

MINNEHAHA COUNTY, SD | 754.2 ACRES

LAND FOR RENT

SEALED BIDS DUE: DECEMBER 1ST BY 5PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT

605.692.2525
AdvantageLandCo.com

Prime Minnehaha Land For Rent!

SEALED BIDS DUE: DECEMBER 1ST BY 5PM



Offering a 1 year lease opportunity, located in the corn belt of SD near Colton, SD these 4 farms are in close proximity with quality dirt and working drain tile. This property has convenient access with oil roads running by at 248th St & 464th Ave. You won't find an opportunity like this anytime soon! Take *Advantage* and put your bids in today!

Details:

Farm 1: 440.62 Acres - 3 Separate Parcels - Bid as a unit

Legal: SW1/4 Section 2 (148.55 Acres), SW1/4 Section 22 (159.50 Acres), and NW1/4 Section 27 (132.57 Acres) all in T104N-R51W

Directions From Colton, SD: Section 22 and 27—From the intersection of 464th Ave and 248th St and head west of 1/2 mile and land will be on both sides of the road. **To Section 2:** Same intersection head 3 1/4 miles North and property will be on the east side of the road.

- These parcels have working drain tile along with square fields & quality dirt.
- 385.18A Crop Land Accrd to FSA; 51.21A currently used as hay land/waterway
- Soil Rating on the Crop Land has a Productivity Index of 72.6%

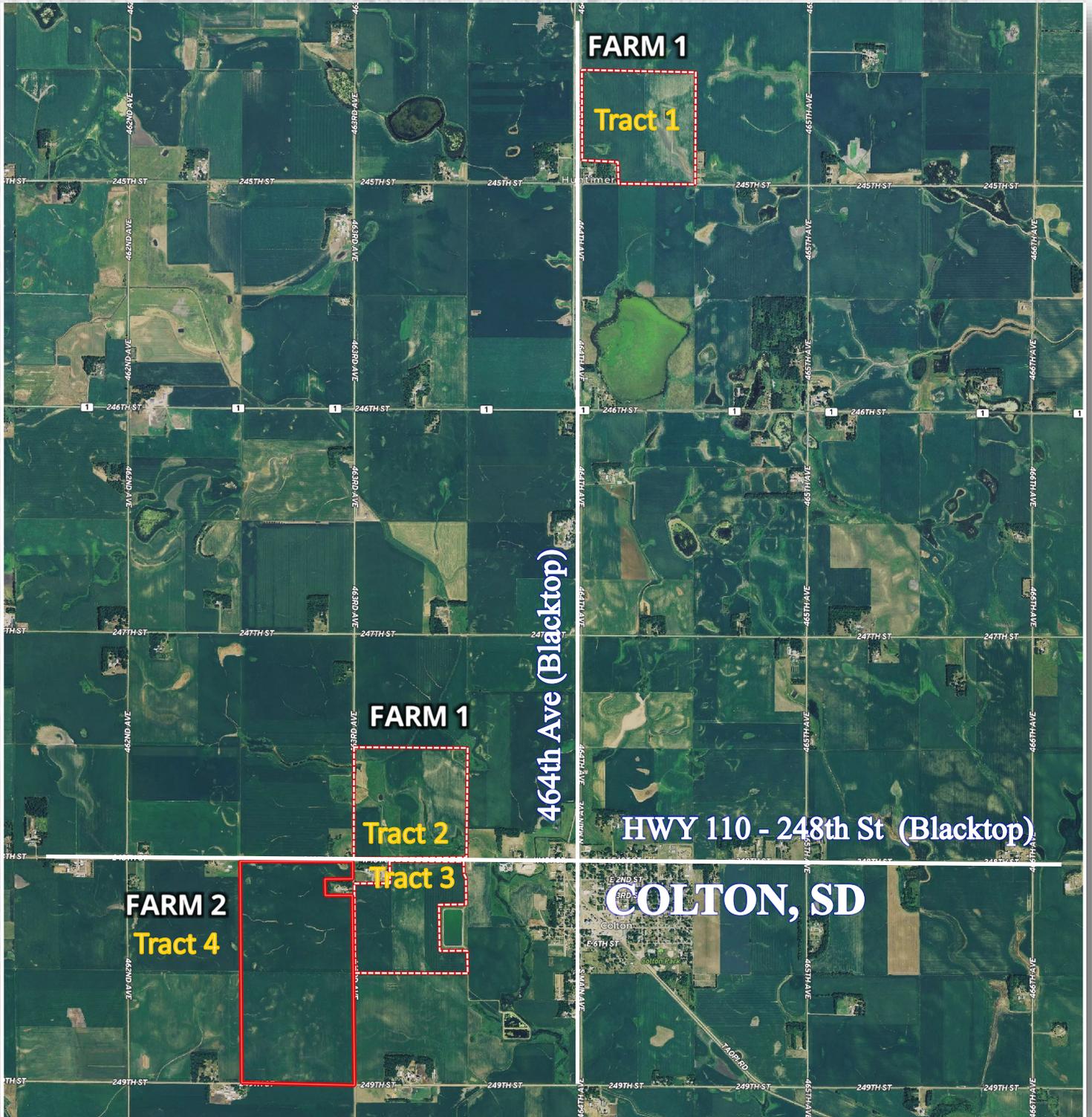
Farm 2: 313.58 Acres - Half Section - Bid as a unit

