

McPHERSON and EDMUNDS COUNTY FARMLAND FOR SALE

The following real estate in Cleveland and Sangamon Townships respectively, will be offered for sale:

**Tract 1: SE $\frac{1}{4}$ -35-125-71, McPherson Co.,
(160 acres +/-)**

**Tract 2: NW $\frac{1}{4}$ -2-124-71, Edmunds Co.,
(147.30 acres +/-)**

Terms of Sale - prospective buyers must submit sealed bids and earnest money check on or before March 7, 2019 at 1:30 p.m. All bids will be opened on March 7, 2019 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(s) must enter into a purchase agreement and their earnest money check will be deposited and applied toward the purchase. Remaining balance shall be due at closing which shall be on April 17, 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 Hoffman 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

McPHERSON and EDMUNDS COUNTY FARMLAND

Maurice & Sharlene Hoffman, Owners

Two Quarters -- 307 Acres of prime farmland adjacent to each other on the McPherson/Edmunds County line, located just 4 miles east of Hosmer, SD.

TRACT 1: (160 acres more or less)

LEGAL	2018 RE TAXES	RESTRICTIVE EASEMENTS
Southeast Quarter (SE¼) of Section Thirty-five (35), Township One Hundred Twenty-five (125) North, Range Seventy-one (71) West of the 5 th P.M., McPherson County, South Dakota, consisting of 160 acres more or less	\$1248.40	Wetlands Easement

This property consists of approximately 145.04 acres of cropland with the remainder sloughs and draws, which offer excellent wildlife habitat. The Average CSR is .568. Good access by County Road and section line.

TRACT 2: (147.30 acres more or less)

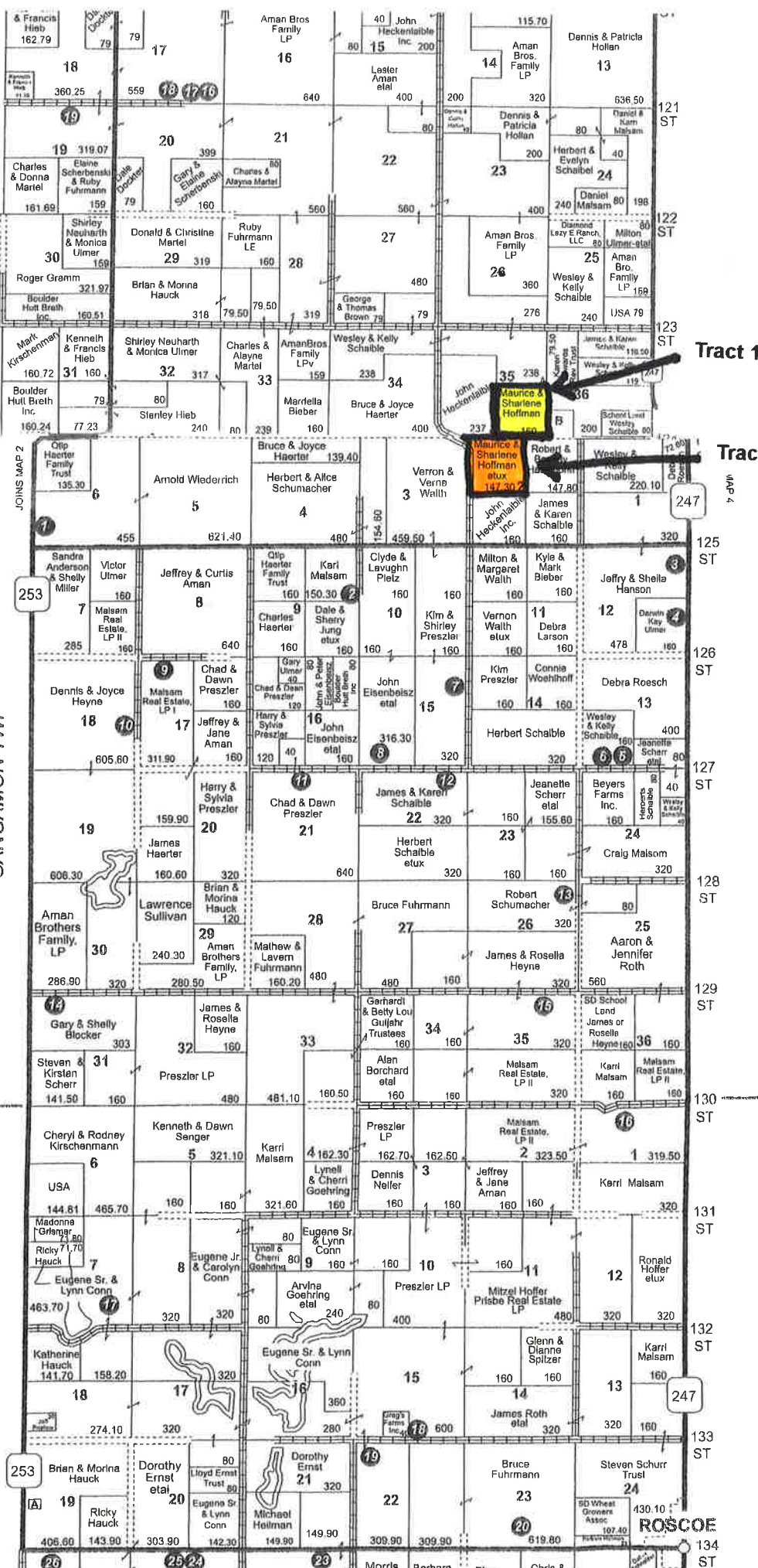
LEGAL	2018 RE TAXES	RESTRICTIVE EASEMENTS
Northwest Quarter (NW¼) of Section Two (2), Township One Hundred Twenty-four (124) North, Range Seventy-one (71) West of the 5 th P.M., Edmunds County, South Dakota, consisting of 147.30 acres more or less	\$2,072.10	Wetlands Easement

