

796+/- ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

5 TRACTS

LAND AUCTION

THURSDAY, FEBRUARY 23, 2023 • 11AM



ADVANTAGE
Land Co.

EXPOSE
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snapshot

Auction Date: February 23, 2023 @ 11am
Spink County Fairgrounds - 17415 US Highway 281, Redfield, SD
Online Bidding Starts: Tuesday, February 21

Total Acres: 796+/- **Total Taxes:** \$9,589.60

Legal: NW4 SEC 23, SE4 SEC 24, NW4 NE4 SE4 SEC 25 all in T119N-R60W, Spink County, South Dakota.

Location from Conde, SD: Travel South out of Conde on HWY 20 for 3 miles and turn left (heading East) to continue on HWY 20 for 4 miles. The property starts on the South side of the road after 410th Ave.

Electric Services: Northern Electric Coop - (605) 225-0310 | **Water Services:** Web Water - (605) 229-4749

tract 1

Acres: 156+/- **Taxes:** \$1,371.70 **Buyer Credit:** \$25,000

Legal: NW4 SEC 23-T119N-R60W, Spink County, South Dakota.

- Cropland Soils at 73.1% PI
- Majority Class II Soils
- Combination Crop, Pasture, & Habitat
- Easy Access off HWY 20

Conveniently located right off of Highway 20, this tract provides 156+/- acres containing a combination of cropland, pasture, and a slough. This tract has a majority of Class II soils and an FSA reported 83.62 Cropland Acres at a 73.1% Productivity Index with 57.1 Base Acres and is modern machinery ready. The remaining balance of 66.82 acres is comprised of a pasture with a dugout along with a cattail slough for your extreme habitat.



TRACT 1 - FSA INFORMATION

TOTAL ACRES: 156+/-
CROPLAND ACRES: 83.62
BASE ACRES: 57.1

CROP	BASE ACRES	PLC
WHEAT	11.0	29 BU
CORN	19.9	83 BU
GRAIN SORGHUM	2.1	51 BU
SUNFLOWERS	1.9	978 LB
SOYBEANS	22.2	26 BU

tract 2

Acres: 160+/- **Taxes:** \$1,576.66 **Buyer Credit:** \$21,500

Legal: SE4 SEC 24-T119N-R60W, Spink County, South Dakota.

- Good Water Sources
- Easy Access
- Crop, Hay and Pasture Land
- 69.4% Cropland Soil PI

With a mixture of cropland, hay land, pastures, and 2 waterways with 2 dugouts, Tract 2 brings 160+/- acres of diverse landscape for a buyer into it all. With an FSA reported 69.94 cropland acres and a total of 44.89 base acres, this property recognizes an overall cropland PI of 69.4% along with it's 2 pastures totaling 70+/- acres and 28.33+/- acres that are currently utilized as hay land.



TRACT 2 - FSA INFORMATION

TOTAL ACRES: 160+/-
CROPLAND ACRES: 69.94
BASE ACRES: 44.89

CROP	BASE ACRES	PLC
WHEAT	2.82	41 BU
CORN	12.84	129 BU
GRAIN SORGHUM	0.00	0 BU
SUNFLOWERS	0.00	0 LB
SOYBEANS	29.23	29 BU



tract 3

Acres: 160+/- **Taxes:** \$2,101.38 **Buyer Credit:** \$32,500

Legal: NW4 SEC 25-T119N-R60W, Spink County, South Dakota.

- 120.19 Cropland Acres
- Majority Class II Soils
- Easy Access & Key Drainage Ditch
- Cropland Soil PI of 81.3%

Tract 3 has a total of 160+/- acres of primarily Class II soils ranking at an overall PI of 78% as the cropland soils have a PI rating of 81.3%. With an FSA reported 120.19 cropland acres and a total of 81.61 base acres this diverse property brings loads of potential to any owner. Utilize the center grass drainage as a pasture or hay land or make use of the drainage as a potential drain tile outlet to help with Alkaline areas and other poor drainage areas once approved.



