

283.85 ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, FEBRUARY 22, 2024 • 11AM



AUCTION LOCATION: ON-SITE



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**EXPOSE**  
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# snapshot

**Auction Date: February 22, 2024 @ 11am**  
Auction Location: On-Site  
Online Bidding Starts: Tuesday, February 20th, 2024

**Total Acres:** 283.85+/-    **Total Taxes:** \$3,427.28    **Total Buyer Credit:** \$54,500

**From Tulare, SD:** Head South out of Tulare for 5 miles. Turn West on 188th St. The property is on the South side of the road.

**From Hitchcock, SD:** Head West out of Hitchcock on County Road 28 for 4.5 miles. Turn North onto SD HWY 281 for 1 mile. Turn West onto 189th Street. The property is on the North side of the road.

**From US HWY 14 & US HWY 281:** Head North out for 13 miles. Turn West on 189th St. The property is on the North side of the road.

- 247.11 FSA Cropland Acres with 72% Overall Cropland Soil PI.
- Excellent Wildlife Corridor with Mature Trees & Slough.
- 1 Well, Lays Nearly Level, and Good Eye Appeal.
- Convenient for Modern Equipment.

## tract 1

**Acres:** 148.52+/-    **Taxes:** \$1,643.26    **Buyer Credit:** \$31,000

**Legal:** NE1/4 SEC 27-T114N-R64W, except Railroad right of way 6 acres and Road right of way of 1 acre, Spink County, South Dakota.

- Overall Soil Rating of 73.2% PI
- Minimal Waste Acres & Excellent Eye Appeal

Conveniently located right off US HWY 281, this cropland tract boasts a productive 148.52 acres of primarily row crop, gently rolling slopes, minimal waste acres, and straight rounds. This tract has an overall soil Productivity Index of 73.2% and has FSA reported 140.95 Cropland Acres. If you're in the market for an income producing property, this is your chance to take Advantage and add a strong farm to your portfolio.



## tract 2

**Acres:** 135.33+/-    **Taxes:** \$1,643.26    **Buyer Credit:** \$23,500

**Legal:** SE1/4 SEC 27-T114N-R64W, except Railroad right of way of 22.4 acres and except Road right of way 1.03 acres, Spink county, South Dakota.

- 106.16+/- Tillable Acres
- Habitat for Wildlife Protection

With a diverse balance of cropland, slough ground and timber along SD HWY 281, this property has the means to provide for owners, operators, and hunting enthusiasts alike. Boasting 106.16+/- FSA Cropland acres, this tract provides a productive opportunity for any steward with a majority acres being cropland. An old acreage site adorns the Northeast fragment of the property with a well giving the ability to construct a building site with the mature trees and winter cover from the sloughs.





# broker notes

Heading to the auction block, 283.85+/- acres of quality and versatile dirt nestled in Spink County's cattle, crop, and pheasant country directly off of US HWY 281, just a few miles South of Tulare, South Dakota. This property provides something for everyone with easy access for modern machinery, well-stewarded cropland, and mature tree lines with sloughs for wildlife refuge. With a weighted soil average of 71.5% and two wells, this property will produce strong harvests for years to come. FSA reports a total of 247.11 Cropland acres with 193.40 total base acres comprised of a 183.70 acre Corn base with a 101 bu PLC yield and a 9.70 acre Soybean base with a 30 bu PLC yield. This half section boasts a strong wildlife corridor with a slough in the southern portion and tree lines for good winter cover for hunting enthusiasts. The old acreage site on this property gives the new owner the ability to build a new homestead or convert the acres to cropland. This cropland is currently rented through 2024 and a combined buyers credit for being unable to farm or rent in 2024 totaling \$54,500. Take Advantage of adding this prime real estate to your portfolio and make it your own this time around!

