

FARMLAND FOR SALE!

159 +/- Acres, Jefferson Township, Union County, SD
\$5,000.00 per acre

LEGAL DESCRIPTION: W1/2 NE1/4 Less 1A for Road and E1/2 NW1/4, Section 8, Township 90N Range 48W, Union County, SD

LOCATION: From Jefferson head east on Dakota Street. Turn north at 483rd Avenue then east on 329th St. Property is on the left 1/2 mile.

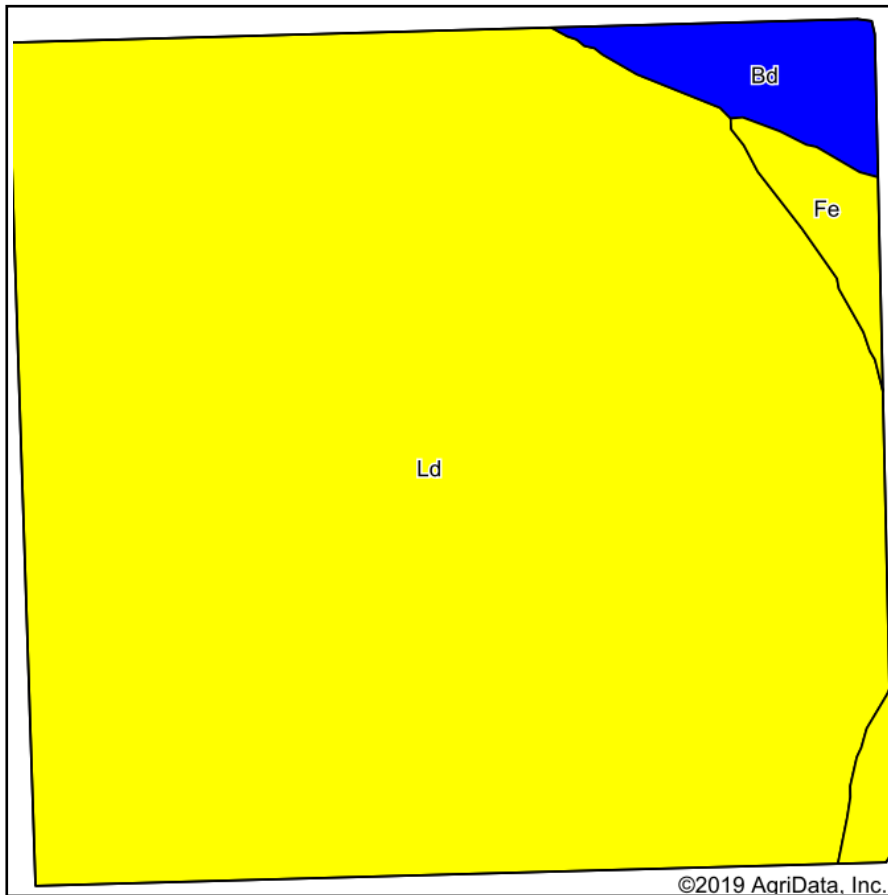
BROKER'S NOTES: Up for your consideration is a 159 acre tract of Union County land. Close proximity to several grain handling facilities and situated on an oil road for convenient transportation. This farm has a Agri-Data soil productivity of 63.8 with primarily luton silty clay. According to the FSA, the corn base acres is 100.5 with a 144 bushel PLC yield. The farm has a 51.4 acre soybean base with a 36 bushel PLC yield.

Don't miss this opportunity to add a productive farm to your existing operation or investment portfolio.

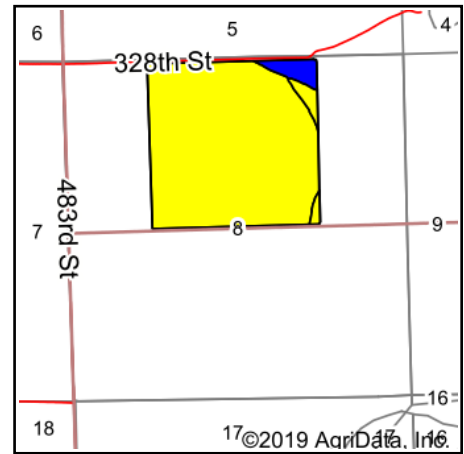
SELLER: Mary Brienzo



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Union**
 Location: **8-90N-48W**
 Township: **Jefferson**
 Acres: **155.91**
 Date: **10/9/2019**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Grain sorghum	Oats	Soybeans	*n NCCPI Soybeans
Ld	Luton silty clay	145.91	93.6%		IVw	63			3.4	80		44	27	48
Bd	Benclare silty clay loam, somewhat poorly drained	5.68	3.6%		IIw	81	4	6.9		80	75	75	32	50
Fe	Forney silt loam, overwash	4.32	2.8%		IIw	70	3.5	5		85		55	30	48
Weighted Average						63.8	0.2	0.4	3.2	80.1	2.7	45.4	27.3	*n 48.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota

Union

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1903

Prepared: 10/9/19 2:04 PM

Crop Year: 2020

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.