Legal: E1/2 of Section 28-T104N-R51W (313.58 Acres)

Directions From Colton, SD: Section 28—From the intersection of 464th Ave and 248th St and head west 1 mile and the property will start on the south side of the road.

- This is a clean half section with working drain tile, mile rounds, and minimal waste
- 304.57 Crop Land Acres Accrd to FSA
- Soil Rating on the Crop Land has a Productivity Index of 80.3%

Aerial Map



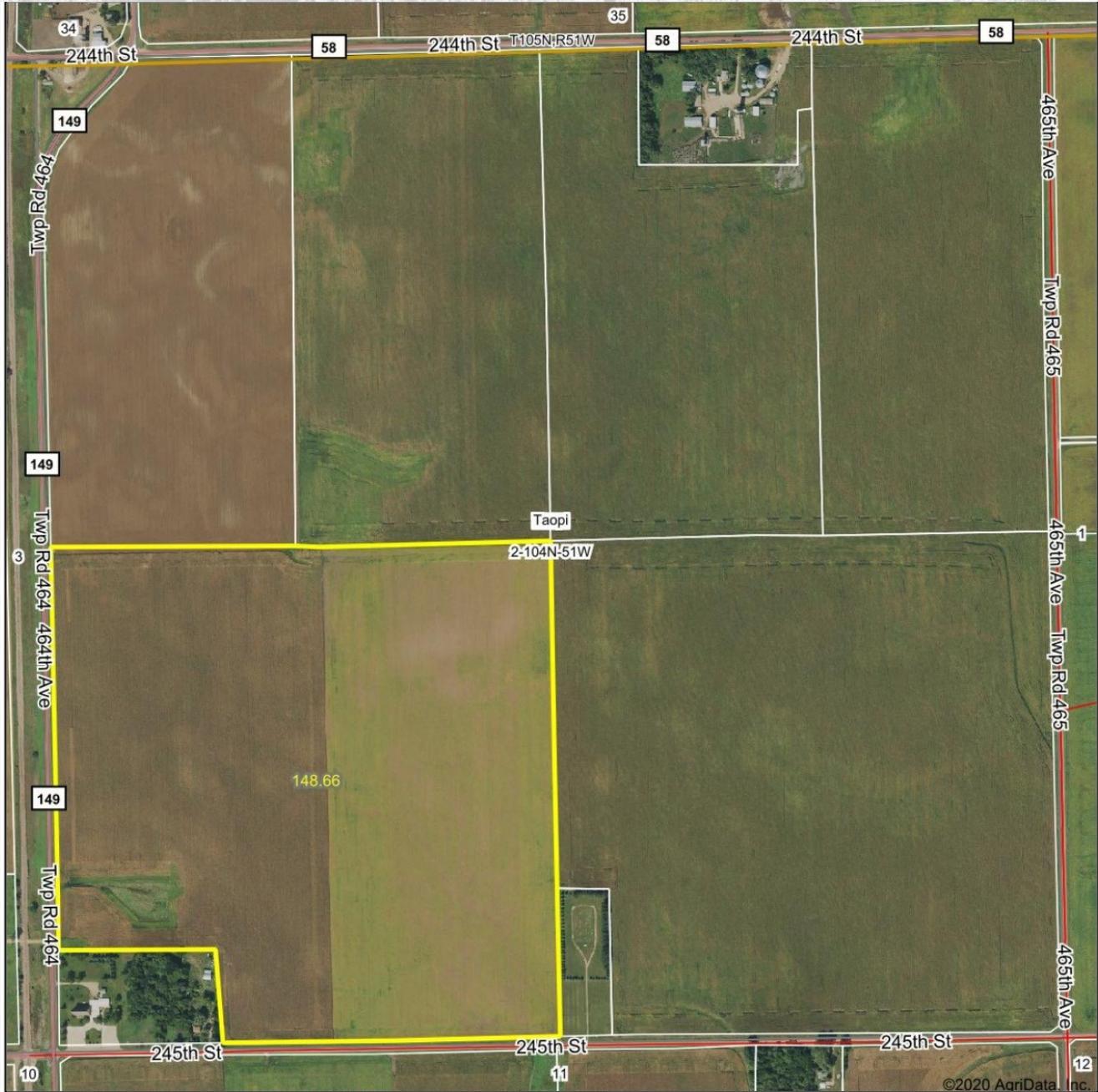
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Farm 1 FSA Map

