

280+/- ACRES | CHARLES MIX CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, OCTOBER 13, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: Thurs., Oct. 13, 2022 @ 11am

Auction Location: On-Site

Online Bidding Starts: October 11th

Total Acres: 280+/- **Total Taxes:** \$3,139.12

Legal: SW1/4 SEC 36-97N-R67; W1/2NW1/4 SEC 36-T97N-R97; NW1/4W1/4 SEC 1-T96N-R67W all in Charles Mix County, South Dakota.

Location from Geddes, SD: Travel South out of Geddes on SD HWY 50 for 4 miles and turn West onto 290th Street for ¾ of a mile. Tract 1 begins on the South side of the road.

Location from Lake Andes, SD: Travel West out of Lake Andes on SD HWY 50 for 9 miles and follow HWY 50 as you turn to the North for ½ mile. Turn West on 290th Street for ¾ of a mile and the land sits on the South side of the road.

Electric Services: Randall Community Water District: 605 - 487 - 7823 **Rural Water Services:** Charles Mix Electric: 605 - 487 - 7321

- Good Dirt Overlooking the Missouri River
- 190.83 FSA Cropland Acres
- Highly Desired Outdoorsman Area
- Near Recreational Areas & Campgrounds
- Majority Class II Soil with Pls of 91%, 92%, & 94%
- Scenic Views

tract 1

Acres: 80+/- **Taxes:** \$902.40

Legal: W1/2NW1/4 Sec 36-T97N-R67W Charles Mix County, South Dakota.

- High Farmability for Modern Equipment
- Nearly All Tillable & Good Eye Appeal
- Overall PI of 82.8%
- 74.38 FSA Reported Cropland

With 80+/- total acres, Tract 1 offers an abundance of good dirt with 74.38+/- acres of tillable soils including nearly 64+/- acres of Class II dirt that packs a heavy punch with productivity indexes reaching 91%, 92%, and 94% comprised of a majority of a class II Highmore silt loams. FSA reports 74.38+/- base acres, with 33.04 acre corn base with 101 bu PLC yield and 32.6 acre soybean base with 41 bu PLC yields. This prime dirt is built for the modern day farming equipment with convenient straight rounds and good dirt that's easy on the eye.



tract 2

Acres: 200+/- **Taxes:** \$2,236.72

Legal: SW1/4 Sec 36-T97N-R67 and NW1/4NW1/4 Sec 1-T96N-R67W Charles Mix County, South Dakota.

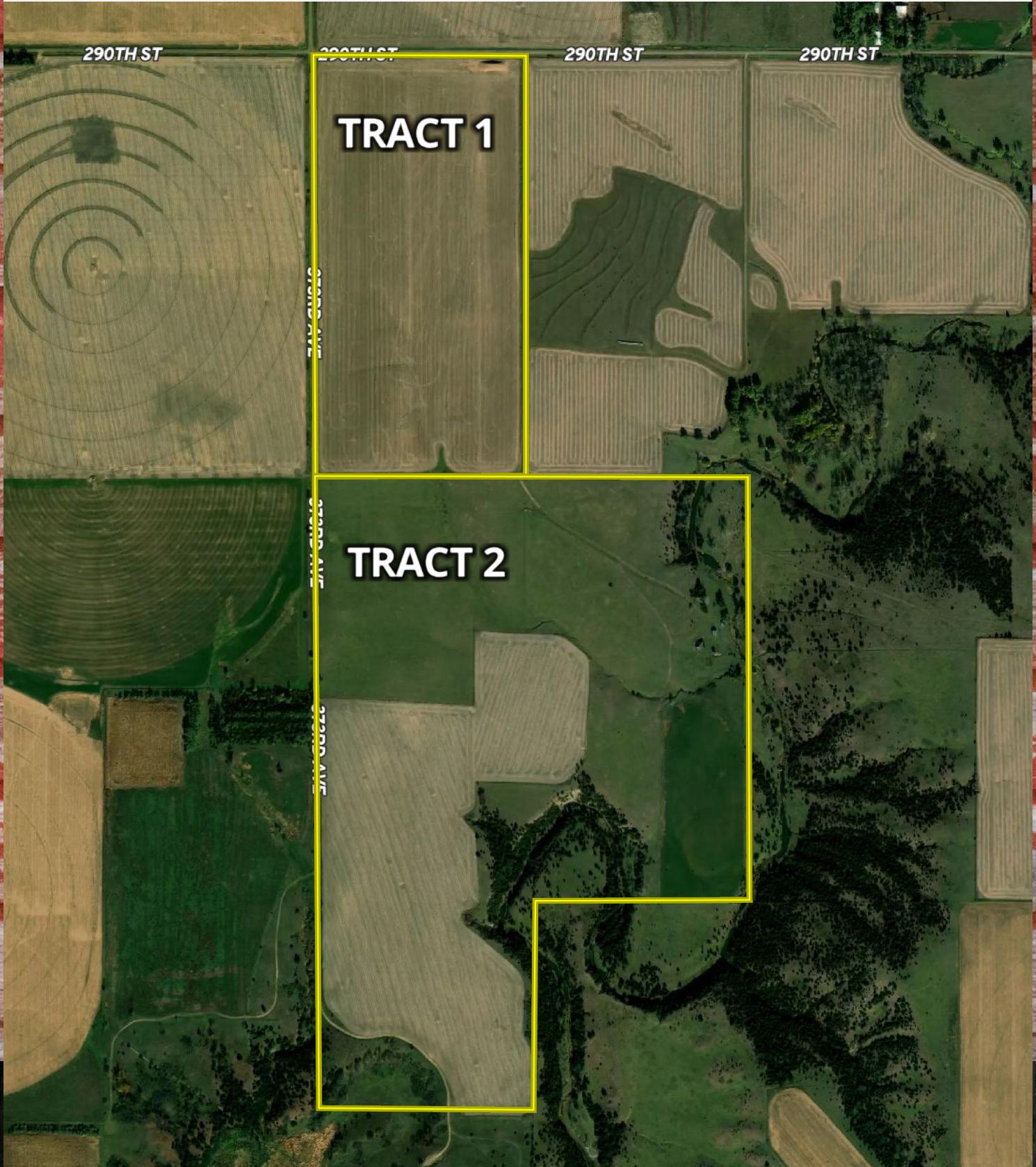
- 109.75+/- Acres of Class II dirt averaging 91.26% PI
- 116.45 FSA Cropland Acres
- Develop Your Outdoorsman Sanctuary
- Pease Creek Flows Through Property

