

KETTERLING FAMILY LLP REAL ESTATE

LEGAL: Northeast Quarter (NE¼) of Section Thirty-four (34), Township One Hundred Nineteen (119) North, Range Seventy (70) West of the 5th P.M., Faulk County, South Dakota, subject to all rights-of-ways, reservations & restrictions of record;

DESCRIPTION: Property consists of 160 acres of real estate of which approximately 150.55 acres is cropland

County Soil Rating is .788

Excellent opportunity to own some highly productive real estate in addition to superb hunting opportunities.

2013 Real Estate Taxes: \$1,106.38

BID FORM

I, _____, of _____,

whose phone number is _____, make the following bid

listed below:

NE¼ -34-119-70, Faulk County, South Dakota

_____ Dollars per acre (160 acres)

.....

RETURN THIS FORM BY
SEPTEMBER 18, 2014, AT 2:00 P.M.
TO
BECK LAW OFFICE
C/O SEALED BID
509 BLOEMENDAAL DRIVE
PO BOX 326
IPSWICH, SD 57451

Sale Procedure:

Sealed bids will be accepted until September 18, 2014, at 2:00 p.m.

Bids will be opened at 2:10 p.m. on September 18, 2014, at Beck Law Office in Ipswich, SD.

Top five bidders will be invited to a private bid auction being held after the opening of the bids.

Successful bidder must be prepared to sign a purchase agreement and make a non-refundable earnest money deposit of 10% of the purchase price at the time of the auction.

Balance of purchase price shall be due and payable at time of closing which shall be on/before November 12, 2014. Beck Law Office of 509 Bloemendaal Drive, PO Box 326, Ipswich, SD 57451, will be the closing agent. Beck Law Office and Realty are acting as agents of the Sellers.

The cost of Owner's Title Insurance Policy and Closing Service fees shall be split equally between Sellers and Buyers.

This property is being offered subject to any rights, easements, restriction and/or reservations of record. While we feel that all information is correct, it is your responsibility to research all information to your own satisfaction.

Sellers reserve the right to reject any and all bids. Announcements made date of sale take precedence over all advertising.