Tract 1



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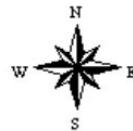
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 50' 27.85, -96° 55' 14.01

0ft 822ft 1644ft

2-104N-51W
Minnehaha County
South Dakota

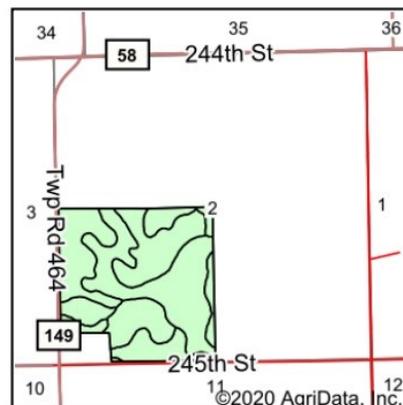
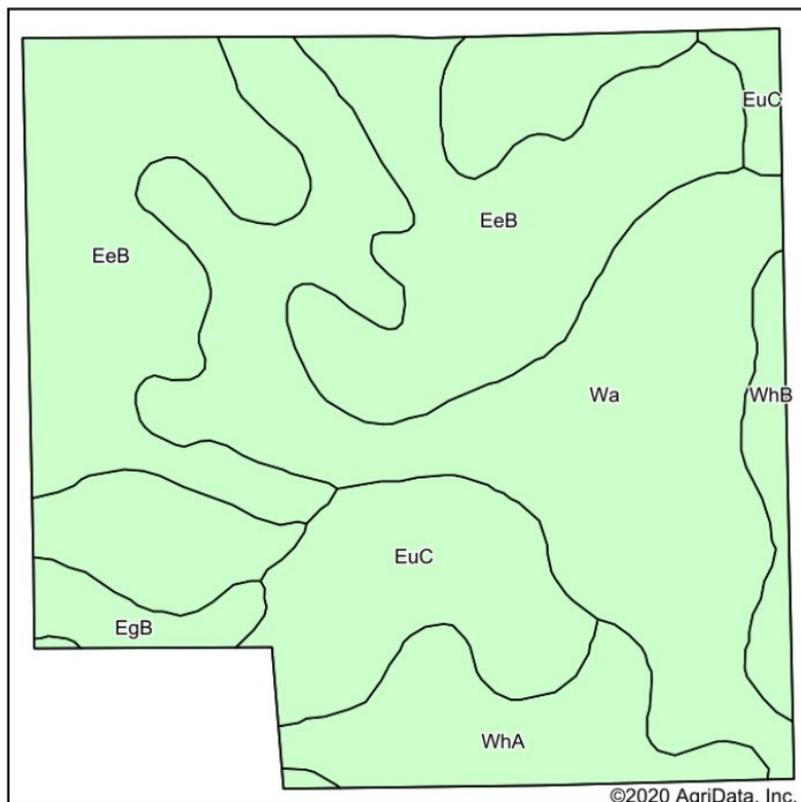