Farm Identifier

NONE

Recon Number

Farms Associated with Operator:

727, 1776, 5414, 5415, 6635, 7017, 7018, 7019, 7020

ARC/PLC G/W/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.91	155.91	155.91	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	155.91	0.0	0.0	0.0			

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	NONE	CORN , SORGH, SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	100.5	144	0.0
GRAIN SORGHUM	3.3	64	0.0
SOYBEANS	51.4	36	0.0
Total Base Acres:	155.2		

Tract Number: 1298 Description G17 E2NW;W2NE 8-90-48

FSA Physical Location : Union, SD

ANSI Physical Location: Union, SD

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
155.91	155.91	155.91	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	155.91	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	100.5		144	0.0		
GRAIN SORGHUM	3.3		64	0.0		

South Dakota
Union

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FARM: 1903
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Abbreviated 156 Farm Record

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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	51.4		36	0.0
Total Base Acres:	155.2			

Owners: BRIENZO, MARY
Other Producers: None



Summary

Parcel ID 17.00.08.1010
 Property Address
 Sec/Twp/Rng 8/90/48
 Brief Tax Description W1/2NE1/4 LESS 1A FOR RD & E1/2NW1/4
 (Note: Not to be used on legal documents)
 Comments
 Class AGA
 Tax District 17617
 Gross Acres 159.00
 \$/Acre 2,435.25

Owners

Deed Holder
 BRIENZO, MARY HELEN

 303 DAKOTA DUNES BLVD APT 310
 DAKOTA DUNES SD 57049

Soils

Class	Acres	Adjust
BD	10	0
FE	1	0
LD	148	0

Sales Ratio Building Info

Year Built 0
 Basement 0
 Square Feet 0
 Acres/Lot Size
 Construction
 Grade
 Air Cond
 Bedrooms 0
 Fireplace
 Baths
 Garage

Sales

Date	Sequence	Seller	Buyer	Book	Page	Type	Building Value	Land Value	Transfer Fee	Sale Amount
11/08/2007	20070880	BRIENZO, PATTY ESTATE	BRIENZO, MARY HELEN	97	817	O	\$0.00	\$0.00	\$0.00	\$0.00
10/18/2007	20070810	BRIENZO, PATTY ESTATE	BRIENZO, MARY HELEN	M 44	518	O	\$0.00	\$0.00	\$0.00	\$0.00

Valuation

	2019	2018	2017	2016	2015	2014
+ AGA	\$410,424	\$416,039	\$408,013	\$402,132	\$402,132	\$356,812
= Total Value	\$410,424	\$416,039	\$408,013	\$402,132	\$402,132	\$356,812

Tax History

2018	1st Half	2nd Half	Full Year
Due Date	April 30, 2019	October 31, 2019	
Tax Billed	1,704.34	1,704.34	3,408.68
Specials Etc.	0.00	0.00	0.00
Amount Paid	0.00	0.00	0.00
Amount Due	1,704.34	1,704.34	3,408.68
Payment Status			
Date Paid			
2017	1st Half	2nd Half	Full Year
Due Date	April 30, 2018	October 31, 2018	
Tax Billed	1,640.94	1,640.94	3,281.88
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,640.94	1,640.94	3,281.88
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	

2017	1st Half	2nd Half	Full Year
Date Paid	04/13/2018	10/18/2018	
2016	1st Half	2nd Half	Full Year
Due Date	April 30, 2017	October 31, 2017	
Tax Billed	1,585.33	1,585.33	3,170.66
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,585.33	1,585.33	3,170.66
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/27/2017	10/17/2017	
2015	1st Half	2nd Half	Full Year
Due Date	April 30, 2016	October 31, 2016	
Tax Billed	1,777.25	1,777.25	3,554.50
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,777.25	1,777.25	3,554.50
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/30/2016	10/31/2016	
2014	1st Half	2nd Half	Full Year
Due Date	April 30, 2015	October 31, 2015	
Tax Billed	1,770.31	1,770.31	3,540.62
Specials Etc.	0.00	0.00	0.00
Amount Paid	1,770.31	1,770.31	3,540.62
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/30/2015	10/26/2015	

No data available for the following modules: Comments, Photos, Sketches.

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