

74.04+/- ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

# LAND AUCTION

THURSDAY, SEPT 1, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM



# snapshot

Auction Date: Sept 1, 2022 @ 11am  
On-Site - S of Doland, SD

Online Bidding Starts: Aug 30<sup>th</sup>

**Total Acres:** 74.04+/-    **Total Taxes:** \$801.54+/-

**Legal:** S1/2NE1/4 SEC 25-T116N-R61W, Belle Plaine TWP, Spink County, South Dakota.

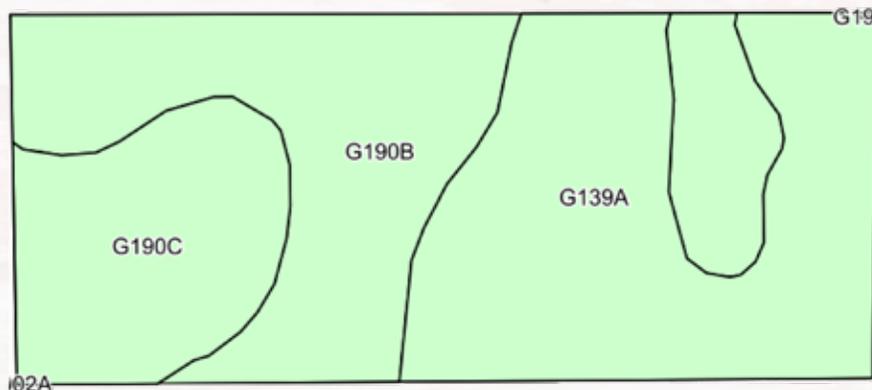
**Location from Doland, SD:** From intersection of HWY 212; 406th Ave, head South out of Doland, on HWY3/406th Ave for 4.25 miles, just South of 176 th St. The land sits on the West side of road.

- Over 67+/- Acres of Class II dirt w/ 79% PI
- Excellent Eye Appeal with Gentle Rolling Slopes
- 69.56 FSA Cropland Acres
- Productivity Index of Entire Parcel is 76.2% PI

## aerial map



## soil map



Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	29.22	41.8%	IIC	79
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	26.58	38.0%	IIE	79
G190C	Forman-Buse-Aastad loams, 3 to 9 percent slopes	14.10	20.2%	IIIE	65
<b>Weighted Average</b>				<b>2.20</b>	<b>76.2</b>



# broker notes

If you're looking to build your investment portfolio with good dirt in a convenient setting, this is definitely property you want to check out! Located in the agricultural community of Doland, SD, Advantage Land Co. proudly presents well-stewarded land totaling 74.04+/- acres of choice soils, gently rolling slopes, and a very high percentage tillable. This farm offers over 67+/- acres of Class II soils that pack a heavy punch at a 79% PI rating with a majority of a class II Forman-Buse-Aastad and Forman-Cresbard loams. FSA reports this land at 69.56 total cropland acres with 64.4 base acres, broke out to 32.2 corn base at 104 bu PLC yield, and 32.2 soybean base at 34 PLC yield. This productive land will provide a great asset for years to come! All farmers, 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!

**Owner: Steven Tschetter**

## terms

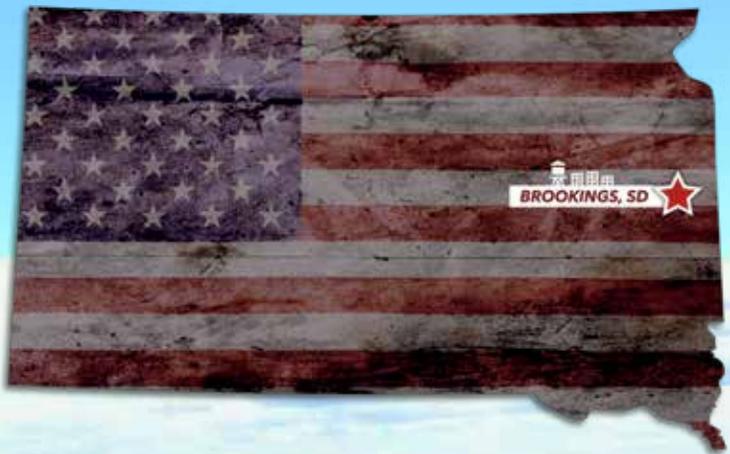
Closing to take place on or before October 12, 2022. The cropland is under lease expiring March 31, 2023. Possession will be given April 1, 2023. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If the buyer is not 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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