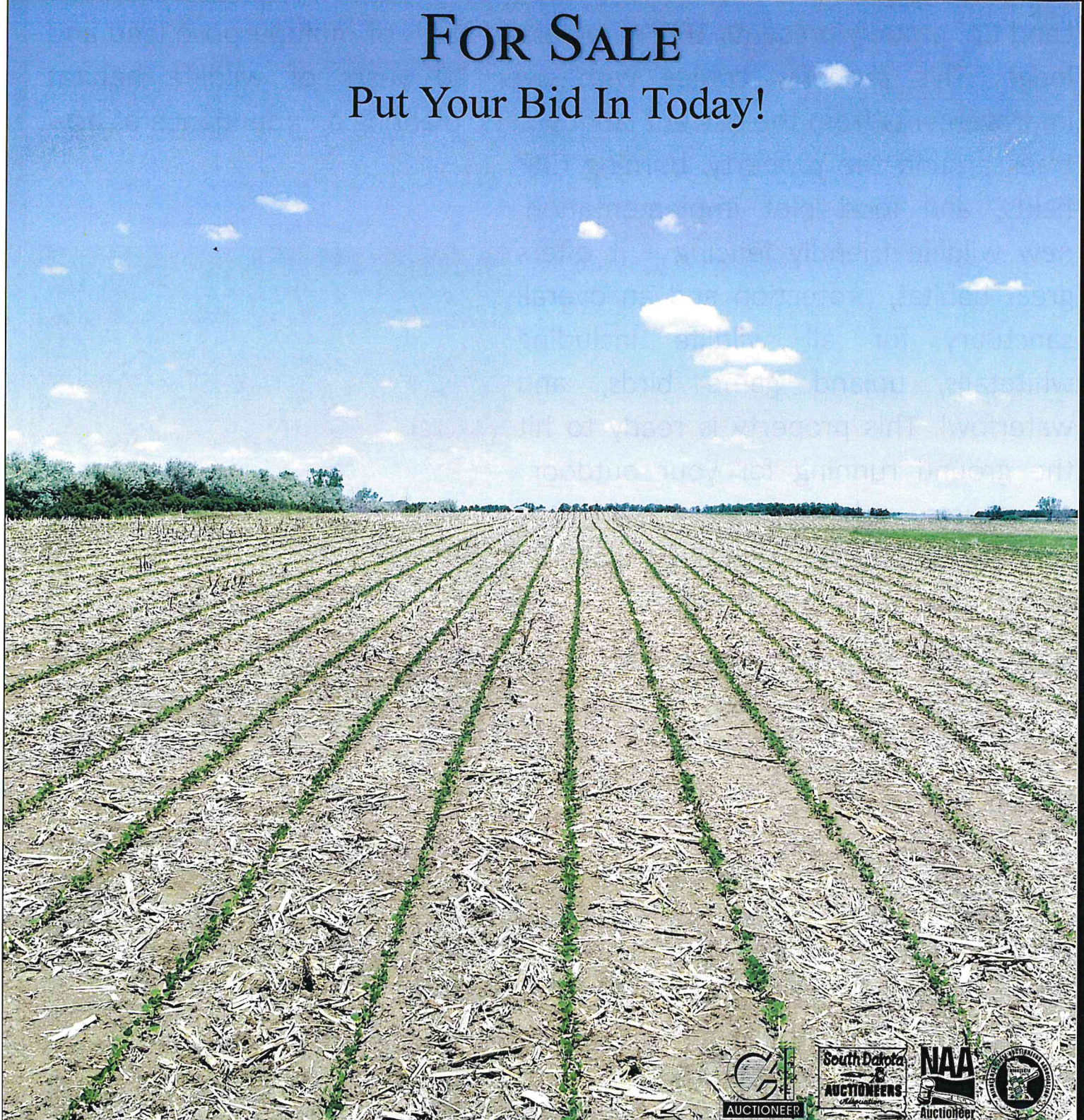


320.89 +/- ACRES | CHARLES MIX COUNTY, SD

FOR SALE

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ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT

605.692.2525
AdvantageLandCo.com

Broker's Notes: Attention Outdoorsmen, Row Crop Farmers and Investors!

Located in close proximity to the Missouri River and Platte, SD, Advantage Land Co. proudly presents 160 +/- assessed acres of multipurpose land and lodge. This property comes with over 20 years of wildlife habitat improvements from the current landowners: planting an abundance of new trees around the property, burning CRP fields, and food plot implementation, new wildlife friendly fencing – it offers great habitat, protection and an overall sanctuary for all wildlife including whitetails, upland game birds, and waterfowl. This property is ready to hit the ground running for your outdoor adventures, whether you want to continue the wildlife legacy, or make it part of your farming operation!