T-119-N

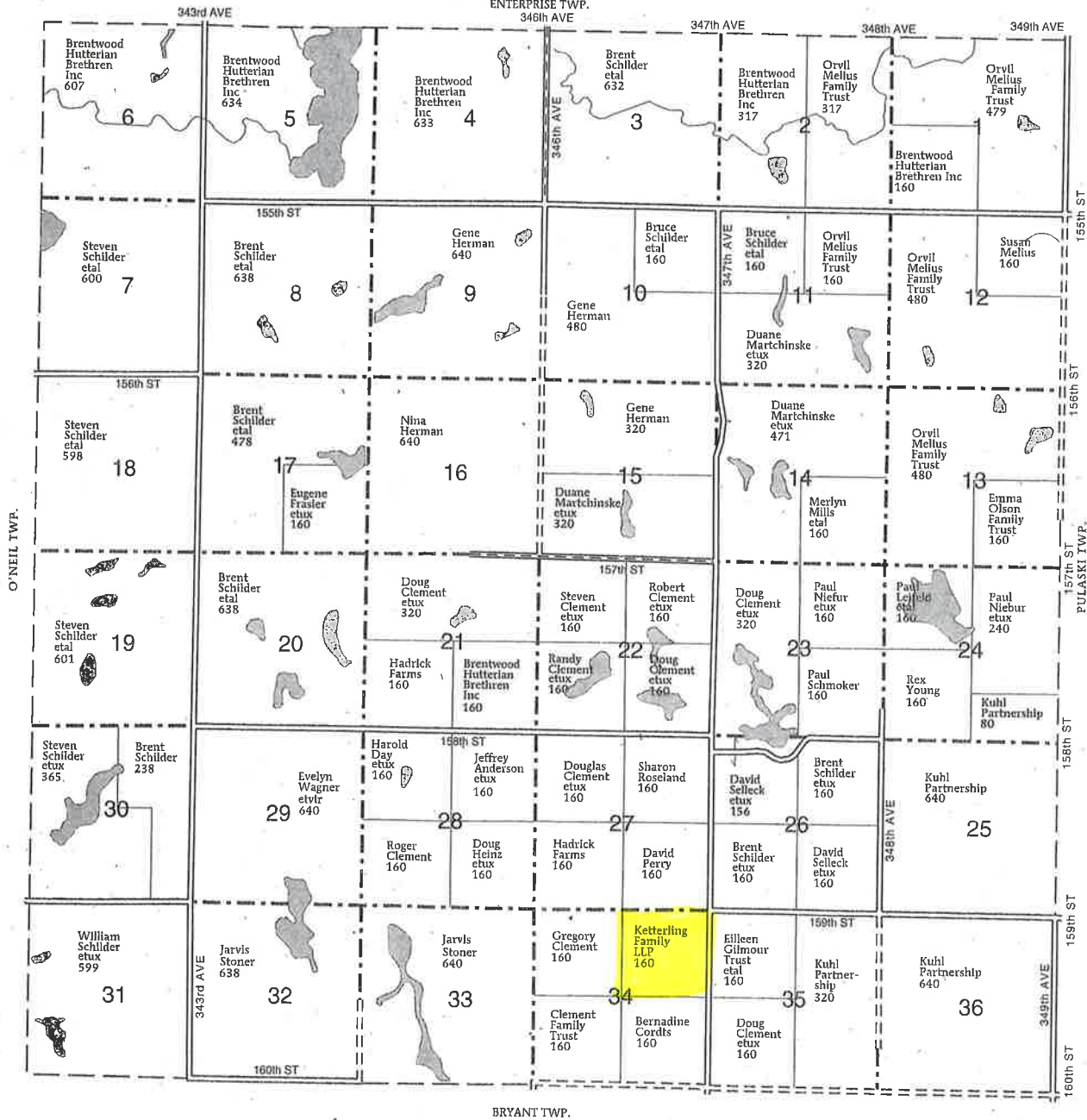
SARATOGA PLAT

(Landowners)

