

160+/- ACRES | BROWN CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, OCTOBER 6, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: October 6, 2022 @ 11am

Auction Location: On-Site

Online Bidding Starts: October 4th

Total Acres: 160+/- **Total Taxes:** \$3,038.24

Legal: NW1/4 Sec 31-T125N-R62W Columbia Township, Brown County, South Dakota.

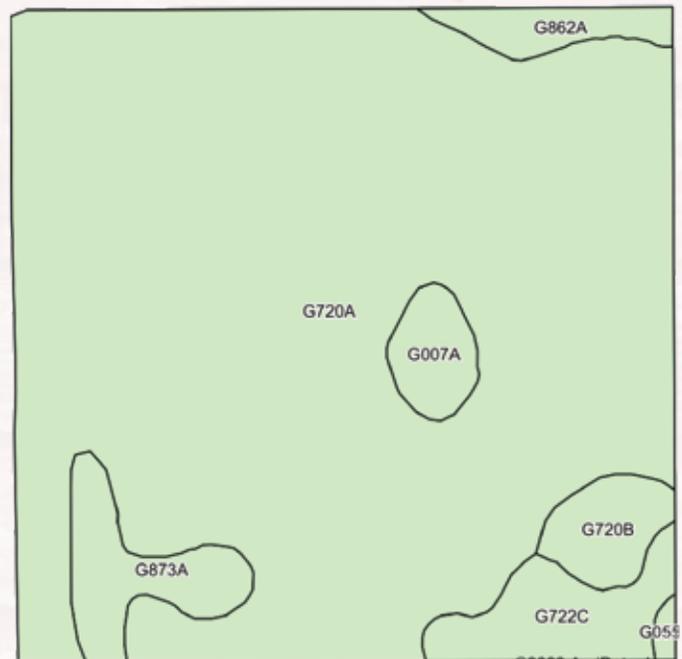
Location from Columbia, SD: Travel South out of Columbia on S. Broadway St/396th Avenue for 1/2 mile (past the softball diamonds and across the James River). Turn West on HWY 11 for 1 1/2 miles, the land sits on the South side of the road.

- Top Tier, Power-Packed South Dakota Dirt
- 156.99 FSA Cropland Acres
- High percentage Tillable with Minimal Waste Acres
- Predominantly Class II Soil rating at a 95% PI
- Blacktop Access, Straight Rounds, Nearly Level Topography
- Excellent Eye Appeal

aerial map



soil map



Area Symbol: SD013, Soil Area Version: 27					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	133.23	84.9%	IIc	95
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	6.78	4.3%	IIIe	66
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	6.11	3.9%	IIc	93
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	3.98	2.5%	IIe	88
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	3.28	2.1%	IVw	43
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	3.17	2.0%	IIIs	92
G055A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	0.44	0.3%	VIw	52
Weighted Average				2.10	92.2



broker notes

With an average soil rating topping 92.2% PI, this prime property provides a once in a lifetime investment in one of South Dakota's most productive row crop communities! Situated on county blacktop just miles outside of Columbia, South Dakota, Advantage Land Co. proudly presents this well-stewarded 160+/- acres that offers rich soil, straight rounds, nearly level topography, and excellent eye appeal to the auction block! This parcel is comprised of predominantly Great Bend-Beotia silt loams with Class II soils rated at a 95% PI. FSA reports 156.99 Cropland Acres with a total of 155.10 Base Acres, including 108.48 acre Corn Base with 167 bu PLC yield and 46.62 acre Soybean Base with 45 bu PLC yield. Outdoor enthusiasts can also take the opportunity to throw out a decoy spread as Sand Lake National Wildlife Refuge is just a few miles North and attracts millions of migratory birds annually. With the productivity, blacktop access, and outdoor possibilities this land provides, you'll want to take ADVANTAGE of this opportunity and get this asset on the books for your investment portfolio!

Owners: Lanny Krage & Jason Krage

terms

Closing to take place on or before November 10th, 2022. Possession will be given March 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 Brown 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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