Note: This property can be sold in combination or individually.

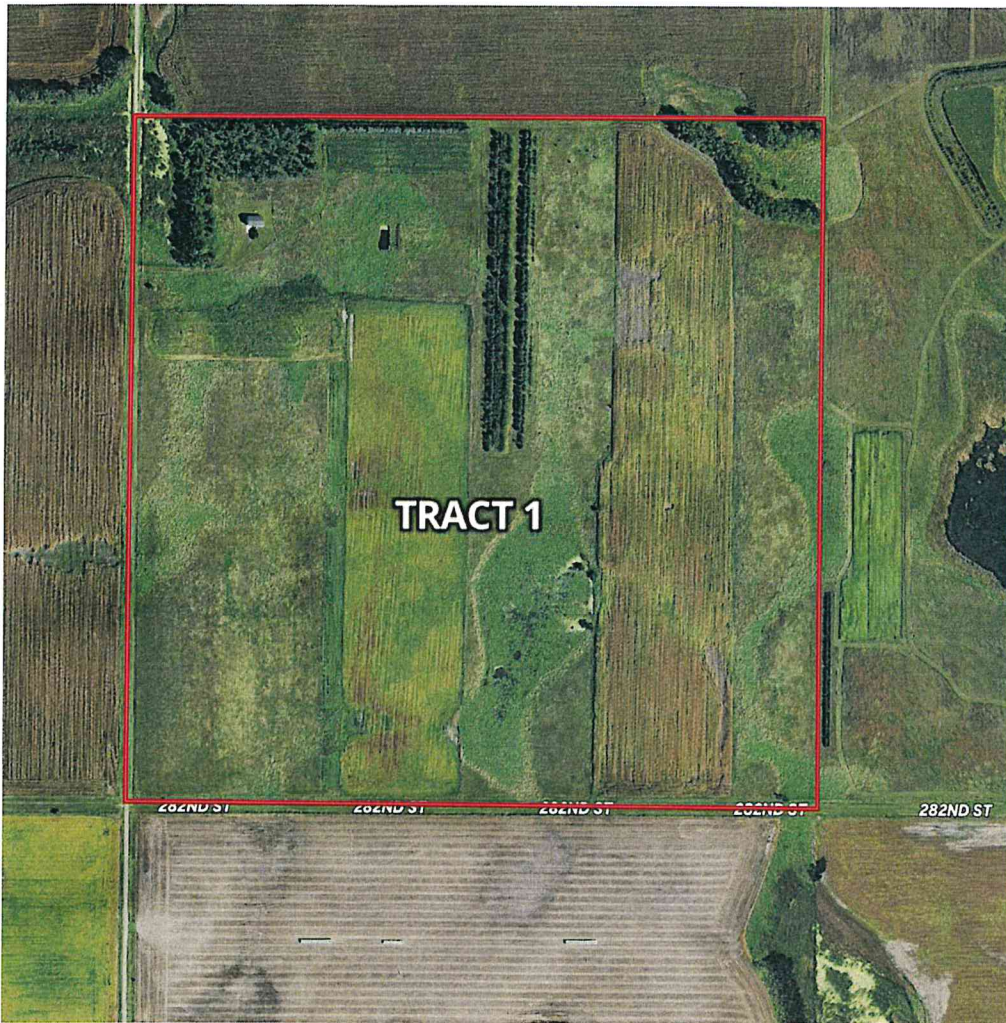
Total acres: 160 acres

Total Taxes: \$3,850.88

Total List Price: \$1,152,000

TERMS: Sold as is, items excluded are: truck, boat, vault, tools, horse corrals, dog pens, guns, animal mounts and heads, needle point-pictures, pillows, liquor/wine, saddle, clothing, rocking chairs, photos/books/DVD's, signs.





Details: According to FSA, there are 113.68 cropland acres and with 110.55 acres enrolled in CRP. This tract offers a total of 10.79 wheat base acres with a 48bu. PLC yield, a 14.75-acre corn base with a PLC yield of 121 bu., and a 12.66-acre soybean base with a 37 bu. PLC yield. The property has majority Class II Highmore Silt Loams with a 91% PI, with an overall weighted soil average of 80.9%. There is a USFWL Management Waterfowl Rights Easement on this tract which restricts the right to drain, burn, fill, or level any wetland areas depicted. This property includes a furnished lodge that was built in 2004 with 3 bedrooms, 3 bathrooms, 1776 square feet of finished living space, an unfinished walk out basement, 378 square foot deck, and a 2-car garage! This lodge offers heat and A/C, rural water, and electricity so you can enjoy modern conveniences . There is new fence surrounding the property with barbless cable. The habitat and cover offered throughout the farm provides a sanctuary for pheasants and white tails, while also including your waterfowl that travel from the river and rest on the potholes throughout the farm. If you're looking for a place to stay while you are on the hunt for your next trophy, this tract has you covered!

