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CLAY COUNTY, SD LAND AUCTION

79.86 +/- Acres, Bethel Township Thursday, February 16, 2012 • 10:30 AM

We sell at public auction the following real estate at the land site located from Wakonda, SD, 3 1/2 miles south on 455th Ave and 3 miles east on 306th St and 2 1/2 miles south on 458th Ave or from Meckling, SD north on 457th Ave to Bluff Road, 1 mile east on the Bluff Road and 1 1/4 miles north on 458th Ave.

This is an excellent opportunity to purchase highly productive Clay County, SD land that is available to farm for the 2012 crop year. According to the Clay County FSA office there is 70.9 acres of cropland with a 31.9 acre corn base/76 bushel yield/91 bushel CC yield and a 38.1 acre soybean base/ 23 bushel yield/27 bushel CC yield. Predominate soils include Egan-Chancellor-Davison and Egan-Ethan-Trent. This productive land is in a corn and soybean rotation and includes a waterway/trees with excellent hunting. Soil Rating: .678. According to Surety/AgriData the tract has an overall productivity index of 80. Taxes: \$1426.16. Looking to expand your current farming operation or as an investment. Don't Miss This Auction!

Legal: N 1/2 SE 1/4 36-94-53, Clay County, SD

TERMS: 10% nonrefundable down payment day of sale with the balance due at closing on or before March 16, 2012. Title insurance and closing costs split 50/50 between buyer and seller. 2011 taxes due in 2012 paid by the seller. 2012 taxes due in 2013 to be paid by the buyer. The acres in this property are based on acres stated in the county tax records with acres to be understood to be "more or less". The sellers do not warrant or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. The property is sold in as is condition and as a cash sale with no financing contingency. Sold subject to existing easements, restrictions, reservations, or highway of record, if any. Information is deemed to be correct but it is not guaranteed. All prospective buyers are encouraged to inspect the property and verify all data provided. Statements made the day of sale take precedence over all written advertising. Real Estate licensees are agents for the seller. Sold subject to confirmation of owner.

For terms, maps and pictures visit: www.westraatkins.com

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