

320 ACRES | McPHERSON COUNTY, SD

4  
TRACTS

# ONLINE LAND AUCTION

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**THURSDAY, OCTOBER 8, 2020 • 11AM**



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# snapshot

Bidding Opens: Oct. 2nd 2020 @ 8am  
Bidding Ends: Oct. 8th 2020 @ 11am

**Legal:** SW4SW4 Section 2-127-73; W2SW4 and S2NW4 Section 19-127-72; NE4SW4 Section 24-126-73 and E2SE4 Section 29-126-72 McPherson County SD

**Total Acres:** 320+/- **Total Taxes:** \$2,251.10

**From Eureka to Tract 1:** Get onto SD-47 and head north for 4.5 miles, turn left onto 107th St/SD-3 and continue west for 0.75 miles, the property will be on the north side of the road.

**From Eureka to Tract 2:** Get onto SD-47 and head north for 2.5 miles, turn right onto 109th St and continue east for 1 mile, turn right at the first cross street onto 329th Ave and continue south for 0.25 miles, the property will be on the east side of the road.

**From Eureka to Tract 3:** Get onto SD-47 and head south for 4 miles, then go east on 116th St for 1.5 miles, then go north for .25 miles per access easement and you will be on the SE1/4 of the property.

**From Eureka to Tract 4:** Get onto SD-10/6th St and head east for 3 miles, turn right onto 331st Ave and continue south for 4.5 miles, the property will be on the west side of the road.

## aerial map







# tract 1

**Acres:** 40+/- **Taxes:** \$285.56 **NO EASEMENT**

**Legal:** SW4SW4 Section 2-127-73 McPherson County SD

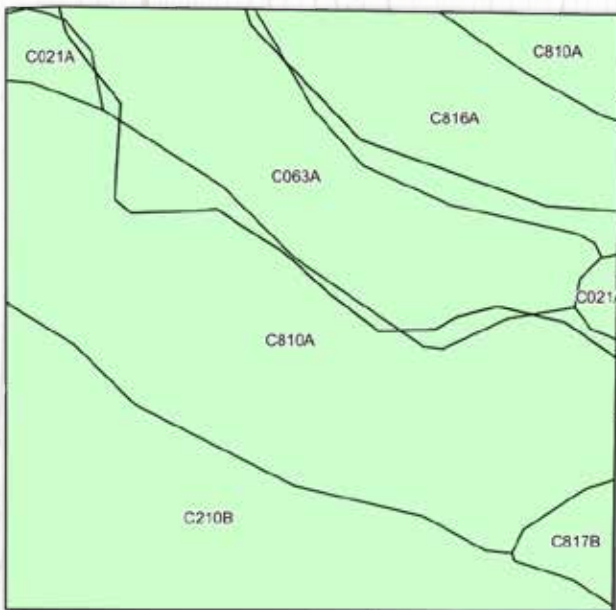
- 28.04 Cropland Acres
- 22.8 Base Corn Acres with 93 bu PLC
- Both CRP Contracts Expire 9.30.2022 with Income as follows:
  - » 1.1 Acres

» \$54.51/Acre

» 4.14 Acres

» \$45.71/Acre

- Mainly Class III & II Soils with Cropland PI (Productivity Index) of 62.7%
- Drainage Running Through
- Abundant Wildlife
- Easy Access – 107th St. and 327 Ave



Area Symbol: SD089, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C810A	Bowdle loam, 0 to 2 percent slopes	14.75	40.0%	IIIc	57
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	8.43	22.9%	Ile	83
C063A	Regan silt loam, 0 to 2 percent slopes	7.01	19.0%	IVw	35
C816A	Lehr loam, 0 to 2 percent slopes	5.01	13.6%	IIIc	47
C021A	Vallers loam, 0 to 1 percent slopes	0.90	2.4%	IVw	46
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	0.75	2.0%	IIle	50
Weighted Average					57







