

678.29 ACRES | SULLY CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

LAND AUCTION

WEDNESDAY, SEPT 7, 2022 • 11AM

AUCTION TO BE HELD AT AGAR FIRE HALL, AGAR, SD



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: September 7, 2022 @ 11am
Auction Location: Agar Fire Hall 210 Ash Street, Agar, SD
Online Bidding Starts: September 5

Total Acres: 678.29+/- **Total Taxes:** \$5,172.02

- Adjacent to 1,000+ acres of SD GF&P wildlife habitat
- Majority Class II Soil with PI of 80% & 91%+
- 652.74 FSA Cropland Acres
- High percentage tillable with minimal waste acres
- A highly sought after outdoorsman area

tract 1

Acres: 258.95 +/- **Est. Taxes:** \$2,119.78

Legal: SW4W2SE4; S2SE4SE4; all in SEC 24-T116N-R76W Sully County, South Dakota.

Location from Gettysburg, SD: Travel South out of Gettysburg on Co Rd 155/311th Ave for 11.5 miles, the land sits on the East side of the road and located to the North of 176th Street.

Location from Agar, SD: Travel East for 6.5 miles on 176th St to 311th Ave and land starts on the North side of the road.

- 3 phase electric & Mid-Dakota RW run along 311th Ave
- 205+ Acres of Class II dirt w/ over a 91% PI
- Quality Dirt with a Soil PI at 86.90%
- 246.59 FSA Cropland Acres

With 258.95+/- total acres, Tract 1 offers an abundance of good dirt with 214+/- acres of Class II soils, including 205.35+/- acres pack a heavy punch at 91 PI, 92 PI, and 94 PI rating with a majority of a Class II Highmore and Mobridge silt loams. FSA reports this land at 246.59 total cropland acres with 246.59 base acres, broke out to 128.43 acre wheat base at 50 bu PLC yield, 50.47 acre corn base at 103 bu PLC yield, 44.13 acre sunflower base at 1972 lb PLC yield, and 23.56 acre soybean base at 33 PLC yield. This prime dirt is built for the modern day farming operation with convenient straight rounds and very few obstacles.

tract 2

Acres: 259.89 +/- **Est. Taxes:** \$1,913.46

Legal: LOT1; E2NW4; W2NE4; NE4SW4; W2NW4SE4; all in SEC 19-T116N-R75W Sully County, South Dakota.

Location from Gettysburg, SD: Travel South out of Gettysburg on Co Rd 155/311th Ave for 11.5 miles, then turn East on 176th St for 1.5 miles, turn left heading North and travel through the SD GF&P's land (access easement provided), and land sits to the North.

Location from Agar, SD: Travel East for 8 miles on 176th St turn left heading North and travel through the SD GF&P's land (access easement provided), and land sits to the North.

- Develop Your Outdoorsman Sanctuary
- 249.48 FSA Cropland Acres
- 206.7+/- Acres of Class II Dirt
- Overall Soil PI of 73.2%

Reaching nearly 260+/- total acres, Tract 2 offers a unique tract of land just off the 176th St county gravel with the opportunity to produce strong yields or build into your outdoorsman dream environment off the beaten path. Consisting of 206.7+/- acres of all class II soil, with ratings of 80 PI and better, this land provides a great investment opportunity. For any operator FSA reports 249.48 cropland acres with 249.48 total base acres, broke out to 129.91 acre wheat base with 50 bu PLC yield, 51.07 acre corn base with 103 bu PLC yield, 44.66 acre sunflower base with 1,972 lb PLC yield, and 23.84 acre soybean base with 33 bu PLC yield. This land is in the center of over 1,000 acres of South Dakota Game Fish and Parks wildlife habitat and is close proximity to some of the elite recreation areas and game lodges in the region. This ground is a great investment for any operator or investor with a keen recreational lifestyle.

tract 3

Acres: 159.45 +/- **Est. Taxes:** \$1,138.78

Legal: E2NE4; W2SE4; all in SEC 20-T116N-R75W Sully County, South Dakota.

Location from Gettysburg, SD: Travel South out of Gettysburg on Co Rd 155/311th Ave for 11.5 miles, then turn East on 176th St for 2.5 miles and land sits to the North of the road.