Legal: SW4 Sec.13-T98N-R66W Moore Twp.

CRP Income:

- **Owners:** Greg Vaughn, Jeffrey Marvel, and David Hudson Jr.
- **Total Acres:** 160 acres
- **Taxes:** \$3,5850.88
- **List Price:** \$1,152,000

4.37 acres under contract expiring 9-30-2027 with an annual contract payment of \$524.00

55.2 acres under contract expiring 9-30-2022 with an annual contract payment of \$6,447.00

50.98 acres under contract expiring 9-30-2032 with an annual contract payment of \$7,820.00

Location: Take 285th Street East (black top) out of Geddes for 4 miles. Turn left (North) onto 379th Ave. Follow 379th for 3 miles. Property starts on the right (East) side of the road.



Details: According to FSA, there are 144.27 cropland acres and 68.95 of it are CRP acres. Mostly comprised of Class II Highmore Silt Loams with a 91% PI, and an overall weighted average of 77.5%. This tract offers 15.23 wheat base acres with a PLC yield of 48 bu., 20.81 corn base with a 121 bu. PLC yield, and 17.87 soybean base with a PLC yield of 37 bu. There is a mature tree belt that runs through the middle of this property offering soil erosion benefits and a wildlife sanctuary. Conveniently secluded, this land offers everything you are looking for in a well-rounded hunting experience with a good balance of crops, CRP, food plots, wetlands, and trees.

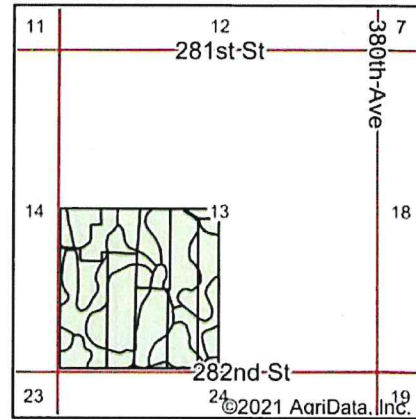
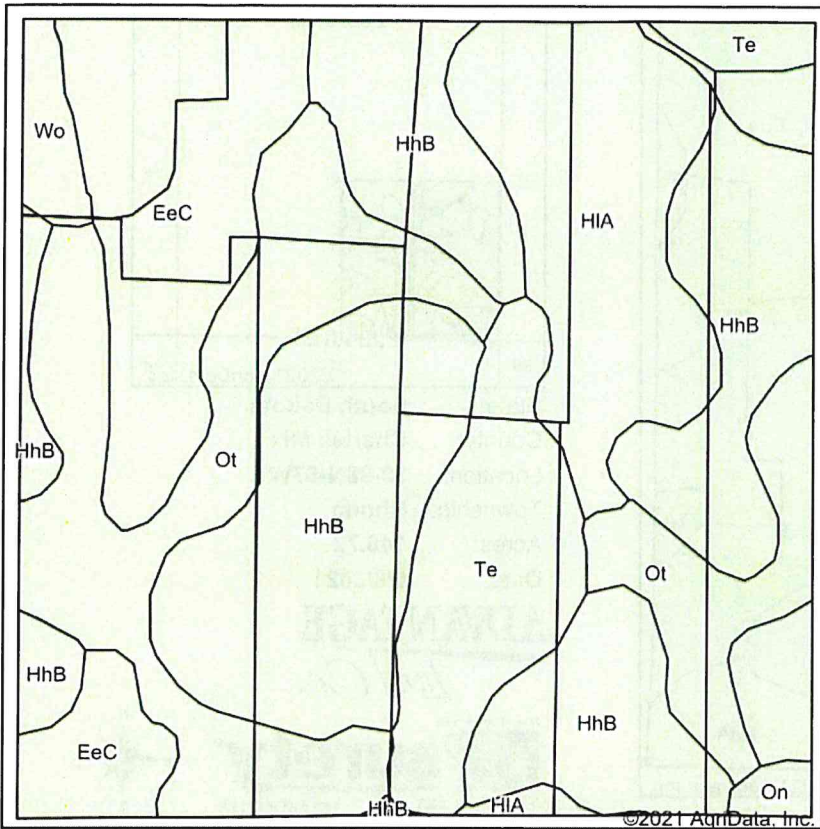
Legal: SW4 Sec.30-T98N-R67W Rhoda Twp.

