

160+/- ACRES | BROOKINGS CO. SD.

ONLINE BIDDING AVAILABLE

# LAND AUCTION

THURSDAY, JANUARY 25, 2024 • 11AM

Auction Location: On-Site



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM



# snapshot

**Auction Date: January 25, 2024 @ 11am**

**Auction Location: On-Site**

**Online Bidding Starts: Tuesday, January 23, 2024**

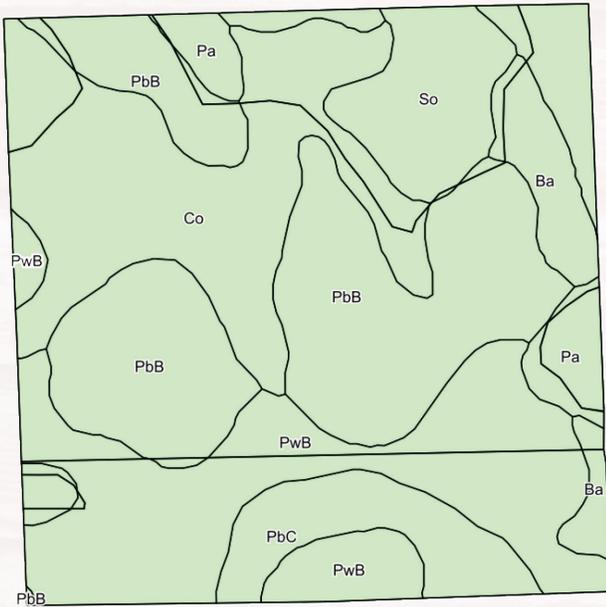
**Total Acres:** 160 +/-    **Total Taxes:** \$3,623.10    **Buyer Credit:** \$45,000

**Legal:** NW1/4 of SEC 5-T111N-R52W in Brookings County, South Dakota

- 155.56+/- Total FSA Cropland Acres.
- Nearly 130+/- Acres of Class II Dirt.
- Overall Cropland Soil PI of 82.1%.
- Easy Access with Wildlife Refuge.

**Directions:** From Arlington, SD: Head North out of Arlington on Highway 81 for 5 miles. Turn East onto 202nd Street for 1 mile. The property begins on the South side of the road

soil map



aerial map



Area Symbol: SD011, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	45.07	29.0%	Ile	81
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	41.70	26.8%	Ile	89
Co	Cubden-Badger silty clay loams, coteau, 0 to 2 percent slopes	35.57	22.9%	Ils	81
So	Southam silty clay loam, 0 to 1 percent slopes	10.46	6.7%	VIIIw	10
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	9.78	6.3%	IIIe	69
Ba	Badger silty clay loam, 0 to 1 percent slopes	7.22	4.6%	IIw	80
Pa	Parnell silty clay loam, 0 to 1 percent slopes	5.76	3.7%	Vw	32
<b>Weighted Average</b>				<b>2.58</b>	<b>75.8</b>





# broker notes

With an average cropland soil rating of 82.1% PI, this prime dirt provides a once in a lifetime investment in one of Brookings County's most productive row crop communities, outside Arlington, SD. Advantage Land Co. proudly presents 160+/- acres just a mile East of Highway 81 between Arlington and Lake Poinsett with quality dirt and natural slope for drainage along with refuge for wildlife. With flyways commencing over this property for waterfowl and habitat for pheasant and deer alike, this property will provide trophies, stories, and feasts for any outdoor enthusiast to enjoy after harvesting the crops! This property is comprised of nearly 130+/- acres of Class II dirt for high end crop production. FSA reports a total of 127.61 Cropland acres with 127.10 total base acres comprised of a 88.70 Corn base with a 126 bu PLC yield, a 37.20 acre Soybean base with a 36 bu PLC yield, and a 1.20 Wheat base with a 30 bu PLC yield. This lifetime investment provides quality along with character, so take ADVANTAGE of this opportunity and build a lifetime of memories. Bid to buy on January 25th!

**Owner: O'Brien Family Revocable Trust**

## terms

Closing to take place on or before March 7, 2024. Sold subject to a lease with full possession to be given March 1, 2025. Seller to credit the buyer in the amount of \$45,000 at closing for being unable 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. 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 Brookings 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.



**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

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**CALL TODAY!**



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