# tract 2

**Acres:** 160+/-

**Taxes:** \$1,295.32

**Waterfowl Mgmt Rights Easement**

**Legal:** W2SW4 and S2NW4 Section 19-127-72

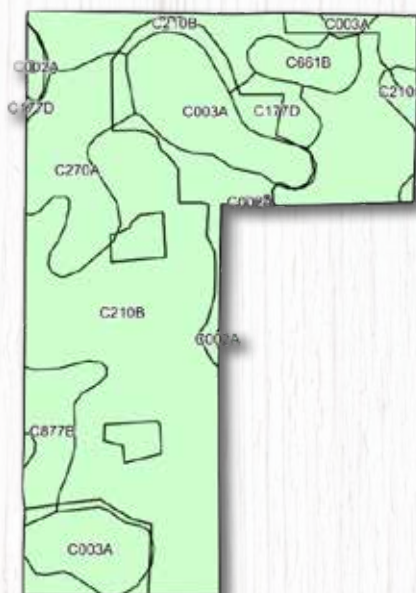
McPherson County SD

- 111.42 Cropland Acres
- CRP Contract Expires 9.30.2027 with Income as follows:

» 111.42 Acres

» \$65.03/Acre

- Mainly Class II Soils with Cropland PI of 77.1%
- Gently Rolling Topography
- Wildlife Hub with Multiple Sloughs
- Access – 329th Ave



Area Symbol: SD089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	98.20	61.9%	Ile	83
C003A	Parnell silty clay loam, 0 to 1 percent slopes	23.79	15.0%	Vw	20
C270A	Hamerly loam, 0 to 3 percent slopes	15.54	9.8%	Ile	76
C877B	Wabek-Lehr complex, 2 to 6 percent slopes	7.82	4.9%	Vls	39
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	5.01	3.2%	Ile	60
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	4.75	3.0%	Ile	61
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	1.94	1.2%	Ile	66
C002A	Tonka silt loam, 0 to 1 percent slopes	1.59	1.0%	IVw	45
Weighted Average					68.7







# tract 3

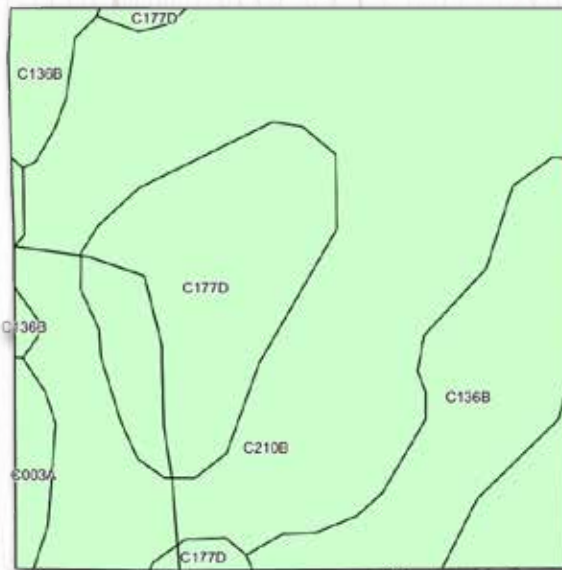
**Acres:** 40+/- **Taxes:** \$286.12

**Waterfowl Mgmt Rights Easement**

**Legal:** NE4SW4 Section 24-126-73 McPherson County SD

- 34.24 Cropland Acres
- CRP Expires 9.30.27 with Income as follows:
  - » 34.24 Acres
  - » \$63.11/Acre

- Balance of Grassland and Slough
- Cropland PI of 77.3%
- Majority Class II Soils with 3-6% Slopes
- Conveniently Secluded with a Variety of Wildlife



Area Symbol: SD089, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	24.06	59.8%	Ile	83
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	8.05	20.0%	IIle	61
C136B	Williams-Zahl loams, 3 to 6 percent slopes	7.29	18.1%	Ile	76
C003A	Parnell silty clay loam, 0 to 1 percent slopes	0.86	2.1%	Vw	20
Weighted Average					76







