

560 +/- Acres

Lyman County, South Dakota

AUCTION

August 15th, 2019 – 1:30 P.M.

Vivian Fire Hall – Vivian, SD



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 560 +/- Acres

PROPERTY LOCATION: From Vivian, SD 10 miles North on 293rd Ave. to the center of the subject property.

LEGAL DESCRIPTION: E1/2 Section 3; NE1/4, N1/2 SE1/4 Section 10, All in Township 107N, Range 3 West of the 6th P.M., Lyman County, South Dakota.

PROPERTY DESCRIPTION: Gently rolling high carrying capacity pastures and productive upland hay land. Presently utilized for grazing and hay harvest. Also included is a 3 Bedroom, 2 Bath home with updates, storage building and a nice set of corrals.

REAL ESTATE TAXES: \$848.28

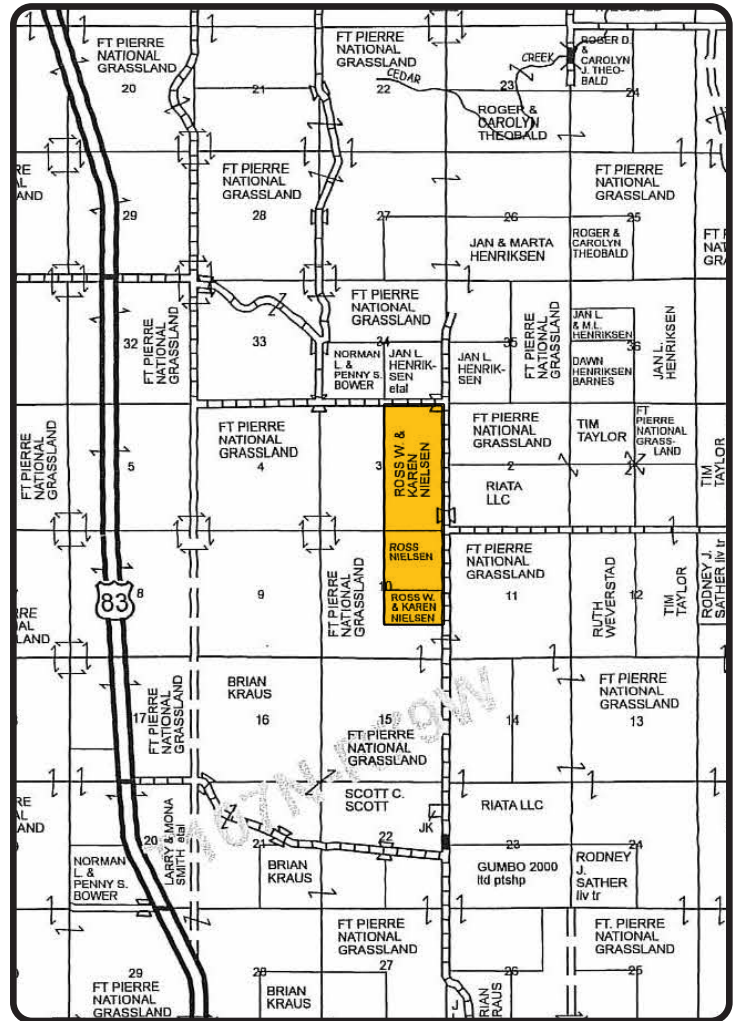
SALE PROCEDURE: All bidders must be present (no phone bids accepted). Property will be sold as an individual unit. The bidding process will continue at the Seller's and Auctioneers discretion.

TERMS & CONDITIONS: The successful bidder(s) shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing. Closing & possession date shall be on or around January 6, 2020. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. Title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, although due diligence was practiced by the seller and the seller's agents. Any surveys will be the responsibility of the buyer. Please call Waldo Realty for an on-site inspection of the property. Potential buyers are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. For any further information contact Waldo Realty.

