IRRIGATED LAND AUCTION!!!

We are proud to offer this fantastic Turner County irrigated land just 2 miles north of the Ford Dealership in Parker, SD on Hwy 19 at 273rd St. or ½ mile south of the Tea road (272nd St) on Highway 19. Auction is on site.

WEDNESDAY, DECEMBER 5, 2012 at 11:00 a.m.

Here's your chance to hedge against dry conditions! This 157.07 acre tract did over **171** bu. of corn per acre this past year! Nice, gentle topography and easy to farm with no fences on two sides, wide ditch on the west side and 154.8 acres tillable. Installed in 1998, the Zimmatic center pivot system reaches approximately 132 acres with its 7 towers and end gun. This land is not rented for next year so you will receive full possession at closing! This land also boasts a productivity rating of 82.2 and the courthouse lists an average soil rating of .771. FSA reported a corn base of 76.9 acres with a direct yield of 67 bu. and CC yield of 124. Soybean base of 76.9 acres with a direct yield of 34 bu. and a CC yield of 40. This is one piece of Brothersfield Township anyone would be proud to own. Please visit **soldbymiller.com** for maps and more information about this highly productive land and the irrigation system. Now's the time to take advantage of a great opportunity to own a great tract of farmland in a great location!

Legal: SW1/4 (except lot H-2 in the W1/2 SW1/4) of Sec. 33-T100-R53. **Taxes:** $2,812.52

Terms: A non-refundable 10% down payment the day of the sale with the balance of the purchase price on or before December 31, 2012. The cost of the title insurance and closing agents' fees to be divided equally between the buyers and sellers. 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 pictures and additional information, visit **www.soldbymiller.com** or contact **Marshall Miller** at **605-361-1699.**

Katherine S. Morsbach – Owner

Auctioneers:

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Broker Associate

BROKERS AND AUCTIONEERS

MARSHALL MILLER
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Broker, Hansen Land & Auction

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