9/15/2020

Farm 1

Tract 1

Soil Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **2-104N-51W**
 Township: **Taopi**
 Acres: **148.66**
 Date: **9/15/2020**

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Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 23

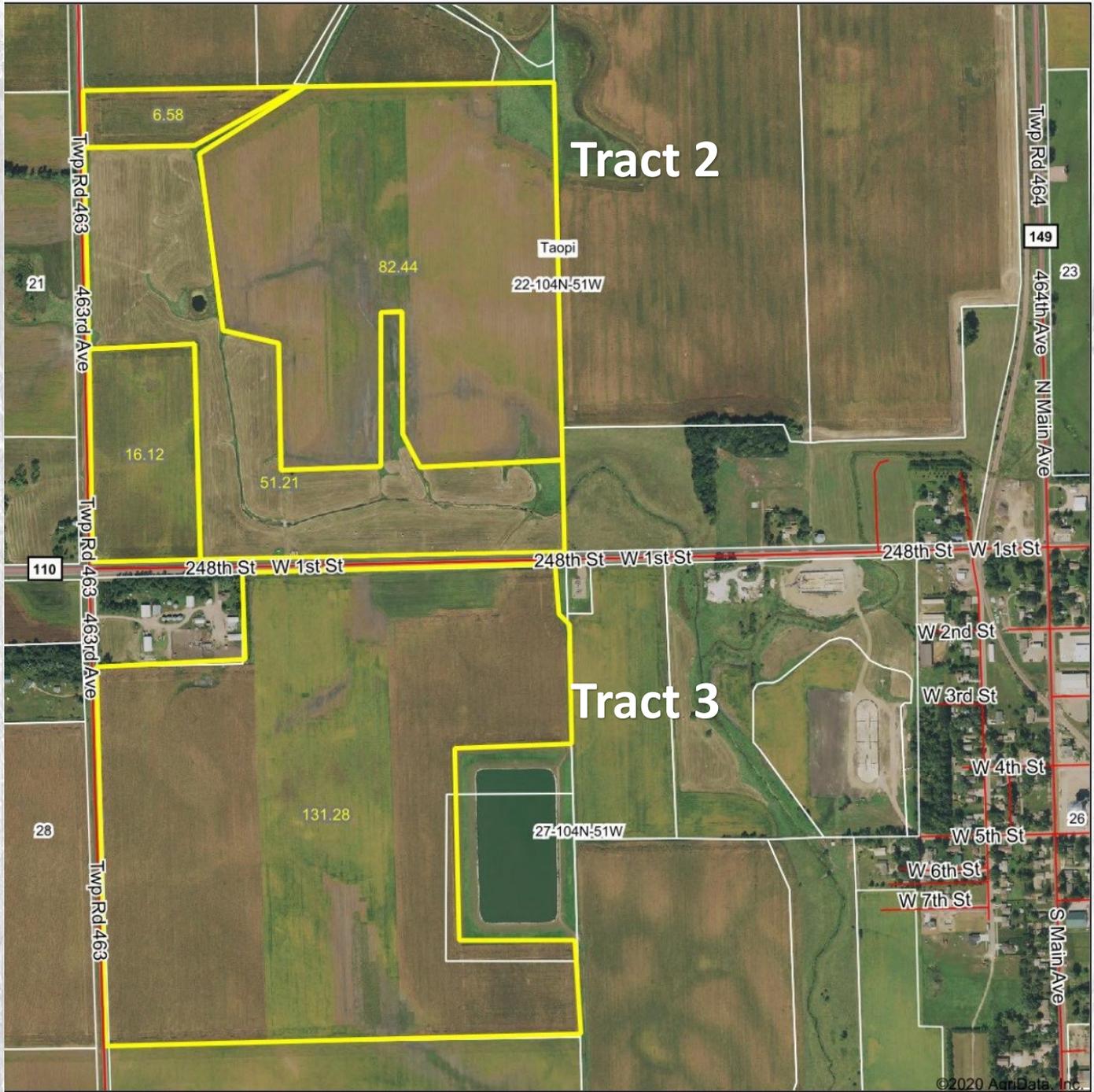
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	62.02	41.7%	Ils	83
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	49.10	33.0%	Ile	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	17.27	11.6%	IVe	61
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	12.45	8.4%	I	95
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	4.12	2.8%	Ile	87
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	3.70	2.5%	Ile	84
Weighted Average					80.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 1 FSA Map

