

117.66+/- ACRES | BRULE CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, DEC 1, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT

605.692.2525
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snapshot

Auction Date: Thursday, Dec 1st, 2022 @ 11am

**Auction Location: Cedar Shores Convention Center
@ Arrowhead Resort, 1500 Shoreline Dr, Oacoma, SD**

Online Bidding Starts: Tuesday, Nov 29th

Total Acres: 117.66 +/- **Total Taxes:** \$876.24

Legal: SW1/4 SEC 32-T105N-R70W (except N2 of the NW4 of the NW4 of the SW4; NE4 of the NW4 of the SW4; SE4 of the NW4 of the SW4; N2 of the NE4 of the SW4 of the SW4; W2 of the NW4 of the NE4 of the SW2; W2 of the SW2 of the NE4 of the SW4; And the NW4 of the NW4 of the SE4 of the SW4) all in Brule County, South Dakota.

Location from Chamberlain, SD: From Chamberlain downtown, take Main Street North (becomes SD Hwy 50) 3.3 miles, turn right on 244th Street for 1.5 miles and the land sits on the North side of the road.

tract 1

Acres: 80 +/- **Taxes:** \$596.00

Legal: S1/2 of the NW1/4 of the NW1/4 of the SW1/4; SW1/4 of the NW1/4 of the SW1/4; NW1/4 of the SW1/4 of the SW1/4; SW1/4 of the SW1/4 of the SW1/4; S1/2 of the NE1/4 of the SW1/4 of the SW1/4; SE1/4 of the SW1/4 of the SW1/4; S1/2 of the NW1/4 of the SE1/4 of the SW1/4; SW1/4 of the SE1/4 of the SW1/4; S1/2 of the NE1/4 of the SE1/4 of the SW1/4; SE1/4 of the SE1/4 of the SW1/4; all in SEC 32-T105N-R70W in Brule County, South Dakota.

- Wildlife Rich Environment with Missouri Breaks
- Predominately Class II Dirt with Overall Soil PI of 84.8%
- 75+/- Cropland Acres

With 80+/- total acres, Tract 1 offers an abundance of good dirt with 75+/- acres of cropland acres including nearly 74.38+/- acres of Class II dirt that packs a heavy punch with PIs reaching 84%, 86%, and 94% comprised of a majority of a class II Uly and Mobridge silt loams. FSA reports an estimated 75 cropland acres with 63 base acres including 42 acre corn base with 119 bu PLC yield and 21 acre soybean base with 36 bu soybean PLC yield. This prime dirt also provides tall wheat grass through the Mobridge silt loam which brings excellent hay land and habitat for an abundance of mule deer, whitetail deer, turkey, and pheasant.



tract 2

Acres: 37.66 +/- **Taxes:** \$279.37

Legal: E1/2 of the NW1/4 of the NE1/4 of the SW1/4; E1/2 of the SW1/4 of the NE1/4 of the SW1/4; NE1/4 of the NW1/4 of the SE1/4 of the SW1/4; NE1/4 of the NE1/4 of the SW1/4; SE1/4 of the NE1/4 of the SW1/4; N1/2 of the NE1/4 of the SE1/4 of the SW1/4; all in SEC 32-T105N-R70W in Brule County, South Dakota.

