

MOODY CO SD | 307.5+/- ACRES

LAND FOR RENT

SEALED BIDS DUE: FRIDAY, OCTOBER 21ST BY 12PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT

605.692.2525
AdvantageLandCo.com

Crop & Pasture Land for Rent!

SEALED BIDS DUE: FRIDAY OCTOBER 21ST BY 12PM



Overall Details:

Cropland Acres: 266.31 Acres

Pasture Acres: 41.19 Acres

Legal:

FARM 1: NE1/4 of Sec 36 in T107N-R49W Moody Co. SD

FSA Cropland Acres: 149.37+/- Acres

FSA Non Cropland Acres: 0.79+/- Acres

FARM 2: NW 1/4 of Sec 31 in T107N-R48W Moody Co. SD

Estimated Cropland Acres: 116.94+/- Acres

Location:

From Flandreau, west 2 miles on HWY 32, then south on 478th Ave 1 mile. Land is located on both the East and West side of 478th Ave, south side of 231st St.

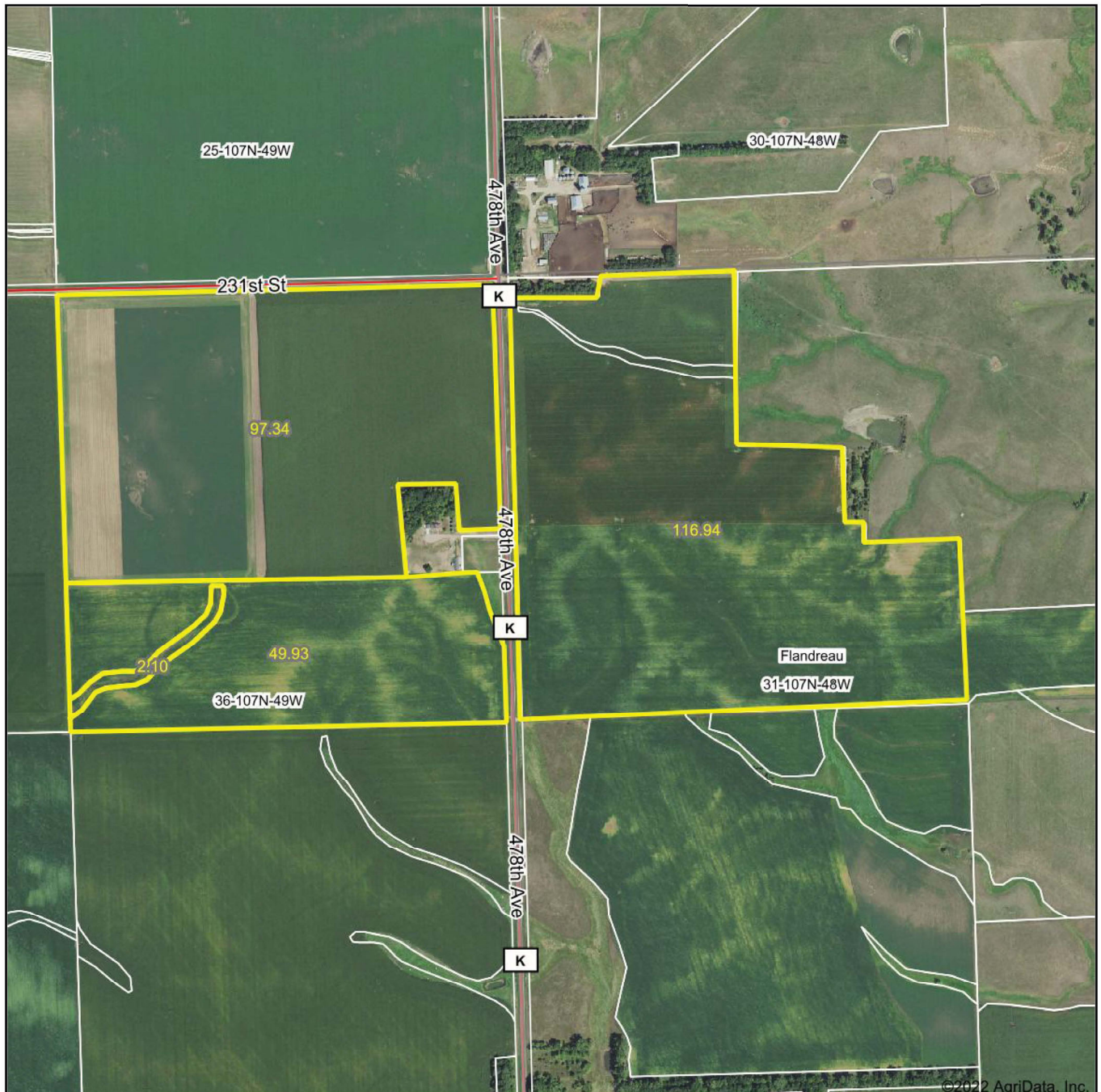
Offering a 2 year lease opportunity for the 2023 and 2024 growing seasons, located just southwest of Flandreau, SD. FSA reports on Farm 1 is at 149.37 total cropland acres with 125.80 base acres, broke out to 63.5 acres corn base with a 170bu PLC Yield, and 62.3 acres soybean base with a 48bu PLC Yield. FSA reports on Farm 2 is at 116.94 total cropland acres with 97.19 base acres, broke out to 49.02 acres corn base with a 177bu PLC Yield, and 48.17 acres soybean base with a 48bu PLC Yield. Tenant possession starting January 1, 2023. Great dirt with a PI rating of 87.3! There will be new fence put up along the boundary with no fence in the spring of 2023. Take *Advantage* of this opportunity and put your bids in today!