Tracts 2 & 3



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Map Center: 43° 47' 25.79, -96° 56' 28.39

0ft 862ft 1724ft

Maps Provided By:
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22-104N-51W
Minnehaha County
South Dakota



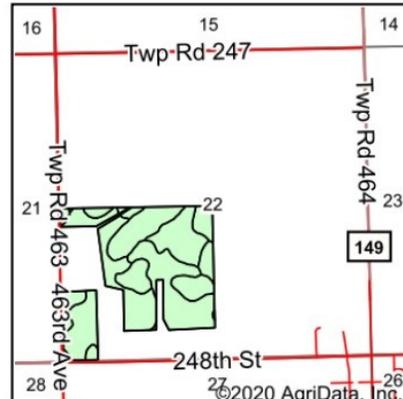
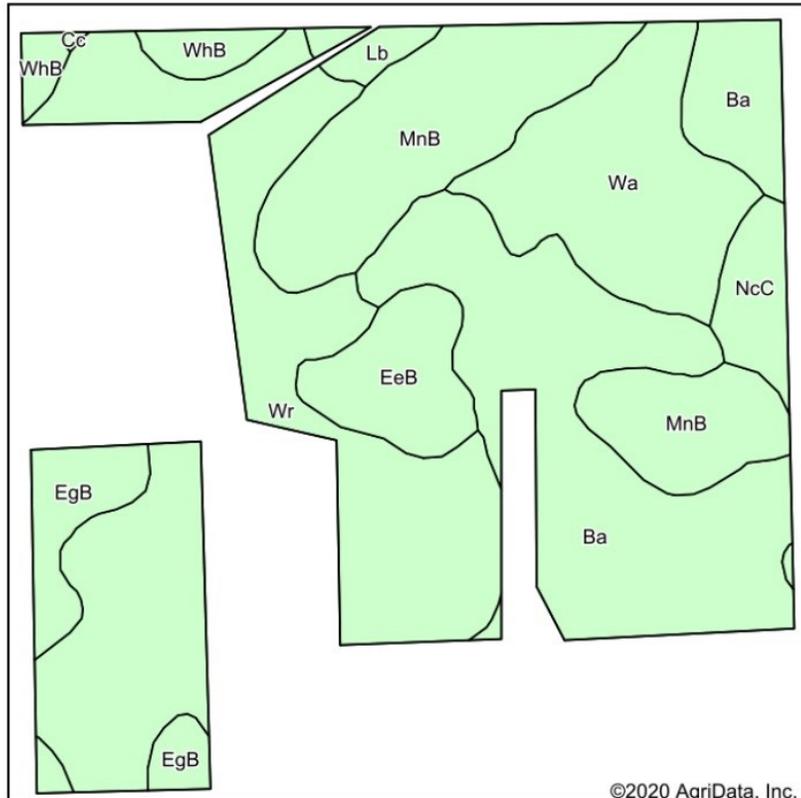
9/15/2020

Field borders provided by Farm Service Agency as of 5/21/2008

Farm 1

Tract 2

Soil Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **22-104N-51W**
 Township: **Taopi**
 Acres: **105.14**
 Date: **9/15/2020**