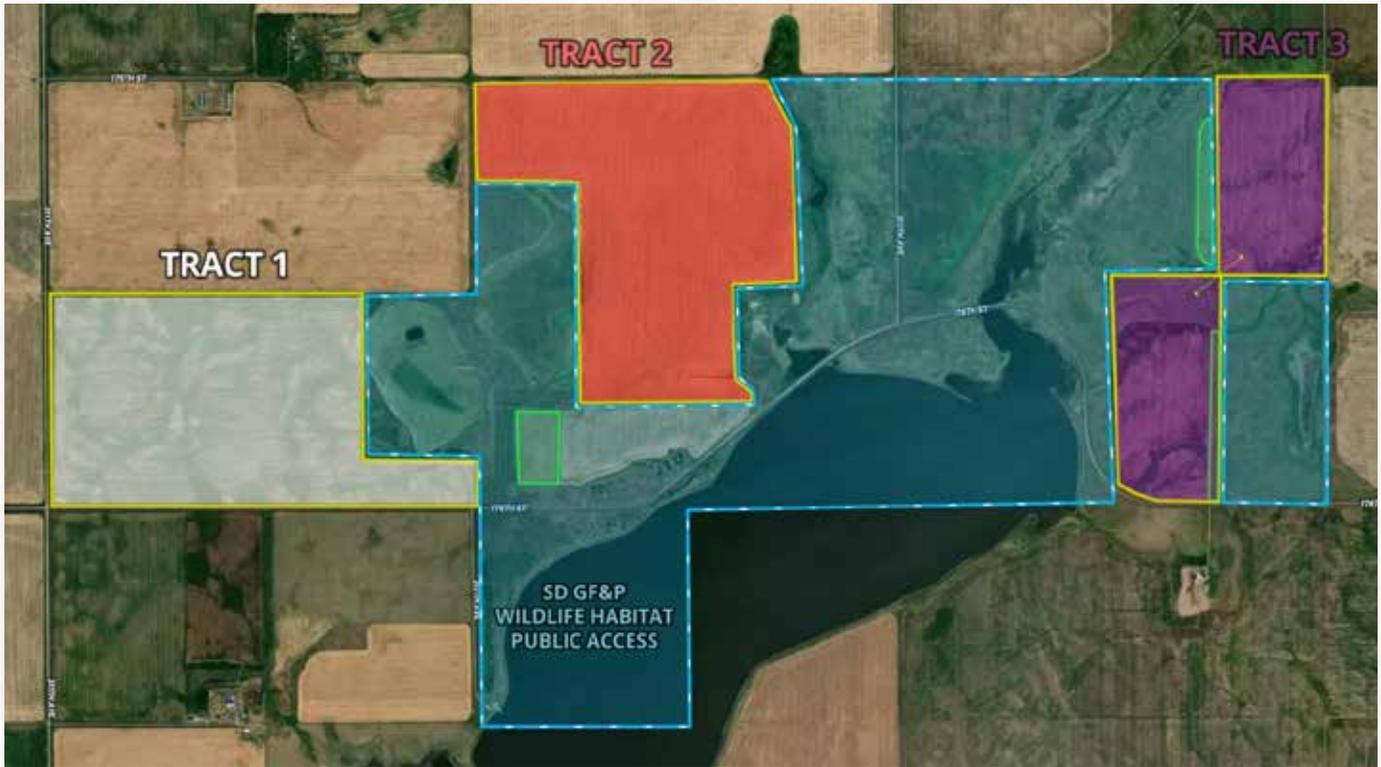
Location from Agar, SD: Travel East for 9 miles on 176th St and land sits to the North of the road.

- Unique Potential to Develop Outdoor Recreation Areas & Wildlife Habitats
- 156.67 FSA Cropland Acres
- 116.61+/- Acres of Class II dirt w/ over 81% average PI
- Established CRP Habitat

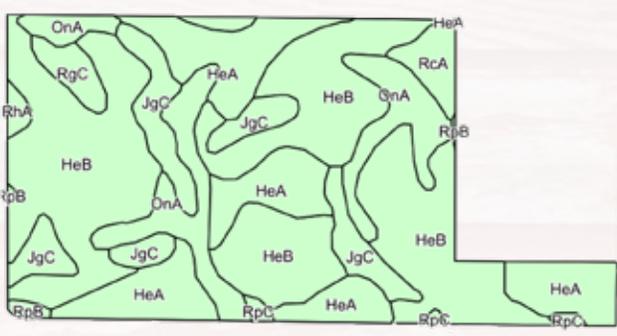
Tract 3 presents two adjoining parcels of farm ground offering both quality dirt and wildlife habitat. FSA reports 156.67 cropland acres containing 127.26 total base acres and 29.41 CRP acres that are contracted at 16.56 acres for \$1,540 annually until 9/30/2031 and 12.85 acres for \$1,120 annually until 9/30/2025. Cropland acres are comprised of 60.15 acre wheat base with 50 bu PLC yield, 28.66 acre corn base with 103 bu PLC yield, 25.07 acre sunflower base with 1,972 lb PLC yield, and 13.38 acre soybean base with 33 bu PLC yield. With direct views of Cottonwood Lake and adjacent to over 1,000 acres of South Dakota Game Fish and Park habitat, this land brings loads of opportunity to every type of investor.



