

LAND AUCTION

143+/- Acres • Davison County Land
THURS., NOV. 20TH 2008 - 1:30 PM

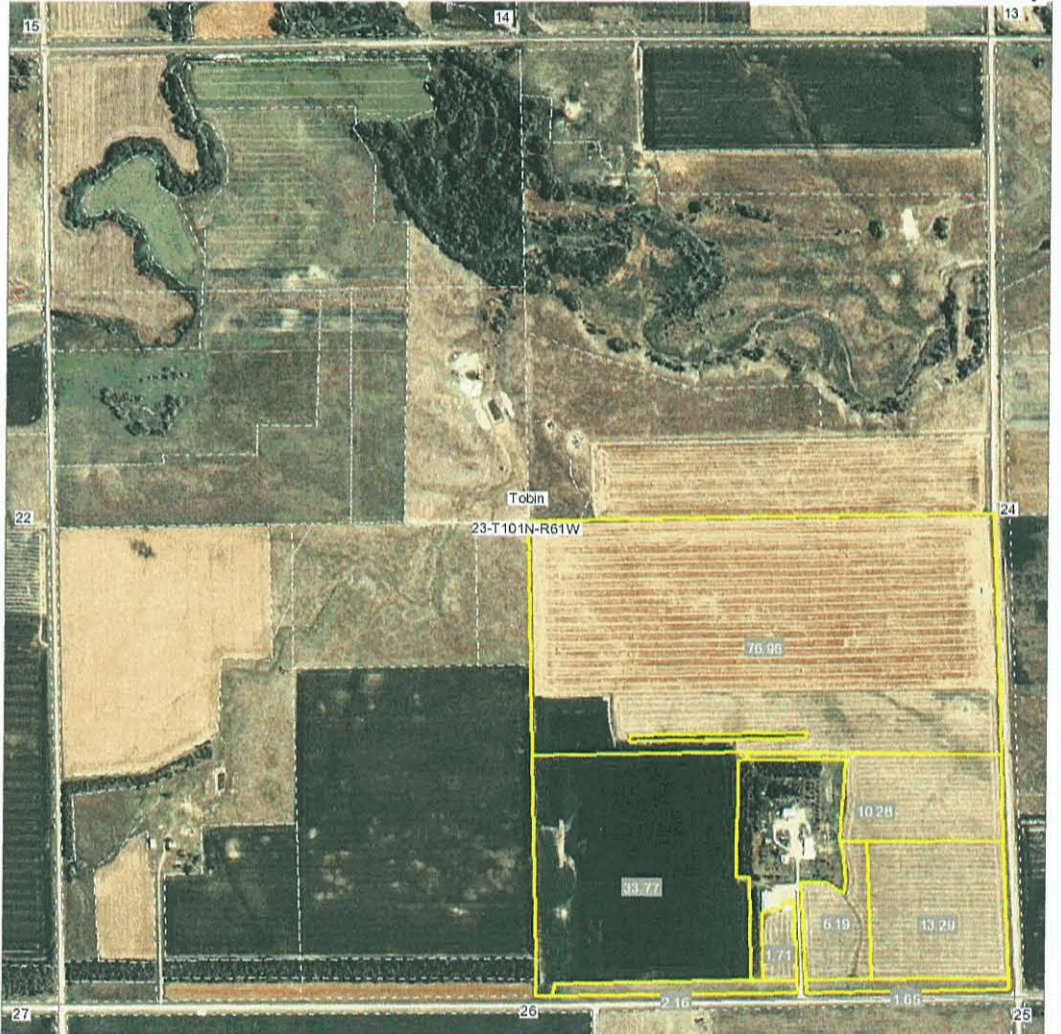
SALE SITE: FROM MIKE'S CORNER AT ETHAN GO 6 MILES WEST ON 265TH STREET,
 1 MILE SOUTH ON 405TH AVENUE, WEST 1/4 MILE ON NORTH SIDE *Watch for Signs*

LEGAL DESCRIPTION: SE 1/4 of Section 23 T101N R61W of 5th PM of Tobin Twp., Davison County South Dakota
DESCRIPTION: 143 +/- Soil Rating 69

TAXES: Assessed in 2007 payable in 2008 are \$2,213.82; Seller will pay RE Taxes due and payable in 2009

CLOSING DATE: December 10, 2008 **POSSESSION DATE:** January 1, 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. Information on this property was obtained from Davison County governmental offices, USDA Farm Service Agency and Agri Data. 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.

23-101N-61W
Davison County
South Dakota

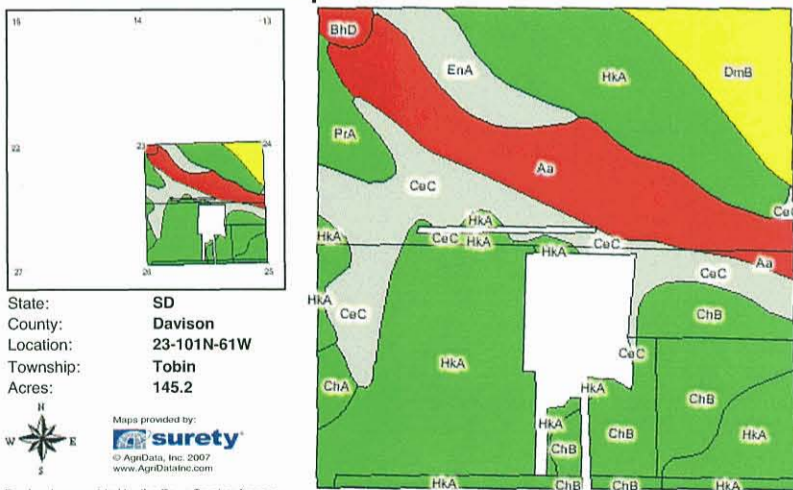
Map Provided by **surety**
 map center: 43° 32' 5.46, 98° 6' 51.23
 scale: 1:8726

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10/24/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **SD**
 County: **Davison**
 Location: **23-101N-61W**
 Township: **Tobin**
 Acres: **145.2**

Maps provided by: **surety**
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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	Corn
HkA	Houdek-Prosper loams, 0 to 2 percent slopes		60.1	41.4%	lic	86	69	2.7	57
Aa	Chaska loam		22.7	15.6%	Vlw	38	30	0	0
CeC	Clarno-Ethan loams, 6 to 9 percent slopes		20.4	14.0%	llie	60	48	2.6	49
ChB	Clarno-Houdek loams, 3 to 6 percent slopes		19.2	13.2%	lie	79	63	2.8	58
DmB	Delmont loam, 3 to 6 percent slopes		10.1	7.0%	IVe	40	32	1.0	25
EnA	Enet loam, 0 to 3 percent slopes		5.9	4.1%	llis	56	45	2.0	42
PrA	Prosper silt loam, 0 to 3 percent slopes		3.9	2.7%	lic	92	74	3.0	68
ChA	Clarno-Houdek loams, 0 to 3 percent slopes		1.6	1.1%	lic	84	67	2.9	60
BhD	Betts-Ethan loams, 6 to 21 percent slopes		1.3	0.9%	Vle	28	22	0	0
Weighted Average						69	55	2.1	44

OWNER: Gary & Marlu Mogck

Sale Conducted By:

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

2200 West Havens • Mitchell, SD 57301

1-605-996-1920

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 605-996-1920

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Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	18.0	0.0	0.0	23	29	0.0
CORN	32.4	0.0	0.0	53	78	0.0
SOYBEANS	23.6	0.0	0.0	30	36	0.0
TOTAL BASE ACRES: 74.0						