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AT AUCTION

Monday, November 7th 10:00 a.m.

Located: 2-miles Southeast of Elk Point on County Road 18, across the road from Southeast Farmers Elevator Co-op.

Tract 1 Legal: West 1/2 Lot 2 of NE 1/4 and Lot 2 NW 1/4 NE of the RR less Brusseau Tract 1 Sec 3-90-49, Union County, SD. 97.00 Taxable acres.

Union County FSA office shows 91.67 acres tillable with a corn base of 49.9 acres with a CC yield of 132bu and a bean base of 45.4 acres w/ a CC yield of 33bu. Predominate soil types are La with 97% productivity rating and Fc with a 67% productivity rating. This is a very nice and level tract of land with excellent access on a hard surface road and less than a 1/4 of a mile to one of Southeastern South Dakota's major grain markets. The building site is not included with the sale of this

Tract 2. Located 1-mile east of Tract 1 on the corner of 327th Street and 480th Ave. Legal: 16 Acres in SE Corner of SE 1/4 Sec 34-91-49. Union County. SD.

16.00 taxable acres. Union County FSA office shows 15.46 tillable acres. This entire tracts soil type is Fc with a 67% productivity rating. This is a very nice and level small tract of land that would be a nice addition to a farm or make and excellent building site.

Terms on both tracts: 10% non-refundable down payment the day of auction with the balance due on closing December 7th, 2011. Title insurance & closing costs split 50/50 between buyer and seller. Union County Title Company, closing agent. Farm is NOT being sold subject to any lease and will be available to farm for the 2012 farming season. Seller will pay all 2011 taxes payable in 2012. Full possession, March 1st, 2012. Auctioneers are acting as agents for the sellers. These will be sold as individual tracts and will not be tied together at anytime.

Owners: Richard Brusseau, Daniel Brusseau, and Kay Nickles



Girard Auction & Land Brokers, Inc. (605) 267-242 • Toll Free: 1-866-531-6186

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Taking sealed bids on 1994 Chevrolet 2500 Silverad 6.5L Turbodiesel Automatic, 4x4 Power win-Recent injection work For taken until 5:00 PM Wednesday, October 19, 2011 Submit bids to: Pickup bids, Tabor Lumber Coop, PO Box 278, Tabor SD, 57063.

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