Acres subject to change based on updated FSA numbers

SEALED BIDS DUE: FRIDAY OCTOBER 21ST BY 12PM. Owner has the right to accept or reject any and all bids.

Crop Aerial Map

Aerial Map



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Maps Provided By:



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Map Center: 44° 1' 55.58, -96° 38' 51.27

0ft 927ft 1855ft

31-107N-48W
Moody County
South Dakota

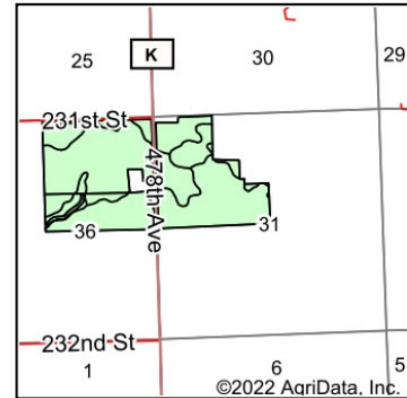
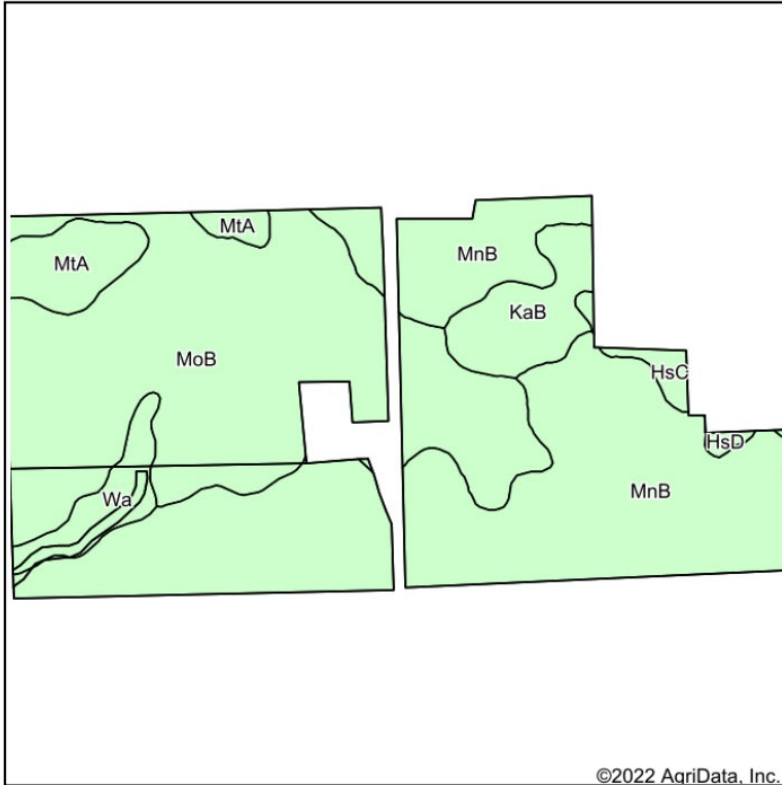


9/9/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

Cropland Soil Map

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **31-107N-48W**
 Township: **Flandreau**
 Acres: **266.31**
 Date: **9/9/2022**

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Maps Provided By

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index |
|------------------|---|--------|------------------|------------------|--------------|--------------------|
| MnB | Moody-Nora complex, 2 to 6 percent slopes | 120.97 | 45.4% | Ile | IIIe | 88 |
| MoB | Moody silty clay loam, cool, 2 to 6 percent slopes | 106.57 | 40.0% | Ile | | 87 |
| KaB | Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes | 13.89 | 5.2% | Ile | | 87 |
| MtA | Moody-Trent complex, 0 to 2 percent slopes | 12.36 | 4.6% | I | I | 95 |
| Wa | Wakonda-Chancellor complex, 0 to 2 percent slopes | 8.60 | 3.2% | IIs | | 83 |
| HsC | Houdek-Shindler clay loams, 5 to 9 percent slopes | 2.89 | 1.1% | IIIe | | 63 |
| HsD | Houdek-Shindler clay loams, 6 to 25 percent slopes | 1.03 | 0.4% | IVe | | 41 |
| Weighted Average | | | | 1.97 | *- | 87.3 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Pasture Aerial Map

Aerial Map



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31-107N-48W
Moody County
South Dakota



9/9/2022

Field borders provided by Farm Service Agency as of 5/21/2008.



517 6th St
Brookings, SD 57006
605.692.2525 Office
605.692.2526 Fax
Info@AdvantageLandCo.com
AdvantageLandCo.com

Sealed Bid Offer Form

Please Attach a Lender Letter Credit of Approval

Deadline: 12:00 PM (CST) on Friday, October 21st, 2022

2 Year Lease Opportunity

Payment Due Date: March 1st, 2023

Crop Amount of Offer: \$ _____ x 266.31 Acres **Total \$** _____

Payment Due Date: March 1st, 2024

Crop Amount of Offer: \$ _____ x 266.31 Acres **Total \$** _____

Payment Due Date: March 1st, 2023

Pasture Amount of Offer: \$ _____ x 41.19 Acres **Total \$** _____

Payment Due Date: March 1st, 2024

Pasture Amount of Offer: \$ _____ x 41.19 Acres **Total \$** _____

Name & Title: _____

Bidder is: ☐ Individual ☐ Partnership ☐ Trustee ☐ Corporation

Street Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Signature

Signature

Return this form to **Advantage Land Company** by email or mail.

EXPOSE YOUR DIRT®



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

605.692.2525

CALL TODAY!

Thank you for your interest!



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