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Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
Wr	Worthing-Davison complex, 0 to 2 percent slopes	31.30	29.8%		Vw	57
Ba	Baltic silty clay loam, 0 to 1 percent slopes	26.48	25.2%		Vw	31
MnB	Moody-Nora complex, 2 to 6 percent slopes	17.80	16.9%		IIe IIIe	88
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	12.80	12.2%		IIs	83
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	5.32	5.1%		IIe	81
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	4.82	4.6%		IIe	84
NcC	Nora-Crofton complex, 6 to 9 percent slopes	3.06	2.9%		IIIe IVe	68
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	2.20	2.1%		IIe	87
Lb	Lamo silty clay loam, channeled	1.28	1.2%		VIw	37
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.08	0.1%		IIw	75
Weighted Average						62

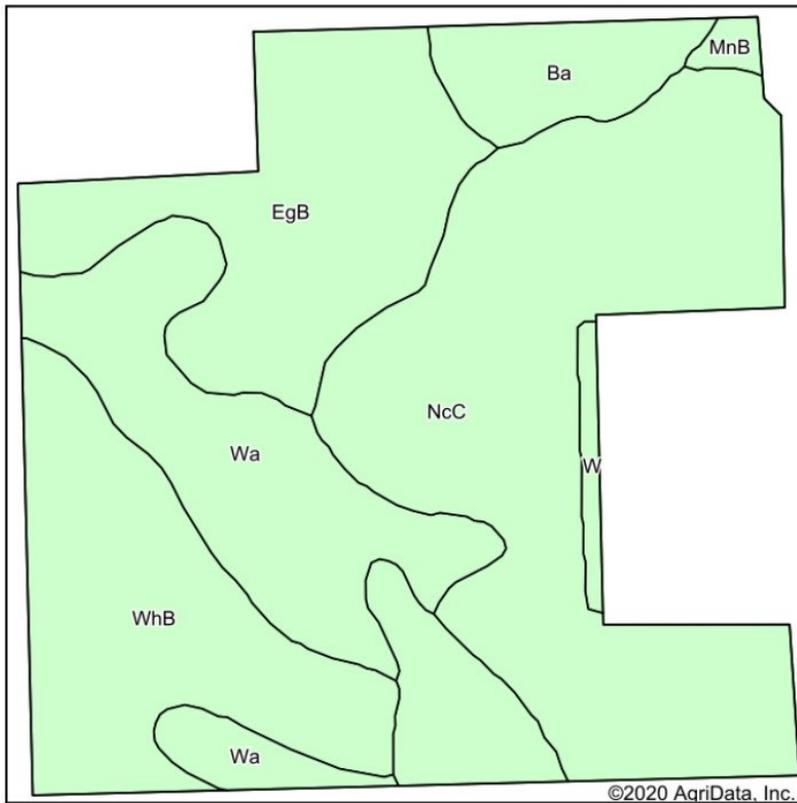
*c: Using Capabilities Class Dominant Condition Aggregation Method



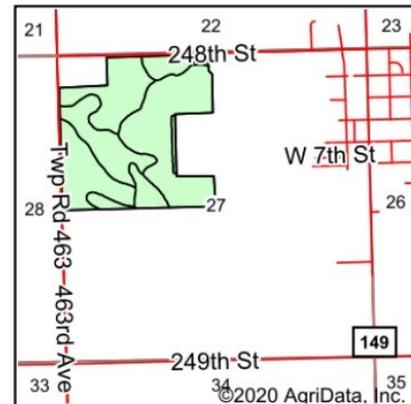
Farm 1

Soil Map

Tract 3



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **22-104N-51W**
 Township: **Taopi**
 Acres: **131.28**
 Date: **9/15/2020**

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Area Symbol: SD099, Soil Area Version: 23

