

250.63+/- ACRES | BEADLE & SPINK CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

TUESDAY, JULY 19, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: Tues., July 19th, 2022 @ 11am

Auction Location: On-Site - North of Huron on Tract 1

Online Bidding Starts: July 19th

Total Acres: 250.63 +/- Total Taxes: \$3,408.08

Legal: N1/2 of NE1/4 Sec 4T112N-R62W Beadle Co. SD, AND SW1/4 Sec 15-T114N-R61W Spink Co. SD

Location from Huron, SD:

Tract 1: From the junction of US HWY 14 and HWY 37, head north on HWY 37 for 12 miles, take a left heading west on 196th St for 2.75 miles past 397th Ave and the property will be on the left (south) side of the road.

Tract 2: From the junction of US HWY 14 and HWY 37, head north on HWY 37 for 21 miles, take a right heading east on 187th St for 3 miles and the property will be on the left (north) side of the road.

tract 1

Acres: 90.63 +/- **Taxes:** \$1,294.86

Legal: N1/2 of NE1/4 Sec 4T112N-R62W Beadle Co. SD

- Mainly 84% and 88% Soil PI's
- Straight Half Mile Rounds
- 85.25 FSA Cropland Acres
- Oil Road Access

Tract 1 offers an oversized 80 acres with nothing but straight half mile rounds. The overall soil index comes in at 80.8% PI with good eye appeal. FSA reports 85.25 crop land acres with 84.72 total base acres, with 10.64 acre Wheat base with a 52 bu PLC yield, a 43.83 acre corn base with a 120 bu PLC yield, and a 30.25 acre Soybean base with a 37 bu PLC yield. This 90.63 acres will compete with the best farms in Beadle county in ag production.



tract 2

Acres: 160 +/- **Taxes:** \$1,721.26

Legal: SW1/4 Sec 15-T114N-R61W Spink Co. SD

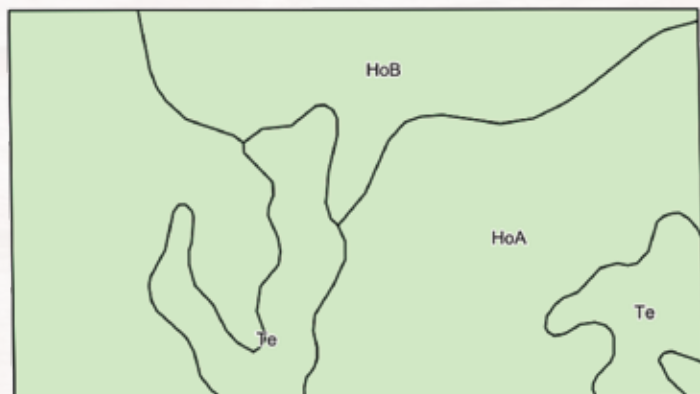
- Mainly Class II Soils Ranked at 79% PI
- High Percentage Tillable
- 155.14 FSA Cropland Acres
- Convenient Access

Tract 2 offers a convenient 155.14 acres to farm with modern day equipment. The crop land soils have a choice rating at a 69.7% PI rating with the majority of a class II clay Davis-Northville complex ranked at an 79%. According to FSA there are 155.14 crop land acres with a total of 155.1 base acres, broke out as 13.9 acre Wheat base with a 58 bu PLC yield, a 62.3 acre Corn base with a 156 bu PLC yield, and a 78.9 acre Soybean base with a 41 bu PLC yield. Enjoy farming this quarter with straight 1/2 mile rounds.





