

FARM SITE & 80 ACRES | NEAR PIERRE, SD

2 TRACT ONLINE AUCTION

AUCTION ENDS

THURSDAY, OCTOBER 1, 2020 • 11AM

Bid Now at AdvantageLandCo.com



Personal Property Online Auction
Ends September 15 @ NOON
Bid Now at AdvantageLandoCo.com

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tract 1

REAL ESTATE

Auction Opens: 8 am • Sept 25, 2020

Auction Ends: 11 am • Oct 1, 2020

PIERRE, SD FARM SITE & 80 ACRES

Address: 20033 300 th Ave, Pierre, SD 57501

Acres: 80+/- **Taxes:** \$1,746.08

Legal: E1/2 NE ¼ Section 26-112-78 Hughes Co, SD, 80+/- acres

Location: From Pierre: Get onto Hwy 14 and go east for 6 miles, turn left and head north on 299 th Ave for 2 miles, turn right onto 201 st St and head east for 1 mile, turn left onto 300 th Ave and continue north for 0.7 miles, the property will be on the west side of the road.

From Highmore: Head west on Hwy 14 until you get to 201 St, take a right on 201 st for 2.25 miles, then turn right on 300 th Ave and continue north for .7 miles, the property will be on the west side of the road.

Owners: Wendy Shay Lehrkamp and Leo Lehrkamp

broker notes

LOCATION! LOCATION! LOCATION! Located within 15 minutes of Pierre, this property presents 80+/- acres of prime crop land including a country home surrounded with trees in a serene country setting! The acreage site features a double wide mobile home (28'x66') with 1848 SF of living space. It is an open floor plan with an office, 3 beds and 1 ¾ baths, and plenty of cupboard space in the kitchen on the main floor. There is central air, and a newly poured cement basement and attached garage in 2010. Enjoy a spacious lower level with 1 bed, ¾ bath, a utility room, and a game room with garage access. An additional room in the lower level could be converted into a 5th bedroom. There are multiple outbuildings including a 18'x24' detached garage, 36'x64' shed & shop. The shed & shop is ½ insulated, 32'x 36', (batt insulation in side walls and spray foam on ceiling) with a furnace and has an A/C unit in the wall for the summer making it easy to work on projects anytime of the year. With a mature tree belt on the boundary of the property and a healthy shelterbelt protecting the homestead, it makes for added protection and a well-traveled hotspot with not only Whitetail and Mule deer but upland game birds, including pheasant, grouse, prairie chicken and more. The land surrounding the house consists of a productivity index of 84.9% with majority Class II & III Highmore and Mobridge Silt Loam Soils, and 0-9% slopes. According to FSA, there are 64.94+/- cropland acres with 40.6 base wheat acres with a 23 PLC, 6.4 base oat acres with a 45 bu PLC, 8.1 base corn acres with a 45 bu PLC, and 0.2 base grain sorghum acres with a 32 bu PLC yield. If you are looking for a quiet country home with recreational attributes, beautiful sunrises and sunsets, that has a quality income base year in and year out minutes from Pierre, be prepared to invest and take Advantage today!

PERSONAL PROPERTY

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tract 2

HARROLD, SD LOT

Folks these 4 lots make this property a nice size lot to make your own. Currently we have an old home and detached garage that has not been lived in for years. If you are looking for a property to use the old lumber and weather wood or tear down and start new, you will want to take advantage of this opportunity.

Address: 201 E 2 nd St Harrold, SD 57536 **Taxes:** \$28.23

Legal: 4 lots in Harrold, SD with a legal as follows: Harrold Town Cavanaugh's Addition, Cavanaugh's Addition Block 6 Lots 9 thru 12, 201 E 2nd St (Harrold Town)



terms

Closing and landlord possession of the house will be on or before November 4th, 2020 and land possession will be on March 1, 2021 as this land is leased and will be free and clear for the 2021 farming and ranching season. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If 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 2019 RE taxes due and payable in 2020 will be paid by the seller. The 2020 taxes payable in 2021 will be prorated to the date of closing. 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 is 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 Hughes County Zoning Ordinances. A survey will not be provided and will be the purchasers 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. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15-minute mark. A bank letter or email verifying sufficient funds will be needed for bidding approval.