With 200+/- total acres, Tract 2 offers a unique tract of land just a ½ mile off the Louis & Clark Trail (SDHWY 50), with unique opportunity to produce strong yields or build into your recreational haven off the beaten path but close to outdoor adventures and the Missouri River breaks. With 109.75+/- acres of all class II dirt averaging 91.26% PI, this land provides a great investment opportunity for any operator or investor. This property also lies just steps from the Missouri River and gives an elite recreational opportunity for anyone interested in wildlife habitat, hunting, or entrepreneurial vision.



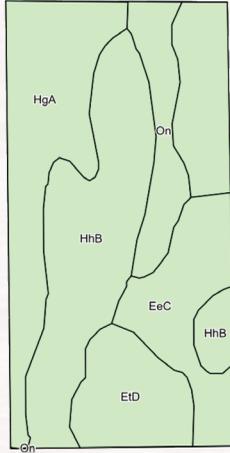


aerial map





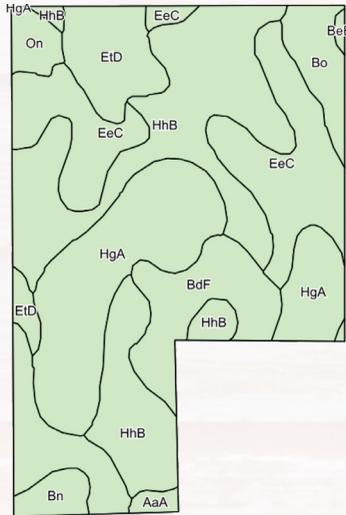
soil maps



tract 1

PI 82.8%

Area Symbol: SD023, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgA	Highmore silt loam, 0 to 2 percent slopes	26.18	34.3%	IIc	92
HhB	Highmore silt loam, 2 to 6 percent slopes	23.20	30.4%	IIe	91
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	11.22	14.7%	IIIe	67
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	8.92	11.7%	VIe	46
On	Mobridge silt loam, 0 to 2 percent slopes	6.89	9.0%	IIc	94
Weighted Average				2.61	82.8



tract 2

PI 70.7%

Area Symbol: SD023, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HhB	Highmore silt loam, 2 to 6 percent slopes	59.39	30.2%	IIe	91
HgA	Highmore silt loam, 0 to 2 percent slopes	41.50	21.1%	IIc	92
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	35.99	18.3%	IIIe	67
BdF	Betts-Ethan loams, 15 to 40 percent slopes	27.95	14.2%	VIIe	18
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	14.23	7.2%	VIe	46
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	7.81	4.0%	VIw	34
On	Mobridge silt loam, 0 to 2 percent slopes	4.07	2.1%	IIc	94
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	3.97	2.0%	IIc	84
AaA	Agar silt loam, 0 to 2 percent slopes - 55C	1.44	0.7%	IIc	94
BeE	Ethan-Betts loams, 9 to 15 percent slopes	0.50	0.3%	VIe	30
Weighted Average				3.35	70.7



broker notes

With a diverse balance of cropland, pasture, and timber along Pease Creek, this property has the means to provide an income stream to the owner by offering not only good dirt for farming but allows cattle to graze belly deep in grass and is a corridor for a broad spectrum of wildlife along the cedar bluffs of the Missouri River. Located in the agricultural and recreationally rich community outside of Geddes and Lake Andes, SD, Advantage Land Co. proudly presents two well-stewarded tracts of land totaling 280+/- acres. These adjoining tracts of land are comprised of 163.76+/- acres of power-packed soils with predominantly Class II soils ranked at 91% and 92% PI. FSA reports 190.83 Cropland Acres with a total of 168.30 Base Acres, including an 84.72 acre Corn Base with 101 bu PLC yield and an 83.58 acre Soybean Base with 41 bu PLC Yield. Abundant with game birds, whitetail deer, mule deer, turkey and other wildlife, this land finds its home just off the Lewis and Clark Trail (Hwy 50), steps from the Missouri River inlet, and a short ATV ride to numerous campgrounds and recreational areas, giving this ground great potential to be converted into successful recreational investment property. Take Advantage of this rare property and create something your family will enjoy for years to come!

Owners: Thomas Rowatt & Tricia Serres

terms

Closing to take place on or before November 17th, 2022. Possession will be given March 1, 2023. If sold separately, an access easement will be given at closing from Tract 1 to Tract 2 where the established driveway is and will be Tract 2 owner responsibility to keep and maintain current condition. 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 Charles Mix 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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