

SANBORN COUNTY LAND AUCTION!

Approx. 110 Acres of Sanborn County Farmland

Located: 6 miles south and $\frac{3}{4}$ miles west of Woonsocket, SD; or from Mt. Vernon Exit off I-90, go 18 $\frac{1}{2}$ miles north to 236th St., then west approx. $\frac{3}{4}$ miles.

FRIDAY, MAY 31, 2013 at 12:00 Noon

Great piece of land in great farming area! Approx 110 acres lying west of the waterway in this quarter consists of approx. 8 acres of CRP trees for protection with the remainder primarily farmland. According to FSA maps and information, this gently rolling parcel is estimated to have approx. 100 cropland acres of which about half are presently being farmed with the balance in pasture and drainage. Most of these acres could easily be converted to cropland and farmed. The predominate soil is Carthage fine sandy loam resulting in an Agridata productivity index of 58.5 for the parcel. As a bonus, the presently farmed acres should be planted and growing by sale time and crop will go to the new buyer with immediate possession granted!

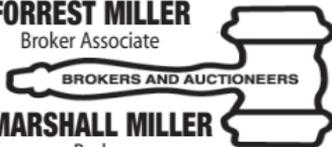
Legal: Approx. 110 acres lying west of waterway in the NW1/4 of 28-106-62, Sanborn Co., SD Subject to survey. **Terms:** A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before July 2, 2013. Property is sold subject to owners' confirmation, and subject to easements, restrictions, reservations or highways of record, if any. **Merle Miller Real Estate and Auction Company** represents the seller only in this transaction. All prospective buyers are encouraged to inspect the property and verify all facts and figures provided herein. Buyers are purchasing the above-described property strictly on an "as is" basis without warranty or representation as to condition, value or fitness for any use or purpose. Announcements made the day of sale will take precedence over any printed materials. For additional information, visit our website at www.soldbymiller.com or contact **Forrest Miller** at 605-361-1699

Jonathan and Susan Kalb - Owners

Auctioneers:

FORREST MILLER

Broker Associate



MARSHALL MILLER

Broker

BOB HANSEN

Broker, Hansen Land & Auction

Brokers:

**Merle Miller Real Estate
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