Location: Location from Geddes: Take 285th Street West (black top) out of Geddes for 7 miles. Turn right (North) onto 367th Ave. Follow 367th for 1 mile. Turn right (North) onto 284th Street for 1 mile. Property starts on the right (North) side of the road.

- **Owners:** Greg Vaughn, Jeffrey Marvel, and David Hudson Jr.
- **Total Acres:** 160.89 acres
- **Taxes:** \$3,715.34
- **List price:** \$697,000

Tract 1

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **13-98N-66W**
 Township: **Moore**
 Acres: **157.42**
 Date: **6/8/2021**

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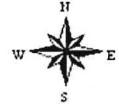
Maps Provided By



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 CUSTOMIZED ONLINE MAPPING

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Area Symbol: SD023, Soil Area Version: 28

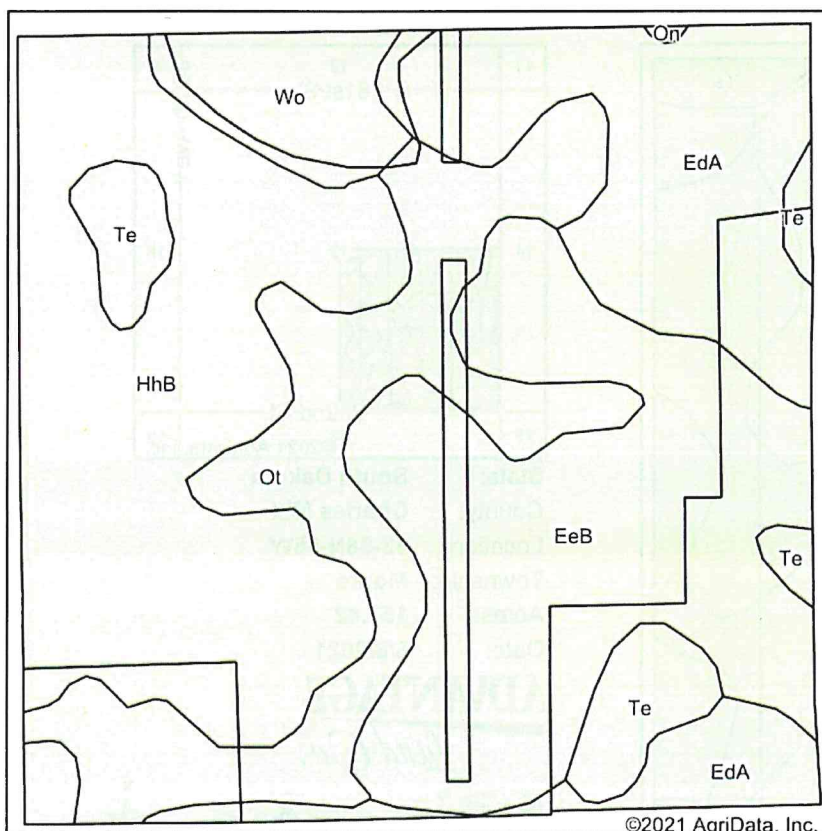
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HhB	Highmore silt loam, 2 to 6 percent slopes	60.02	38.1%	Ile	91
Ot	Onita-Tetonka silt loams	34.27	21.8%	Ilc	85
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	23.05	14.6%	IIle	67
HIA	Highmore-Walke silt loams, 0 to 2 percent slopes	20.81	13.2%	Ilc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	15.76	10.0%	IVw	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.52	1.6%	Vw	30
On	Mobridge silt loam, 0 to 2 percent slopes	0.99	0.6%	Ilc	94
Weighted Average					80.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2

Soils Map



State: **South Dakota**
 County: **Charles Mix**
 Location: **30-98N-67W**
 Township: **Rhoda**
 Acres: **146.72**
 Date: **6/8/2021**

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Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HhB	Highmore silt loam, 2 to 6 percent slopes	42.31	28.8%	Ile	91
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	38.57	26.3%	Ile	75
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	26.35	18.0%	Ile	71
Ot	Onita-Tetonka silt loams	24.88	17.0%	Ilc	85
Te	Tetonka silt loam, 0 to 1 percent slopes	7.76	5.3%	IVw	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.73	4.6%	Vw	30
On	Mobridge silt loam, 0 to 2 percent slopes	0.12	0.1%	Ilc	94
Weighted Average					77.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



Soils data provided by USDA and NRCS.



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