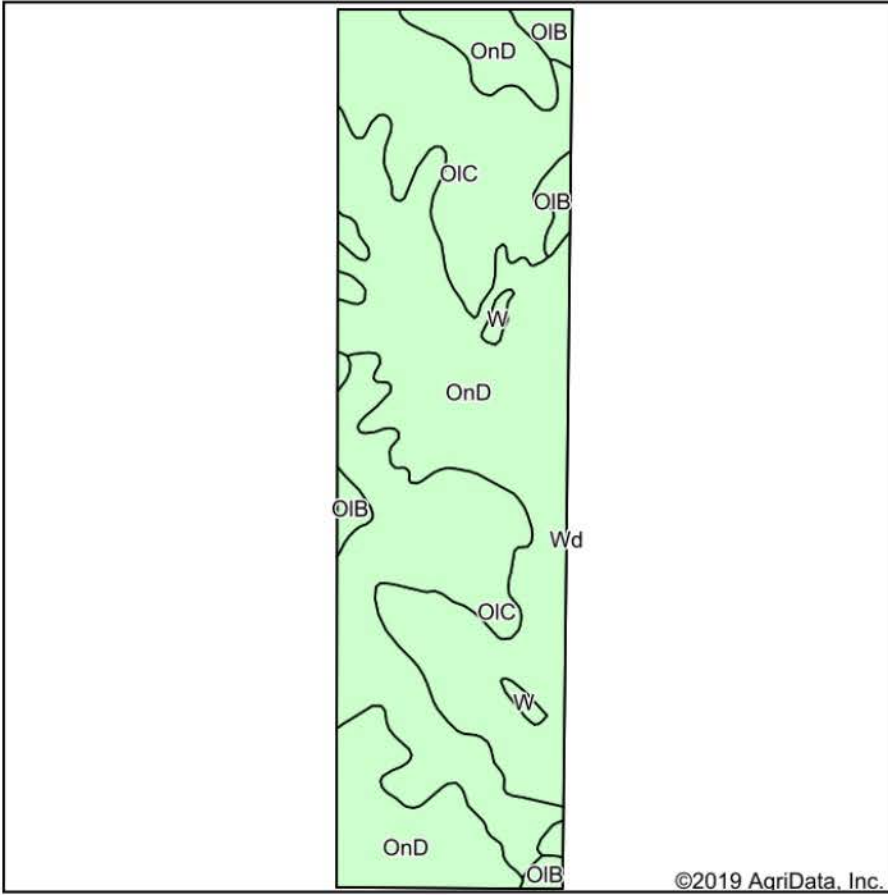




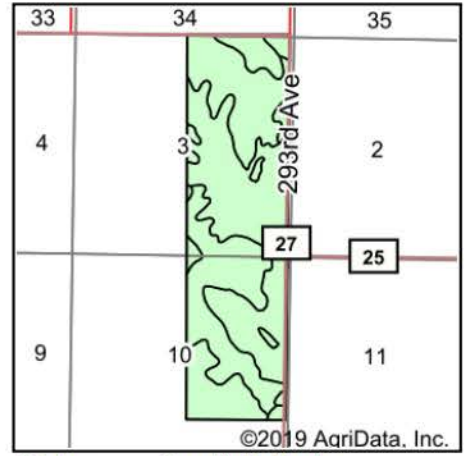
Boundry lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lyman**
 Location: **3-107N-79W**
 Township: **Stony Butte**
 Acres: **518.62**
 Date: **6/27/2019**



Maps Provided By:



Area Symbol: SD085, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
OnD	Opal-Sansarc clays, 6 to 15% slopes	278.55	53.7%	Vle	Vle	38	7	13
OIC	Opal clay, 6 to 9 percent slopes	212.28	40.9%	IVe	IVe	49	8	16
OIB	Opal clay, 3 to 6 percent slopes	23.49	4.5%	IIIe	IIIe	60	8	17
W	Water	4.30	0.8%	VIII		0	0	0
Weighted Average						43.2	*n 7.4	*n 14.3

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.