

Real Estate • 1,970.62 Acres • McPherron County (SD) McIntosh County (ND)



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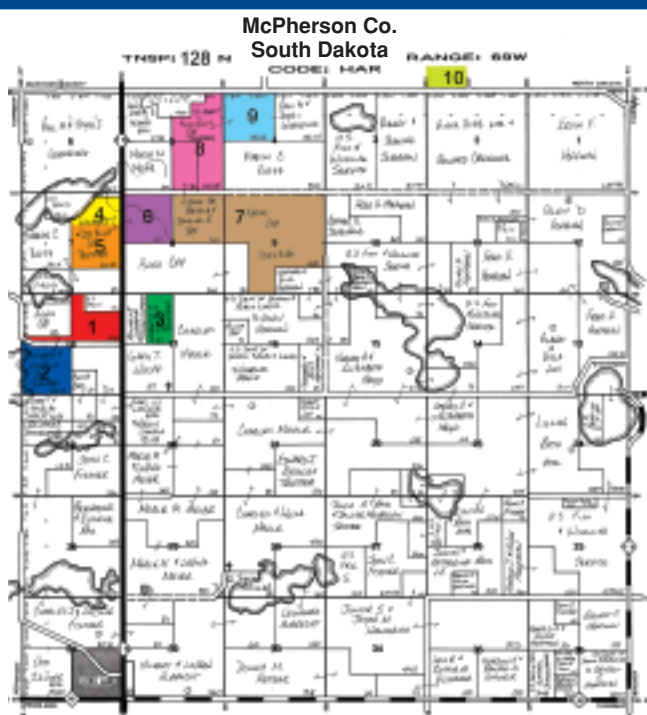
Auction Location:
American Legion Hall
Long Lake, South Dakota
Auction Site Telephone:
605-577-9668



Tuesday, August 15, 2006 • 1:32 pm CST
Wilbert, LouElla and Douglas Opp, Owners
Ashley, North Dakota

- Red - Tract One
- Blue - Tract Two
- Green - Tract Three
- Yellow - Tract Four
- Orange - Tract Five
- Purple - Tract Six
- Tan - Tract Seven
- Pink - Tract Eight
- LightBlue - Tract Nine
- YellowGreen - Tract Ten

Single tracts will be offered in combinations. These tracts will not be offered as a complete unit.



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TERMS: Cash. 10% down payment on August 15, 2006 with remaining balance due at closing on or before October 15, 2006.

PROCEDURE OF AUCTION ON REAL ESTATE

1. Property will be offered in individual tracts on a per acre basis.
2. Title evidence will be provided by title insurance subject to easements and rights of way of record. Warranty deed will be given to successful buyer.
3. Taxes and CRP payments will be prorated to closing date.
4. Closings costs and cost of title insurance will be split 50/50 between buyer and seller.
5. Terms: 10% down payment on auction day with remaining balance due at closing.
6. Announcements day of auction take precedence over printed material or oral statements. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein. Charles J. Fischer Agency represent the sellers in this transaction.
7. Broker participation is invited. Call for details.
8. For more information or to view this property by appointment only contact:

CHARLES J. FISCHER AGENCY
239 Haywire Avenue
Long Lake, South Dakota
1-800-888-1766

Charles J. Fischer SD Broker #838
Kristi Fischer Wagner Broker/Associate #11790
John C. Fischer SD Broker #4451

AUCTIONEERS NOTE: Here is a great opportunity to purchase very productive cropland. We will be offering this unit in 6 different tracts. You have to inspect this unit to appreciate the potential and beauty of it. Good access with excellent wildlife habitat!

REAL ESTATE

Tract One: South 25.50 Rods of NW 1/4 and NE 1/4 less Tract to USA 18-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 3 miles North
Tillable Acres: 136.80
Township: Harrison
Total Acres: 140.10
Total Taxes: \$627.26 \$4.48/Acre
CRP Contract:
Acres: 136.80
Payment: \$34.00/Acre \$4651.20/Annual
Contract Period: expires Sept 30, 2011

Tract Two: South 134.50 Rods of the SW 1/4 18-128-69 McPherron County in the state of South Dakota
Location: from Long Lake, South Dakota 3 miles North and 1/2 mile West
Tillable Acres: 132.40
Township: Harrison
Total Acres: 153.23
Total Taxes: \$643.44 \$4.20/Acre
CRP Contract:
Acres: 130.20
Payment: \$34.00/Acre \$ 4,426.80/Annual
Contract Period: expires Sept 30, 2011

