

240 ACRES | HYDE CO, SD

ONLINE LAND AUCTION

AUCTION ENDS

THURSDAY, NOVEMBER 19, 2020 • 11AM

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snapshot

Auction Opens: 8 am • Nov. 13, 2020
Auction Ends: 11 am • Nov. 19, 2020

Legal: SW1/4 and the S1/2 of the NW1/4 of Section 29-T113N-R73W, Loomis TWP, Hyde County, SD

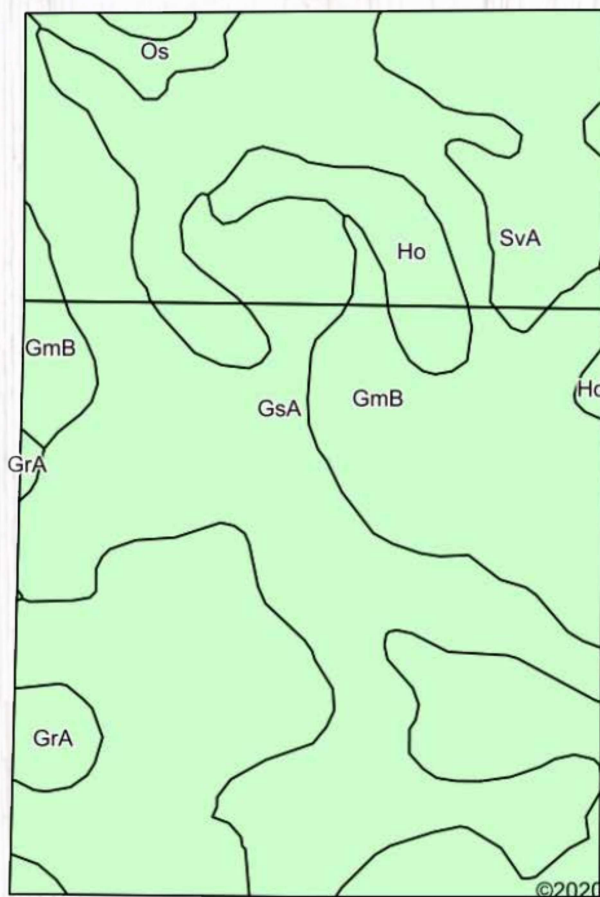
Total Acres: 240 +/- **Total Taxes:** \$1,841.74

From Holabird, SD: From the corner of Holabird Grade and US HWY 14 head 3 miles north on Halabird Grade to 194th St head 2 miles west to 325th Ave then South ¼ mile and the property will be on the left hand side.

aerial map



soil map



Area Symbol: SD069, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
GmB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	116.24	50.5%	Ile	77
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	76.20	33.1%	Ile	68
SvA	Stickney-Java-Hoven complex, 0 to 4 percent slopes	19.25	8.4%	IIIs	55
Ho	Hoven silt loam, 0 to 1 percent slopes	9.96	4.3%	VIIs	15
GrA	Glenham-Prosper loams, 0 to 2 percent slopes	4.67	2.0%	IIC	86
Os	Onita-Hoven silt loams	3.67	1.6%	IIC	59
Weighted Average					69.4



broker notes

Located in central South Dakota, just north of Holabird and 45 minutes east of Pierre, this property presents 228.75 crop land acres according to FSA. This farm is comprised mainly of 87% class II dirt! The majority soil type is Glenham-Java-Prosper loams with 1-6% slope, offering a PI of 77%. The overall soil productivity index on the entire farm exhibits 69.4%. All contiguous, one can make $\frac{3}{4}$ mile rounds with minimal waste acres and few obstacles. With the dugout located on the land, one could graze stalks in the fall of the year. If you are looking for a quality row crop farm that is straightforward and to the point or looking for an investment that requires minimal effort, you will want to inspect this property. Come prepared to buy and let it work for you for the generations to come.

Owners: Tom & Jane Aasby

terms

Closing and landlord possession will be on or before December 22nd, 2020 as this land is leased for the 2020 farming season, expiring end of 2020. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2019 RE taxes due and payable in 2020 will be paid by the seller. The 2020 RE taxes due and payable in 2021 will be paid by the seller as a credit at closing based on most current tax information. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. FSA yields, bases, payments, and other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations, or highways of record, if any, as well as any or all Hyde County Zoning Ordinances. A survey will not be provided and will be the purchasers responsibility if needed or requested. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. Subject to a 5% Buyer's Premium. This sale is subject to seller confirmation. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15-minute mark. A bank letter or email verifying sufficient funds will be needed for bidding approval.



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