

ROBERTS COUNTY, SD | 969.64+/- ACRES

LAND FOR RENT

SEALED BIDS DUE: FRIDAY, NOVEMBER 18TH BY 12PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT

605.692.2525
AdvantageLandCo.com

Crop & Pasture for Rent!

SEALED BIDS DUE: FRIDAY NOVEMBER 18TH BY 12PM

Offering a 2 year lease opportunity, located just south & west of Claire City, SD, these 15 parcels of crop and pasture are in close proximity, for a total of 800.12 cropland acres and according to FSA. 169.52 grass land acres including hay land and pasture in which 68.71 of these acres are covered with a NRCS easement which expires December 15th 2027. There is also a Quonset for rent. Tenant possession on everything starting March 1, 2023. With this amount of crop and grass land acres with quality dirt, you won't find an opportunity anytime soon! Take *Advantage* and put your bids in today!

Details:

Farm 1 (Cropland): 464.05 Acres - 4 parcels - Bid as a unit

Legal: (NE 1/4) 9-127N-52W ; (NE 1/4 of the NW 1/4 & NW 1/4 of the NW 1/4) 10-127N-52W ; (N 1/2) 7-127N-51W ; (W 1/2 of the NW 1/4) 8-127N-51W

Farm 2 (Cropland): 192.61 Acres - 4 parcels - Bid as a unit

Legal: (N 1/2 of the NW 1/4) 21-128N-52W ; (NE 1/4 of the NE 1/4) 20-128N-52W ; (SE 1/4 of the SW 1/4) 3-127N-52W ; (SE 1/4 of the SE 1/4) 11-127N-52W

Farm 3 (Cropland): 143.46 Acres - 2 parcels - Bid as a unit

Legal: (N 1/2 of the NE 1/4 & NE 1/4 of the NW 1/4) 4-127N-52W ; (N 1/2 of the NW 1/4) 3-127N-52W

Farm 4 (Pasture and Hay Land): 169.55 Acres - 4 parcels - Bid as 2 units

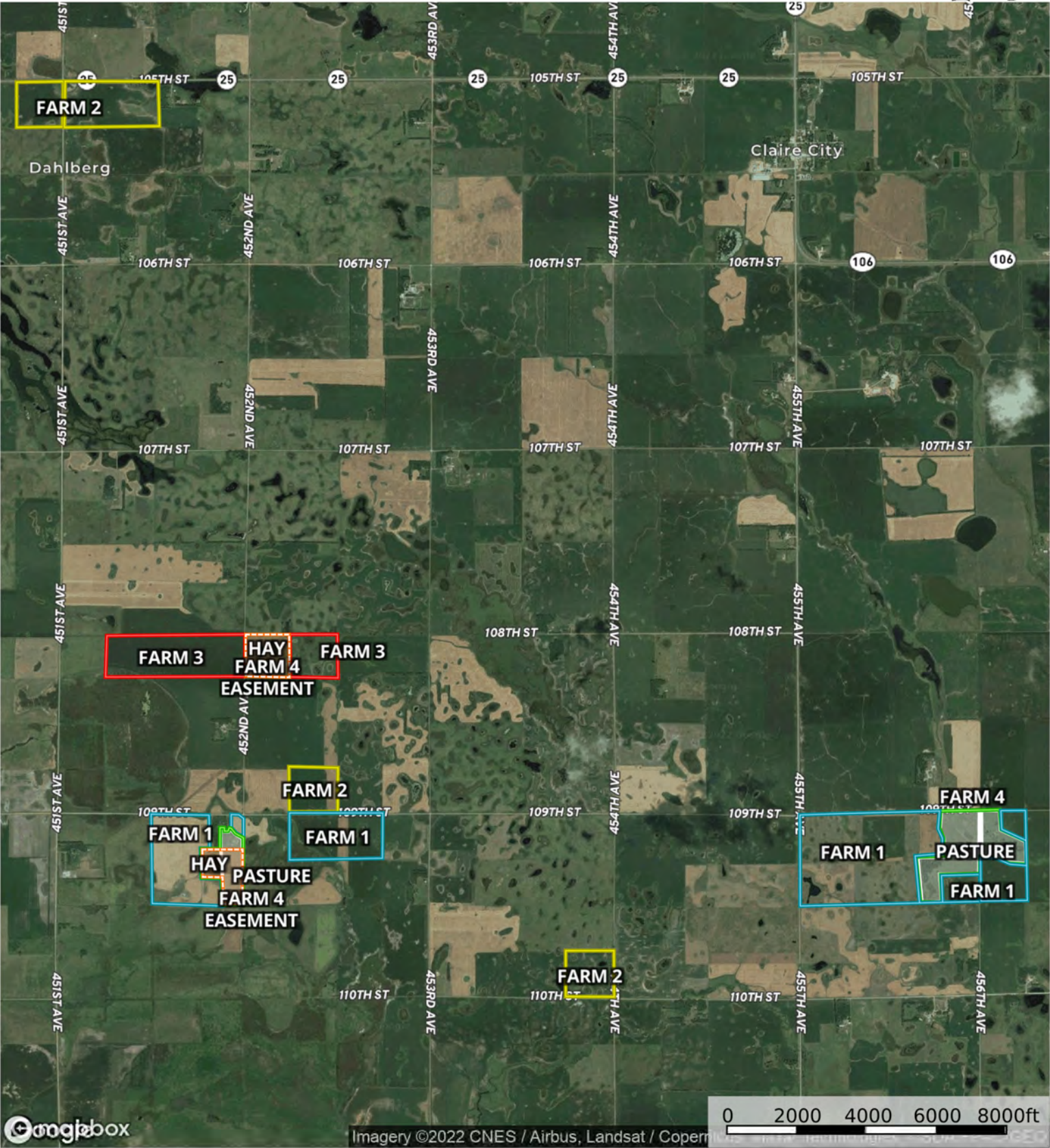
***All pasture, plan is to have new fence and water sources in the spring of 2023 ready for the grazing season.**

No Easement (Pasture): 100.81 Acres - East 2 pastures and 8 pasture/hay acres in the home site in section 9.

Easement (Hay/Pasture): 68.74 Acres - PER EASMENT & NRCS: A compatible use permit may be granted for periodic haying/grazing. On Pasture acres tenant will need to set up a grazing plan with NRCS, but more than likely will be early season grazing. On the Hay acres according to NRCS will likely be able to hay in the month of August and bales pick up before the end of September. The Warranty Easement will terminate 12.15.2027. See Easement Documents for detailed information! CALL NRCS 605.698.7639 for more details.

