

178.97+/- ACRES | CLARK CO. SD.

ONLINE BIDDING AVAILABLE

# LAND AUCTION

THURSDAY, JANUARY 12, 2023 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: January 12, 2023 @ 11am**

Auction Location: Clark Community Center  
(120 N Commercial St, Clark, SD)

**Online Bidding Starts: January 10th, 2023**

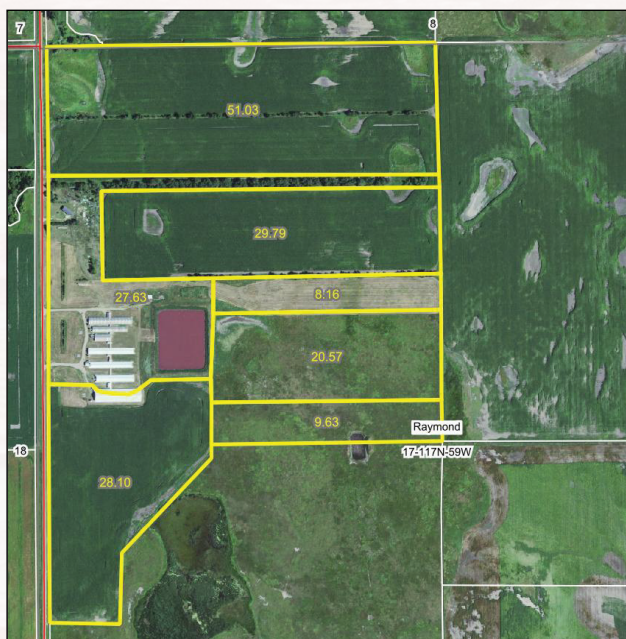
**Total Acres:** 178.97+/- **Total Taxes:** \$6,454.32

**Legal:** NW1/4 & Dakota 17, LLC Addition in SW1/4 of SEC 17-T117N-R59W in Clark County, South Dakota.

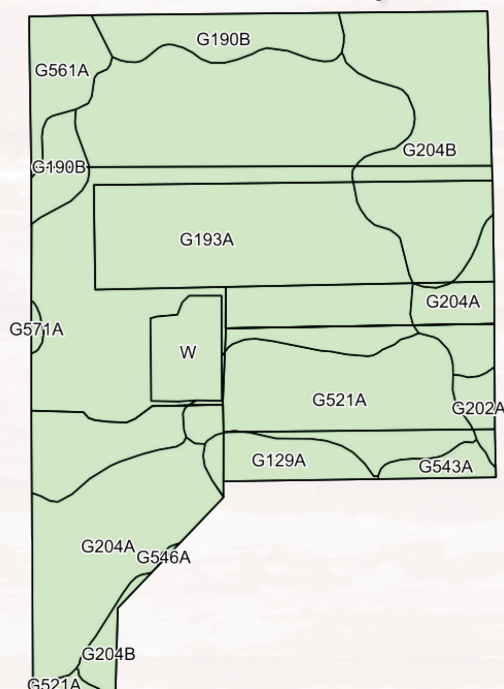
**Location from Raymond, SD:** Travel North on County Road 1 (414th Ave) for 1.5 miles and turn West on County Road 27 (169th St) for 1 mile. Turn North on 413th Ave for ¼ mile. Property starts on the East side of the road.

- 3,010+/- Permitted Farrowing Facility
- 125.08 Total Cropland Acres
- 80+/- Class II Soil with PI of 92%
- \$31,000 Buyer Credit