# tract 4

**Acres:** 80+/-

**Taxes:** \$384.10

**Conservation, Grassland, Waterfowl Mgmt Rights and FmHA (Farmers Home Administration)**

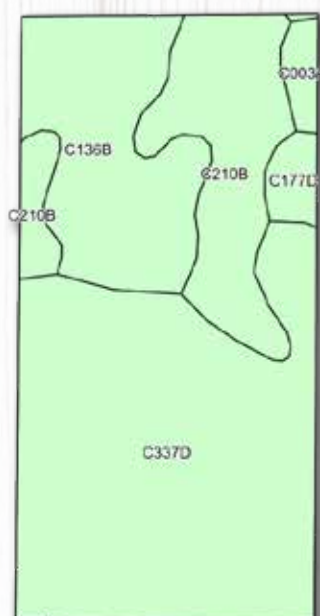
**Easements**

**Legal:** E2SE4 Section 29-126-72 McPherson County SD

- Good Pasture and/or Hay Land
- There are 9.46 acres of Virgin Sod with the

Balance of Grassland that was Previously Farmed

- Rolling Topography
- Easy Access – 331st Ave



Area Symbol: SD089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C337D	Telfer-Lihen loamy fine sands, 9 to 15 percent slopes	42.73	54.9%	Vle	24
C136B	Williams-Zahl loams, 3 to 6 percent slopes	16.56	21.3%	Ile	76
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	15.16	19.5%	Ile	83
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	1.92	2.5%	IIle	61
C003A	Parnell silty clay loam, 0 to 1 percent slopes	1.52	2.0%	Vw	20
Weighted Average					47.4







# broker notes

Located near Eureka, SD, we present the sale of 320+/- acres of 4 separate tracts to include a mixture of land including crop, pasture, hay land and CRP offering SD hunting at its finest while earning income! This property is peppered around Eureka with different locations, making it home to a variety of wildlife including ducks, pheasants, and whitetail deer, enjoyed by numerous family and friends. Hunting these different property locations, minutes from one another, is an added benefit as the next field is undisturbed! According to FSA, there are a total of 173.7 cropland acres which includes 150.9 CRP acres. Whether it's ranching, farming, investment and/or recreational, this property offers income and tremendous South Dakota experiences. Come enjoy and take Advantage of this north central South Dakota property!

**Kevin Doyle, Eric Jeppson, Roger & Cathy Doyle**

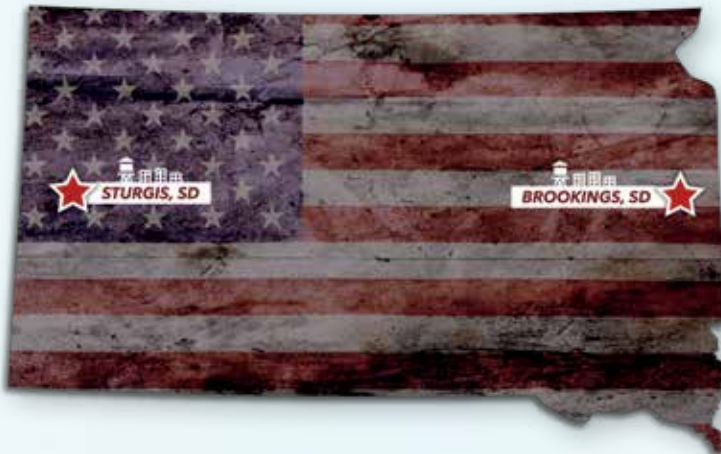
## terms

Closing and landlord possession will be on or before November 5th, 2020 with possession to be given March 1, 2021 on the leased land. This land is free and clear for the 2021 season. Buyers to assume CRP Contracts. 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 between 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 paid by the seller as a credit at closing based on the most current tax info. 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 McPherson 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. Subject to a 5% Buyer's Premium. 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.





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