This property consists of approximately 142.3 acres of farmland of which 94.40 is currently cropland. The Average CSR is: .782. Good access by county road on west.

CLEVELAND TWP

SANGAMON TWP

GLEN TWP



From Hosmer, SD:

4 miles East on 125th St., then 1 mile North on 340th Ave

From Roscoe, SD:

9 miles North on 247, then 2 miles West on 125th St, then 1 mile North on 340th Ave

Tract 1

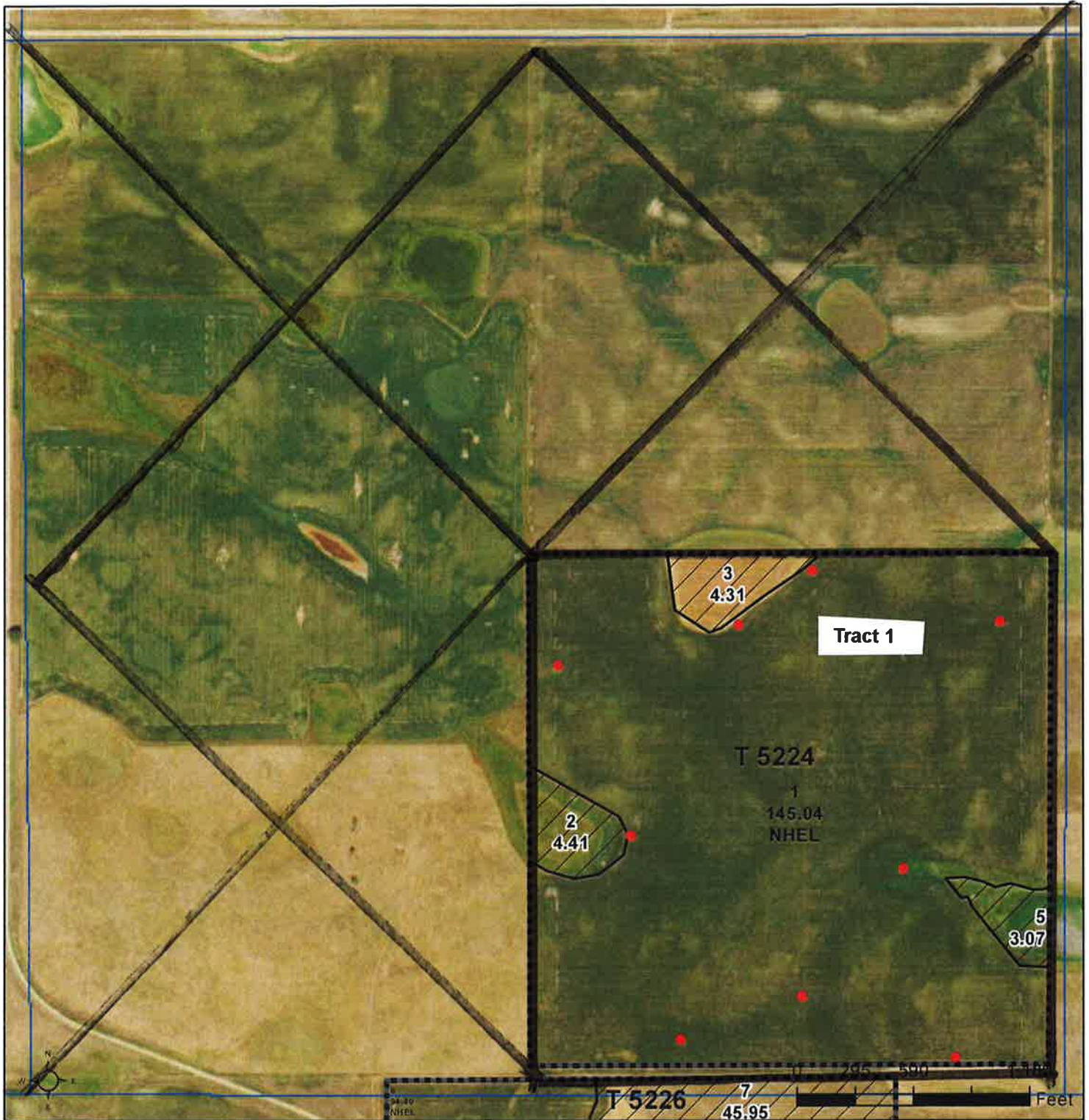
Tract 2

ROSCOE



United States
Department of
Agriculture

McPherson County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created August 30, 2018

Farm 5158

35 -125N -71W

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).

LAND INVENTORY REPORT

MCPHERSON COUNTY DIRECTOR OF EQUALIZATION

Opt #34 - 54

DATE: 12/18/2018

Township: CLEVELAND TOWNSHIP

Record#: 4094

SP DIST -- 1: 4 2: 1 3: 0 4: 0 5: 0 6: 0 7: 0 8: 0 9: 0

S/L: 35 T/B: 125

RNG: 71

Q-S: 4 - 0

SPLIT:

SCH: 22-5

REGION: 0

Legal Desc: SE1/4

LAND: A

Soil Map Page #: 0

BUILDINGS: 0 EXEMPTIONS: 0 ASSESSOR VALUE

OWNER/CFD: MAURICE & SHARLENE HOFFMAN JT

DEED HOLDER:

OTHER OWNER:

ADDRESS: PO BOX 98
BOWDLE SD 57428-

PROP ADD: STR 35-125-71