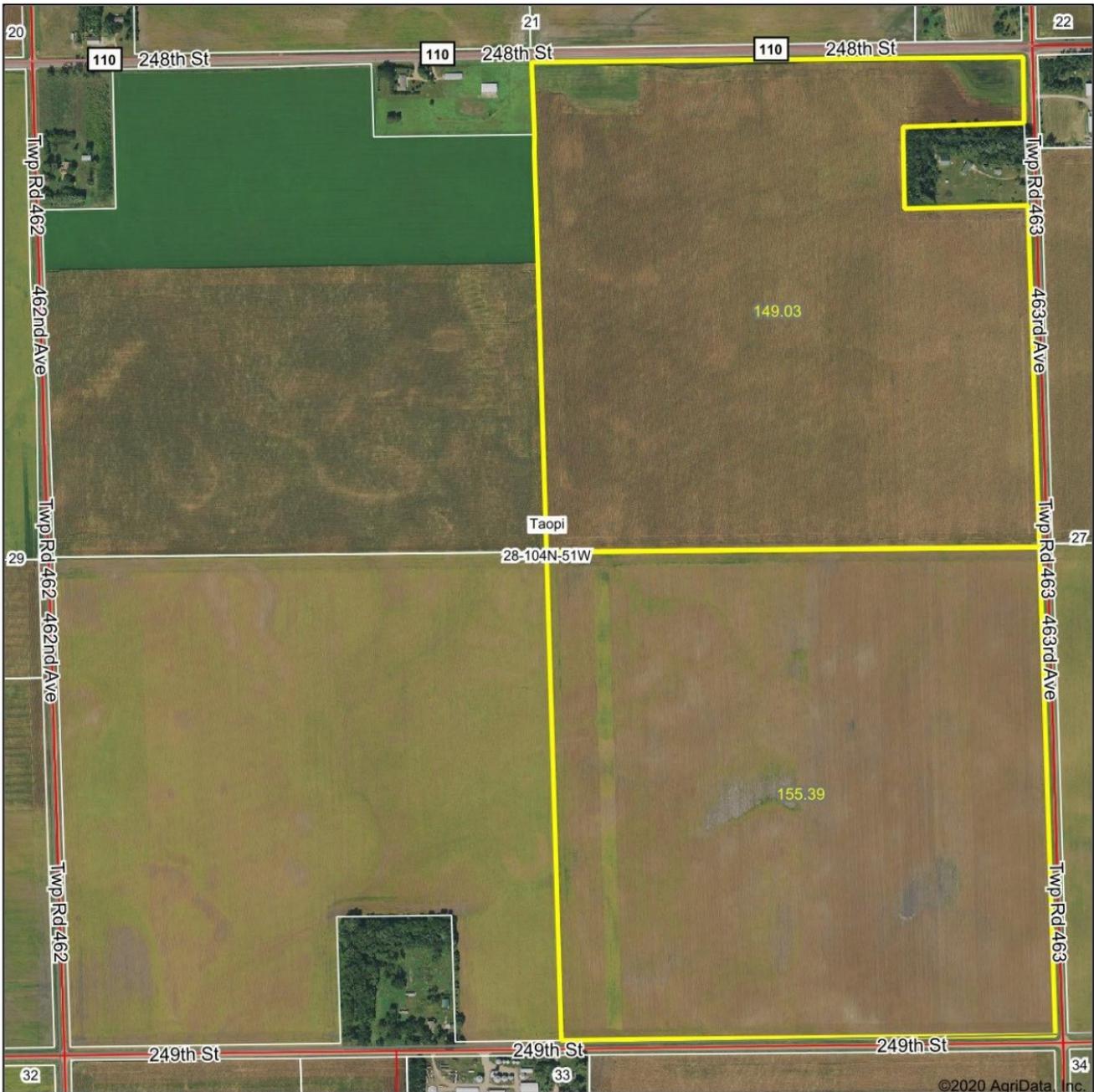
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	46.81	35.7%	IIIe	IVe	68
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	23.57	18.0%	IIe		84
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	23.25	17.7%	IIe		87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	22.64	17.2%	IIs		83
Ba	Baltic silty clay loam, 0 to 1 percent slopes	12.74	9.7%	Vw		31
W	Water	1.43	1.1%	VIII		0
MnB	Moody-Nora complex, 2 to 6 percent slopes	0.84	0.6%	IIe	IIIe	88
Weighted Average						72.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 2 FSA Map

Tract 4



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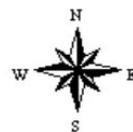
Maps Provided By:

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28-104N-51W
Minnehaha County
South Dakota



