

80+/- ACRES | KINGSBURY CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, AUGUST 11, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: August 11, 2022 @ 11am

On-Site - West of De Smet, SD

Online Bidding Starts: August 9

Total Acres: 80+/- **Total Taxes:** \$1,005.86

Legal: E1/2 NE1/4 SEC 36-T111N-R58W, Manchester TWP, Kingsbury Co., SD

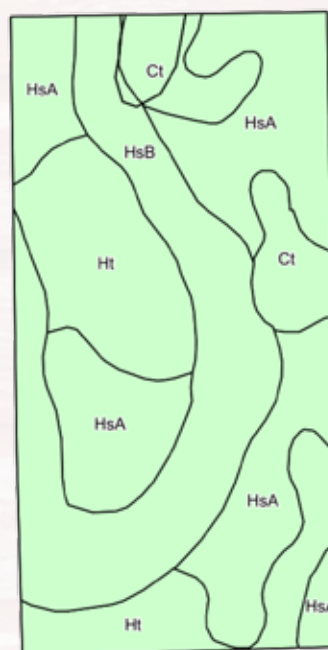
Location from De Smet, SD: This property is located just off of US HWY 14 West of DeSmet, SD, 9 miles or near Wallum Corner outside of Manchester, SD. Turn North on 424th Ave off of US HWY 14 and travel North for .5 miles. The property will start on the West side of the road.

- Nearly all tillable, 76.24 FSA Cropland Acres
- Easy Access Off US HWY 14
- All Class II Dirt
- Strong Soil Rating of 75.2% PI

aerial map



soil map



Area Symbol: SD077, Soil Area Version: 25				
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	29.59	37.9%	IIC
HsB	Houdek-Stickney complex, 2 to 6 percent slopes	22.93	29.4%	IIE
Ht	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	15.03	19.2%	IIC
Ct	Crossplain-Tetonka complex	10.56	13.5%	IIW
			Weighted Average	2.00
				75.2



broker notes

With prime location situated just a half mile North of US HWY 14 in the productive farming country near De Smet, SD, Advantage Land Co. proudly presents 80+/- acres of well-stewarded crop land on the auction block with minimal waste acres, choice soils, and nearly level to gently rolling slopes. This proud parcel exhibits 76+ acres of all Class II soils with an overall Soil Productivity Index of 75.2%. FSA reports 76.24 Cropland Acres and 72.46 total Base Acres, including a 43.84 acre Corn Base with a 141 bu. PLC Yield, a 21.14 acre Soybean Base with a 43 bu. PLC Yield and a 7.48 acre Wheat Base with a 59 bu. PLC Yield. If you're looking for quality dirt with strong production inside Kingsbury County, South Dakota take Advantage of this opportunity.

Charles Wayne Branson Estate

terms

Closing to take place on or before September 21st, 2022. The cropland is under lease expiring February 28th, 2023. Possession will be given March 1, 2023. 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 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 2021 RE Taxes due and payable in 2022 will be paid by the seller. The 2022 RE Taxes due and payable in 2023 will be paid by the seller, as a credit to the buyer at closing based on the most current tax information available. 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 Kingsbury County Zoning Ordinances. A Survey will not be provided and will be the buyers 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. This is a cash sale. Property is sold as is. This sale is subject to a 5% buyer premium. This sale is subject to Seller Confirmation. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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CALL TODAY!



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