

160 ACRES | CLARK CO, SD

# ONLINE LAND AUCTION

AUCTION ENDS

**TUESDAY, NOVEMBER 24, 2020 • 11AM**

Place Your Bid at [AdvantageLandCo.com](http://AdvantageLandCo.com)



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# snapshot

Auction Opens: 8 am • Nov. 16, 2020  
Auction Ends: 11 am • Nov. 24, 2020

**Legal:** SE1/4 of Section 19-T115N-R59W Fordham TWP, Clark County, SD

**Total Acres:** 160 +/- **Total Taxes:** \$2,139.84

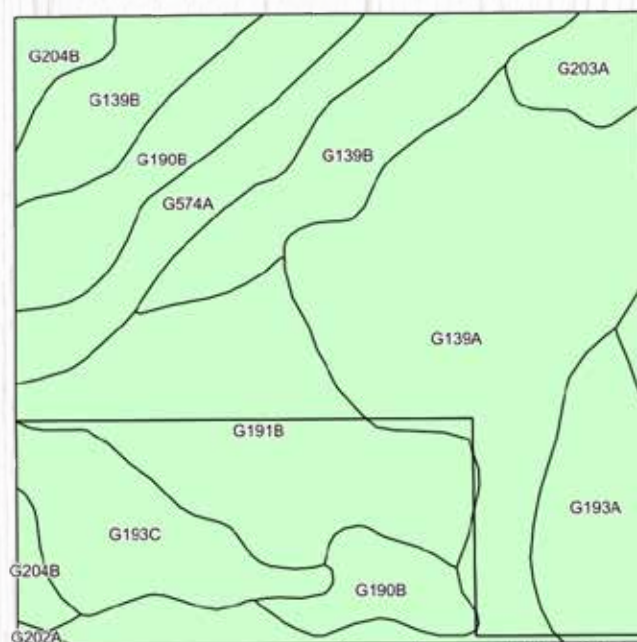
**From Carpenter:** Get onto Co Rd 7/415th Ave and head north for 7.5 miles, turn left onto 182 St/Co Rd 35 and continue west for 2 miles, the property will be on the north side of the road.

**From Clark:** Go west on Hwy 212 for 9 miles, turn left heading south on Co Rd 7/415th for 9.5 miles Ave and turn right heading west on 182 St/Co Rd 35 and continue west for 2 miles, the property will be on the north side of the road.

## aerial map



## soil map



Area Symbol: SD025, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	45.67	29.3%	IIc	79
G191B	Forman-Aastad loams, 0 to 6 percent slopes	28.24	18.1%	IIe	85
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	21.52	13.8%	IIe	76
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	16.83	10.8%	IIe	79
G193C	Forman-Buse-Langhei loams, 6 to 9 percent slopes	12.00	7.7%	IVe	52
G193A	Aastad-Forman loams, 0 to 3 percent slopes	11.12	7.1%	IIc	92
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	10.58	6.8%	VIw	33
G203A	Peever-Cresbard-Tonka complex, 0 to 3 percent slopes	5.31	3.4%	IIIs	65
G204B	Peever clay loam, 3 to 6 percent slopes	4.28	2.7%	IIIe	66
G202A	Peever-Cavour complex, 0 to 3 percent slopes	0.28	0.2%	IIIs	61
Weighted Average					74.5





# broker notes

Situated near the Clark, Spink and Beadle County lines, in a strong farming community, this quarter of cropland with pasture is ready to be stewarded by you! This farm offers 114.8 cropland acres, a tillable productivity index (PI) of 75.1 and is predominantly composed of Class II Clay Forman-Cresbard loams with 0-3% slopes. There are 41.06+/- acres of virgin sod currently being utilized as pasture; however, these acres can potentially be converted to cropland acres as the overall PI on the entire quarter is 74.5% according to Surety Agridata. According to FSA, there are 114.8+/- base acres with a 39.19+/- acre corn base with an 86 bu PLC yield and a 75.61+/- acre soybean base with a 27 bu PLC yield. One can access this very easily from either road on each side of the property, also convenient for modern equipment. Search no longer, invest in a quarter that has value added characteristics to your operation, and let it perform year in and year out.

**Owners: Bonnie P. Triplett Trust**

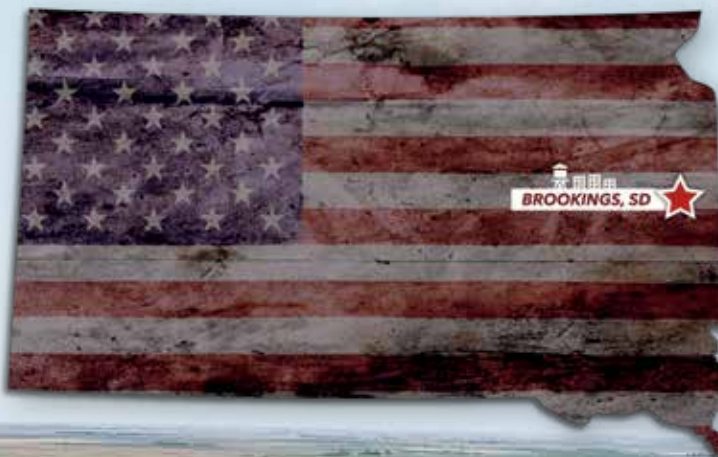
## terms

Closing and landlord possession will be on or before December 23th, 2020 as this land is leased for the 2020 farming season, expiring March 1, 2021. 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 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. 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 Clark 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. A bank letter or email verifying sufficient funds will be needed for bidding approval.





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