TRACT 3 - FSA INFORMATION		
TOTAL ACRES:	160+/-	
CROPLAND ACRES:	120.19	
BASE ACRES:	81.61	
CROP	BASE ACRES	PLC
WHEAT	9.9	29 BU
CORN	18.0	83 BU
GRAIN SORGHUM	1.9	51 BU
SUNFLOWERS	1.7	978 LB
SOYBEANS	20.1	26 BU

tract 4

Acres: 160+/- **Taxes:** \$2,283.26 **Buyer Credit:** \$30,000

Legal: NE4 SEC 25-T119N-R60W, Spink County, South Dakota.

- Quality Row Crop Farm
- 82.9% Overall Soil PI
- Easy Access and Eye Appeal
- Convert Additional Acres

With an overall 82.9% soil PI, this strong Class II South Dakota dirt brings quality to the table. FSA reports 87.36 cropland acres with the remainder being used as pastureland that could be converted to row crop production. This quarter compliments Tract 3 and 5 well by being all contiguous and good Class II dirt on both sides for your row crop operation.



TRACT 4 - FSA INFORMATION		
TOTAL ACRES:	160+/-	
CROPLAND ACRES:	87.38	
BASE ACRES:	59.05	
CROP	BASE ACRES	PLC
WHEAT	0.0	0 BU
CORN	19.7	83 BU
GRAIN SORGHUM	2.1	51 BU
SUNFLOWERS	1.8	978 LB
SOYBEANS	22.0	26 BU

tract 5

Acres: 160+/- **Taxes:** \$2,256.60 **Buyer Credit:** \$36,500

Legal: SE4 SEC 25-T119N-R60W, Spink County, South Dakota.

- Convert Pasture Acres
- 82% Soil PI Overall
- 143.86 Acres of Class II Soils
- For Modern Day Equipment

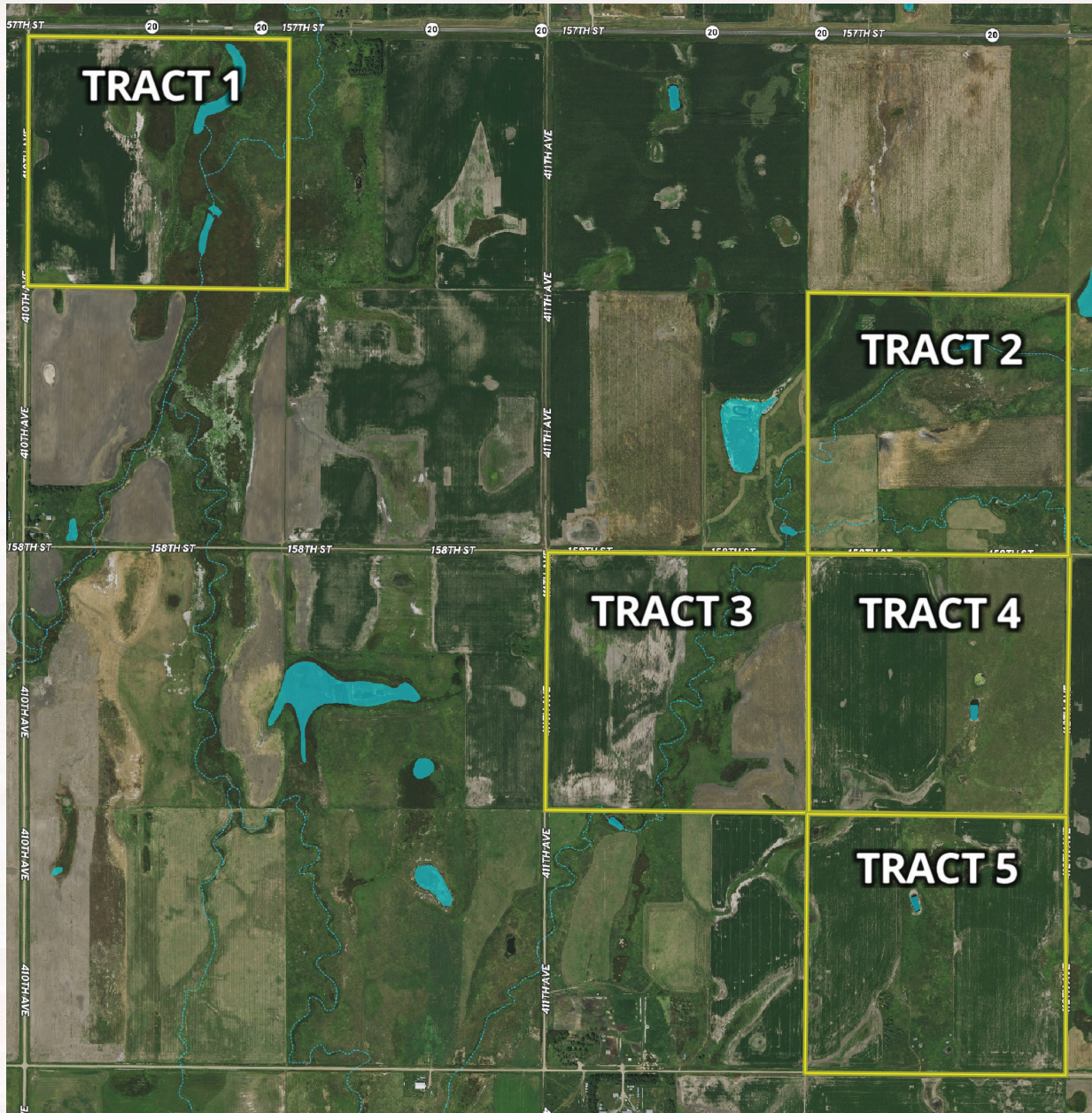
This cropland tract boasts a productive 160+/- acres primarily comprised of Class II soils with an average of 82% PI, gently rolling slopes and straight rounds. With 120.97 Cropland acres, this tract offers the opportunity to farm quality land with 35.48 pasture acres to potentially be converted into row crop production to make this a square 160.

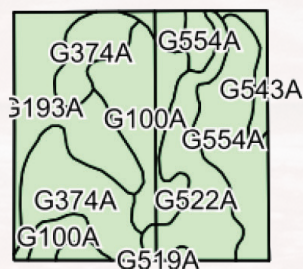


TRACT 5 - FSA INFORMATION		
TOTAL ACRES:	160+/-	
CROPLAND ACRES:	120.93	
BASE ACRES:	81.0	
CROP	BASE ACRES	PLC
WHEAT	0.0	0 BU
CORN	28.2	83 BU
GRAIN SORGHUM	3.0	51 BU
SUNFLOWERS	2.7	978 LB
SOYBEANS	31.5	26 BU

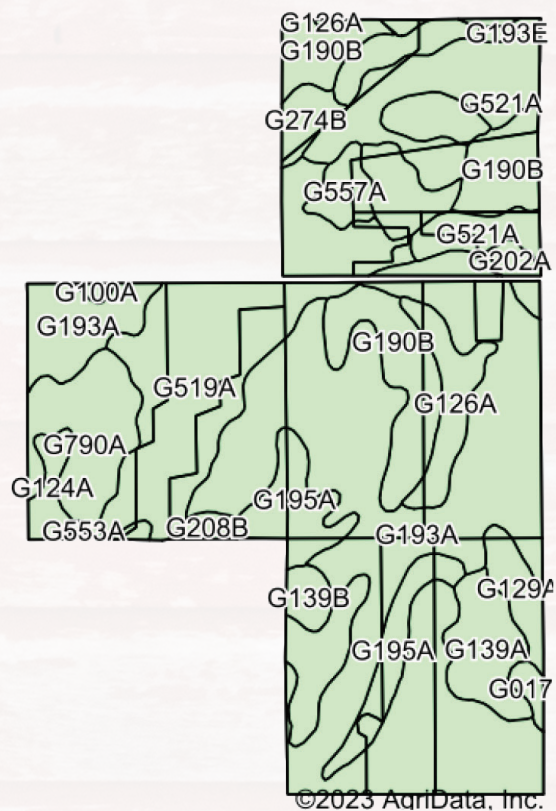


aerial map





overall soil map



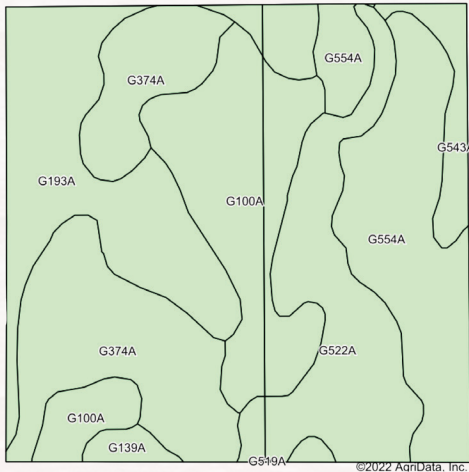
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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G193A	Aastad-Forman loams, 0 to 3 percent slopes	258.86	33.3%	IIc	92
G519A	Moritz-Lowe, occasionally flooded loams, 0 to 2 percent slopes	88.97	11.5%	IIe	68
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	55.56	7.2%	IIe	79
G521A	Lowe loam, 0 to 1 percent slopes, occasionally flooded	48.80	6.3%	IVw	41
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	47.28	6.1%	IIc	79
G790A	Kranzburg-Brookings silt loams, 0 to 2 percent slopes	42.63	5.5%	IIc	91
G374A	Egeland-Embsen complex, 0 to 2 percent slopes	32.17	4.1%	IIIe	64
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	29.80	3.8%	IIe	64
G554A	Harriet loam, 0 to 1 percent slopes, occasionally flooded	28.72	3.7%	VIIs	21
G522A	Lowe loam, 0 to 1 percent slopes, frequently flooded	23.65	3.0%	VIw	22
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	22.10	2.8%	IIc	79
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	16.34	2.1%	IIIs	45
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	14.33	1.8%	VIw	24
G190C	Forman-Buse-Aastad loams, 3 to 9 percent slopes	10.30	1.3%	IIIe	65
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	10.00	1.3%	IVs	35
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	8.27	1.1%	IVs	31
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	7.59	1.0%	IIIs	58
G274B	Renshaw-Fordville loams, 2 to 6 percent slopes	7.29	0.9%	IVe	46
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	5.87	0.8%	IIe	76
G202A	Peever-Cavour complex, 0 to 3 percent slopes	5.48	0.7%	IIIs	61
G208B	Peever-Buse clay loams, 1 to 6 percent slopes	3.25	0.4%	IIIe	63
G017A	Heil silt loam, till substratum, 0 to 1 percent slopes	3.16	0.4%	VIIs	11
G193E	Buse-Vida, moist-Forman loams, 9 to 25 percent slopes	2.14	0.3%	VIe	29
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	2.05	0.3%	IVs	27
G191B	Forman-Aastad loams, 0 to 6 percent slopes	1.90	0.2%	IIe	85
Weighted Average			2.66		71