soil maps

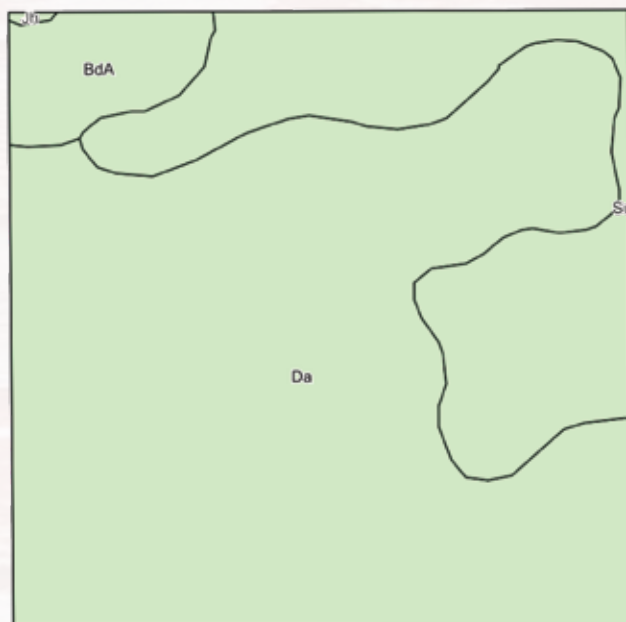


tract 1

PI 80.8%

Area Symbol: SD005, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|---|-------|------------------|------------------|--------------------|
| HoA | Houdek-Prosper loams, 0 to 2 percent slopes | 53.79 | 63.1% | IIc | 88 |
| HoB | Houdek-Prosper loams, 1 to 6 percent slopes | 17.94 | 21.0% | Ile | 84 |
| Te | Tetonka-Hoven silt loams | 13.52 | 15.9% | IVw | 48 |
| Weighted Average | | | | 2.32 | 80.8 |



tract 2

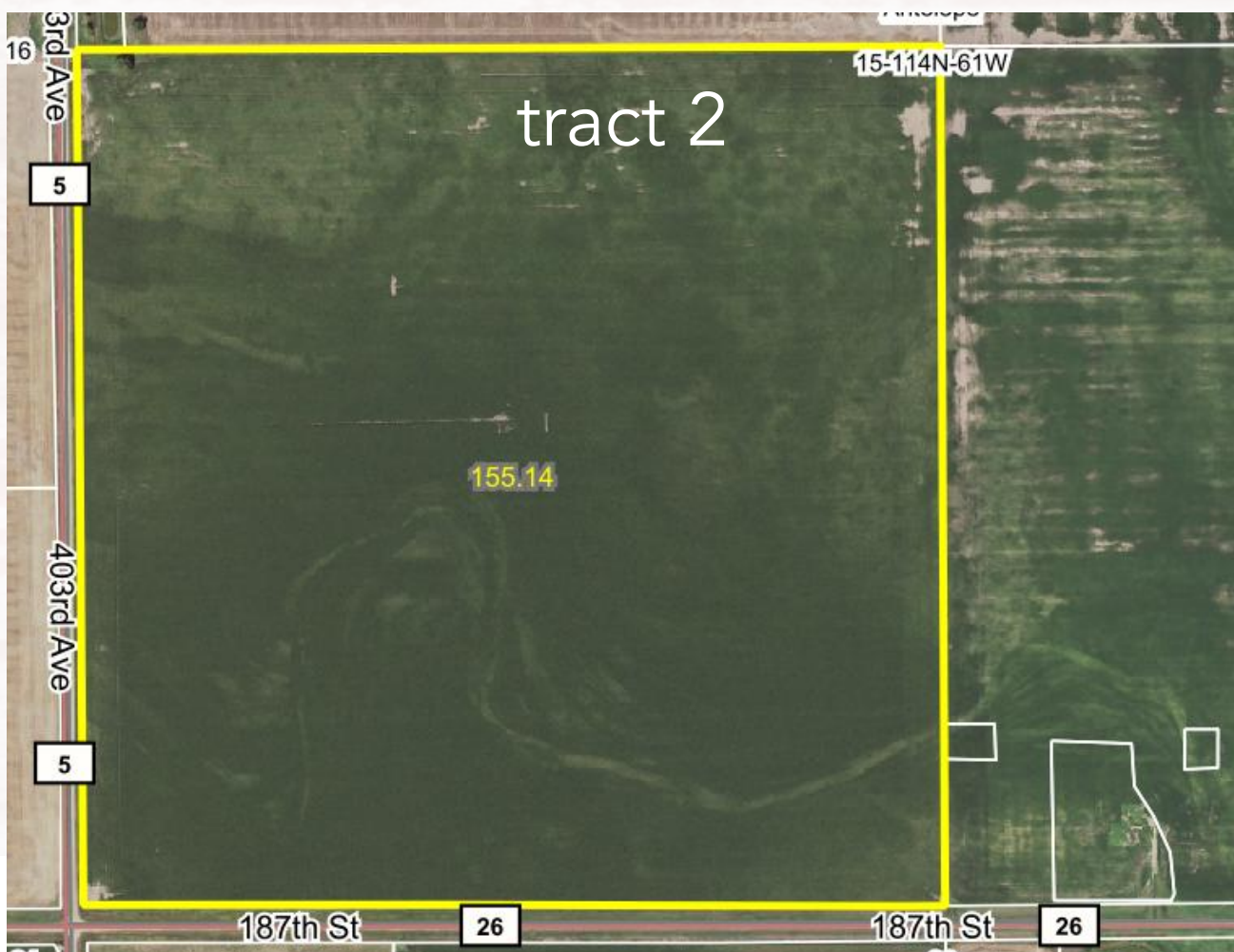
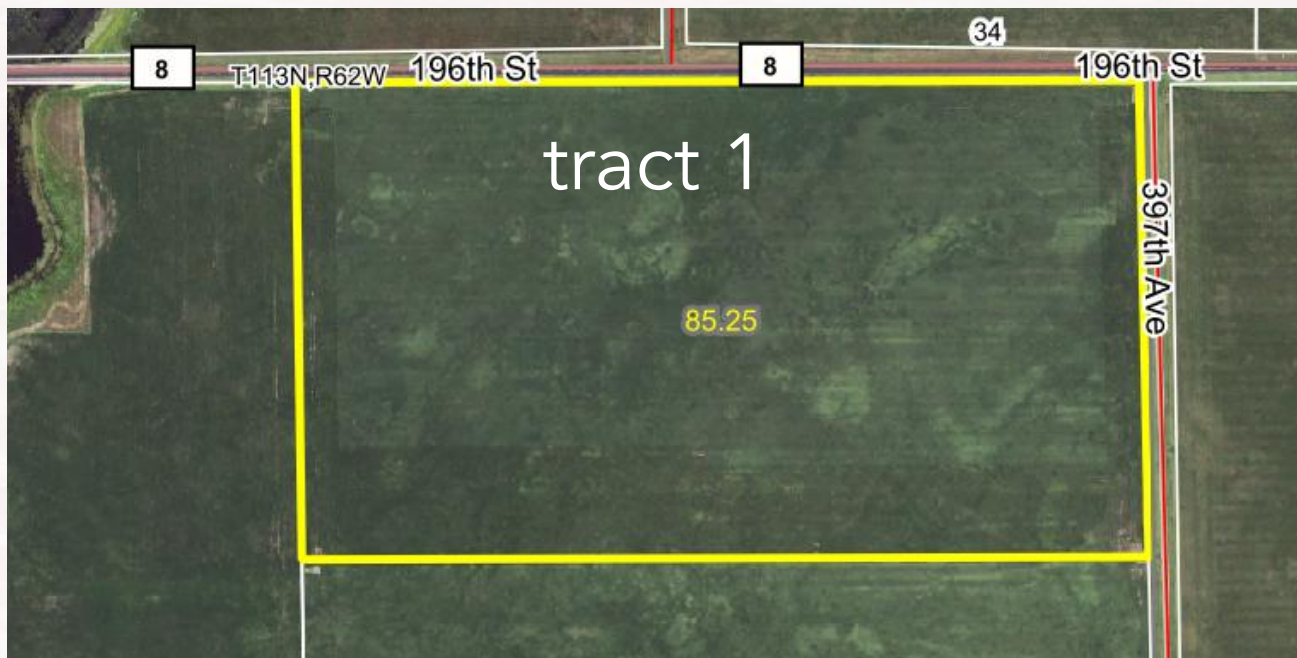
PI 69.7%

