

## FAULK COUNTY FARMLAND FOR SALE

The following real estate in Myron Township will be offered for sale:

**NE $\frac{1}{4}$ -34-119-68 (160 acres +/-)**

Terms of Sale - prospective buyers must submit sealed bids and earnest money check on or before November 15, 2018 at 1:30 p.m. All bids will be opened on November 15, 2018 at 1:35 p.m., at Beck Law Office, with the top five bidders being allowed to raise their bids at that time.

Highest bidder must enter into a purchase agreement and their earnest money check will be deposited and applied toward the purchase. Seller will consider a 10 year contract for deed with substantial down payment. Closing shall be on January 9, 2019. Bidders must be present at time of bid opening or make other arrangements prior to that time. Seller reserves the right to reject any and all bids.

Announcements made date of sale take precedents over advertising. For a bid packet and additional information contact listing agent. Send sealed bid to: Beck Law Office, c/o Adkison Sealed Bid, 509 Bloemendaal Drive, PO Box 326, Ipswich, SD 57451-0326. Agents for Seller:

**Beck Law Office & Realty – Faulk County Realty**

**Vaughn P. Beck, Attorney/Broker 605-426-6319**

**Beth Moore, Broker Associate 605-380-3855**

**Julie Beck, Broker Associate 605-598-6522**

**vbeckrealty.com**

# MYRON TWP

## LAND OWNER

T 119 N

R 68 W

JOINS EMERSON TWP



	R72W	R71W	R70W	R69W	R68W	R67W	R66W	
SHERMAN	CLARK	ENTERPRISE	FREEDOM	EMERSON	FAIRVIEW	UNION		T120N T119N T118N T117N
ELROY	O'NEIL	SARATOGA	PULASKI	MYRON	DEVOE	WESLEY		
SENECA	LATHAM	BRYANT	TAMWORTH	LAFOON	CENTERVILLE	PIONEER		
ELLISVILLE	THIRTEEN	IRVING	ORIENT	ARCADE	HILLSDALE	ZELL		

# FAULK COUNTY FARMLAND

Nancy Adkison, Owner

**160 acres of prime Farmland in Myron Township located ½ mile east of the junction of HWY 45 and 159<sup>th</sup> Street, Faulkton County, South Dakota.**

LEGAL	2017 RE TAXES	RESTRICTIVE EASEMENTS
Northeast Quarter (NE¼) of Section Thirty-four (34), Township One Hundred Nineteen (119) North, Range Sixty-eight (68) West of the 5 <sup>th</sup> P.M., Faulk County, South Dakota.	\$2,035.32	None known

This property consists of approximately 159.02 acres of farmland of which 149.69 is currently cropland and 4.68 acres of CRP. The remainder of the acreage is slough and draw. This is outstanding cropland with an Average CRS of .864. In addition, the slough & draw offer excellent wildlife habitat. Excellent access to property on the north by good gravel road (159<sup>th</sup> St) and only ½ mile east of HWY 45.

CRP contract expires on 09/30/2026 and has an annual payment of \$378.00

**Directions:**




From Faulkton, SD – 4.5 miles east on HWY 212, then 3.5 miles north on HWY 45, then .5 east of 159<sup>th</sup> St.





- Common Land Unit**
-  Non-Cropland
  -  Cropland
  -  CRP
  -  Tract Boundary
  -  PLSS

**Wetland Determination Identifiers**

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

Tract Cropland Total: 149.69 acres

2018 Program Year

Map Created March 27, 2018

Farm 3871

Tract 3781

34 -119N -68W

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).

PDF+PIN: 003+17-0000-034-0119-068-1-0-00000 Deed: **NANCY ADKISON** Map Area: **Myron** Plat pg:  
 Address: **STR 34-119-68** Contract: **000-000-000** Route: **000-000-000** List/Date:  
 City: **2876** CID#: **WORKING** Tax Dist: **17-24.4-30-1-0-0-0-0** Review/Date:  
 Urban/Ag Dwelling Entry Status: **1** Page **1**

Legal: Section: 034; Twp: 119; Rng: 68; Block: ; Lot: ; Deeded Acres: 160.000  
 NE 1/4 34-119-68, FAULK CO., SD.

