

For Sale

1,208 Acres

Agricultural Land

\$6,843,532 (\$5,665/acre)

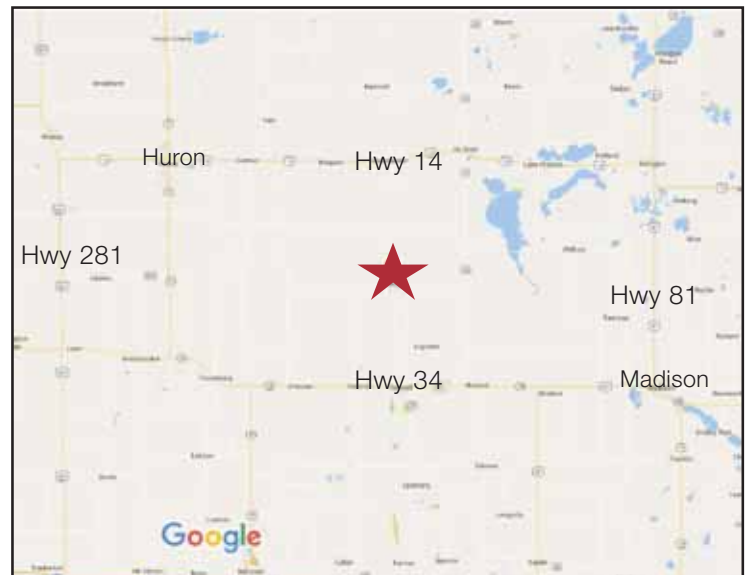


Carthage Land

Seven Parcels Near Carthage

Property Features

- 1,208 (more or less) acres zoned agriculture
- Legal - see attached
- These 1200-plus acres are an excellent property in East Central South Dakota. Good soils, highly tillable and very productive describes the farm land. Adjacent to a black top county road, there is easy accessibility to all the contiguous parcels
- The big flat fields were all planted to soybeans last year with decent harvest results of 45-bushels/acre. During the 2014 cropping year, 140-bushels/acre of corn were harvested. This year, a bountiful corn crop appears on the horizon, with a very good to excellent yield anticipated



Pricing

- Sale Price: \$6,843,532 (\$5,665/ acre)
- Real Estate Taxes are \$18,758.02 in 2017

Location

- Seven parcels located 5 miles east of Carthage, SD
- Five parcels in Miner County
- Two parcels in Kingsbury County



Jim Wilber

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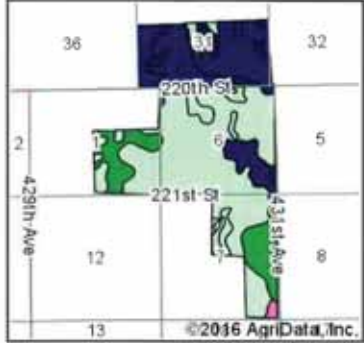
Sioux Falls, SD 57105

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For Sale
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Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **1-108N-57W**
 Township: **Carthage**
 Acres: **1208.19**
 Date: **8/25/2016**



Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 19
 Area Symbol: SD097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sun
igA	Houdek-Dudley-Tetonka complex, 0 to 3 percent slopes	592.94	49.1%		IVs	59	1.5	32	1.7	1.8	51	5.4	30	39	20	21	
idA	Houdek-Dudley complex, 0 to 2 percent slopes	153.44	12.7%		IIIs	60	2.1	40	2	2.2	56	5.9	32	48	21	27	
ieB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	138.62	11.5%		IIe	79	2.8	48	2.4	2.9	68	7.3	40	59	26	32	
if	Houdek-Stickney-Tetonka complex	105.24	8.7%		IIc	74	2.2	41	2.1	2.4	65	7	39	52	26	28	
ikB	Clarno-Ethan complex, 2 to 6 percent slopes	58.85	4.9%		IIe	77	2.5	45	2.2	2.6	65	6.8	38	55	24	30	
isA	Houdek-Stickney complex, 0 to 2 percent slopes	42.86	3.5%		IIc	77	2.6	47	2.3	2.7	68	7.3	40	59	27	32	

