

240+/- ACRES | BEADLE CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, APRIL 20, 2023 • 11AM

AUCTION TO BE HELD ON SITE - TRACT 1



ADVANTAGE
Land Co.

EXPOSE
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605.692.2525
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snapshot

Auction Date: Thurs., April 20th, 2023 @ 11am

**Auction Location: On-Site Tract 1
South of SD HWY 28 & 409th Ave Intersection**

Online Bidding Starts: April 18th, 2023

Total Acres: 240+/- Total Taxes: \$3,224.80

Legals: T1: SE4 SEC 4-T113N-R60W and T2: S2NE4 SEC26-T113N-R60W; all in Milford Township, Beadle County, South Dakota.

Location from Yale, SD:

Tract 1: To get to Tract 1, head North on County Rd 31 for 12 miles until you get to HWY 28. Turn West on HWY 28 for 2 miles. Turn South on 409th Ave. The property begins 1/2 mile South of HWY 28 on the West side of the road.

Tract 2: Head North on County Rd 31 for 8.5 miles Tract 2 starts at the 1/2 section line to the West.

tract 1

Acres: 160+/- **Taxes:** \$1,832.54 **Buyer Credit:** \$30,000

Legal: SE4 SEC 4-T113N-R60W in Beadle County, SD.

- High Percentage Tillable
- Hay and Hunting Land
- Majority Class II Dirt
- Good Access

Conveniently located 1/2 mile off SD Highway 28, this cropland tract boasts a productive 160+/- acres primarily comprised of Class II soils, gently rolling slopes, straight rounds, and a water outlet. FSA reports 140.65 Cropland Acres with a total of 88.3 Base Acres including 52.0 acre Soybean base with a 33 bu PLC yield, 32.7 acre Corn base with 119 bu PLC yield, and 3.6 acre Wheat base with a 55 bu PLC yield. Utilize the grass and water outlet portion as hunting ground and hay land or make use of the drainage as a potential drain tile outlet.



TRACT 1 - FSA INFORMATION		
TOTAL ACRES:	160+/-	
CROPLAND ACRES:	140.65	
BASE ACRES:	88.3	
CROP	BASE ACRES	PLC
SOYBEANS	52.0	33 BU
CORN	32.7	119 BU
WHEAT	3.6	55 BU

tract 2

Acres: 80+/- **Taxes:** \$1,392.26 **Buyer Credit:** \$18,000

Legal: S2NE4 SEC26-T113N-R60W in Beadle County, SD.

- Straight Rounds with Minimal Obstacles
- Excellent Eye Appeal
- Nearly All Tillable
- All Class II dirt

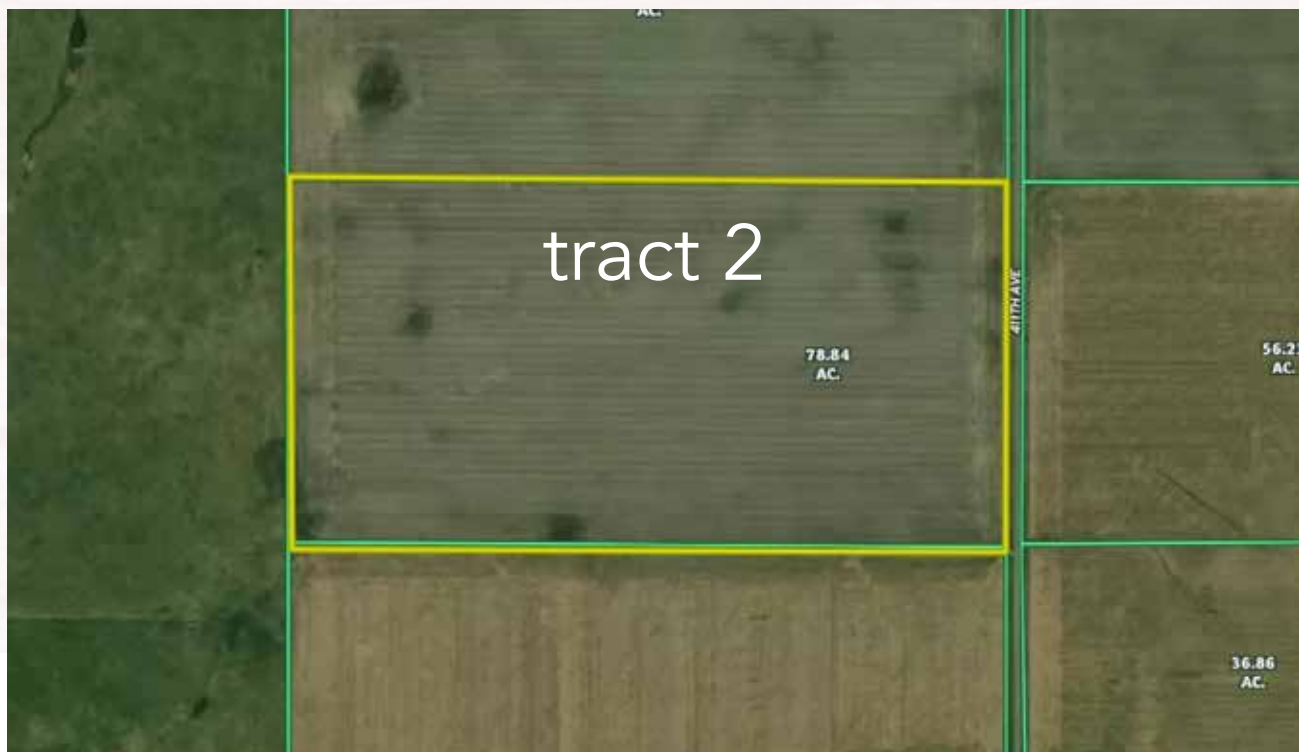
This fully tillable cropland tract boasts a productive 80+/- acres primarily comprised of Beadle-Dudley Complex Class II soils, nearly level topography, and straight rounds with minimal obstacles. FSA reports 78.84 Cropland acres with 68.0 total base acres including 33.0 acre Corn base with a 119 bu PLC yield, 30.3 acre Soybean base with a 31 bu PLC yield, and 4.7 acre Wheat base with a 55 bu PLC yield. If you're in the market for income producing property, this is your chance to take Advantage of this opportunity and add a strong farm to your portfolio.