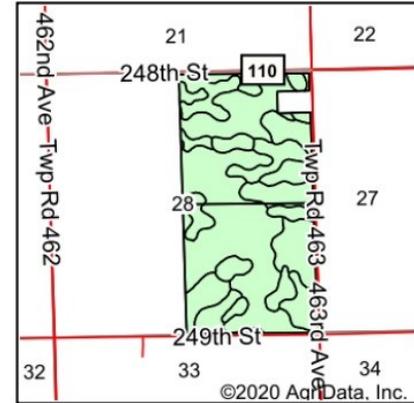
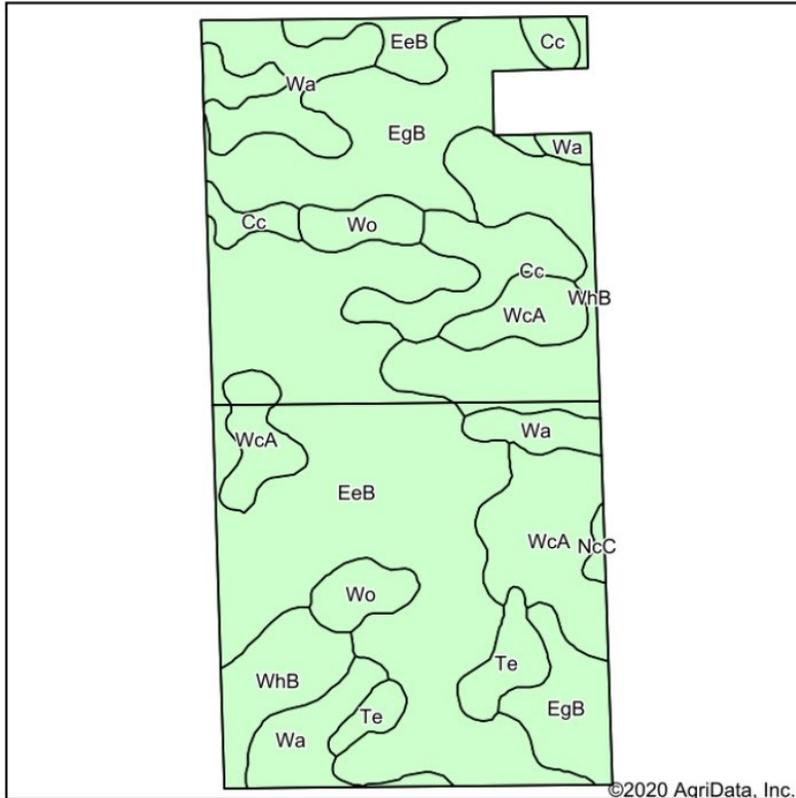
9/15/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

Farm 2

Tract 4

Soil Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **28-104N-51W**
 Township: **Taopi**
 Acres: **304.42**
 Date: **9/15/2020**

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Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	112.59	37.0%	IIe		81
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	48.63	16.0%	IIe		84
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	38.88	12.8%	IIe		87
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	33.78	11.1%	Iw		88
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	30.49	10.0%	IIs		83
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	19.15	6.3%	IIw		75
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.91	3.6%	Vw		30
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	8.90	2.9%	IVw		59
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.09	0.4%	IIIe	IVe	68
Weighted Average						80.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



Sealed Bid Offer Form

Please Attach a Lender Letter Credit of Approval

Deadline: 5:00 PM (CST) on Tuesday, December 1st, 2020

Legal Description: Farm 1: SW1/4 of Sec 4; SW1/4 of Sec 22; NW1/4 Sec 27; **Farm 2:** E1/2 Sec 28 All in T104N-R51W, Taopi TWP, Minnehaha County, SD

1 Year Lease Opportunity

Payment Due Date: March 1st, 2021

Farm 1 Amount of Offer: \$ _____ **x 440.62 Acres** **Total \$** _____

Payment Due Date: March 1st, 2021

Farm 2 Amount of Offer: \$ _____ **x 313.58 Acres** **Total \$** _____

Name & Title: _____

Bidder is: Individual Partnership Trustee Corporation

Street Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Signature

Signature

Return this form to Advantage Land Company by email or mail.

Thank You For Your Interest!

EXPOSE YOUR DIRT®



**SOUTH DAKOTA & MINNESOTA
LAND BROKERS**

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CALL TODAY!



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