MAP SYMBOL	NCRP CROP	RES COM	LAND CLASS	TOP DOLLAR -- Crop: 2229.14 Non-Crop: 1381.98 DESCRIPTION	SLOPE RATING	ACRES	\$/ACRE	SOIL ADJUST.	ADDED ADJUSTMENT	ADJUSTED VALUE
15B	C	R	2E/2C	WILLIAMS BOWBELLS	1 - 6 0.758	33.00	1689.69			55759.77
15C	C	R	3E/2C	WILLIAMS BOWBELLS	2 - 9 0.611	13.00	1362.00			17708.00
16B	C	R	2E/4W	WILLIAMS BOWBELLS TONKA	1 - 8 0.828	1.00	1399.90			1399.90
17B	C	R	3E	VIDA WILLIAMS	3 - 6 0.601	57.00	1399.71			78383.47
17C	N	R	4E/2C	VIDA WILLIAMS BOWBELLS	2 - 15 0.412	41.00	569.38			23344.58
76	N	R	5W	PARNELL	0 - 1 0.408	15.00	563.85			8457.75
									SUB-TOTAL:	183031.47
									ADDED VALUE:	.00
						TOTAL ACRES:	160.00	TOTAL LAND VALUE:		183,031.47

TOTAL BUILDINGS & LAND (AG): 183,031.47
(NA): .00
TOTAL PARCEL VALUE: 183,031.47


AVERAGE RATING - PARCEL: 0.568 CROP: 0.652 NON-CROP: 0.411 REMARK:
AVERAGE VALUE PER ACRE: 1,143.95 1,454.13 567.90
TOTAL ACRES: 160.00 104.00 56.00



Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created August 30, 2018

Farm 5158

2 -124N -71W

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LAND INVENTORY REPORT

EDMUNDS COUNTY DIRECTOR OF EQUALIZATION

Opt #34 - 54

DATE: 02/15/2019

Township: SANGAMON TOWNSHIP 124-71

Record#: 7231

SP DIST - 1: 2 2: 0 3: 0 4: 0 5: 0 6: 0 7: 0 8: 0 9: 0

S/L: 2 T/B: 124 RNG: 71

Q-S: 2 - 0

SPLIT:

SCH: 22-5

REGION: 0

Legal Desc: NW4

LAND: A

Soil Map Page #: 0

BUILDINGS: 0

EXEMPTIONS: 0

ASSESSOR VALUE

OWNER/CFD: HOFFMAN MAURICE & SHARLENE ETUX JTWROS

DEED HOLDER:

OTHER OWNER:

ADDRESS: PO BOX 98

BOWDLE SD 57428-0098

PROP ADD:

MAP SYMBOL	NCRP CROP	RES COM	LAND CLASS	TOP DOLLAR - Crop: 2846.49 DESCRIPTION	Non-Crop: 1117.37	SLOPE	RATING	SOIL ACRES	SOIL \$\$/ACRE	SOIL ADJUST.	ADDED ADJUSTMENT	ADJUSTED VALUE
PA	N	R	5W	PARNELL SILTY CLAY LOAM		0 - 1	0.516	16.00	576.56			9224.96
TN	C	R	4W	TONKA - NISHON SILT LOAMS		0 - 1	0.519	2.70	1373.53			3708.53
WNB	C	R	2E	WILLIAMS - BOWBELLS LOAMS		3 - 6	0.836	110.00	2212.47			243371.70
WNC	C	R	3E/2E	WILLIAMS - BOWBELLS LOAMS		6 - 9	0.706	13.30	1868.42			24849.99
WTB	C	R	2E/2C/4W	WILLIAMS - BOWBELLS -NISHON COMPLEX		2 - 6	0.784	5.30	2074.85			10996.71
											SUB-TOTAL:	292151.89
											ADDED VALUE:	.00
											TOTAL ACRES:	147.30
											TOTAL LAND VALUE:	292,151.89

TOTAL BUILDINGS & LAND (AG): 292,151.89

(NA): .00

TOTAL PARCEL VALUE: 292,151.89

AVERAGE RATING - PARCEL: 0.782 CROP: 0.814 NON-CROP: 0.516 REMARK:
 AVERAGE VALUE PER ACRE: 1,983.38 2,154.81 576.56
 TOTAL ACRES: 147.30 131.30 16.00



Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
299.69	239.44	239.44	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	239.44	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	75.75	0.00	0	122	
Soybeans	80.57	0.00	0	30	
TOTAL	156.32	0.00			

NOTES

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Tract Number : 5224

Description : SE 35-125-71
 FSA Physical Location : SOUTH DAKOTA/MCPHERSON
 ANSI Physical Location : SOUTH DAKOTA/MCPHERSON
 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 : None
 Owners : MAURICE MILTON HOFFMAN, MRS SHARLENE MARIE HOFFMAN
 Other Producers :
 Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.83	145.04	145.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	145.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	45.88	0.00	0	122
Soybeans	48.80	0.00	0	30

SOUTH DAKOTA
MCPHERSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5158
Prepared : Feb 5, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 5224 Continued ...

TOTAL 94.68 0.00

NOTES

Tract Number : 5226
Description : NW 2-124-71
FSA Physical Location : SOUTH DAKOTA/EDMUNDS
ANSI Physical Location : SOUTH DAKOTA/EDMUNDS
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 : None
Owners : MRS SHARLENE MARIE HOFFMAN, MAURICE MILTON HOFFMAN
Other Producers :
Recon ID : 40-089-2017-34

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
142.86	94.40	94.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	94.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	29.87	0.00	0	122
Soybeans	31.77	0.00	0	30
TOTAL	61.64	0.00		

NOTES

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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.

Sale Procedure:

Sealed bids will be accepted until Thursday, March 7, 2019, 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 March 7, 2019, 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.

Closing of transaction shall be April 17, 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 Seller.

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: _____

TRACT 1: Southeast Quarter (SE¹/₄) of Section Thirty-five (35), Township One Hundred Twenty-five (125) North, Range Seventy-one (71) West of the 5th P.M., McPherson County, South Dakota, consisting of 160 acres more or less

_____ Dollars per acre (160 acres)

Earnest Money Check Amount \$ _____ (Bid/acre X 160 X 10%)

TRACT 2: Northwest Quarter (NW¹/₄) of Section Two (2), Township One Hundred Twenty-four (124) North, Range Seventy-one (71) West of the 5th P.M., Edmunds County, South Dakota, consisting of 147.30 acres more or less

_____ Dollars per acre (147.30 acres)

Earnest Money Check Amount \$ _____ (Bid/acre X 147.30 X 10%)

RETURN THIS FORM and EARNEST MONEY CHECK by

March 7, 2019, AT 1:30 P.M.

TO

BECK LAW OFFICE

C/O HOFFMAN SEALED BID

509 BLOEMENDAAL DRIVE

PO BOX 326

IPSWICH, SD 57451