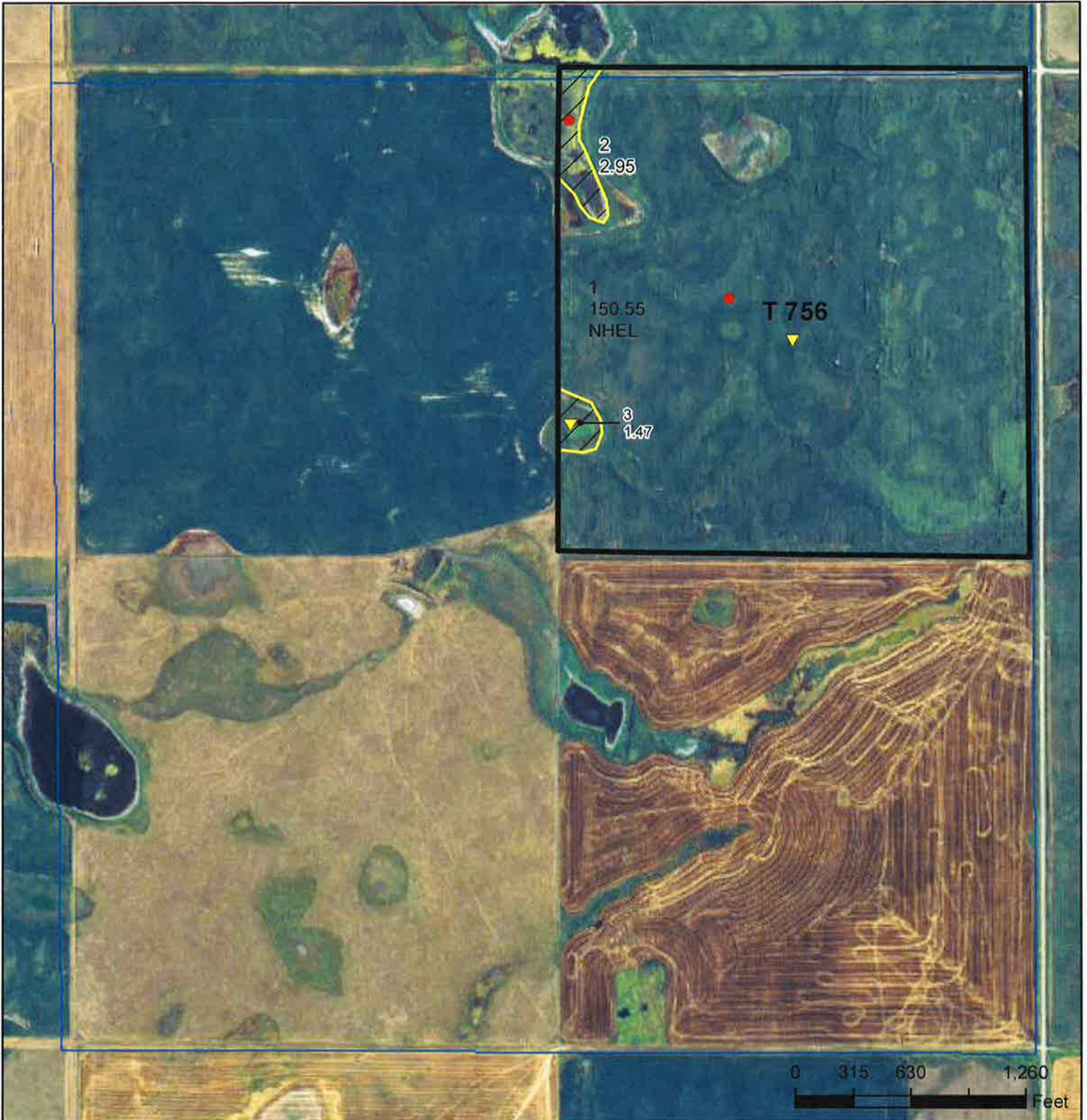
ENTERPRISE TWP.
346th AVE











R-70-W



BRYANT TWP.



- Common Land Unit**
-  Cropland
 -  Non-cropland
 -  Conservation Reserve Program
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions
- Tract Boundary**  **Section Line** 



2012 Ortho-Photography - not to scale

2014 Program Year

Map Created January 29, 2014

Farm 2283

T119 R70 S34



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

State : SOUTH DAKOTA
County : FAULK

Farm Number : 2283

Operator Name : ██████████

Farms Associated with Operator : 46-049-1361, 46-049-2283, 46-129-2688, 46-025-2978, 46-113-3499, 46-105-3983, 46-049-4041, 46-093-4715, 46-115-5339, 46-013-10760

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts	
154.97	150.55	150.55	0.00	0.00	0.00	0.00	Active	1	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	150.55	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	82.00	0.00	0.00	17	17
Oats	1.90	0.00	0.00	41	41
Sunflowers	37.30	0.00	0.00	974	974
TOTAL	121.20	0.00	0.00		

NOTES

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State : SOUTH DAKOTA
County : FAULK

Farm Number : 2283
Tract Number : 756

Description : NE 34-119-70

FAV/WR History : No

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : KETTERLING FAMILY LLP

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
154.97	150.55	150.55	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	150.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
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Abbreviated 156 Farm Record

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NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Plat pg:
 List/Date:
 Review/Date:

Faulk County
 KETTERLING FAMILY LLP
 Contract:
 CID#: **3183**
WORKING

Summary Information

Land Basis	SF	Acres	Taxable Acres	Averaged CSR Taxable	Exempt Acres	Averaged CSR Exempt	CSR Points	Net CSR Points
Land # 1	6,969,600.00	160.000	160.000	0.788	0.000	0.000	126.017	124.967
Total	6,969,600.00	160.000	160.000		0.000		126.017	124.967

Detail Information

Ag Lot, Soil	Acres	Adj Acres	Soil Type	Description	Tax Rate	% Adj Fact	CSR Type	Net CSR Pts - Units	Rate per Pt - Unit	Total Lot w/o Adj	Topo Econ	Othr	\$ Adj	Ttl Lot w/ Adj	Total (Rnd)
AL1, S1	4.400		WpA	Williams-Bowbells-Noonan loams, 0-3% slopes	0.577		C	3.419							
AL1, S2	28.400		WnB	Williams-Bowbells loams, 1-6% slopes	0.853		C	24.225							
AL1, S3	37.880		WoA	Williams-Bowbells-Nishon complex, 0-3% slopes	0.884		C	31.592							
AL1, S4	77.790		WoB	Williams-Bowbells-Nishon complex, 1-6% slopes	0.832		C	60.054							
AL1, S5	5.650		Nn	Nishon silt loam	0.571		C	3.226							
AL1, S6	2.980		Pa	Parnell silty clay loam (NC)	0.624		C	1.859							
AL1, S7	2.900		Tn	Tonka-Nishon silt loams	0.566		C	1.641							
Sub Ttl	160.000	0.000						124.967	\$1,652.460	\$206,503	0%	0%	\$206,503	\$206,503	\$206,503
Total	160.000							124.967		\$206,503			\$206,503	\$206,503	\$206,503

----- FAULK COUNTY TREASURER -----
REAL ESTATE TAX NOTICE

Taxpayer: **KETTERLING FAMILY LLP**
10820 E RIVIERA DR
SPRING GROVE IL 60081-0000
USA

RECORD#: 3183

Sch: 24-4 034 0119 070 Acres: 160.00 Prop STR 34-119-70

SARATOGA
NE 1/4 OF 34-119-70, FAULK CO., SD.

Add #: 0

Valuation		Total Taxes		TAX AMOUNT	
Ag:	140,619	Ag:	1,106.38	1st:	553.19
OO:	0	OO:	0.00	2nd:	553.19
NA:	0	NA:	0.00	Total:	1,106.38