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Soils Map - Page 2

to	Dudley-Jerauld silt loams	21.20	1.8%		Vls	25	0.7	18	0.9	1	18	1.9	11	19	7	11
vo	Worthing silty clay loam, 0 to 1 percent slopes	16.53	1.4%		Vw	30										
uo	Durrstein silt loam	15.57	1.3%		Vls	10		2	0.2	0.2	5	0.5	3	1	1	1
ut	Crossplain-Tetonka complex	13.89	1.1%		llw	73	1.2	32	2.4	2.4	64	6.8	38	41	25	22
ldB	Houdek-Dudley complex, 2 to 6 percent slopes	10.16	0.8%		lls	56	2	37	1.9	2.2	51	5.4	30	45	20	25
vo	Worthing silty clay loam, 0 to 1 percent slopes	9.41	0.8%		Vw	30										
lsB	Houdek-Stickney complex, 2 to 6 percent slopes	7.53	0.6%		lle	74	2.6	45	2.3	2.7	65	6.9	38	56	25	31
lc	Davison-Crossplain complex	6.68	0.6%		llw	78	1.9	40	2.8	2.8	70	7.5	41	50	25	27
lgA	Clarno-Crossplain loams, 0 to 2 percent slopes	6.61	0.5%		llc	82	2.3	46	2.6	2.7	75	8	44	57	29	31
lo	Hoven silt loam, 0 to 1 percent slopes	5.95	0.5%		Vls	15										
ut	Crossplain-Tetonka complex	2.63	0.2%		llw	72	1	29	2.2	2.2	62	6.5	36	36	24	20
ux	Dudley-Jerauld silt loams	0.08	0.0%		IVs	29	0.9	20	1.1	1.1	20	2.2	12	22	7	13
Weighted Average						62.7	1.8	35.6	1.8	2	54.1	5.7	31.7	43.5	21	23.7

rea Symbol: SD077, Soil Area Version: 19

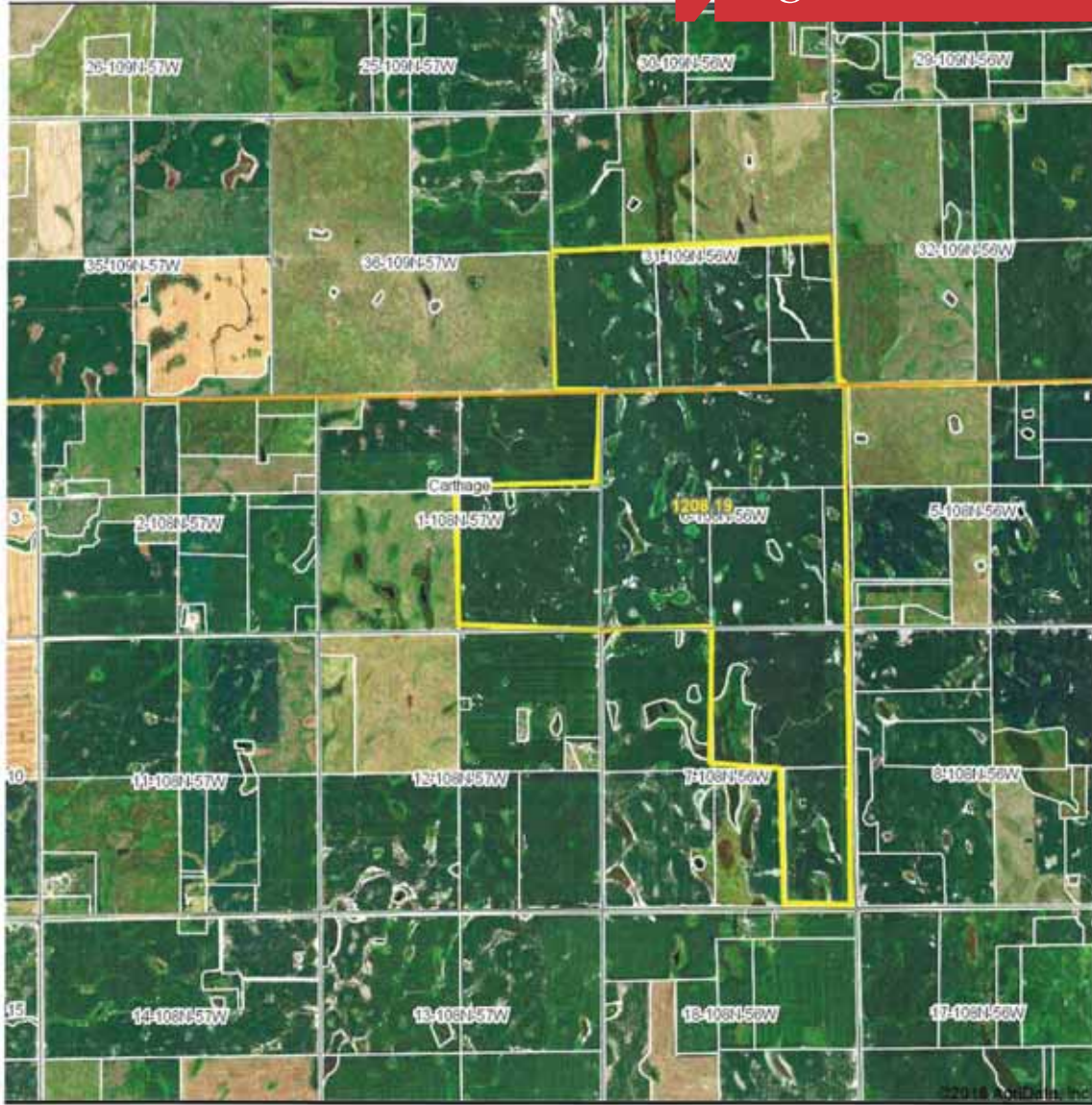
rea Symbol: SD097, Soil Area Version: 17

