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137 Acres of Clay County Farm Land AT AUCTION
Friday October 29th, 9:30 a.m.

Located: 13 miles West of Beresford, SD on Highway 46 or 2-miles south, 3-miles West of Centerville, SD, (corner of Highway 46 & Frog Creek Road).
Clay County FSA Office shows 86.8 acres presently under cultivation with balance into pasture. Corn base of 42.8 acres with a CC yield of 106bu. Bean base of 42.8 acres with a CC yield of 32 bu. Predominant soil types include EhA and EdB and DdmB. Pasture includes a stock dam & creek for livestock water supply.

LEGAL: The NE 1/4 except Martz Tract I, Sec 6-95-52, Clay County, South Dakota. 137.35 taxable acres. Taxes are \$2,035.90.

TERMS: 10% nonrefundable down payment due day of auction with balance due on closing; on or before November 29, 2010. Title insurance and closing costs will be split 50/50 between the buyer and seller. Gary Ward, attorney and closing agent. Possession on March 1, 2011. Seller will pay 2010 real estate taxes. Buyer will receive 2011 farming rights. Auctioneers are acting as agents for the seller.

Note: This is a high quality piece of farmland sitting right on a SD State Hwy 46 and boarded on the east side by a county oil road. If you are looking to expand your current operation or a great piece of investment property, look no further.

FRANK W. MARTZ — Owner

Girard Auction & Land Brokers, Inc.
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