Legal: (Part of E 1/2 of the NE 1/4) 9-127N-52W ; (NW 1/4 of the NW 1/4) 3-127N-52W ; (Part of the NE 1/4) 7-127N-51W ; (Part of the NW 1/4) 8-127N-51W

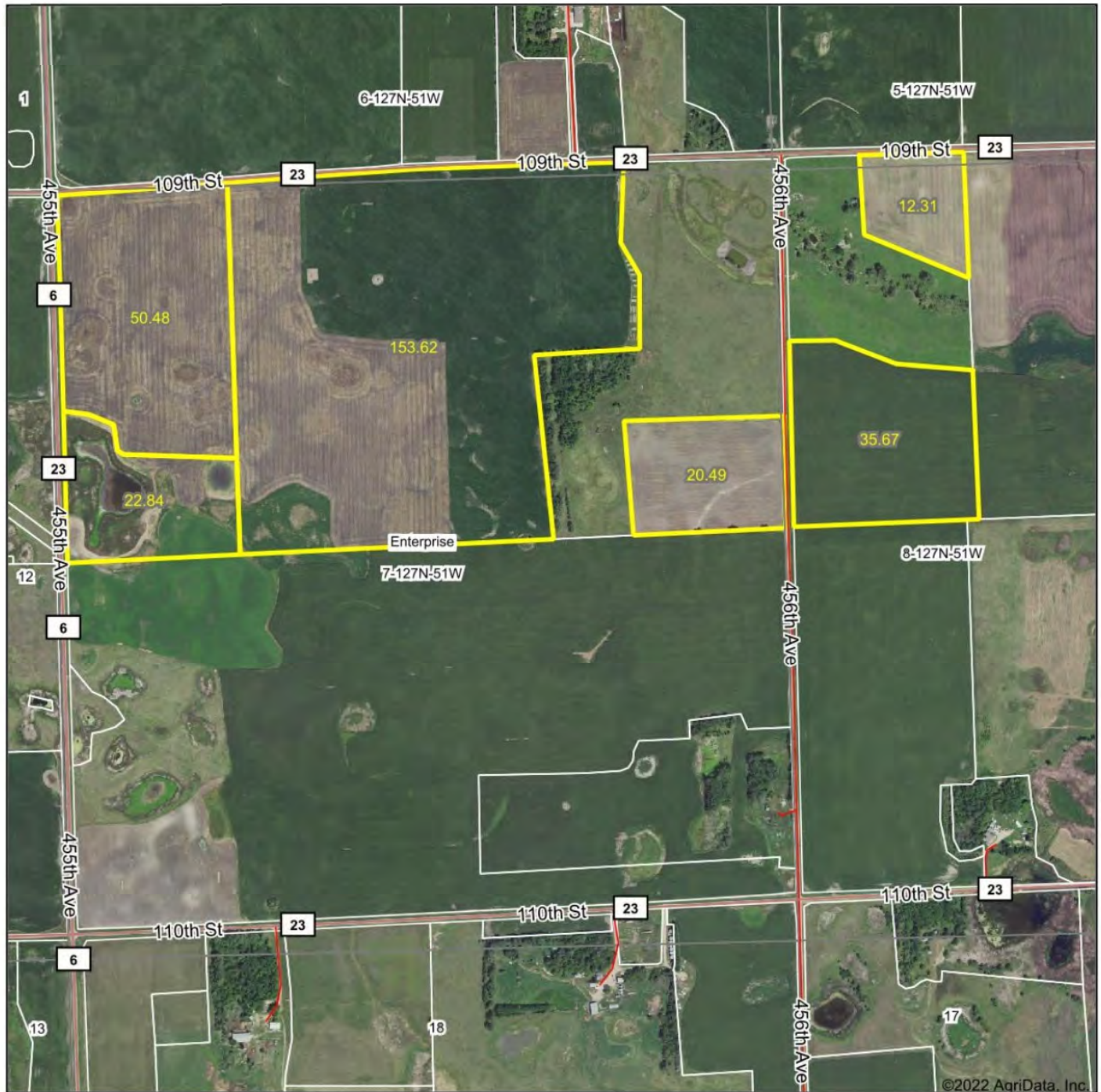
Overall Aerial Map



- Easement Area
- Farm 4
- Pasture
- Farm 2
- Farm 1
- Farm 3

Farm 1 East

Aerial Map



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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Map Center: 45° 47' 51.27, -97° 5' 22.76

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7-127N-51W
Roberts County
South Dakota

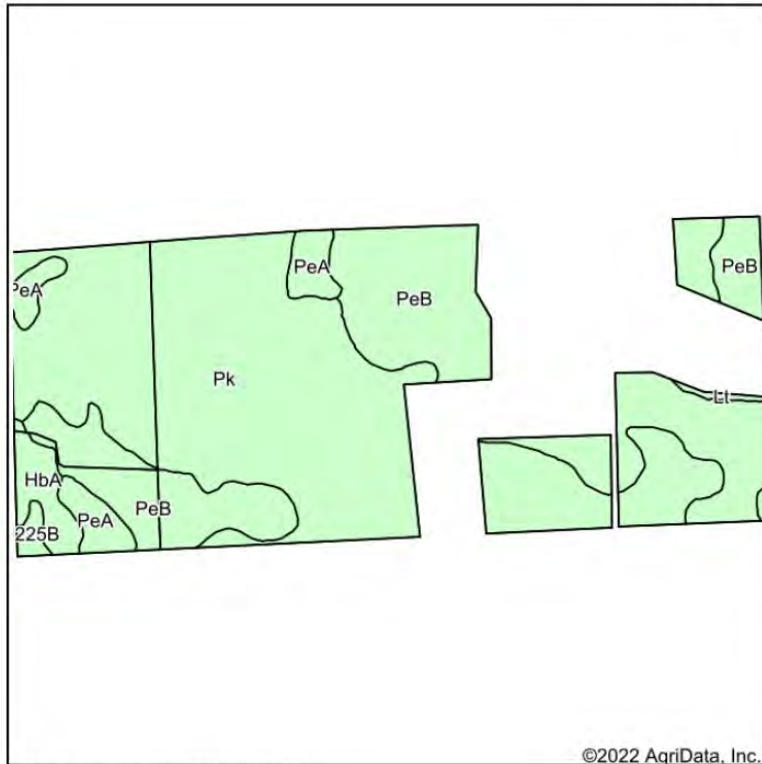


Field borders provided by Farm Service Agency as of 5/21/2008

Farm 1 East

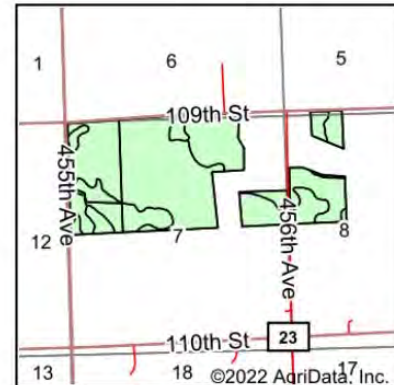
Cropland Soil Map

Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Roberts**
Location: **7-127N-51W**
Township: **Enterprise**
Acres: **295.41**
Date: **9/8/2022**

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Area Symbol: SD109, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pk	Peever-Tonka complex	168.49	57.0%	Ils	70
PeB	Peever clay loam, 2 to 6 percent slopes	97.25	32.9%	IIle	68
PeA	Peever clay loam, 0 to 2 percent slopes	13.49	4.6%	Ils	73
HbA	Hamerly-Tonka complex, 0 to 3 percent slopes	7.97	2.7%	Ils	69
J225B	Forman-Aastad complex, 1 to 4 percent slopes	7.27	2.5%	Ile	88
Lt	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	0.94	0.3%	VIW	24
Weighted Average				2.34	69.7

