

## **BROWN COUNTY FARMLAND FOR SALE**

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

**SE1/4 -18-123-65 (157 acres +/-)**

Terms of Sale - prospective buyers must submit sealed bids and earnest money check on or before December 6, 2018 at 1:30 p.m. All bids will be opened on December 6, 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 his earnest money check will be deposited and applied toward the purchase. Seller will consider a 5 year contract for deed with 10% down payment. Closing shall be January 8, 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 Irving Sealed Bid, 509 Bloemendaal Drive, PO Box 326, Ipswich, SD 57451-0326. Agents for Seller:

**Beck Law Office & Realty**

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

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

**vbeckrealty.com**

# BROWN COUNTY FARMLAND

Sharon Irving, Owner

**157 acres of prime Farmland in Mercier Township located 1 mile east Mina Lake at the intersection of 133<sup>rd</sup> St (Old Hwy 12) and 375<sup>th</sup> Ave., Brown County, South Dakota.**

LEGAL	2017 RE TAXES	RESTRICTIVE EASEMENTS
Southeast Quarter (E <sup>1</sup> / <sub>4</sub> ) of Section Eighteen (18) Township One Hundred Twenty-three (123) North, Range Sixty-five (65) West of the 5 <sup>th</sup> P.M., Brown County, South Dakota.	\$1,852.00	Reservations in US Patent dated 9-25-1886 reserving unto the United States Government certain rights regarding water rights for mining, agricultural, manufacturing or other purposes; and Conveyance of Easement for Waterfowl Management Rights dated 9-3-1969

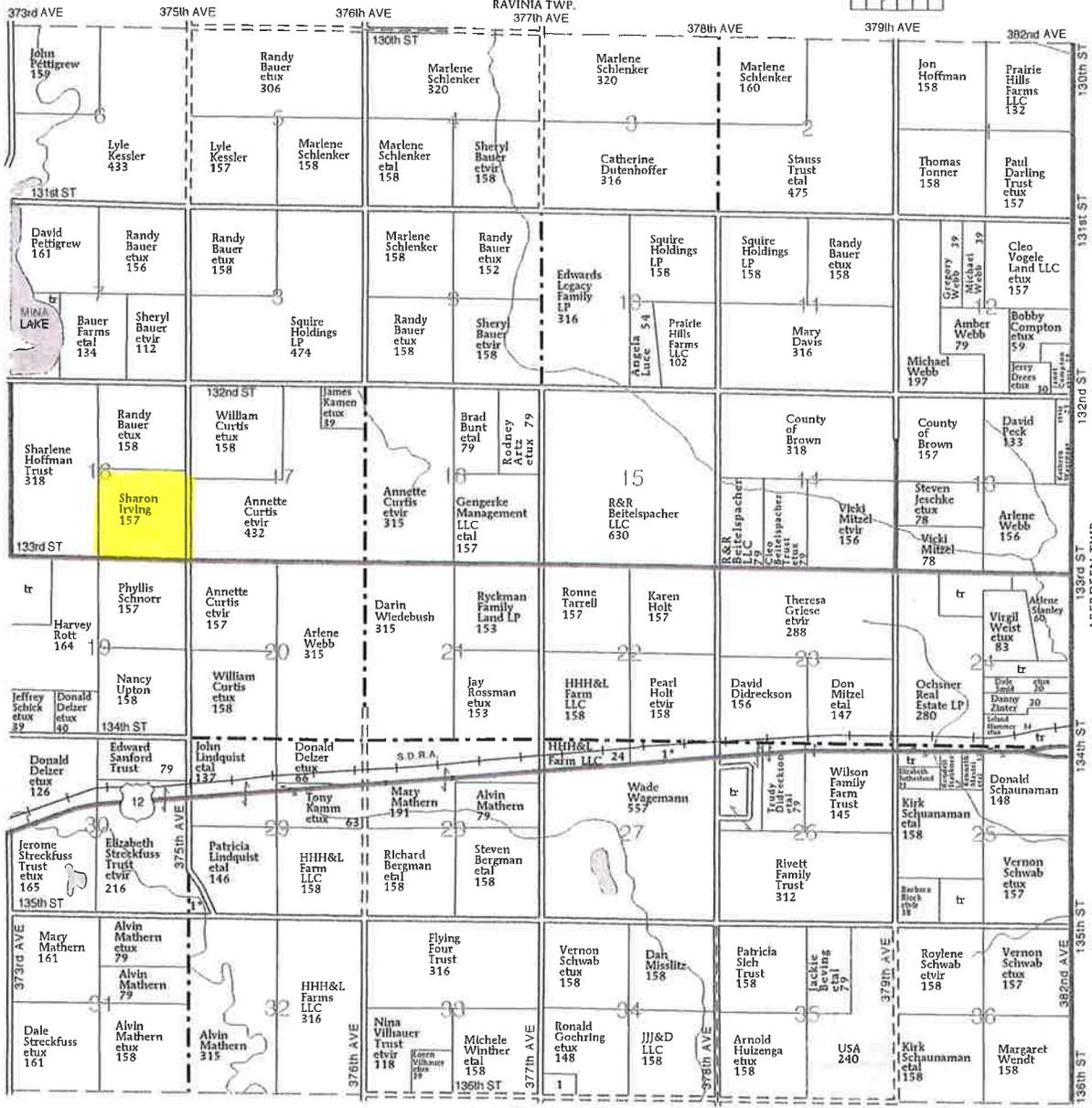
Pursuant to information obtained from the USDA FSA, this property consists of 156.98 acres of cropland, with an Average CRS of .532 It offers excellent access to the property and is in prime location for agricultural or future development. It lies on the north side of 133<sup>rd</sup> Street (paved road) and just 1 mile east of Mina Lake, SD