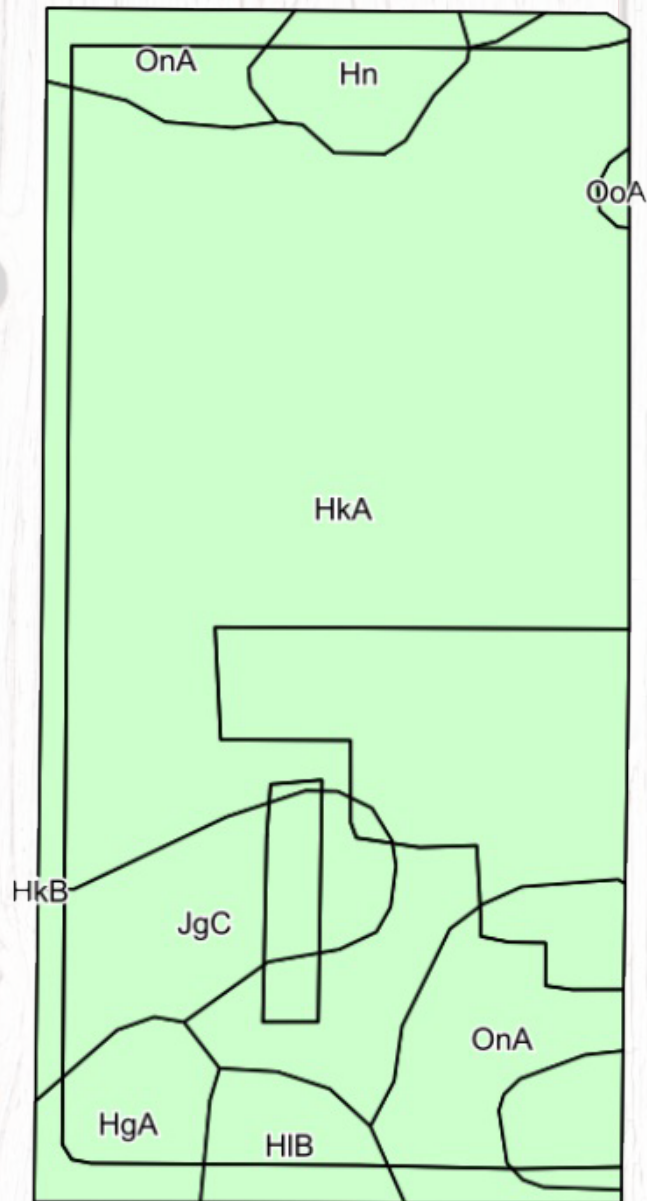


tract 1 aerial map





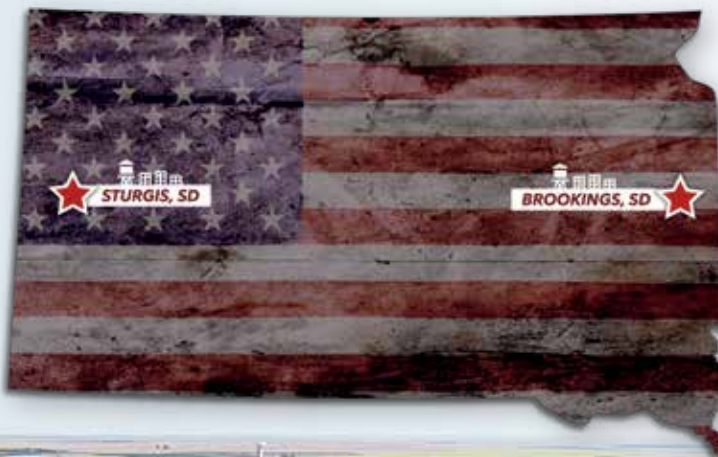
tract 1 soil map



Area Symbol: SD065, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkA	Highmore silt loam, 0 to 2 percent slopes	53.62	70.1%	Iic	92
OnA	Mobridge silt loam, 0 to 2 percent slopes	8.43	11.0%	Iic	94
JgC	Java-Glenham loams, 2 to 9 percent slopes	6.40	8.4%	IIle	54
HgA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	2.99	3.9%	Iic	76
Hn	Hoven silt loam, 0 to 1 percent slopes	2.56	3.3%	VIs	15
HIB	Highmore-Glenham silt loams, 2 to 5 percent slopes	2.29	3.0%	Ile	80
OoA	Onita-Hoven silt loams, 0 to 1 percent slopes	0.21	0.3%	Iic	75
Weighted Average					85.4



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