aerial map



soil maps



tract 1
PI 86.9%

Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HeB	Highmore silt loam, 2 to 6 percent slopes	120.40	48.8%	Ile	91
HeA	Highmore silt loam, 0 to 2 percent slopes	53.82	21.8%	Ilic	92
OnA	Mobridge silt loam, 0 to 2 percent slopes	31.13	12.6%	Ilic	94
JgC	Java-Glenham loams, 3 to 9 percent slopes	25.99	10.5%	IVe	63
RcA	Raber-Cavo loams, 0 to 2 percent slopes	5.80	2.4%	Ilic	60
RgC	Raber-Eakin complex, 6 to 9 percent slopes	4.74	1.9%	IIIe	61
RpC	Raber-Peno loams, 6 to 9 percent slopes	1.81	0.7%	IIIe	52
RhA	Eakin-Raber complex, 0 to 2 percent slopes	1.54	0.6%	Ilic	83
RpB	Raber-Peno loams, 2 to 6 percent slopes	1.36	0.6%	Ile	65
Weighted Average				2.24	86.9

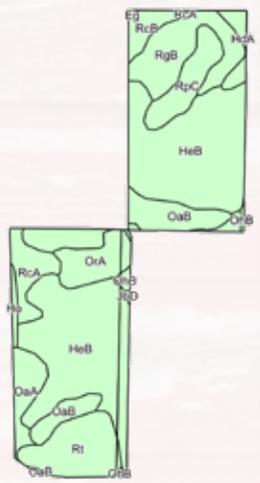


tract 2

PI 73.2%

Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ReB	Ree loam, 2 to 5 percent slopes	106.11	42.5%	Ile	80
Ho	Hoven silt loam, 0 to 1 percent slopes	32.44	13.0%	Vls	15
HeA	Highmore silt loam, 0 to 2 percent slopes	29.81	11.9%	IIc	92
OnA	Mobridge silt loam, 0 to 2 percent slopes	28.59	11.5%	IIc	94
OrA	Onita-DeGrey silt loams, 0 to 2 percent slopes	15.10	6.1%	IIc	76
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	11.57	4.6%	IIc	76
AIB	Akaska silt loam, 2 to 5 percent slopes	10.34	4.1%	IIIe	58
HeB	Highmore silt loam, 2 to 6 percent slopes	9.10	3.6%	Ile	91
RcA	Raber-Cavo loams, 0 to 2 percent slopes	5.33	2.1%	IIc	60
RhA	Eakin-Raber complex, 0 to 2 percent slopes	1.09	0.4%	IIc	83
Weighted Average				2.56	73.2



tract 3

PI 73.9%

Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HeB	Highmore silt loam, 2 to 6 percent slopes	71.66	45.7%	Ile	91
OaB	Oahe-Delmont loams, 2 to 6 percent slopes	16.42	10.5%	IIIe	46
RgB	Eakin-Raber complex, 2 to 6 percent slopes	14.98	9.6%	Ile	76
Rt	Ree and Durrstein soils	13.63	8.7%	IIc	58
OrA	Onita-DeGrey silt loams, 0 to 2 percent slopes	9.16	5.8%	IIc	76
RpC	Raber-Peno loams, 6 to 9 percent slopes	8.44	5.4%	IIIe	52
RcA	Raber-Cavo loams, 0 to 2 percent slopes	6.72	4.3%	IIc	60
OaA	Oahe-Delmont loams, 0 to 2 percent slopes	6.10	3.9%	IIIs	52
RcB	Raber-Cavo loams, 2 to 6 percent slopes	3.74	2.4%	Ile	57
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	2.85	1.8%	IIc	76
OhB	Oahe-Talmo loams, 2 to 6 percent slopes	1.44	0.9%	IIIe	38
Ho	Hoven silt loam, 0 to 1 percent slopes	1.21	0.8%	Vls	15
Eg	Egas silty clay	0.17	0.1%	Vls	5
JbD	Java-Betts loams, 6 to 15 percent slopes	0.15	0.1%	IVe	43
Weighted Average				2.24	73.9



broker notes

Attention wildlife and agriculture enthusiasts, this land provides opportunity to feed any of your outdoor needs with a unique location, good dirt, and easy accessibility! Located in the agricultural community outside of Onida, SD, Advantage Land Co. proudly presents three well-stewarded tracts of land totaling 678.29+/- acres of choice soils, gently rolling slopes, and bountiful crop yields. Located within five miles of one another, these three parcels are comprised of 678+/- acres of class II power-packed soils and present a high percentage of tillable acres. FSA reports 652.74 Cropland Acres and 623.33 total Base Acres, including a 318.49 acre Wheat Base with 50 bu PLC yield, 130.2 acre Corn Base with 103 bu PLC Yield, a 113.86 acre Sunflower Base with 1,972 lb PLC Yield, and 60.76 acre Soybean Base with 33 bu PLC Yield. This land has great potential to be converted into successful wildlife, hunting, or lodge income with electrical and rural water access nearby, close proximity to Cottonwood Lake, and easy roads/directions from HWY 212 and HWY 14. All of this makes this land an ideal investment for any operator, hunter, investor, or enthusiast. Take Advantage of this highly desired outdoorsman area and create something your family will love for years to come!

Owner: Matt Wittler

terms

Closing to take place on or before October 14th, 2022. Possession and hunting rights will be given at closing. 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. Buyer to assume CRP contracts at closing with payments to begin in 2023. 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 Sully 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.



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LAND BROKERS

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