

SEALED BID

FARMLAND FOR SALE

100 +/- Acres Farmland, Section 8, "West" Elk Point Township

Sealed Bids Due Before Friday, May 10 at 3:00pm
Call or e-mail for bidding form.
Subject to 2013 lease, buyers to receive lease payments.
100 +/- acres Union County farmland.

LEGAL DESCRIPTION: The Northeast Quarter (NE 1/4), of Section 8, except the West 990' thereof in Township 91N, Range 50W, Union County, South Dakota.

LOCATION: Elk Point, SD, 4 miles west of Elk Point on Burbank Road, South on 472nd Ave., farm is on the right.

BROKERS NOTES: The Norbert M. and Dorothy M. Laferriere Family Trust has decided to sell this excellent 100 acre tract of nearly 100% tillable crop land. This tract offers good soils (assessor average rating .772) with an irrigation well in place. This is a once-in-a-lifetime opportunity to own a good sized tract in an area of longtime family farms. This land is level, farms easily and has been leased to a good farmer who has cared for it. Farm would make an outstanding addition to any operation or an excellent income producing investment.

TERMS & CONDITIONS: Bid packets available by e-mail at jpherrity@iw.net or call 712-259-6408. All potential bidders shall deliver or mail a sealed bid to our office by Friday, May 10, 2013 at 3:00pm. Accompanied by a \$5,000 check for earnest money made payable to Herrity & Associates, Inc. Real Estate Trust, P.O. Box 667, Elk Point, SD 57025. Successful bidder will enter into a purchase agreement and will be required to provide an additional amount equal to 10% of the purchase price. Sale is subject to the 2013 lease, buyer to receive lease payments. 2012 real estate taxes will be paid by the seller. Buyer responsible for survey, if needed. Closing will be on or about June 10, 2013 at the offices of Union County Title & Abstract Co., 104 West Main Street, Elk Point, SD. The sellers have the right to accept or reject any and all bids.

SELLERS:
NORBERT M. AND DOROTHY M. LAFERRIERE FAMILY TRUST



JOHN HERRITY, BROKER
CELL: 712-259-6408
jpherrity@iw.net • herrityre.com

Land Auction

150.6 (±) Acres Highly Productive Farm Spirit Mound Township, Clay County, SD

In order to settle the LeRoy L. Bierle Estate, we will offer at public auction the following Real Estate at the SD National Guard Armory, 603 Franklin St., Vermillion, South Dakota located 1 block South of Hwy 50 and HyVee intersection.

Tuesday, May 28, 2013 • Sale Time 10:00 A.M.

150.6 (±) Acres: From Vermillion, SD 6 miles North on Hwy 19, located on the west side of the road. This highly productive all tillable unimproved farm has great eye appeal and lays level and is in a high state of cultivation. According to the FSA Office this farm has a 74.4 acre Corn base with CC Yield of 117 bu., and 52.7 acre Soybean base with CC Yield of 34 bu. The predominate soils are Egan-Trent-Chandler Silty Clay Loam, ideal for raising corn and soybeans. According to Surety AgriData Inc. this farm has a high weighted average productivity index of 88.5. This is a very good farm and here is the opportunity for the farmer or investor to purchase good tillable land in Clay County, which everyone would be proud to own. We invite you to inspect this property at any time.


Legal Description: SW 1/4 of Section 11 Except Parcel A and Except H-2, H-3, T-93-N, R-52-W, Spirit Mound Township, Clay County, South Dakota.

For additional information contact Auctioneers and Realtors or go to our website www.burlagepeterson.com. Come prepared to buy.

TERMS: 10% non-refundable earnest money deposit due day of the sale. Balance due on or before July 10, 2013. Title Insurance and Closing Fee split 50/50 between buyer and seller and closed by Clay County Abstract & Title Co. Farm sold subject to any easements or right away of restrictions and to confirmation of personal representative. The present 127.1 tillable acres is leased for 2013 with the buyer to receive \$150 per tillable acre, credit at closing which equals \$19,065 and according to the FSA Office there is 19.6 acres presently in CRP until Sept. 30, 2016 at \$134.86 per acre for a total of \$2,643 which the new buyer will assume this contract and payment and will receive 2013 payment and thereafter. 2012 Real Estate Taxes due and payable in 2013 to be paid by Estate, 2013 and future Real Estate Taxes to be paid by Buyer. Statements taken day of sale take precedence over all other material. The Estate does not warranty or guarantee that the existing fences lie on the true and accurate boundary and any new fencing, if any, will be the responsibility of the purchaser, pursuant to South Dakota statutes. The Auctioneers and Realtors represent the seller in this transaction.


LEROY L. BIERLE, ESTATE - OWNER
MARGARET BIERLE - PERS. REP.

AUCTIONEERS & REALTORS
 Lenny Burlage, Jim and Scott Peterson
 317 4th St, Brookings, SD - 605-692-7102
www.burlagepeterson.com



**BURLAGE
 PETERSON
 REALTY**
 Auctioneers & Realtors

ATTORNEY FOR ESTATE
 Craig Thompson
 109 Kidder St.
 Vermillion, SD 605-624-2097



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