Area Symbol: SD115, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|---|--------|------------------|------------------|--------------------|
| Da | Davis-Northville complex, 0 to 2 percent slopes | 110.50 | 71.2% | IIc | 79 |
| Su | Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes | 35.86 | 23.1% | IIIs | 44 |
| BdA | Beadle-Dudley complex, 0 to 2 percent slopes | 8.59 | 5.5% | IIIs | 58 |
| Jh | Jerauld-Hoven silt loams, 0 to 2 percent slopes | 0.19 | 0.1% | VIIs | 13 |
| Weighted Average | | | | 2.24 | 69.7 |



aerial map





broker notes

Located in the garden spot of Beadle and Spink County on both sides of HWY 37 north of Huron, SD, Advantage Land Co. proudly presents 250.63 +/- acres of good dirt with productive cropland soils and an extremely high percentage tillable. These parcels have over 189 acres of Class II soils with an overall average rating of a 73.6%. FSA reports 240.39 Cropland Acres and 239.82 Base Acres, including a 24.54 acre Wheat Base, a 106.13 acre Corn Base, and a 109.15 acre Soybean base. The remaining balance of the land consists of roads and ditches. These farms complement one another, have been very well stewarded and are producing in their highest and best use classification as Ag land with tremendous eye appeal. All operators and investors, if you're looking to add some of the best dirt along HWY 37 in Beadle & Spink County South Dakota for your portfolio, take Advantage of this opportunity, come prepared to raise your hand and bid to buy at auction!

Owner: Bradley & Katie Kelley

terms

Closing to take place on or before August 30th 2022. The cropland is under lease expiring November 1, 2022. Possession will be given November 2, 2022. 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 Spink and Beadle 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 Seller Confirmation. Not responsible for accidents.



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LAND BROKERS

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