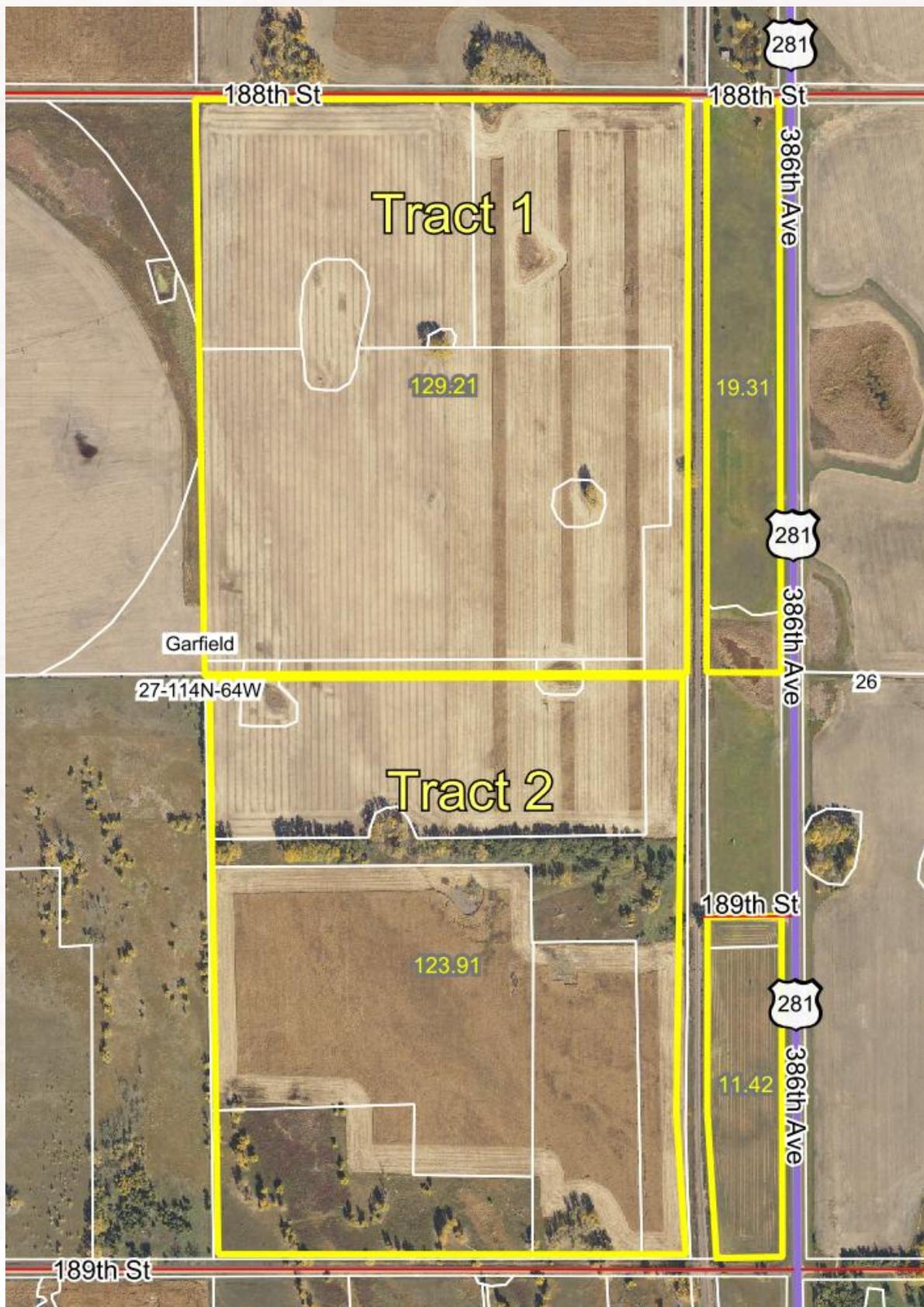
**Owners: Myron Soyland Jr., Rolland Farnham, & Sandra Carter**

## terms

Closing to take place on or before March 28th, 2024. This property is sold subject to the terms and conditions of a lease that expires February 28th, 2025 with possession to be given March 1st, 2025. Seller to credit buyer at closing for the total amount of \$54,500, broke out to: Tract 1 (\$31,000), Tract 2 (\$23,500), for not being able to farm or rent in 2024. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If the buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be completed 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 2023 RE Taxes due and payable in 2024 will be paid by the seller. The 2024 RE Taxes due and payable in 2025 will be paid by the buyer. 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. No warranty is made or implied for the property boundaries, mineral rights owned, or water supply. FSA yields, bases, payments, and other information are 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 Spink County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. This is a cash sale. Property is sold "as is". This sale is subject to Seller Confirmation. Announcements made day of sale take precedence over any written materials. Not responsible for accidents. This sale is subject to a 5% buyer premium. Tracts will be offered individually, any combination, and as a unit.

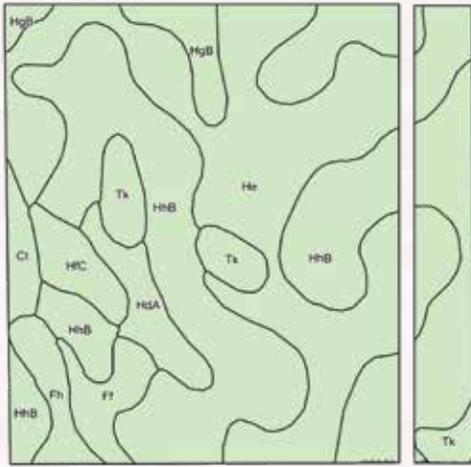


# aerial map





# soil maps

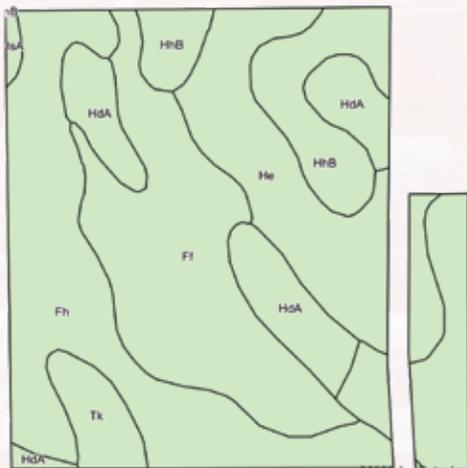


tract 1

**PI 73%**

Area Symbol: SD115, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HhB	Hand-Ethan-Carthage complex, 1 to 6 percent slopes	66.26	44.6%	IIIe	74
He	Hand-Carthage-Overshue fine sandy loams, 0 to 3 percent slopes	50.57	34.0%	IIIe	75
Tk	Toko fine sandy loam, 0 to 1 percent slopes	6.70	4.5%	IVw	57
HdA	Hand-Carthage fine sandy loams, 0 to 3 percent slopes	5.19	3.5%	IIIe	77
HgB	Hand-Ethan-Bonilla loams, 1 to 6 percent slopes	4.61	3.1%	Ile	79
Ff	Forestburg-Elsmere loamy sands, 0 to 2 percent slopes	4.49	3.0%	IVe	66
HfC	Hand-Ethan loams, 6 to 9 percent slopes	4.07	2.7%	IIIe	62
Fh	Forestburg-Elsmere-Toko complex, 0 to 2 percent slopes	3.95	2.7%	IVe	65
Ct	Crossplain-Tetonka complex, 0 to 1 percent slopes	2.68	1.8%	IIw	73
<b>Weighted Average</b>				<b>3.05</b>	<b>73</b>



tract 2

**PI 69.7%**

Area Symbol: SD115, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Fh	Forestburg-Elsmere-Toko complex, 0 to 2 percent slopes	34.53	25.5%	IVe	65
Ff	Forestburg-Elsmere loamy sands, 0 to 2 percent slopes	31.52	23.3%	IVe	66
HhB	Hand-Ethan-Carthage complex, 1 to 6 percent slopes	24.66	18.2%	IIIe	74
He	Hand-Carthage-Overshue fine sandy loams, 0 to 3 percent slopes	23.20	17.1%	IIIe	75
HdA	Hand-Carthage fine sandy loams, 0 to 3 percent slopes	15.80	11.7%	IIIe	77
Tk	Toko fine sandy loam, 0 to 1 percent slopes	4.92	3.6%	IVw	57
HsA	Henkin-Blendon fine sandy loams, 0 to 2 percent slopes	0.70	0.5%	IIIe	62
<b>Weighted Average</b>				<b>3.52</b>	<b>69.7</b>



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