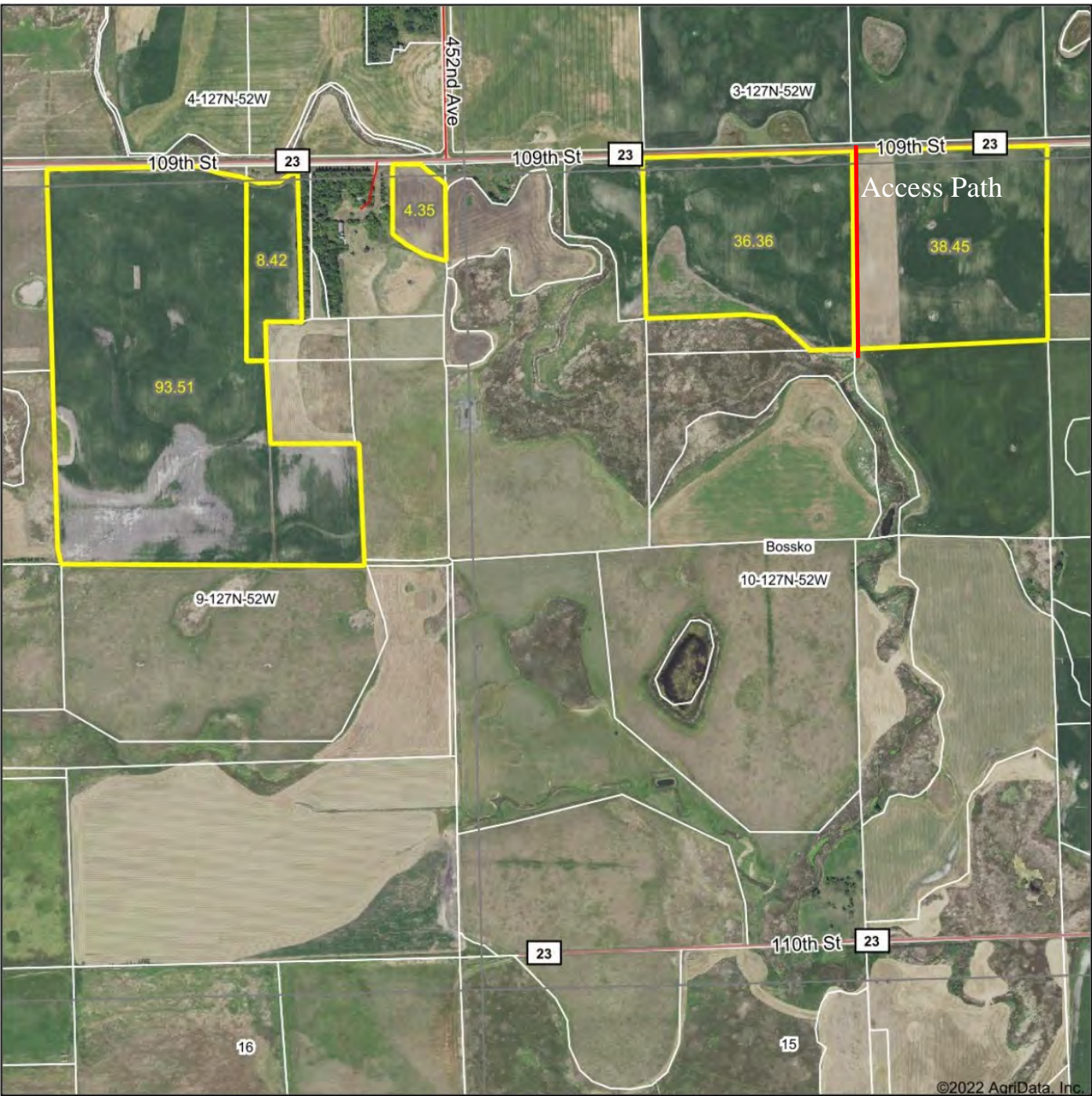
*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 1
West

Aerial Map

Aerial Map



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Map Center: 45° 47' 51.72, -97° 9' 48.27

10-127N-52W
Roberts County
South Dakota

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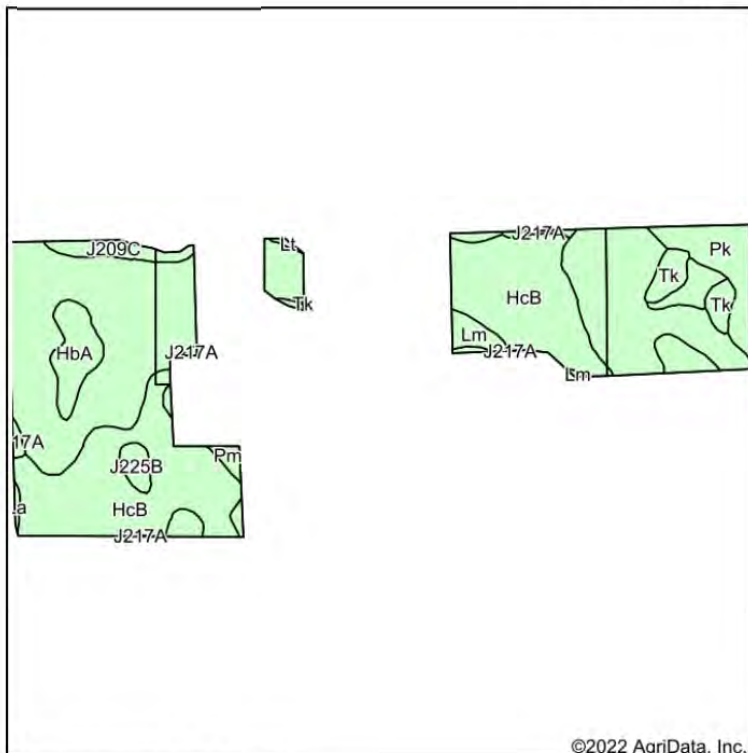


10/18/2022

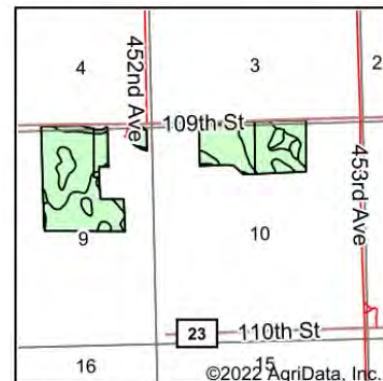
Farm 1 West

Cropland Soil Map

Soils Map



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State: **South Dakota**
County: **Roberts**
Location: **10-127N-52W**
Township: **Bossko**
Acres: **181.09**
Date: **10/18/2022**

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Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: SD109, Soil Area Version: 22