T-123-N

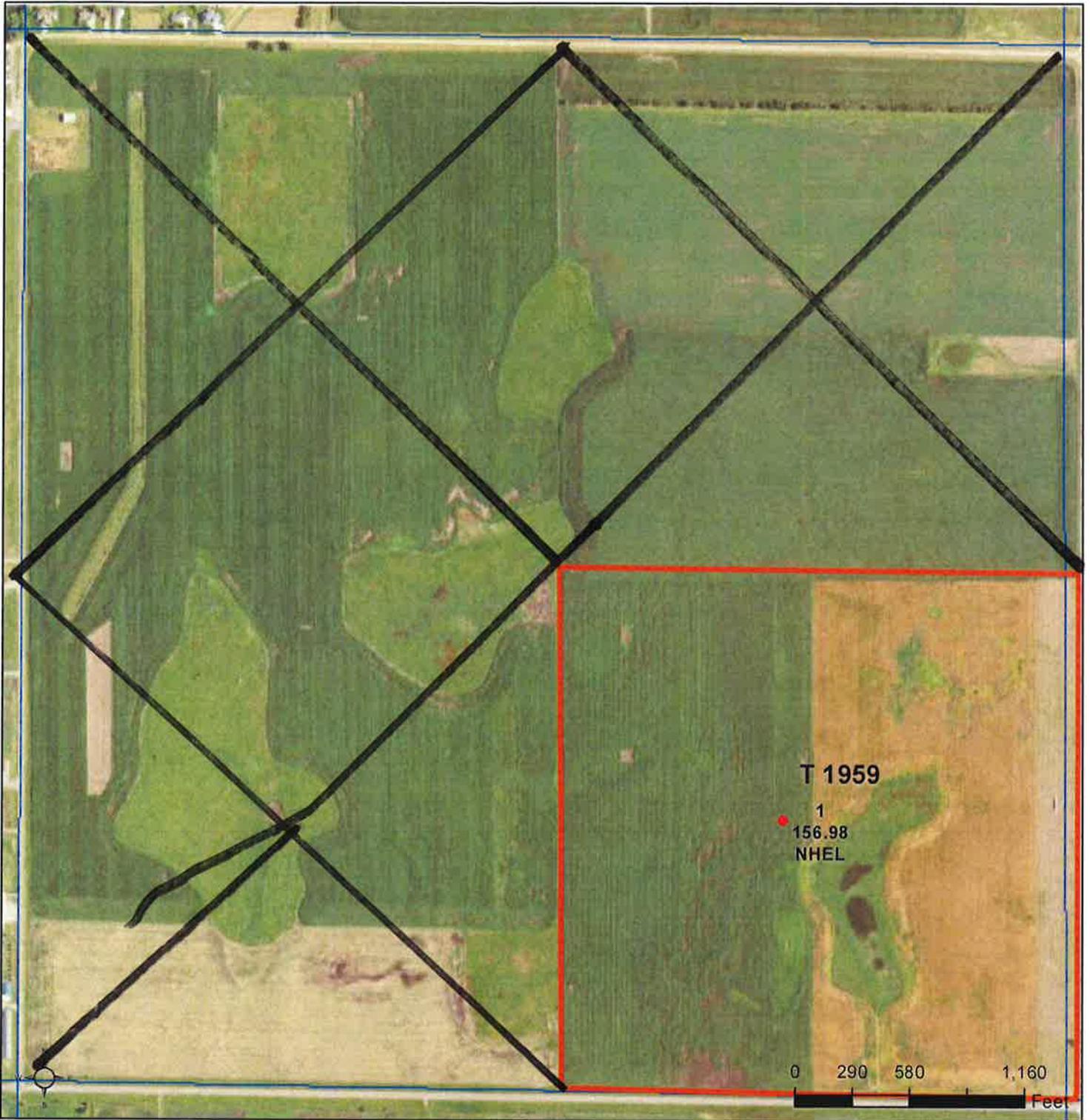
# MERCIER PLAT

(Landowners)

R-65-W



HIGHLAND TWP.



**Common Land Unit**  PLSS

 Cropland

 Tract Boundary

**Wetland Determination Identifiers**

 Restricted Use

 Limited Restrictions

 Exempt from Conservation

 Compliance Provisions

**2018 Program Year**

Map Created December 28, 2017

**Farm 1190**

**18 -123N -65W**



SOUTH DAKOTA  
BROWN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1190  
Prepared : Oct 23, 2018  
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 1959 Continued ...

Corn	96.56	0.00	0	149
Soybeans	20.92	0.00	0	40
<b>TOTAL</b>	<b>139.20</b>	<b>0.00</b>		

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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

## **Sale Procedure:**

Sealed bids will be accepted until Thursday, December 6, 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 December 6, 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 5 year Contract for Deed with 10% down payment. Closing of transaction shall be January 8, 2019. Edmunds County Land and Title Company of 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 Seller and Buyer.

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: \_\_\_\_\_

Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Eighteen (18), Township One Hundred Twenty-three (123) North, Range Sixty-five (65) West of the 5<sup>th</sup> P.M., Brown County, South Dakota, consisting of 157 acres more or less.

\_\_\_\_\_ Dollars per acre (157.0 acres)

**Earnest Money Check Amount \$\_\_\_\_\_ (Bid/acre X 157.0 X 10%)**

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RETURN THIS FORM and EARNEST MONEY CHECK by

**December 6, 2018, AT 1:30 P.M.**

TO

BECK LAW OFFICE  
C/O IRVING SEALED BID  
509 BLOEMENDAAL DRIVE  
PO BOX 326  
IPSWICH, SD 57451