Tract Three: E1/2 NW1/4 17-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 3 1/2 miles North and 1/4 mile East
Tillable Acres: 74.70
Township: Harrison
Total Acres: 80.00
Total Taxes: \$332.30 \$4.15/Acre
CRP Contract:
Acres: 74.70
Payment: \$31.00/Acre \$2,315.70/Annual
Contract Period: expires Sept 30, 2011

Tract Four: North 38.00 Acres of NE 1/4 7-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 4 1/2 miles North
Tillable Acres: 8.51
Township: Harrison
Total Acres: 38.00 (to be determined by land survey)
Total Taxes: \$143.26

CRP Contract:
Acres: 8.51
Payment: \$26.00/Acre \$221.26/Annual
Contract Period: expires Sept 30, 2012

* Improvements:
Underground Home/Summer Kitchen, 22'x38' shop building with cement floor, 20'x22' Granary/Storage Building, Electricity/waterwell/sewer system

*Comments: Here is an opportunity to purchase a hobby farm with excellent hunting and fishing available!

Tract Five: South 83.59 Acres in the NE 1/4 and the N1/2 SE1/4 7-128-69 McPherron County in the state of South Dakota (to be determined by land survey)
Location: From Long Lake, South Dakota 4 miles North
Tillable Acres: 163.59
Township: Harrison
Total Acres: 163.59
Total Taxes: \$548.48 \$3.35/Acre
CRP Contract:
Acres: 163.59
Payment: \$26.00/Acre \$4,253.34/Annual
Contract Period: expires Sept 30, 2012

Tract Six: NW 1/4 8-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 4 1/2 miles North
Tillable Acres: 155.20
Township: Harrison
Total Acres: 159.00
Total Taxes: \$386.84 \$2.43/Acre
CRP Contract:
Acres: 155.20
Payment: \$26.00/Acre \$4,035.20/Annual
Contract Period: expires Sept 30, 2012

Tract Seven: NE 1/4 8-128-69, N 1/2 SE 1/4 9-128-69, N 1/2 9-128-69, E 1/2 SW 1/4 9-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 4 1/2 miles North and 1 mile East
Pasture & Grass Acres: 421.70
Tillable Acres: 218.30
Township: Harrison
Total Acres: 640.00

Total Taxes: \$1,808.82 \$2.83/Acre
CRP Contract:
Acres: 195.70
Payment: \$27.33/Acre \$5,348.48/Annual
Contract Period: expires Sept 30, 2010
Comments: Here is a good combination unit with CRP, Pasture and Grass. It has adequate fencing with good water and great access.

Tract Eight: SE 1/4 and S 1/2 NE 1/4 and Lots 1 & 2 5-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 5 1/2 miles North and 1 mile East
Tillable Acres: 264.70
Township: Harrison
Total Acres: 280.08
Total Taxes: \$721.04 \$2.57/Acre
CRP Contracts:
1) Acres: 76.80
Payment: \$27.33/Acre \$2,098.94/Annual
Contract Period: Expires Sept. 30, 2010
2) Acres: 187.90
Payment: \$23.00/Acre \$4,321.70/Annual
Contract Period: Expires Sept. 30, 2012

Tract Nine: Lots 3 & 4 and S 1/2 NW 1/4 4-128-69 McPherron County in the state of South Dakota
Location: From Long Lake, South Dakota 5 1/2 miles North and 1 mile East
Tillable Acres: 156.80
Township: Harrison
Total Acres: 156.62
Total Taxes: \$379.82 \$2.43/Acre
CRP Contract:
Acres: 156.80
Payment: \$23.00/Acre \$3,606.40/Annual
Contract Period: Expires Sept. 30, 2012

Tract Ten: SE 1/4 36-129-68 McIntosh County in the state of North Dakota
Location: From Long Lake, South Dakota 5 1/2 miles North and 3 1/2 miles East
Tillable Acres: 158.10
Township: Jewell
Total Acres: 160.00
Total Taxes: \$571.31 \$3.57/Acre

All information contained in this brochure was derived from sources believed to be correct, but is not guaranteed.



Charles J. Fischer
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