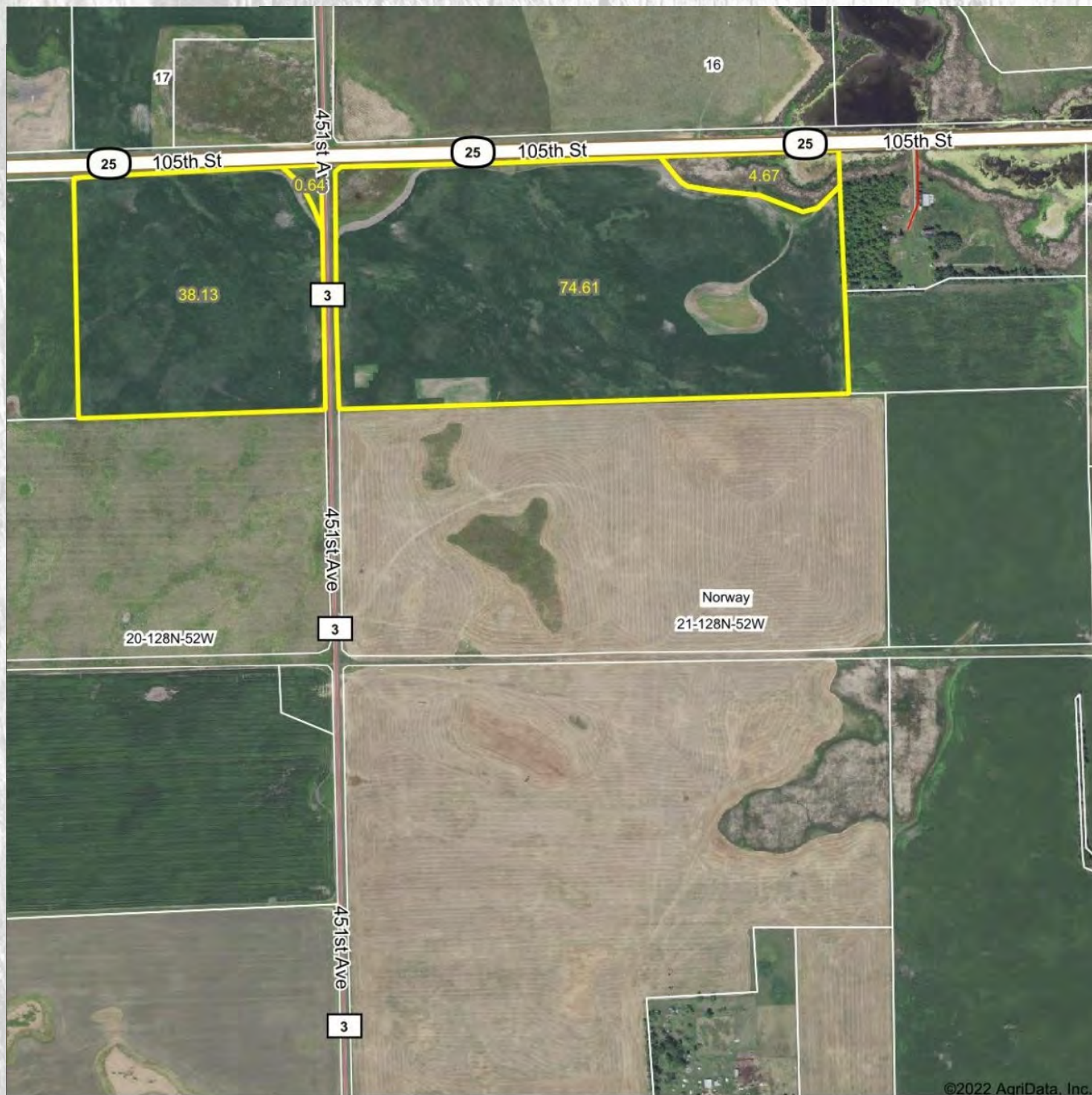
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J225B	Forman-Aastad complex, 1 to 4 percent slopes	84.55	46.7%	IIe	88
HcB	Hamerly-Vallers loams, 2 to 4 percent slopes	62.77	34.7%	IIIs	64
Pk	Peever-Tonka complex	11.88	6.6%	IIIs	70
HbA	Hamerly-Tonka complex, 0 to 3 percent slopes	6.69	3.7%	IIIs	69
Tk	Tonka silty clay loam, 0 to 1 percent slopes	4.61	2.5%	IVw	58
J209C	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	3.67	2.0%	IIIe	65
Lm	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.62	1.4%	IIIw	68
Pm	Playmoor silty clay loam	2.30	1.3%	IVw	35
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.39	0.8%	IIIw	71
La	LaDelle silt loam	0.36	0.2%	Iw	88
Lt	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	0.25	0.1%	VIw	24
Weighted Average				2.12	75.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 2 North

Aerial Map



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Map Center: 45° 51' 25.09, -97° 10' 53.53

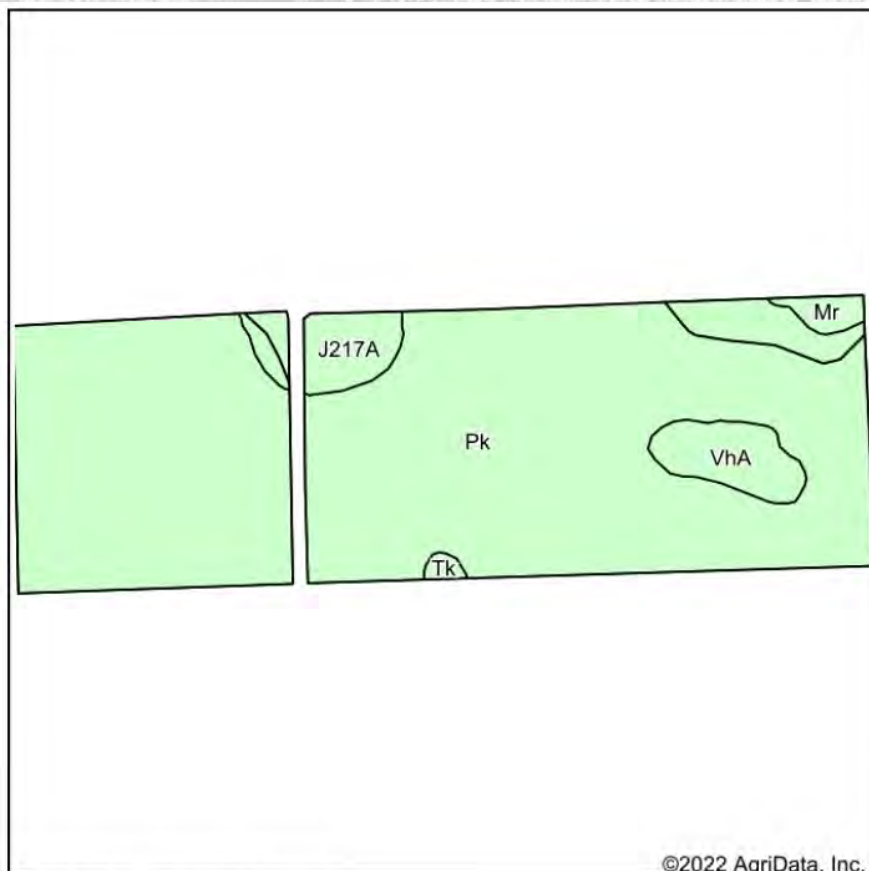
21-128N-52W
Roberts County
South Dakota



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

Farm 2 North

Cropland Soil Map



State: **South Dakota**
 County: **Roberts**
 Location: **21-128N-52W**
 Township: **Norway**
 Acres: **118.05**
 Date: **7/29/2022**

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Soils data provided by USDA and NRCS.

