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6	8	7	2	5	9	3	1	4
9	2	3	6	1	4	5	7	8
4	1	5	8	7	3	2	9	6
5	4	1	3	6	8	9	2	7
3	7	6	9	2	5	4	8	1
8	9	2	7	4	1	6	5	3
1	6	8	5	3	2	7	4	9
7	5	9	4	8	6	1	3	2
2	3	4	1	9	7	8	6	5

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CLAY COUNTY, SD LAND AUCTION
274.31 +/- ACRES, Garfield Township
Thursday, February 9, 2012 • 11 AM

From the Alcester/Wakonda exit #42 on I-29 go 2 1/2 miles west on 302nd St, 2 miles south on 468th Ave (Greenfield Rd), 1 mile west on 304th St. to Tract 1. Continue one more mile west on 304th St. to the junction with 467th Ave. to tract 2. The auction will be held at Tract 1.

Auctioneers Note: Farmers and investors look closely at this opportunity! Here is the chance to purchase a significant tract of farm land in prime farm country in southeastern SD. If you are looking to expand your current operation or considering land as an investment then don't miss this auction. The land will be offered in 2 tracts and the tracts will not be combined.

Tract 1: Legal description SE 1/4 and N 1/2 SW 1/4 4-94-51, Clay County SD, +/- **234.93 acres**. According to FSA there are 218.8 acres of cropland with a 115.8 acre corn base / 83 bushel direct yield / 116 bushel CC yield and a 103.0 acre soybean base / 23 bushel direct yield / 27 bushel CC yield. The tract includes a 100 X 50 Quonset and 6 older grain bins.

Predominate soils include Egan-Clarno -Chancellor, Davison-Chancellor and Egan-Chancellor-Davison. According to the Clay County Assessor the SE 1/4 has a soil rating of .6842 and the N 1/2 SW 1/4 .6640.

According to Surety/AgriData the tract has an overall productivity index of 81.5. Cash rent for 2012 is \$39,402 due March 1st 2012. The land is currently in a corn/soybean rotation. 2011 taxes payable in 2012: \$5,059.68.

Tract 2: Legal description NE 1/4 NE 1/4 8-94-51, Clay County SD, +/- **39.38 acres**. According to FSA there are 38.9 acres of cropland with a 20.1 acre corn base / 83 bushel direct yield / 116 bushel CC yield and a 18.8 acre soybean base / 23 bushel direct yield / 27 bushel CC yield. Predominate soils include Egan-Clarno-Chancellor and Davison-Tetonka-Egan. According to the Clay County Assessor this tract has a soil rating of .6769. According to Surety/AgriData the tract has an overall productivity index of 81.4. Cash rent for 2012 is \$7,002 due March 1st 2012. The land is currently in a corn/soybean rotation. 2011 taxes payable in 2012: \$831.64.

TERMS: 10% nonrefundable down payment day of sale with the balance due at closing on or before March 9, 2012. Both tracts are subject to a lease for the 2012 crop year, buyers shall receive lease income for 2012. Tracts are available to the new owners for the 2013 crop year. 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 warranty 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. Broker minority owner. Real Estate licensees are agents for the seller. Sold subject to confirmation of owner.

Atkins Family Limited Partnership, Owner
 For additional information, maps and pictures visit: www.westraatkins.com
 Joel R. Westra, Broker, Beresford, SD 605-310-6941
 Joel A. Westra, Broker Associate, Chancellor, SD 605-957-5222
 Pete Atkins, Broker Associate, Tea, SD 605-351-9847
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<p>2012 Ford Edge AWD Limited</p>  <p>MSRP.....\$39,750 Factory Rebates.....\$2,000 Trade-In Assistance.....\$500 Dealer Savings.....\$1,755</p> <p>SALE PRICE \$35,495</p> <p><small>stk# 2F44</small></p>	<p>2012 Ford F-150 STX EXT. CAB 4x4</p>  <p>MSRP.....\$35,025 Factory Rebate.....\$3,500 Dealer Savings.....\$2,030</p> <p>SALE PRICE \$29,495</p> <p><small>stk# 2T59</small></p>
<p>2012 Ford F-150 Lariat Crew 4x4</p>  <p>MSRP.....\$45,900 Factory Rebate.....\$3,500 Dealer Savings.....\$3,405</p> <p>SALE PRICE \$38,995</p> <p><small>stk# 2T44</small></p>	<p>2012 Ford F-250 Lariat Crew 4x4</p>  <p>MSRP.....\$58,125 Factory Rebate.....\$4,000 Dealer Savings.....\$4,130</p> <p>SALE PRICE \$49,995</p> <p><small>stk# 2T36</small></p>

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