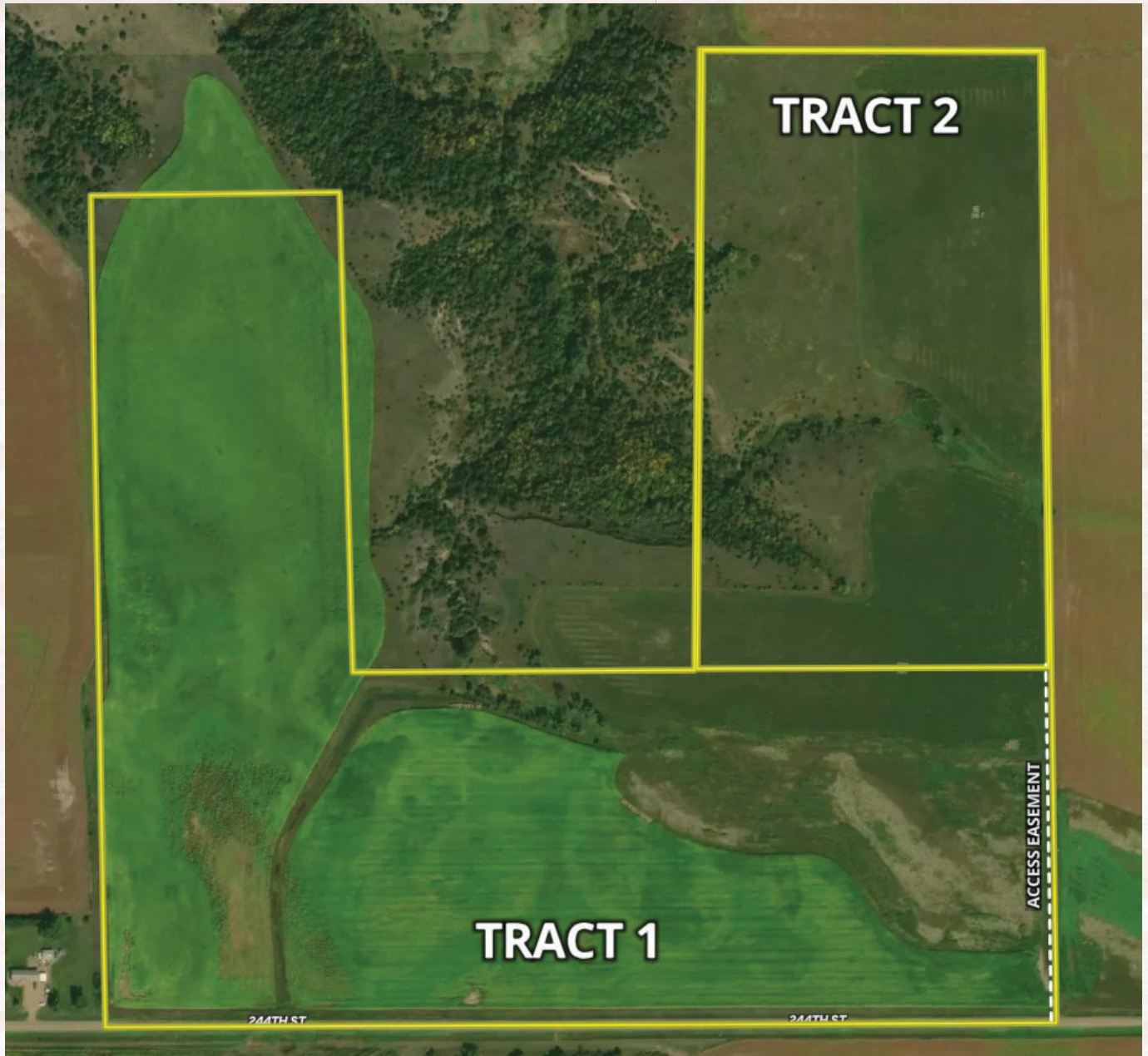
- 25+/- Cropland Acres with PIs reaching 84% and 94%
- Build Your Home or Recreational Sanctuary
- Missouri River Views & Excellent Eye Appeal

With 37.5+/- total acres, Tract 2 offers a unique tract of land with timber, cropland and potential building site for any outdoorsman or hobby farmer. With a convenient location near the Missouri River reservoir of Lake Francis Case and the unique opportunity to produce row crops or build into your recreational haven off the beaten path, this property has it all! FSA reports an estimated 25 cropland acres with a total of 21 base acres including a 14 acre corn base with 119 bu PLC yield and 7 acre soybean base with a 36 bu PLC yield. With these 25+/- acres of class II dirt averaging 79.6% PI in total, this land provides a great investment opportunity and gives an elite recreational opportunity for anyone interested in wildlife habitat, hunting, or entrepreneurial vision. Join us December 1st as this property hits the auction block, you won't wanna miss out!