## aerial map



## soil map



Area Symbol: SD025, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G193A	Aastad-Forman loams, 0 to 3 percent slopes	79.87	45.7%	IIc	92
G204B	Peever clay loam, 3 to 6 percent slopes	23.16	13.2%	IIIe	66
G204A	Peever clay loam, 0 to 3 percent slopes	23.06	13.2%	IIIs	74
G521A	Lowe loam, 0 to 1 percent slopes, occasionally flooded	19.22	11.0%	IVw	41
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	10.32	5.9%	IIe	79
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	5.34	3.1%	IIc	84
W	Water	4.94	2.8%	VIII	0
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	4.85	2.8%	IVs	35
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	1.96	1.1%	VIw	24
G202A	Peever-Cavour complex, 0 to 3 percent slopes	1.77	1.0%	IIIs	61
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.2%	IIc	92
G546A	Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded	0.09	0.1%	IVw	34
Weighted Average				2.62	74.3





# broker notes

This unique property highlights a valuable blend of cropland, pasture, and tree lines along with combined 3,010+/- permitted hog farrowing amenities all designed to provide a productive income stream to the owner. Advantage Land Company is proud to present this diverse 178.97+/- acres comprised of over 107.29+/- acres of well-stewarded cropland with the remaining consisting of 38+/- acres of pasture and hayland and seven sow farrowing facilities with a lagoon, nutrient management plan, and two 80 feet+/- deep wells which supply the water on site. Located in the agriculture rich community just North of Raymond, South Dakota, this land brings all kinds of possibilities and revenue potential to any operator or farmer. This tract of land is comprised of 80+/- acres of power-packed soils with predominantly Class II soils ranked at 92% PI. FSA reports 125.08 Cropland Acres with a strong total of 125.0 Base Acres, including a 93.75 acre Corn Base with 107 bu PLC yield and a 31.25 acre Soybean Base with 37 bu PLC yield. This property is also offering an uninhabitable acreage site equipped with mature trees, utilities and paddocks to start your very own hobby farm. Combining that with well fertilized, maintained and successful cropland, makes this overall investment property an exceptional long term opportunity. Take Advantage of this piece of South Dakota dirt to foster for years to come!

**Owners: Dakota 17, LLC**

## terms

Closing to take place on or before February 24th, 2023. Possession for the 107.29 acres of current farmland will be given March 1, 2024, as this cropland is sold subject to a verbal lease for 2023. Seller to credit buyer at closing in the amount of \$31,000 for not being able to rent or farm cropland in 2023. Possession for pasture, hog unit, hayland and potential acreage site will be at closing. The permit and nutrient management plan are current and available for the new buyer to take the steps necessary to transfer. 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 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 buyer is responsible for RE Taxes in 2023 and any future taxes. 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 Clark County Zoning Ordinances and mineral reservations. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. The house is being sold as is and is uninhabitable. Another 3,010 head permitted unit may be available to purchase after the auction within 5 miles of this unit. 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 Seller Confirmation. Not responsible for accidents.

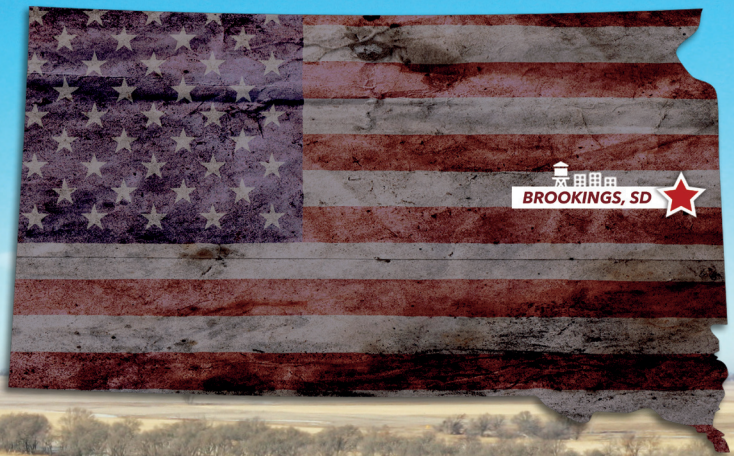




SOUTH DAKOTA & MINNESOTA  
**LAND BROKERS**

**605.692.2525**

**CALL TODAY!**



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM