

640+/- ACRES | BEADLE CO. SD.

ONLINE BIDDING AVAILABLE

4 TRACTS

LAND AUCTION

THURSDAY, FEBRUARY 8, 2023 • 11AM



AUCTION LOCATION: ON-SITE



ADVANTAGE
Land Co.

EXPOSE
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snapshot

Auction Date: February 8, 2024 @ 11am

Auction Location: On-Site

Online Bidding Starts: Tuesday, February 6th, 2024

Total Acres: 640+/- **Total Taxes:** \$8,214.68

Legal: SEC 15-T113N-R64W in Beadle County, South Dakota.

From Hitchcock, SD: Head West out of Hitchcock on County Road 28 for 4.5 miles. Turn South onto SD HWY 281 for 3 miles to 193rd Street. Head West roughly 300' and the property starts on the North side of the road.

From US HWY 14 & US HWY 281 Junction: Head North for 9 miles. Turn West on 193rd Street for approximately 300'. The property is on the North side of the road.

From Tulare, SD: Head South out of Tulare for 10 miles. Turn West on 193rd Street for approximately 300'. The property is on the North side of the road.

- 640+/- Contiguous Grassland Acres.
- Nearly 429.33+/- Acres of Class II Dirt.
- 1 Artesian Well, 1 Shallow Well, & 3 Tanks.
- Strong Fencelines, Holding Pen, & 2 Dugouts.
- Good Access with Trees and Slough for Wildlife Protection.



tract 1

Acres: 160+/- **Taxes:** \$2,029.18

Legal: NW1/4 of SEC 15-T113N-R64W in Beadle County, South Dakota.

- 112.36 acres of Class II Soils
- Overall Soil Rating of 69.3% PI

With 160+/- acres of productive hay ground, Tract 1 boasts 112.36 acres of Class II Hand-Bonilla loams with 98.07 acres having a 79% PI and 14.29 acres with an 88% PI. With a mix of grass and alfalfa, this productive land will provide a great investment for years to come!





tract 2

Acres: 160+/- **Taxes:** \$2,025.02

Legal: NE1/4 of SEC 15-T113N-R64W in Beadle County, South Dakota.

- Strong Fence Lines & Holding Pen
- Equipped with a Well, Tank, & Dugout

Let this be your abundant summer pasture and watch your livestock roam through quality grass and drink from the well fed tank or cool off in the dugout. This property is also equipped with a 400' x 275' holding pen with trees on the North & West sides and provides a mix of seasonal grasses essential for livestock, as well as being conducive to recreational hunting activities with a slough in the Northeast corner.



tract 3

Acres: 160+/- **Taxes:** \$2,084.48

Legal: SW1/4 of SEC 15-T113N-R64W in Beadle County, South Dakota.

- 1210' Artesian Well Dug in 2006
- 112.06 Acres of Class II Soils Ranking at 79% PI
- Lays Nice with Good Eye Appeal

Tract 3 has a total of 160+/- acres of primarily Class II soils ranking at an overall PI of 78% as the cropland soils have a PI rating of 81.3%. With an FSA reported 120.19 cropland acres and a total of 81.61 base acres this diverse property brings loads of potential to any owner. Utilize the center grass drainage as a pasture or hay land or make use of the drainage as a potential drain tile outlet to help with Alkaline areas and other poor drainage areas once approved.



tract 4

Acres: 160+/- **Taxes:** \$2,076.00

Legal: SE1/4 of SEC 15-T113N-R64W in Beadle County, South Dakota.

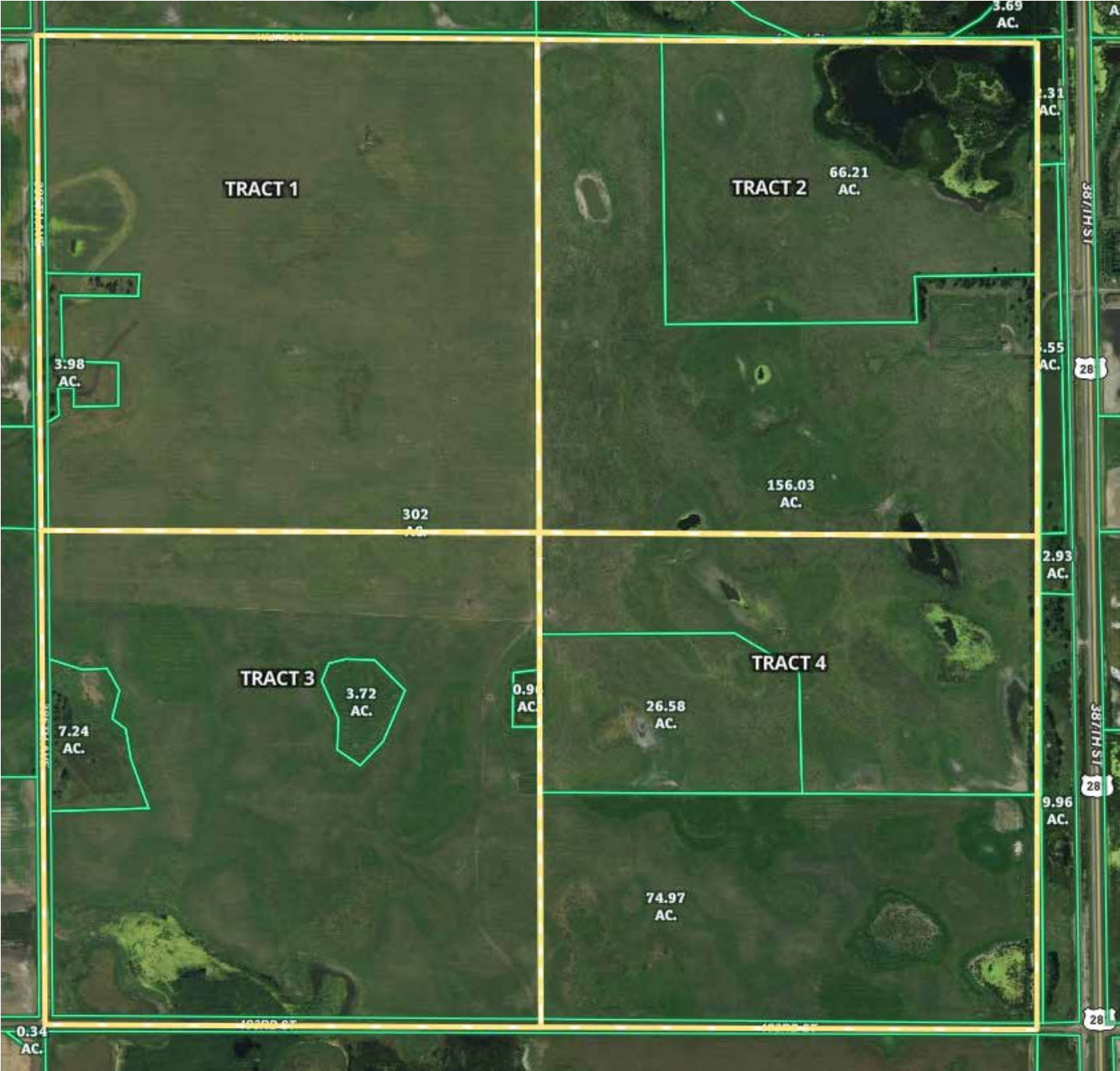
- Good 4-Barb Fence
- Productive Hay Land

With half pasture and half grass land, this versatile tract gives owners the ability to graze and produce all in one quarter. With 103.89 acres of Class II Hand-Bonilla Loams, this tract boasts 70.28 acres at an 88% PI and 33.61 acres at a 79% PI with an overall PI of 70.3% PI. This tract compliments Tract 2 well and would be a productive asset for any owner/operator.



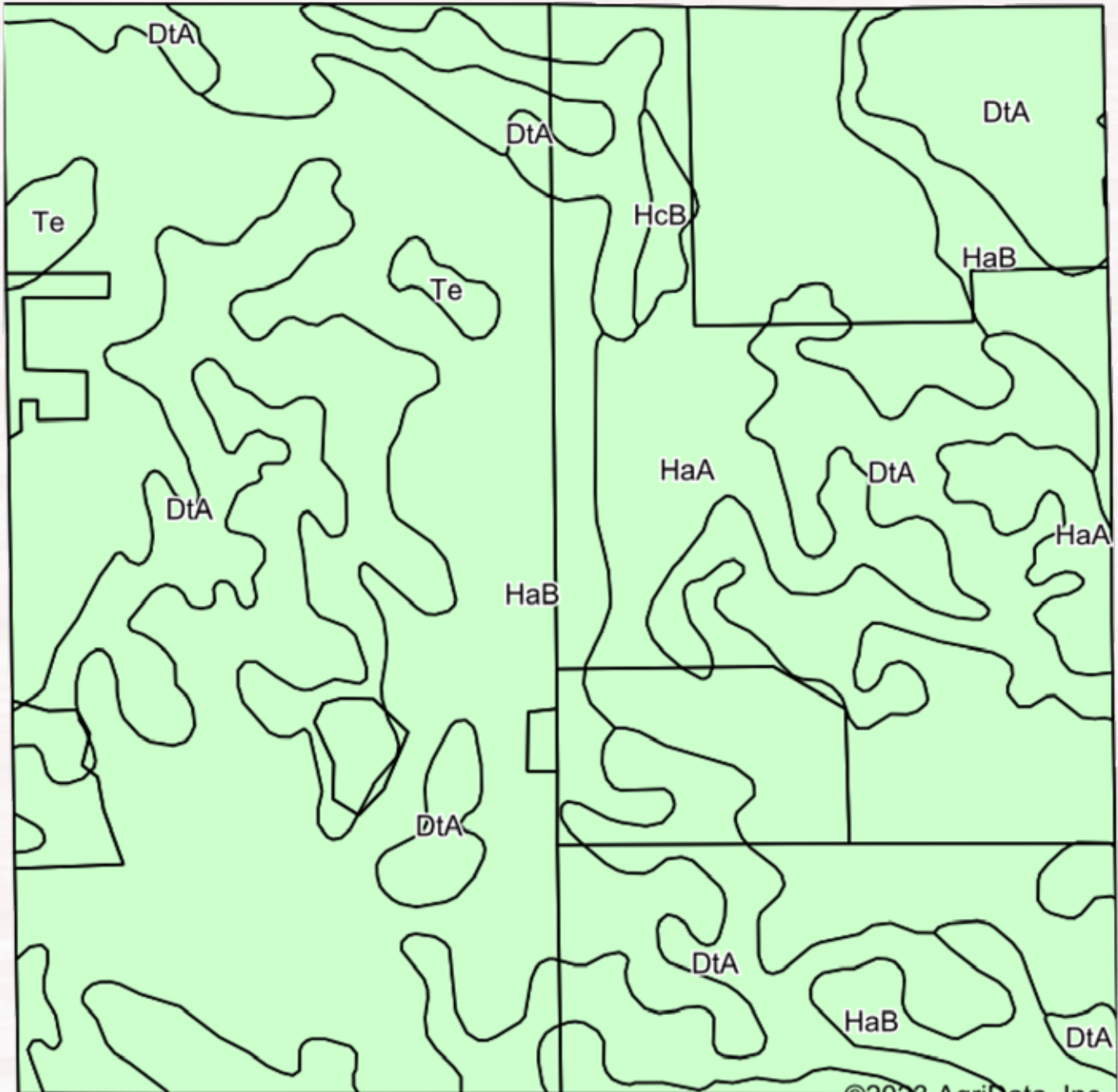


aerial map





overall soil map



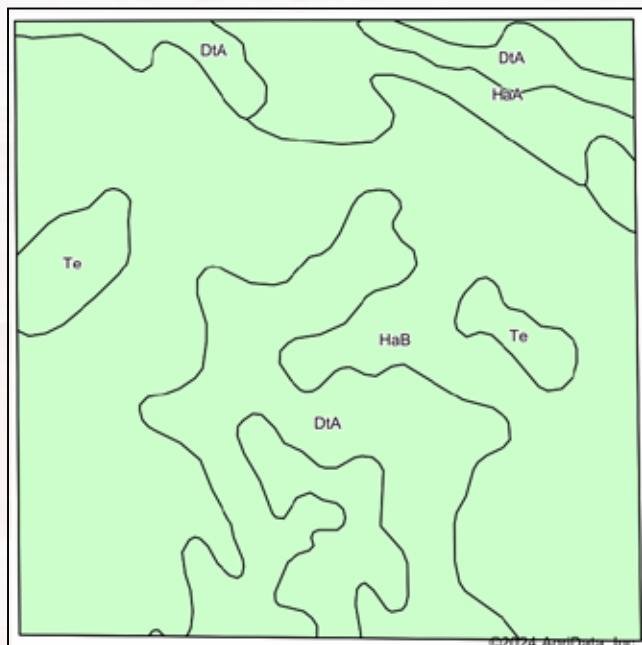
Area Symbol: SD005, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	264.82	41.3%	Ile	79
DtA	Dudley-Tetonka silt loams	201.69	31.4%	IVs	43
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	164.51	25.6%	IIc	88
Te	Tetonka-Hoven silt loams	6.87	1.1%	IVw	48
HcB	Houdek stony loam, 0 to 9 percent slopes	3.80	0.6%	VIIIs	4
Weighted Average				2.68	69.2