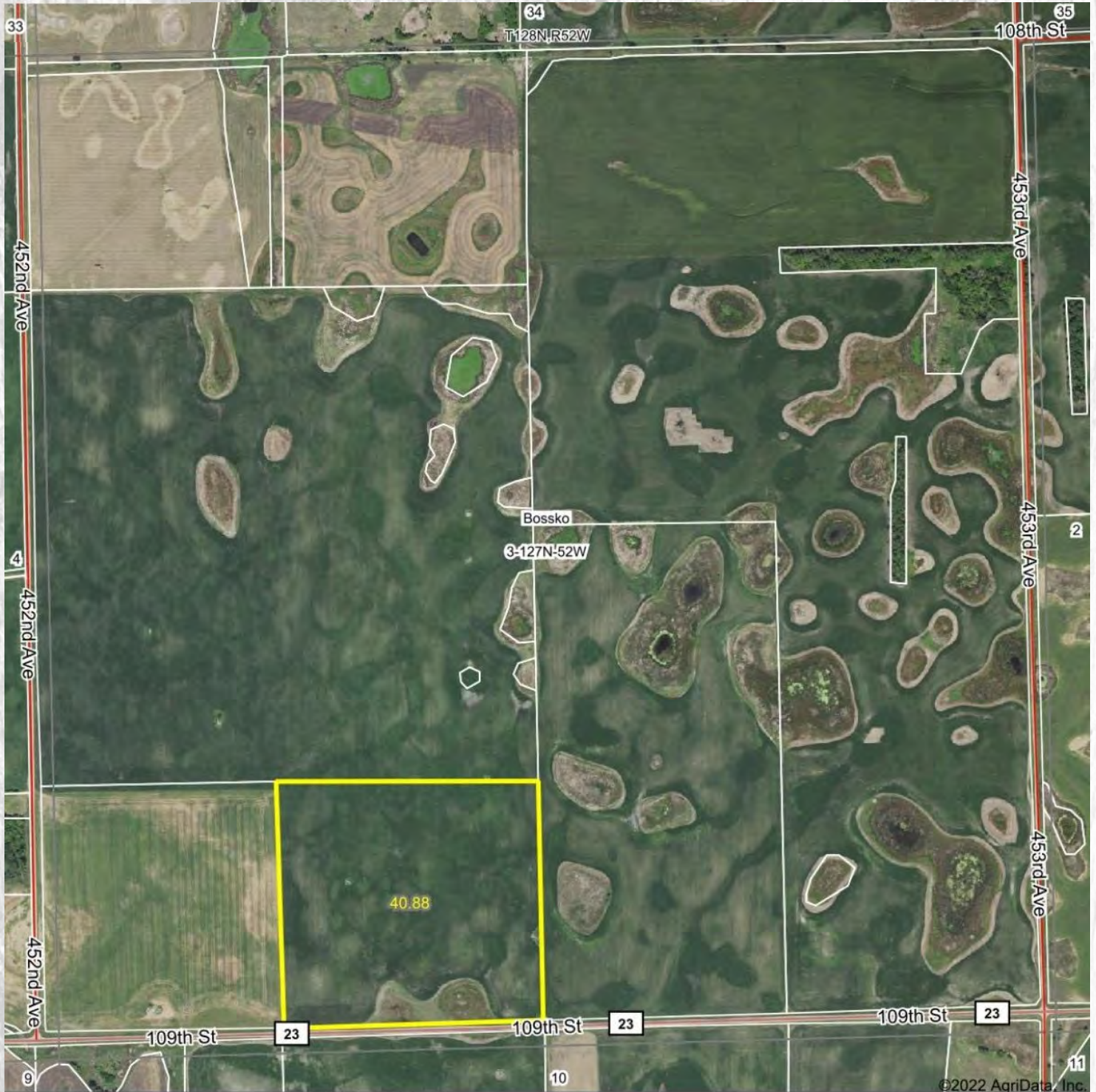
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pk	Peever-Tonka complex	106.95	90.6%	IIIs	70
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	4.87	4.1%	IIIfw	71
VhA	Vallers-Hamerty loams, 0 to 2 percent slopes	4.54	3.8%	IVw	57
Mr	Southam silty clay loam, 0 to 1 percent slopes	1.25	1.1%	VIIIfw	10
Tk	Tonka silty clay loam, 0 to 1 percent slopes	0.44	0.4%	IVw	58
Weighted Average				2.19	68.9



Farm 2 West

Aerial Map



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Map Center: 45° 48' 42.75, -97° 9' 17.78

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3-127N-52W
Roberts County
South Dakota



7/29/2022

Maps Provided By

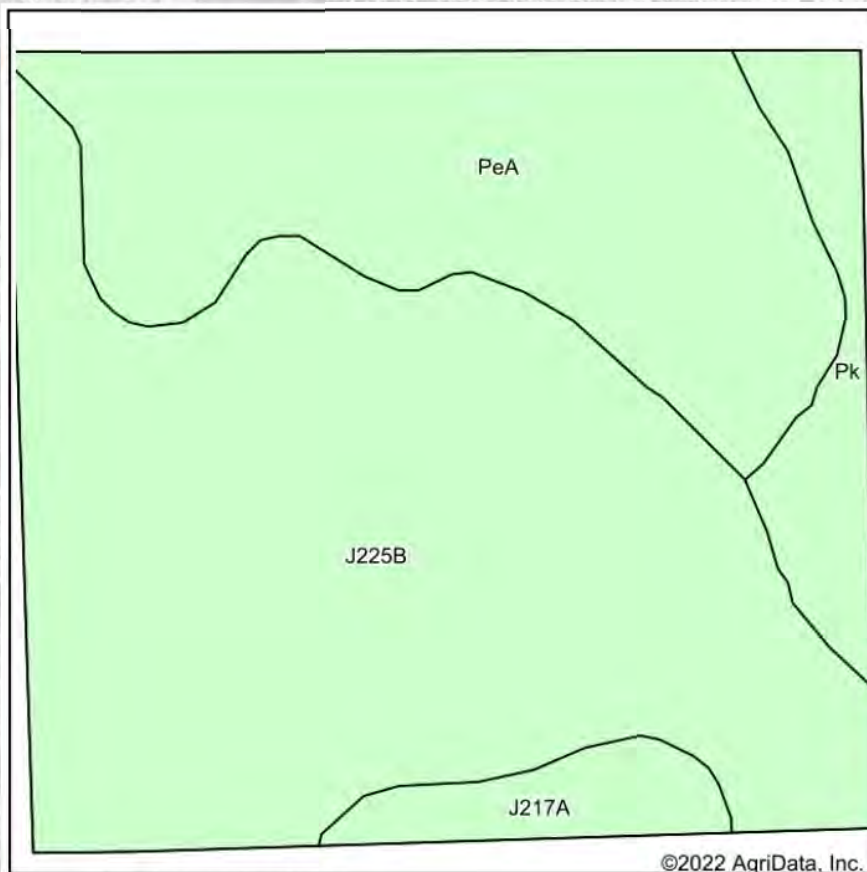


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Field borders provided by Farm Service Agency as of 5/24/2008

Farm 2 West

Cropland Soil Map



State: **South Dakota**
 County: **Roberts**
 Location: **3-127N-52W**
 Township: **Bossko**
 Acres: **40.88**
 Date: **7/29/2022**

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Soils data provided by USDA and NRCS.

