

HOBBY FARM. | 31 ACRES | HAMLIN CO, SD

ONLINE AUCTION

AUCTION ENDS

FRIDAY, NOVEMBER 20, 2020 • 11AM

Place Your Bid at AdvantageLandCo.com



OPEN HOUSE
November 7, 2020
11:00am-1:00pm

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snapshot

Auction Opens: 8 am • Nov. 13, 2020
Auction Ends: 11 am • Nov. 20, 2020

Address: 17832 461 Ave Watertown SD 57201 **Acres:** 31+/- **Taxes:** \$2,112

Legal: Ponto Addition located in the NW1/4 Section 5-115-51 Hamlin County SD.

Utilities:

- > Sioux Rural Water: 12 Month Average is \$404
- > HD Electric 12 Month Average: Barn & Other Sheds near \$687; House and Buildings near \$311
- > 500 Gallon Propane Tank is Owned and will be Prorated to Closing. Average of 400 gallons per year.

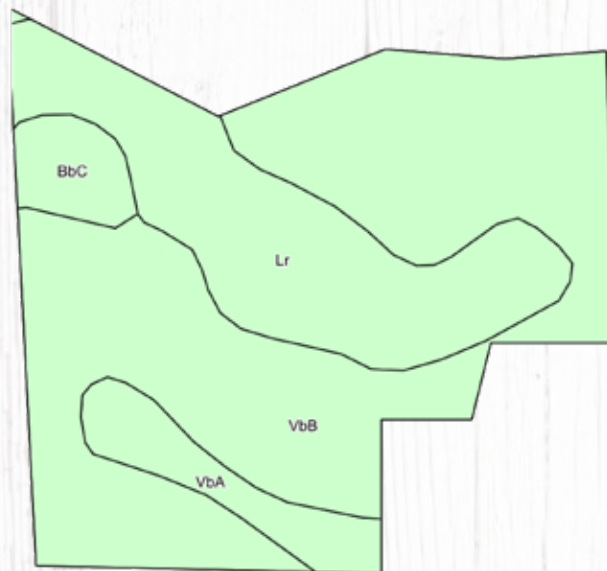
Location: From Watertown: Head east just east of I-29, then go south on 458 Ave for 4 miles, then east on 176 St for 1 mile, then south on 459 Ave for 2 miles, then east on 178 St for 2.1 miles and then go south at the long driveway.

From Castlewood & Clear Lake: Exit 164 to Hwy 22, take a left a go west for 2 miles on black top, turn right and go north on 464 Ave (county hwy) for 4 miles, then left and go west on 178 St for two miles, take left on 462 Ave for .1 miles and immediately take the next right onto 178 St for ¾ of a mile, take a left on the long driveway to then enter the property from the north.

aerial map



soil map



Area Symbol: SD057. Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	19.39	62.3%	Ile	86
Lr	Lamoure-Rauville silty clay loams, channeled	8.28	26.6%	VIW	33
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	2.14	6.9%	Is	90
BbC	Barnes-Buse loams, 6 to 9 percent slopes	1.33	4.3%	IIle	61
Weighted Average					71.1



broker notes

It's all about an advantageous location, 10 miles from Watertown, and still being able to enjoy the peaceful treasures of the South Dakota countryside. Equipped with an efficient in-floor heated ranch-style home built in 2007, this fine-tuned hobby farm also offers 31 acres with mature trees, wildlife, useful sheds, barns, cropland, pastures and paddocks. Acreage seekers, look no further, make this turn-key hobby farm yours and call today for more information!

This neat and tidy country home was built in 2007 with electric hot water in-floor heat, vaulted ceilings and 2856 finished square feet. The main floor is equipped with 1428sf, a spacious kitchen dining area with an island and living room with a cozy propane fireplace. An office, pantry, entry with a half bath mud room, laundry room, master bedroom with a double closet and $\frac{3}{4}$ bathroom also on the main floor. Enjoy the practical basement with 2 bedrooms and a full bathroom, along with a spacious living room and storage/utility area. An attached, in-floor heated garage has two stalls and 780sf.

There are a variety of outbuildings including a 40'x63' pole shed built in 2000, a 40'x80' shed built in 1981, a wood Quonset that is 36'x60', and 10x12 poultry shed. Built in 1955, there are two 3200bu bins and a 50'x108' shed built in 1969 with new scissor rafters, roof and steel sides put on in 2007 with an in-floor heated milk room and office. The entire barn is also insulated and has a cement floor. Whether you are a grain farmer, have livestock or are seeking a hobby farm, these pole barns and outbuildings could be used to fit a variety of needs.

There are 5 barb fences surrounding 7 different pastures/paddocks with a lane for ease of operating, all equipped with water tanks. The land itself is comprised mainly of Class II, Vienna/Brookings complex with a productivity index of 86%. This property has been very well set up and maintained which makes for a simple transition. Take advantage of this hobby farm on the open market that is ready to work for you while enjoying the serenity of the country you desire. Make plans to inspect this hidden gem today!

Owners: Steve & Vonda Ponto





gallery





terms

Closing and possession will be on or before December 22, 2020. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 5% 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 prorated to the date of closing. Propane will be prorated to the date of closing. 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 Hamlin County Zoning Ordinances. There is a access easement for the south driveway. The bordering landowner has an access easement for the west driveway, up until it curves toward the house. There is a plat available. 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. 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.

Personal Property Not Included:

Contents of the dairy barn – including milking equipment, bulk tank, ventilation fans, rubber mats, gutter grates, barn cleaner, and stalls. Cement curbs will be removed. 10'x24' portable calf shelter. Kitchen antique stove/oven and antique fridge.



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