

320+/- ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, JULY 21, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



broker notes

Located in the agricultural community of Doland, SD, Advantage Land Co. proudly presents 320+/- acres of well-stewarded crop land with choice soils, nearly level to gently rolling slopes, an abundance of drain tile and outlet, hay land, and Fordham Creek cutting just into the property. This parcel is comprised of over 160 acres of class II & III soils with over 64,310' of drain tile enhancing soils to choice, well drained dirt. With the pattern tile already in place the crop land acres have few obstacles to farm around as the creek and hay land sit on the north side of the property making this convenient for the modern-day equipment. FSA reports 271.93 Cropland Acres and 235.3 total Base Acres, including a 59.7 acre Corn Base with a 122 bu. PLC Yield, a 175.6 acre Soybean Base with a 25 bu. PLC Yield. The remaining balance of the land consists of Fordham Creek for the tile outlet with hay land around it in the amount of 38+/- acres. All operators and investors, if you're looking for quality dirt in a strong production area of Spink County South Dakota, take Advantage of this opportunity and get it on the books for your investment strategy!

Myron & Gloria Fortin

terms

Closing to take place on or before September 7th, 2022. The cropland is under lease expiring December 31st, 2022. Possession will be given January 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 Spink County Zoning Ordinances. A survey/plat 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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