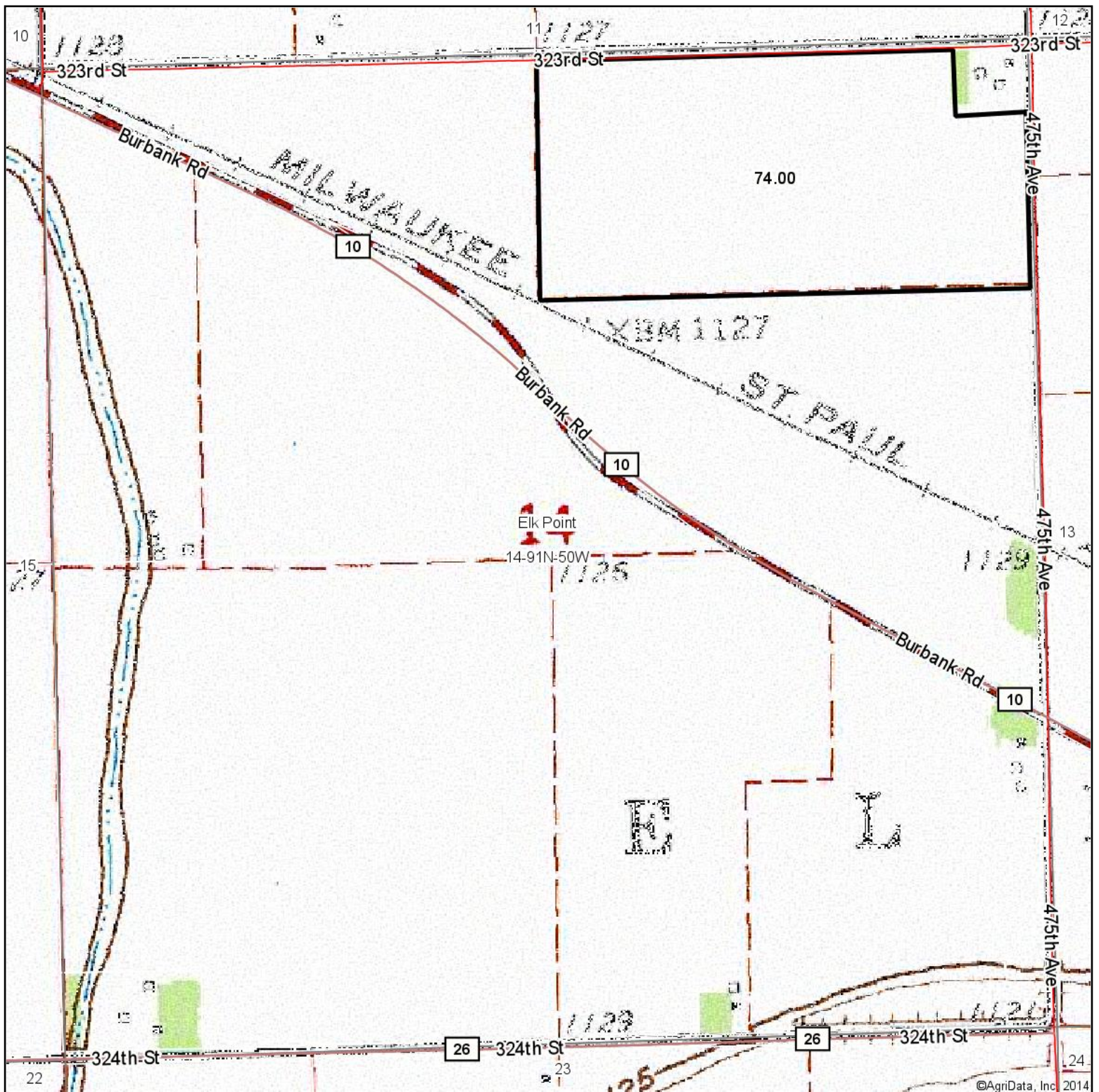
Area Symbol: SD127, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
Ld	Luton silty clay	74.00	100.0%		IVw	63	3.4	80	44	27
Weighted Average						63	3.4	80	44	27

Area Symbol: SD127, Soil Area Version: 17

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

Topography Map



Maps Provided By:



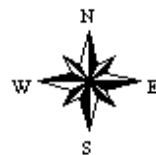
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14-91N-50W
Union County
South Dakota

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9/25/2014

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 550

Prepared: 9/25/14 8:59 AM

Crop Year: 2014

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

MARTIN F JORGENSEN

Farm Identifier

Recon Number

Farms Associated with Operator:

513, 3925

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.04	74.0	74.0	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	74.0	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	36.5	93	110	0.0
SOYBEANS	36.5	28	34	0.0
Total Base Acres:	73.0			

Tract Number: 1016

Description: C14 N2NE4 14-91-50

FAV/WR

BIA Range Unit Number:

History

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
77.04	74.0	74.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	74.0	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	36.5	93	110	0.0
SOYBEANS	36.5	28	34	0.0
Total Base Acres:	73.0			

Owners: JANICE LUCILLE PETERSEN

Other Producers: None