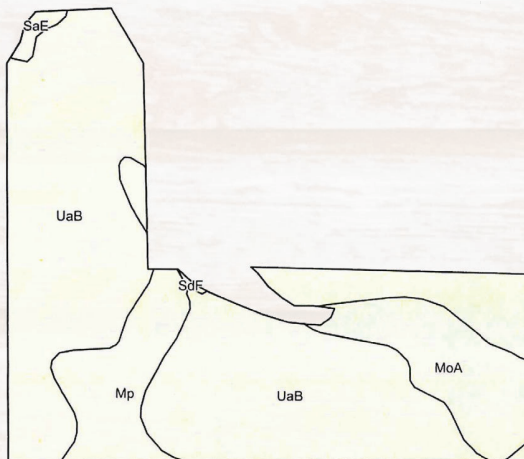


aerial map





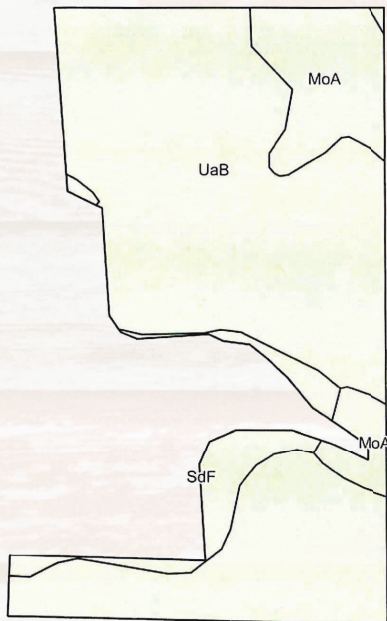
cropland soil maps



tract 1

PI 84.8%

Area Symbol: SD603, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
UaB	Uly silt loam, 2 to 6 percent slopes	56.44	75.1%	Ile	Ile	84
MoA	Mobridge silt loam, 0 to 2 percent slopes	9.32	12.4%	Ile		94
Mp	Mobridge-Plankinton silt loams	8.62	11.5%	Ile		86
SaE	Sansarc-Opal clays, 9 to 25 percent slopes	0.66	0.9%	Vle	Vle	21
SdF	Sully silt loam, 25 to 40 percent slopes	0.10	0.1%	Vle		5
Weighted Average				2.05	*-	84.8



tract 2

PI 79.6%

Area Symbol: SD603, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
UaB	Uly silt loam, 2 to 6 percent slopes	20.05	79.0%	Ile	Ile	84
MoA	Mobridge silt loam, 0 to 2 percent slopes	3.48	13.7%	Ile		94
SdF	Sully silt loam, 25 to 40 percent slopes	1.86	7.3%	Vle		5
Weighted Average				2.37	*-	79.6



broker notes

With a diverse blend of quality cropland, Missouri River views, and timber cover for the hunting enthusiasts, Advantage Land proudly presents 117.66+/- acres of beautiful, well-stewarded Brule County land for auction just minutes North of Chamberlain, South Dakota. Tract 1 contains 75+/- acres of good dirt with a strong majority of excellent cropland ranking at 84%, 86%, and 94% PI respectively. Tract 2 provides Missouri River views, a nature rich landscape throughout, and 25+/- acres of cropland ranking 84% and 94% PI. With room for a hobby farm, cropland with good dirt, a habitat rich area, or nature observing at it's finest, these two tracts bring all kinds of possibilities to any operator or investor. FSA reports an estimated 100.00+/- Cropland Acres with a total base of 84 acres across the two tracts including 56 acre Corn Base with 119 bu PLC yield and 28 acre Soybean Base with 36 bu PLC yield. Located just a few miles from a boat launch on the Missouri River reservoir of Lake Francis Case with electrical and rural water accessibility close to the property, this land supports year around recreational activities as well as an income producing stream for your investment portfolio! Join us on December 1st and take ADVANTAGE of a rare opportunity to bid and buy this unique South Dakota piece of paradise.

Owner: Brett, Matthew, Mark, & Wyatt Werner

terms

Closing to take place on or before December 27th, 2022. Possession will be given March 1, 2023. If sold separately, an access easement will be given from Tract 1 to Tract 2 on far East side of property for 30' and will be Tract 2 owner responsibility to establish, keep and maintain current condition. Buyer(s) will be responsible for establishing electrical and rural water to the properties if so desired. 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 Brule 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. Tracts will be offered individually, any combination, and as a unit.



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