

406.86 ACRES | HANSON & DAVISON CO. SD.

3
TRACTS

ONLINE LAND AUCTION

AUCTION ENDS

THURSDAY, NOVEMBER 12, 2020 • 11AM

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snapshot

Bidding Starts at 8am - Nov. 6, 2020
Bidding Ends at 11 am - Nov. 12, 2020

Total Acres: 406.86 **Total Taxes:** \$4,343.86

Tract 1 Location From Ethan: At the corner of HWY 42 & 411th Ave (In Town) head 1 mile north, turn left at 264th St for ¼ mile and property will be on the north side of road.

Tract 2 & 3 Location From Ethan: At the corner of HWY 42 & 411th Ave (In Town) head 4 miles east on HWY 42 and property will be on north side of road.

Call Hanson County Zoning Office for further due diligence with your plans at 605.442.4444 or visit <http://www.districtiii.org/district/hanson.php> for more information.

Owners: Melvin & Lureta Weber Estate

broker notes

Situated 10 miles south of Mitchell SD, in a well-known agricultural community, this land has quality crop land along with a strong half section of contiguous pasture that surrounds Ethan Lake. Offered in 3 tracts, these properties are free to farm and ranch for the 2021 season. With excellent frontage on highways and beautiful lake settings, you have the potential opportunity to capitalize on agricultural investments and/or a new homesite, development, campground or other recreational/business uses with the right approvals. It's a great time for entrepreneurship with strong outside open space demand and tangible South Dakota land investments. Make it a point to come tour the land, see your opportunities at hand and take advantage today!





tract 1

Total Acres: 92+/- acres **Total Taxes:** \$1736.92+/-

Legal Description: All that part of the SE1/4 lying west of the C.M. and St. P Railroad Company ROW in Section 11-T101N-R60W Davison Co S.D.

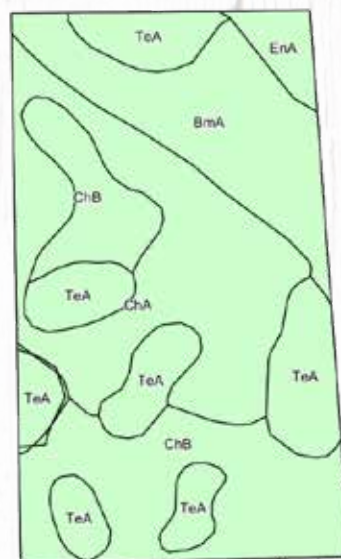
Conveniently located one mile north of Ethan, this property can be accessed right off the HWY to the south. The overall soil rating on this farm is at a 72.5% productivity index with a majority class II clay Clarno-Bonilla loams at 0-2% slope. Sitting nearly level, the FSA reports there are 85.27 crop land acres with 54.4 base acres with a 37.7 acre corn base with an 52 bu PLC yield and a 6 acre soybean base with a 29 bu PLC yield and a 10.7 barley base with a 37 bu PLC yield. The balance of this farm has a cattail slough with taller trees, perfect for the outdoorsman hunting upland birds and Whitetail deer!



tract 1: aerial map



tract 1: soil map



| Area Symbol: SD035, Soil Area Version: 23 | | | | | |
|---|---|-------|------------------|------------------|--------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
| ChA | Clarno-Bonilla loams, 0 to 2 percent slopes | 24.61 | 28.3% | IIc | 88 |
| ChB | Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes | 23.94 | 27.5% | IIe | 78 |
| TeA | Tetonka silt loam, 0 to 1 percent slopes | 20.00 | 23.0% | IVw | 56 |
| BmA | Blendon sandy loam, 0 to 3 percent slopes | 15.95 | 18.3% | IIIe | 63 |
| EnA | Enet loam, 0 to 2 percent slopes | 2.49 | 2.9% | IIIs | 60 |
| Weighted Average | | | | | 72.5 |



tract 2



Total Acres: 277.75+/- acres **Total Taxes:** \$2,335.39+/-

Legal Description: NW1/4, N1/2 of the SW1/4, and the SE1/4 of the SW1/4 of Section 17-T101N-R59W, Worthen TWP, Hanson County, SD

This pasture offers quality grass land in one block and excellent water sources on the north and south end of the property. The Twelve Mile Creek flows through the northeast corner along with Ethan Lake on the west side of the property. There are 6 acres currently enrolled in CRP for a wetland buffer until 9.31.2021 with a payment of \$73.60 per acre for a total of \$442 per year. This virgin sod grassland not only has quality 4 barb fence but a mix of cool and warm season grasses. This land is contiguous with Tract 3 and is free from a grassland easement.





tract 3

Total Acres: 37.11+/- **Total Taxes:** \$271.55+/-

Legal Description: SW1/4 of the SW1/4 Excluding Lot 1 of Heiman – Weber Addition of Section 17-T101N-R59W, Worthen TWP, Hanson County, SD

This tract is currently used as pasture and includes part of Ethan Lake with an earthen dam and cement spillway located on the south side of the lake. Continue grazing this land or look into your entrepreneurial opportunities as this land is situated in a superb location with lake access and highway frontage minutes from Mitchell. Use the public .64 acre picnic area at your leisure that is conveniently located within this tract and is owned by the City of Ethan in cooperation with SD Game Fish and Parks. This land is contiguous with Tract 2 and is free from a grassland easement. If you are looking to build a country home with scenic views near Ethan & Mitchell, come inspect this as your new potential today.



terms

Closing and landlord possession will be on or before December 15th, 2020 as this land is leased for the 2020 farming season, expiring February 28, 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 Davison & Hanson 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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