

# ONLINE LAND AUCTION

## Sanborn County Land Auction

161 Acres---Butler Twp. ---Letcher Area

Bidding Closes Oct. 21<sup>st</sup> at 1:00 PM

REGISTER TO BID AT:

HANSENAUCTION.NEXTLOT.COM

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# Sanborn County Land Auction

161 Acres---Butler Twp.—Letcher Area

Online Auction Only

We will offer the following land by **Online Bidding Only** for the property located from **Letcher, South Dakota** go just two miles East to 406<sup>th</sup>. avenue then one mile North to the Northwest corner of the land located at the **intersection of 240<sup>th</sup>. Street and 406<sup>th</sup>. Avenue.**

**Online Bidding Starts Monday, Oct. 18<sup>th</sup>. 2021**

**Bidding Closes Oct. 21<sup>st</sup>. at 1:00 P.M.**

**To Register to Bid: go to HansenAuction.nextlot.com**

**The NW ¼ of Section 18-105-60 Sanborn Co.---Selling 161 Taxable Acres M/L:** Here is your opportunity to own a beautiful quarter of farmland in a great farming community with some of the very best soils in the entire county. According to FSA information this highly productive quarter presently has approximately **151 cropland acres** presently being farmed with the balance in an older building site with a few usable buildings & trees and a **flowing artesian well**. According to **Agri-Data** the overall weighted **Productivity Index** on the entire quarter is about an 86 with over **127 acres being powerful Clarno-Bonilla Loam soil with a PI of 88---** this is amazing soil !! This land looks great, lays good and is a quarter that anyone would be proud to own Taxes are just \$2,419.06.

**Terms & Conditions:** Property is being sold **Online Only** with no live oral bidding. A **10%** nonrefundable down payment is due sale day upon signing the purchase agreement with the entire balance due in full at closing on or before **Dec. 7<sup>th</sup>. 2021**. Full possession and right to farm for the 2022 crop year. Title insurance and title company closing fee split equally buyer and seller. Bidders can inspect this property at any time and are required to do their own due diligence in every respect as the property is being sold as is with no guarantees of any kind other than clear & marketable title. Bidders are encouraged to **register early** well in advance of the start of bidding. **Hansen Land & Auction Co.** is the agent of and represents the sellers only in this transaction. View maps & Pictures online at **HansenAuction.com**

**Marilyn Tworek & Dianne Pingel – Owners**

**Hansen Land & Auction Company**

**Bob Hansen - Forrest Miller**

**605-360-2608 – [www.HansenAuction.com](http://www.HansenAuction.com)**



United States  
Department of  
Agriculture

# Sanborn County, South Dakota



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

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

ALL CORN IS YELLOW  
 ALL BEANS ARE COMMON  
 ALL NON IRRIGATED UNLESS NOTED  
 ALL GRAIN UNLESS NOTED  
 PLANTING PATTERN SOLID UNLESS NOTED  
 SHARES \_\_\_\_\_  
 SIGNATURE & DATE \_\_\_\_\_

ALL GRAZING UNLESS NOTED  
 ALFALFA 60% OR MORE Y/ N

2021 Program Year

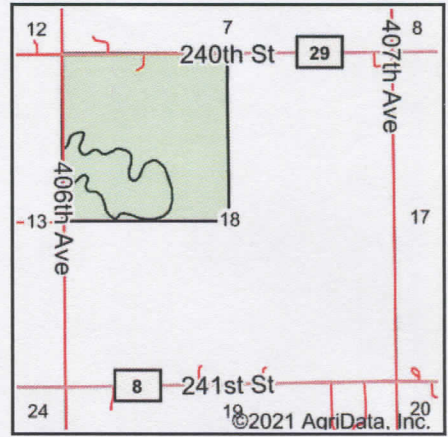
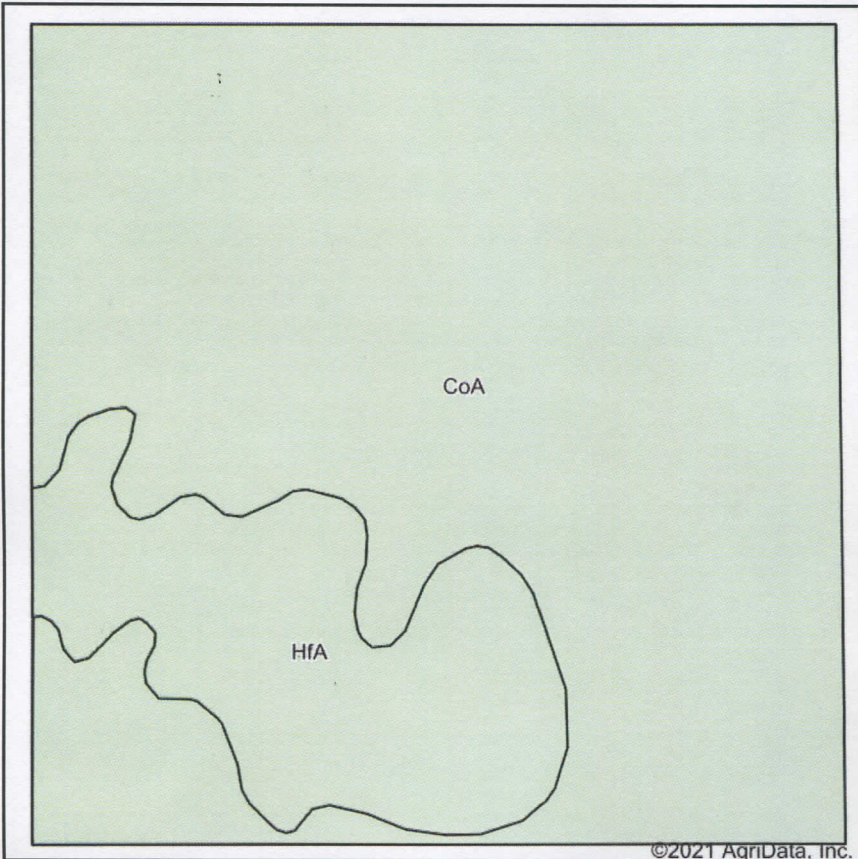
Map Created February 08, 2021

**Farm 4844**

**18-105N-60W-Sanborn**

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).

# Soils Map



State: **South Dakota**  
 County: **Sanborn**  
 Location: **18-105N-60W**  
 Township: **Butler**  
 Acres: **161**  
 Date: **8/24/2021**



Soils data provided by USDA and NRCS.

Area Symbol: SD111, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CoA	Clarno-Bonilla loams, 0 to 2 percent slopes	131.01	81.4%	IIc	88
HfA	Houdek-Stickney complex, 0 to 2 percent slopes	29.99	18.6%	IIc	77
<b>Weighted Average</b>					<b>86</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

South Dakota  
Sanborn

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 4844  
Prepared: 8/23/21 10:31 AM  
Crop Year: 2021  
Page: 1 of 2

Report ID: FSA-156EZ

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
STEHLY JV	19-3	2019 - 3

Farms Associated with Operator:  
2546, 3680

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.27	150.91	150.91	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	150.91	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, OATS , CORN SOYBN, BARLY	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	4.2	24	0.00
OATS	1.1	50	0.00
CORN	129.5	127	0.00
SOYBEANS	1.6	45	0.00
BARLEY	1.2	34	0.00
<b>Total Base Acres:</b>	<b>137.6</b>		