: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Map



map center: 44° 11' 11.92, -97° 36' 48.08

0ft 2949ft 5899ft



1-108N-57W
Miner County
South Dakota



8/25/2016

Field borders provided by Farm Service Agency as of 5/21/2006.



Miner County, South Dakota

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Common Land Unit	Common Land Unit	PLSS
Other Ag	Cropland	
	Tract Boundary	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions



2016 Program Year
Map Created May 20, 2016
Farm 5277

6 -108N -56W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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For Sale
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USDA United States Department of Agriculture
 Miner County, South Dakota



- Common Land Unit**
- Rangeland
 - Tract Boundary
 - Cropland
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions



2016 Program Year
 Map Created May 20, 2016
 Farm 5277

7 -108N -56W

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USDA United States Department of Agriculture
 Miner County, South Dakota



Common Land Unit
 [] Other Ag [] Cropland [] PLSS
 [] Tract Boundary

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation
 ■ Compliance Provisions



2016 Program Year
 Map Created May 20, 2016
Farm 5277

1 -108N -57W

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Kingsbury County, South Dakota

For Sale
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Agricultural Land



Common Land Unit
Other Ag
Cropland
Rangeland
Tract Boundary

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions



2016 Program Year
Map Created May 20, 2016
Farm 6398

31 -109N -56W

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Legal Description for 1207.58 taxable acres (more or less) of farm land owned by Ralph Marquardt in Miner & Kingsbury County, South Dakota

SE1/4 of Section 1-108-57 = 160 acres in Carthage Township of Miner County

N1/2 Lots 1, 2, 3, 4 (203.3 acres) and SW1/4 (124.28 acres) of Section 6-108-56 = 327.58 acres in Grafton Township of Miner County

SE1/4 of Section 6-108-56 = 160 acres in Grafton Township of Miner County

NE1/4 of Section 7-108-56 = 160 acres in Grafton Township of Miner County

E1/2 of SE1/4 of Section 7-108-56 = 80 acres in Grafton Township of Miner County

SE1/4 (160 acres) and SW1/4 (160 acres) of Section 31-109-56 = 320 acres in Mathews Township of Kingsbury County