

# LAND AUCTION

**80+/- Acres • Davison County Land**  
**FRIDAY, OCT. 24, 2008 - 1:30 PM**

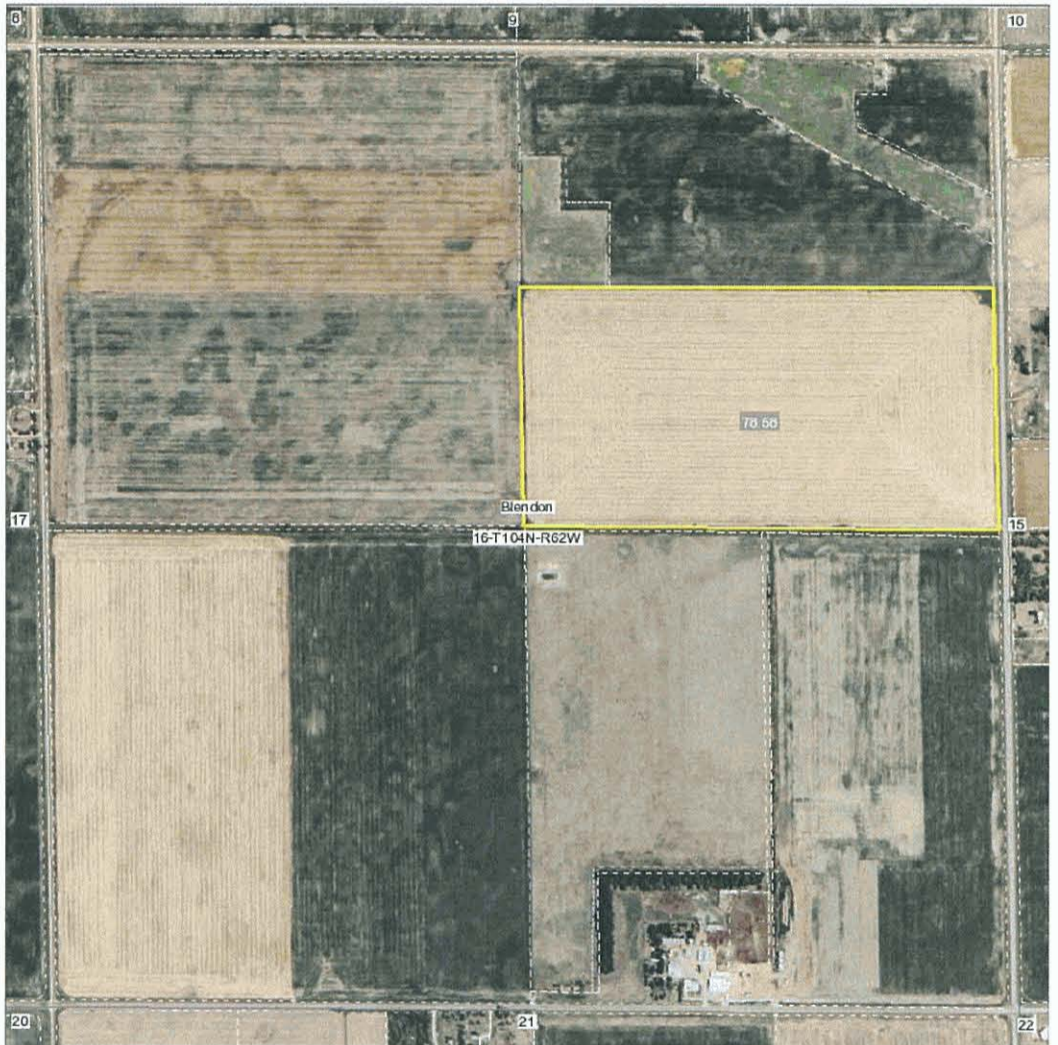
**SALE SITE:** 7 Miles North of 4 Way Stop at Mt. Vernon on 397th Ave. *Watch for Signs*

**LEGAL DESCRIPTION:** S 1/2 of NE 1/4 of Section 16 T104N R62W of 5th PM of Davison County, South Dakota

**DESCRIPTION:** 78.6 +/- Crop Acres, Average Soil Rating is .86

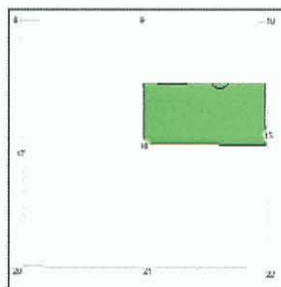
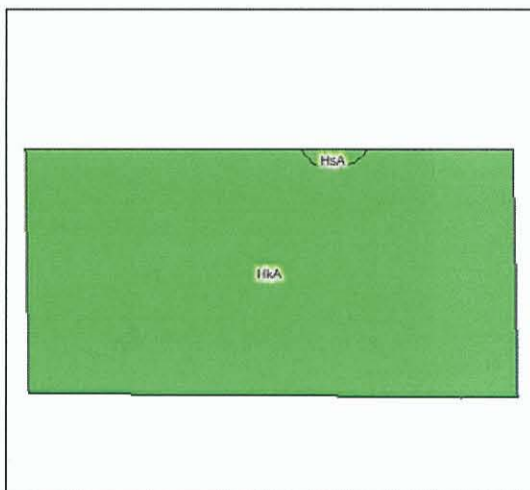
**TAXES:** 2007 R.E. Taxes due and payable in 2008 are \$959.56. Seller will pay R.E. taxes due and payable in 2009.

Aerial Map



**TERMS:** A 10% non-refundable earnest money deposit along with a signed purchase agreement will be required the day of the auction. No contingency for financing will be accepted. Title insurance and closing service fees will be divided equally between seller and buyers. Balance of the purchase price will be due on December 10, 2008. Information on this property was obtained from Davison County governmental offices and the USDA Farm Service agency. This information is deemed reliable but not guaranteed by the sellers or Mid Dakota Land & Auction Co., Ltd. who are representing the sellers only in this transaction. No warranty is being made or implied as to property boundaries, soil productivity, water supply or environmental hazards - property will be sold subject to seller confirmation and to any easements, restrictions, and reservations of records. Announcements made at auction take precedence over any printed material.

Soils Map



State: SD  
 County: Davison  
 Location: 16-104N-62W  
 Township: Blendon  
 Acres: 78.6

Maps provided by:  
 AgriData, Inc. 2007  
 www.AgrIDataInc.com

16-104N-62W  
 Davison County  
 South Dakota

Map Provided by  
 AgriData, Inc. 2008  
 www.AgrIDataInc.com

map center: 43° 48' 42.32", 98° 16' 34.52"  
 scale: 1:8645  
  
 Field borders provided by Farm Service Agency.  
 Aerial photography provided by Aerial Photography Field Office.

Fsa borders provided by the Farm Service Agency.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Alfalfa hay	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes		78.0	99.2%	Ilc	86	69	2.7	57
HsA	Houdek-Slickney loams, 0 to 2 percent slopes		0.6	0.8%	Ilc	79	63	2.7	57
Weighted Average						86	69	2.7	57

	Base Acreage	Direct Yield	CC Yield
CORN	50.5 Acres	54	54
GRAIN SORGHUM	2.9 Acres	49	49
SOYBEANS	23.5 Acres	20	20

**OWNER: Egan Trust**

Sale Conducted By:

**MID DAKOTA**  
**LAND & AUCTION CO. LTD**  
 SPECIALISTS IN FARM & RANCH PROPERTY

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