Area Symbol: SD109, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J225B	Forman-Aastad complex, 1 to 4 percent slopes	24.23	59.3%	Ile	88
PeA	Peever clay loam, 0 to 2 percent slopes	12.30	30.1%	Ils	73
Pk	Peever-Tonka complex	2.68	6.6%	Ils	70
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	1.67	4.1%	IIIw	71
Weighted Average				2.04	81.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 2
South

Aerial Map

Aerial Map



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

Map Center: 45° 47' 50, -97° 8' 3.08

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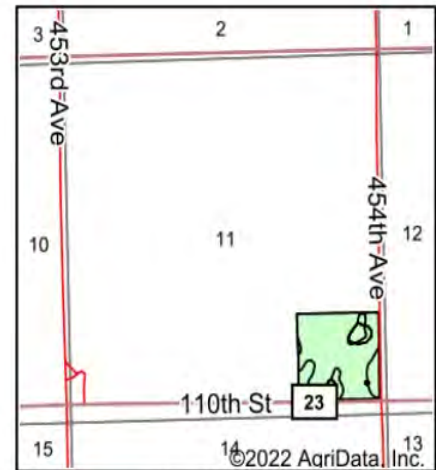
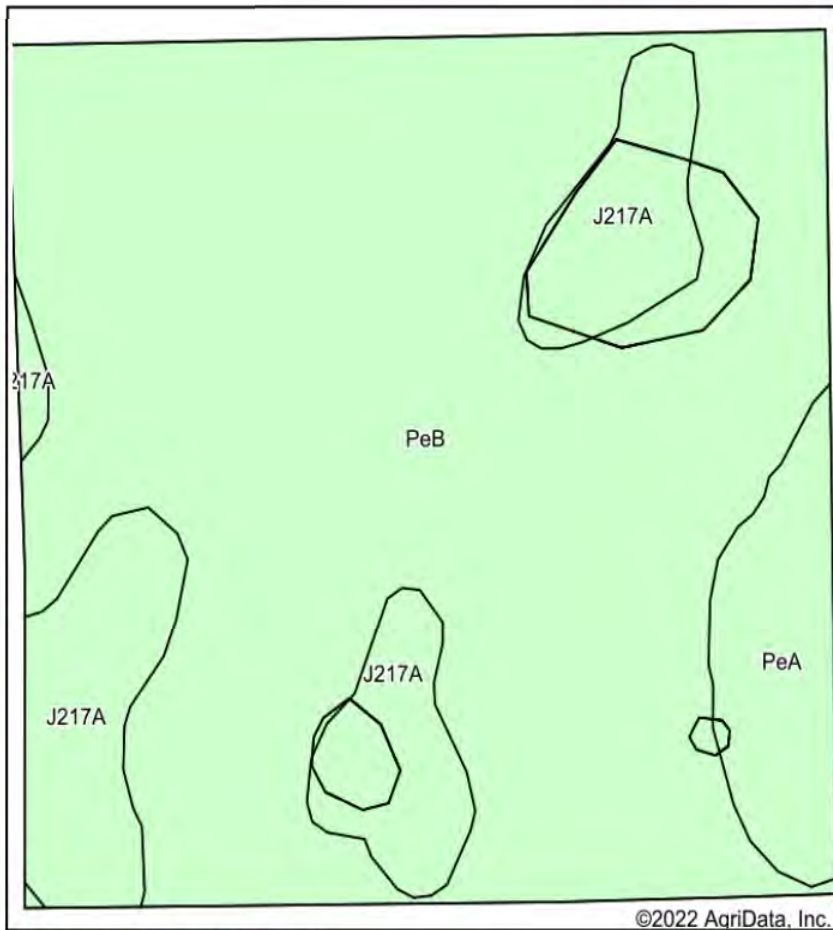
11-127N-52W
Roberts County
South Dakota



8/8/2022

Farm 2 South

Cropland Soil Map



State: **South Dakota**
 County: **Roberts**
 Location: **11-127N-52W**
 Township: **Bossko**
 Acres: **40.76**
 Date: **8/8/2022**

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Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: SD109, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PeB	Peever clay loam, 2 to 6 percent slopes	31.62	77.6%	IIIe	68
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	6.50	15.9%	IIIw	71
PeA	Peever clay loam, 0 to 2 percent slopes	2.64	6.5%	IIs	73
Weighted Average				2.94	68.8

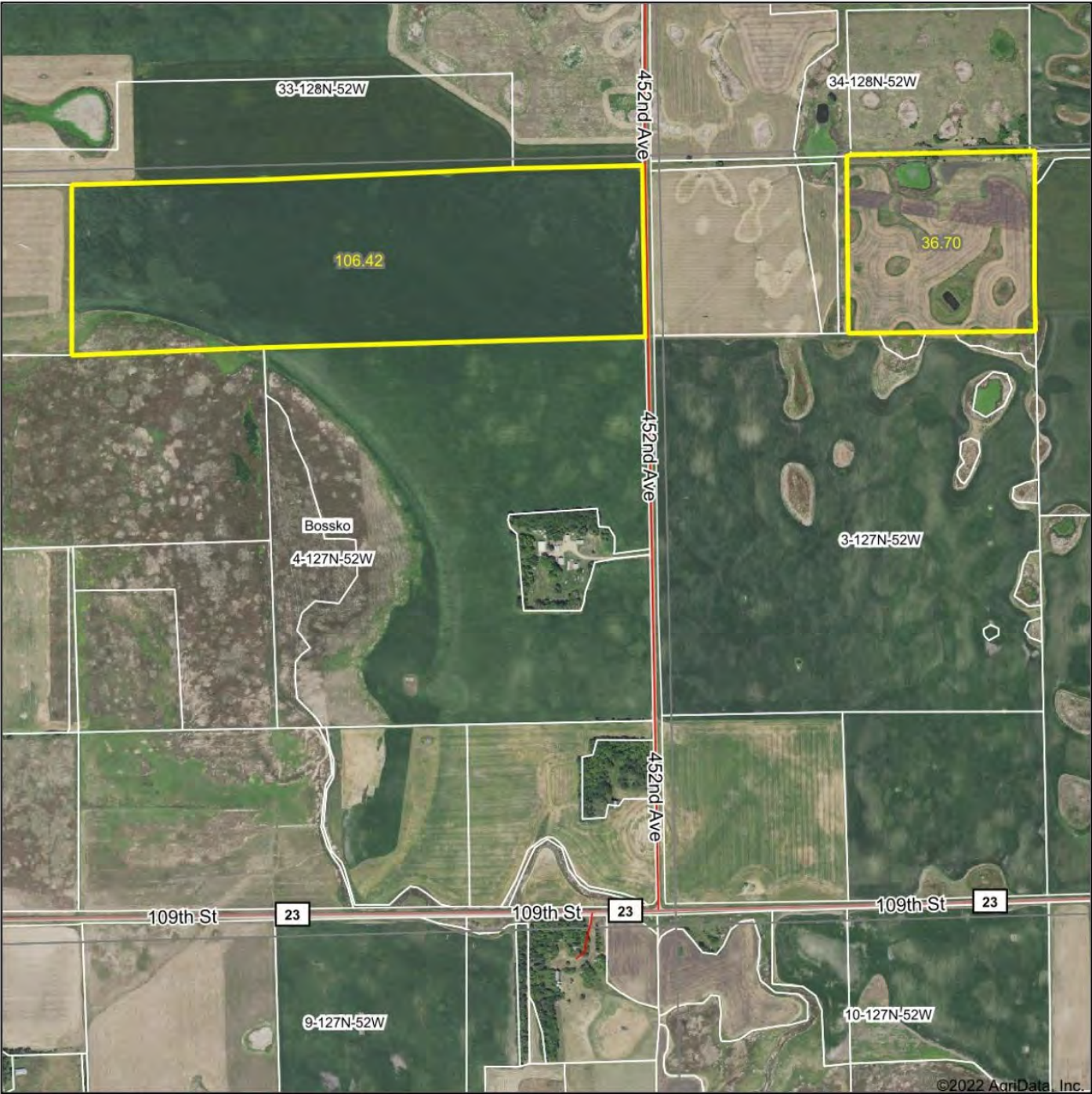
*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 3

Aerial Map

Aerial Map



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Map Center: 45° 48' 42.36, -97° 10' 6.93

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4-127N-52W
Roberts County
South Dakota



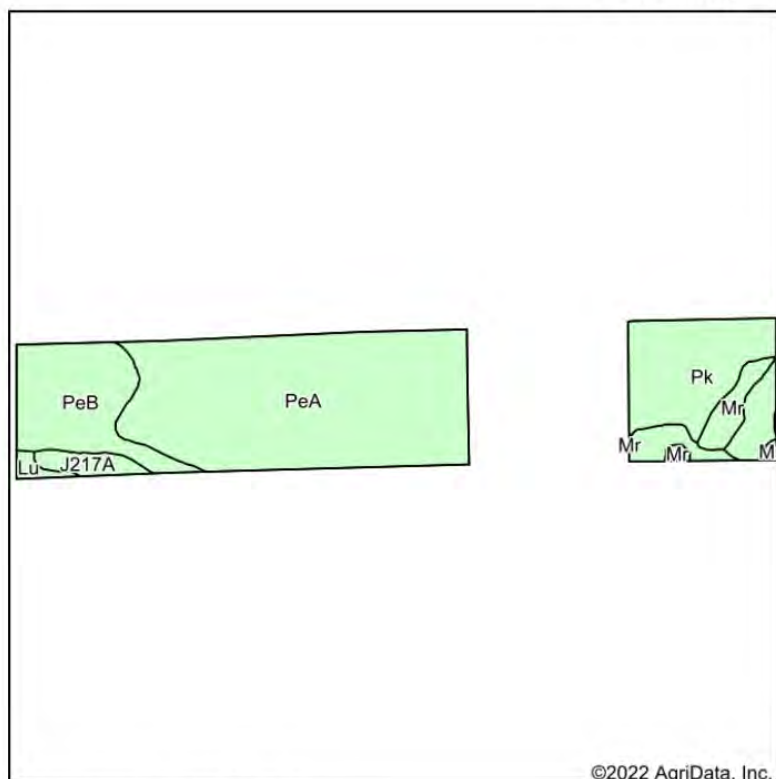
10/18/2022

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

Farm 3

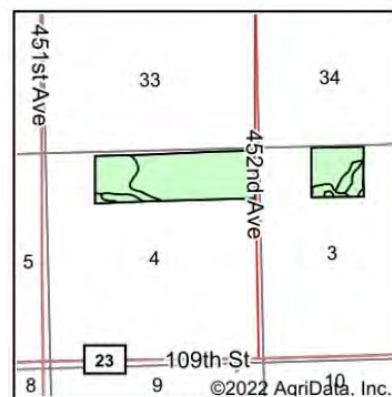
Cropland Soil Map

Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Roberts**
 Location: **4-127N-52W**
 Township: **Bossko**
 Acres: **143.12**
 Date: **10/18/2022**

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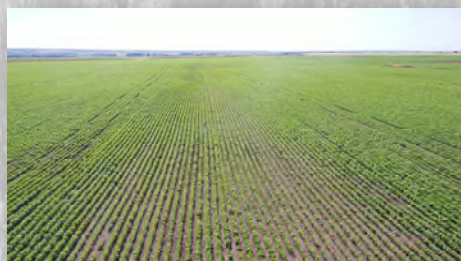
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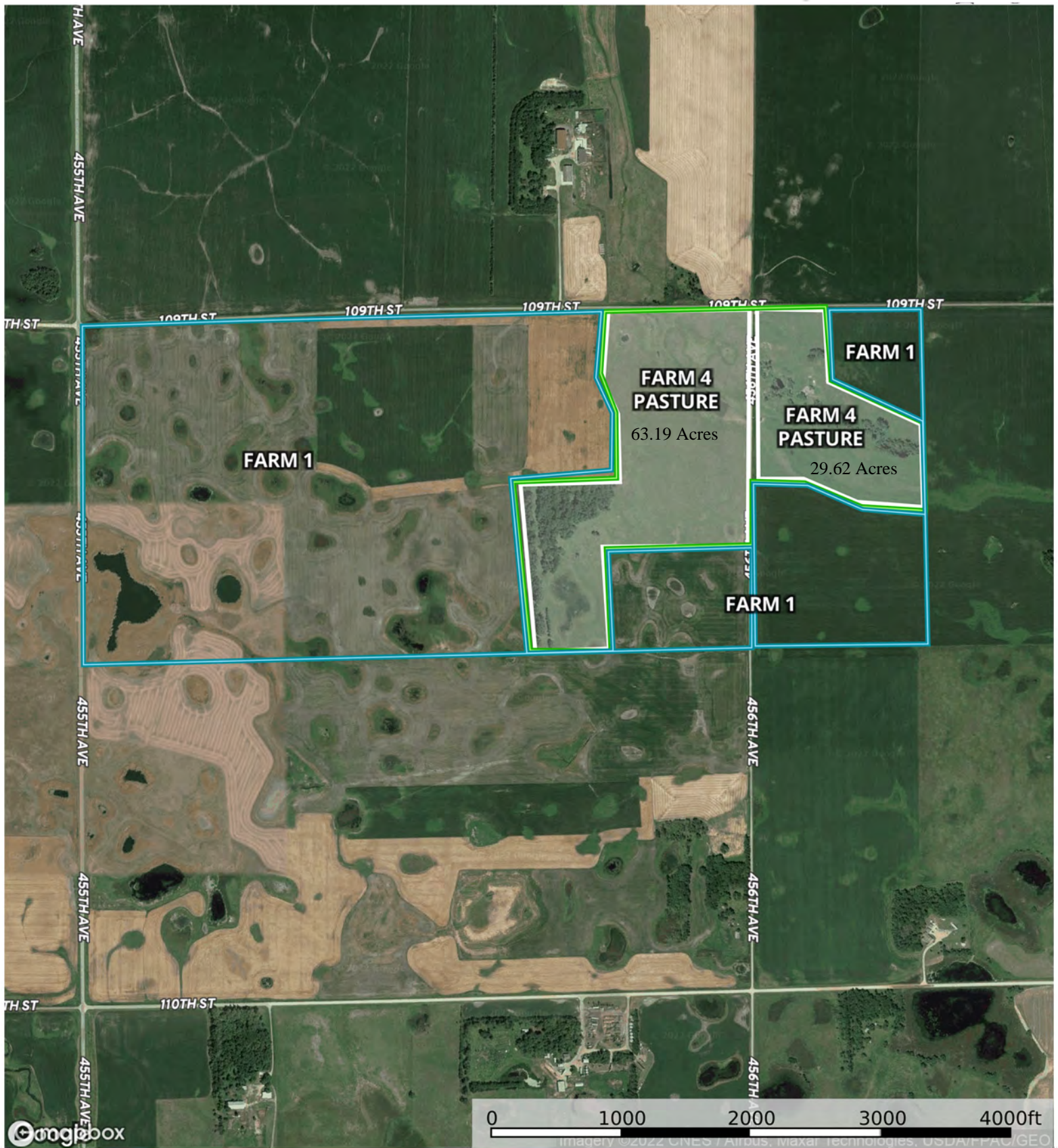
Area Symbol: SD109, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PeA	Peever clay loam, 0 to 2 percent slopes	77.83	54.4%	IIIs	73
PeB	Peever clay loam, 2 to 6 percent slopes	27.36	19.1%	IIIe	68
Pk	Peever-Tonka complex	27.23	19.0%	IIIs	70
Mr	Southam silty clay loam, 0 to 1 percent slopes	5.47	3.8%	VIIIfw	10
J217A	Parnell silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.82	2.7%	IIIIfw	71
Lu	Ludden clay	1.41	1.0%	IVfw	57
Weighted Average				2.47	68.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

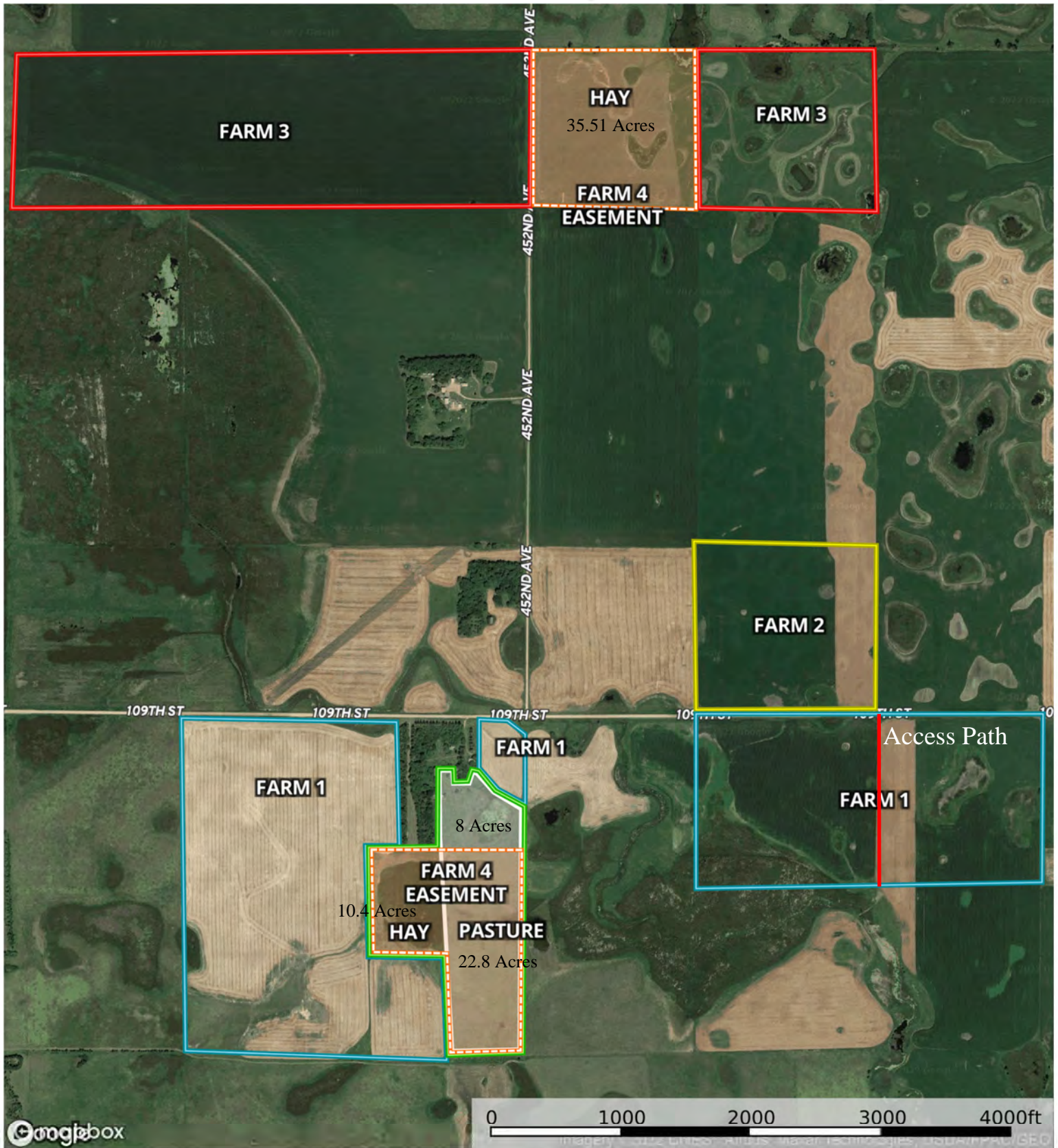


East Pasture Aerial Map



■ Easement Area
 ■ Farm 4
 ■ Pasture
 ■ Farm 2
 ■ Farm 1
 ■ Farm 3

West Pasture/Hay Aerial Map



Easement Area
Farm 4
Pasture
Farm 2
Farm 1
Farm 3



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 & Operation Overview

Deadline: 12:00 PM (CST) on Friday, November 18th, 2022

2 Year Lease Opportunity - Acres based on FSA Crop Land Acres

Payment Due Date: March 1st, 2023 & March 1st, 2024

Farm 1 Amount of Offer: \$ _____ x 464.05 Acres **Total \$** _____

Payment Due Date: March 1st, 2023 & March 1st, 2024

Farm 2 Amount of Offer: \$ _____ x 192.61 Acres **Total \$** _____

Payment Due Date: March 1st, 2023 & March 1st, 2024

Farm 3 Amount of Offer: \$ _____ x 143.46 Acres **Total \$** _____

Payment Due Date: March 1st, 2023 & March 1st, 2024

Farm 4 (Pasture and Hay) Amount of Offer:

NO Easement \$ _____ x 100.81 Acres **Total \$** _____

Easement \$ _____ x 68.71 Acres **Total \$** _____

Quonset Rental Bid/Yr: \$ _____ March 1st, 2023 & March 1st, 2024

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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