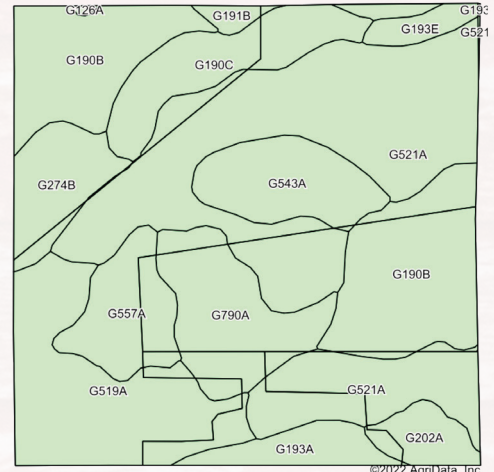


tract soil maps

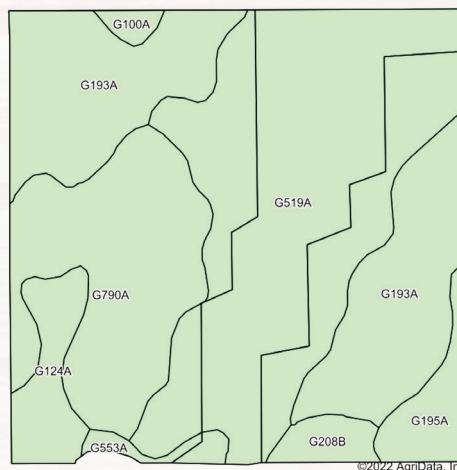
tract 1 PI 53.8%



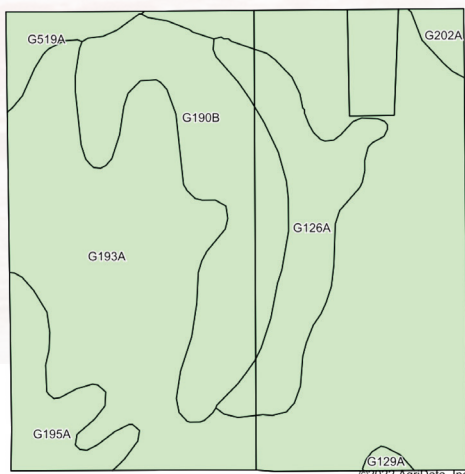
tract 2 PI 57.8%



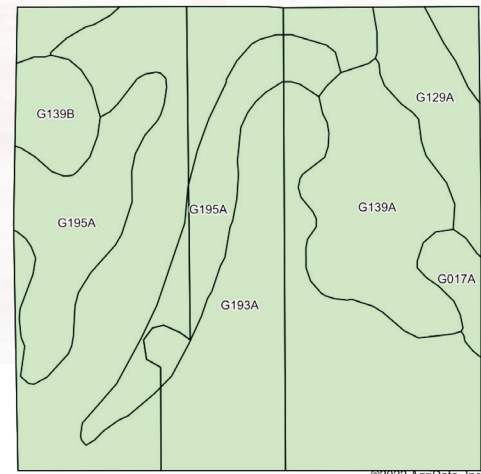
tract 3 PI 77.8%



tract 4 PI 82.9%



tract 5 PI 82%





broker notes

Heading to the auction block February 23rd, 2023, Advantage Land Co. proudly presents 796+/- acres of quality and versatile dirt nestled in Spink County's well-known cattle, crop, and pheasant country just a few short miles Southeast of Conde, South Dakota. This property provides something for everyone with easy access for modern machinery and it's well-stewarded cropland and pasture. There are several pastures with high caliber Class II dirt that have the potential to be converted into row crop production. With sloughs and waterways providing a natural corridor for wildlife, the outdoor enthusiasts will be in their haven. The soil majority is Class II with 301.49 acres of well producing dirt ranked at a 91% and 92% Productivity Index. FSA reports a total of 482.06 Cropland Acres with 323.65 total Base Acres. There are 226.32 acres of native sod, pastureland, and free flowing waterways through the property with the potential for additional cropland to be added into the mix. This area comes natural to wildlife of all kinds including upland birds and North America's #1 game species making it ideal for not only harvest but all year around. This cropland is currently rented through 2023 and a combined buyers credit for being unable to farm or rent in 2023 totaling \$145,500. Take Advantage of adding this prime real estate to your portfolio and make it your own on auction day!

Owner: Peggy Tillman

terms

Closing to take place on or before March 29th, 2023. Possession will be given March 1, 2024. Land sold subject to lease expiring March 1, 2024. Seller to credit buyer at closing in the amount of the following amounts: Tract 1 (\$25,000), Tract 2 (\$21,500), Tract 3 (\$32,500), Tract 4 (\$30,000) and Tract 5 (\$36,500) for not being able to farm or rent cropland in 2023. 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. The 2023 RE Taxes due and payable in 2024 and all future RE taxes will be paid by the buyer. 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 Spink County Zoning Ordinances. 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. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. This is a cash sale. Property is sold as is. This sale is subject to Seller Confirmation. This sale is subject to a 5% buyer premium. Not responsible for accidents. Tracts will be offered individually, any combination, and as a unit. Purchase Agreement will be signed according to how winning bid was placed.



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