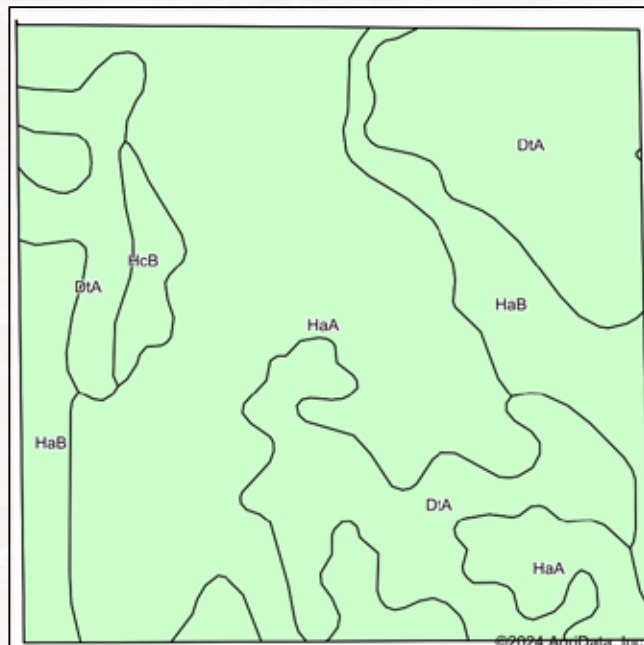


tract soil maps

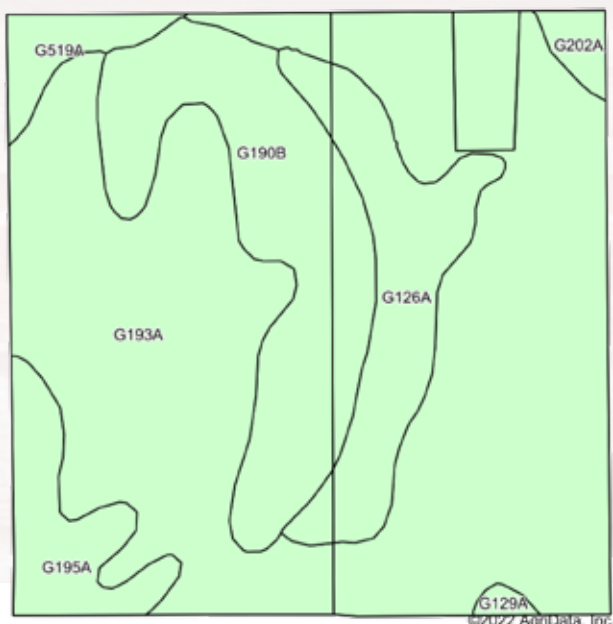
tract 1 PI 69.3%



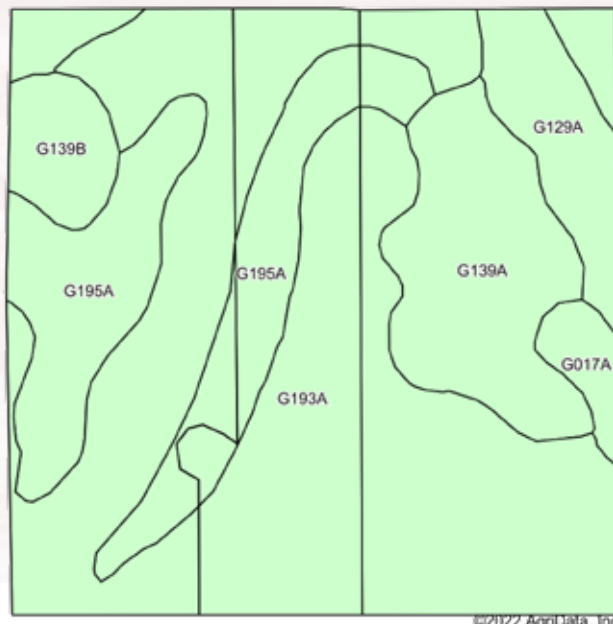
tract 2 PI 68.9%



tract 3 PI 68.2%



tract 4 PI 70.3%





broker notes

Just off US HWY 281, 640+/- contiguous acres and an overall productivity index of 69.2%, Advantage Land Co. proudly presents this grade-A pasture with a once in a lifetime opportunity for an operator or investor to own. This entire section of productive hay land and pasture has strong 4-barb fence lines and a holding pen for livestock just Southwest of Hitchcock, South Dakota. This property is comprised of nearly 429.33+/- acres of Class II dirt for high end grass production, a 400'x 275' holding pen, 2 dugouts, a shallow well in Tract 2 and a 1210' deep artesian well in Tract 3, dug in 2006, that feeds 3 hydrants. FSA reports a total of 469.76 Cropland acres with 294.30 total base acres comprised of a 155.80 Corn base with a 66 bu PLC yield, a 58.40 acre Wheat base with a 21 bu PLC yield, a 27.20 acre Barley base with a 31 bu PLC yield, a 26.70 acre Oat base with a 43 bu PLC yield, and a 26.20 acre Soybean base with a 37 bu PLC yield. This property is under a USFW perpetual grassland easement and is currently being used as a 220+/- acre pasture and 387+/- acres of hay land comprised of grass/alfalfa mix with a slough fenced out to provide winter cover for wildlife. If this property was not protected by the grassland easement, a major portion would be in row crop production as we see it today. This lifetime investment provides quality along with character, so take ADVANTAGE of this opportunity and bid to buy on February 8th!

Owner: Debra Boomsma & Lisa Boomsma

terms

Closing and possession to take place on or before April 2nd, 2024. This property is free and clear to graze, hay or rent April 1st, 2024, conditioned upon closing. 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 water supply and 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 including oil, gas & mineral reservations, or highways of record, if any, as well as any or all Beadle County Zoning Ordinances. Any mineral rights currently owned by the seller will pass to the buyer, however, the seller does not warranty or guarantee any. 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. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange for Seller. 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. Corral located in/near Tract 3 & 4 is not included. This sale is subject to a 5% buyer premium. Tracts will be offered individually, any combination, and as a unit.



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