**Summary Information**

Land Basis	SF	Acres	Exempt Acres	Taxable Acres	Averaged CSR Taxable	Averaged CSR Exempt	CSR Points	Net CSR Points
Land # 1	6,969,600.00	160.000	0.000	160.000	0.864	0.000	138.267	127.573
<b>Total</b>	<b>6,969,600.00</b>	<b>160.000</b>	<b>0.000</b>	<b>160.000</b>			<b>138.267</b>	<b>127.573</b>

**Detail Information**

Ag Lot, Soil	Acres	Adj Acres	Soil Type	Description	Tax Rate	% Adj Fact	Avg CSR Net CSR Pts/Units	Rate per Pt - Unit	Total Lot w/o Adj	Topo Econ	Othr	Nbhd \$ Adj	Ttl Lot w/ Adj	Total (Rnd)
<b>AL1, S1</b>	45.890		WnB	Williams-Bowbells loams, 1-6% slopes	0.853	C	39.144							
<b>AL1, S2</b>	21.330		Lb	La Prairie loam, channeled (NC)	0.735	C	15.678							
<b>AL1, S3</b>	2.980		VdC	Vida-Williams-Bowbells loams, 2-9% slopes	0.640	C	1.907							
<b>AL1, S4</b>	89.800		WnA	Williams-Bowbells loams, 0-3% slopes	0.908	C	81.538					1.000		
<b>Sub Ttl</b>	160.000	0.000					138.267	\$2,622.510	\$334,562	0%	0%	0%	\$334,562	\$334,562
<b>Total</b>	<b>160.000</b>				<b>0.864</b>		<b>127.573</b>		<b>\$334,562</b>					<b>\$334,562</b>

South Dakota

U.S. Department of Agriculture

FARM: 3871

Faulk

Farm Service Agency

Prepared: 9/24/18 1:31 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 5 of 5

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.

Tract Number: 3781 Description: NE 34-119-68

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
159.02	149.69	149.69	0.0	0.0	4.68	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	145.01	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	42.69		57	0.0
SOYBEANS	62.21		47	0.0
<b>Total Base Acres:</b>	104.9			

Owners: NANCY ADKISON

Other Producers: None

## **Sale Procedure:**

Sealed bids will be accepted until Thursday, November 15, 2018, at 1:30 p.m. All sealed bids must be accompanied by an earnest money check in the amount of 10% of the total bid.

Bids will be opened at 1:35 p.m. on November 15, 2018, 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 on said date.

Successful bidder must be prepared to sign a purchase agreement and the non-refundable earnest money check accompanying the initial bid will be deposited and used as down payment.

All earnest money checks from unsuccessful bidders will be returned to them after the auction.

Seller will consider a 10 year Contract for Deed with substantial down payment. Closing of transaction shall be January 9, 2019. Faulk County Land and Title Company of PO Box 36, Faulkton, SD 57348, will be the closing agent. Beck Law Office and Realty are acting as agents of the Seller.

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

Buyer shall assume and accept all responsibility regarding the current CRP contract.

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.

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

# BID FORM

Bidders Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Thirty-four (34), Township One Hundred Nineteen (119) North, Range Sixty-eight (68) West of the 5<sup>th</sup> P.M., Faulk County, South Dakota, consisting of 160 acres more or less.

\_\_\_\_\_ Dollars per acre (160.0 acres)

**Earnest Money Check Amount \$\_\_\_\_\_ (Bid/acre X 160.0 X 10%)**

\*\*\*\*\*

RETURN THIS FORM and EARNEST MONEY CHECK by

**November 15, 2018, AT 1:30 P.M.**

TO

BECK LAW OFFICE

C/O ADKISON SEALED BID

509 BLOEMENDAAL DRIVE

PO BOX 326

IPSWICH, SD 57451