

ONLINE LAND AUCTION

Clark County Land Auction

120 Acres---Fordham Twp.---Excellent Croplan

To Register to Bid: go to HansenAuction.nextlot.com

Online Bidding:

Starts Monday, March 28th 2022

Bidding Closes March 30th at 1:00 P.M

Paul Bethke Revocable Trust-Owner

HANSEN LAND & AUCTION

"Specialists in Real Estate Auctions"

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OFFICE: 605.425.2608

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Clark County Land Auction

120 Acres---Fordham Twp.---Excellent Cropland

Online Bidding Only

We will offer the following land by **Online Bidding Only** for the property located in **Fordham Twp.** at the corner of **178th. Street and 413th. Avenue.** Or from **Carpenter, South Dakota** go 12 miles north to 178th. Street then 2 miles West to the NE corner of the property. Or from **Clark, So. Dak.** go 9 miles West to **County Road 17 (215th. Street)** then a long 5 miles South to 178th. Street then 2 miles West to the property.

Online Bidding Starts Monday, March 28th. 2022

Bidding Closes March 30th. at 1:00 P.M.

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The East Half of the NE ¼ and the SW1/4NE1/4 of Section 6-115-59—Selling 120.42 Taxable Acres M/L.

Here is your opportunity to own a beautiful piece of farmland in a great farming community with some of the better soils in the county. According to **FSA** information this **highly productive** land is mostly all tillable with approx. **119 cropland acres** presently being farmed in alfalfa. According to **Agri-Data** the overall weighted **Productively Index** on this gently rolling tract is about a **77** with the predominate soil being **Aastad Forman Loam with a productivity index of 92—this is amazing soil!** This land looks great, lays well and is a tract that anyone would be proud to own. Taxes are just \$1,345.00

Terms & Conditions: Property is being sold **Online Only** with no live oral bidding. A **10% nonrefundable** down payment is due sale day upon signing the purchase agreement with the entire balance due in full at closing on or before **April 27th. 2022.** Full possession and right to farm for the 2022 crop year. Title insurance and title company closing fee split equally between the buyer and seller. Bidders can inspect this property at any time and are required to do their own due diligence in every respect as the property is being sold as is with no guarantees of any kind other than marketable title. Bidders are encouraged to **register early** well in advance of the start of bidding. **Hansen Land & Auction Co.** is the agent of and represents the sellers only in this transaction. View maps & pictures online at **HansenAuction.com.** **Thanks!**

Paul Bethke Revocable Trust – Owner

Hansen Land & Auction Company

Bob Hansen -- Forrest Miller

605-360-2608 – www.HansenAuction.com



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

UNLESS NOTED DIFFERENTLY
ALL CORN YEL , ALL SOYBEANS COM
ALL CROPS NON-IRRIGATED & INTENDED USE GR
 Grass: cropland-SMO BRO; NC=NAG
SHARES: _____

INITIAL & DATE _____

2021 Program Year
 Map Created March 19, 2021

Farm 2348

6 -115N -59W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) :
 Recon ID :
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
			0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00		0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat		0.00	31	
Corn		0.00	88	0
Soybeans		0.00	28	0

TOTAL 0.00

NOTES

Tract Number : 1765

Description : A13 S 1/2 NE, NE NE 6 115 59
 FSA Physical Location : SOUTH DAKOTA/CLARK
 ANSI Physical Location : SOUTH DAKOTA/CLARK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : PAUL G BETHKE REVOCABLE TRUST, NOVEMBER 16, 1999
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.55	119.38	119.38	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	119.38	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1765 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	73.30	0.00	31
Corn	26.00	0.00	88
Soybeans	20.00	0.00	28
TOTAL	119.30	0.00	

NOTES

Tract Number : 1766

Description : A12 S 1/2 SW 32 116 59
 FSA Physical Location : SOUTH DAKOTA/CLARK
 ANSI Physical Location : SOUTH DAKOTA/CLARK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
			0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00		0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat		0.00	31
Corn		0.00	88
Soybeans		0.00	28
TOTAL		0.00	

NOTES