TRACT 2 - FSA INFORMATION		
TOTAL ACRES:	80+/-	
CROPLAND ACRES:	78.84	
BASE ACRES:	68.0	
CROP	BASE ACRES	PLC
SOYBEANS	30.3	31 BU
CORN	33.0	119 BU
WHEAT	4.7	55 BU

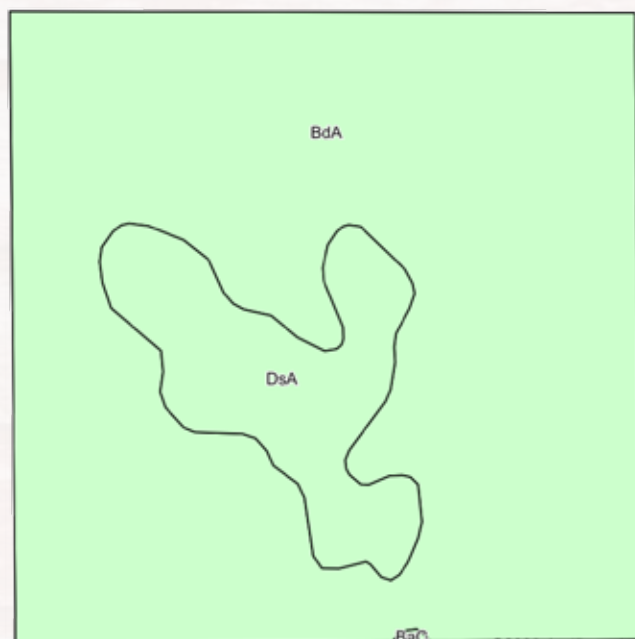


aerial map





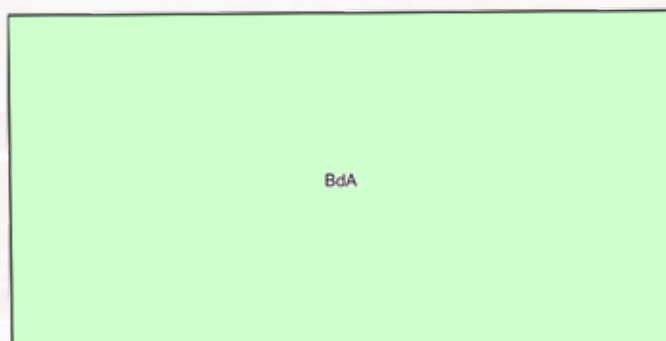
soil maps



tract 1
PI 57.4%

Area Symbol: SD005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	137.81	86.2%	IIIs	58
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	22.01	13.8%	IIIs	54
BaC	Beadle loam, 6 to 9 percent slopes	0.11	0.1%	IVe	54
Weighted Average				2.14	57.4



tract 2
PI 58%

Area Symbol: SD005, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	78.84	100.0%	IIIs	58
Weighted Average				2.00	58



broker notes

Advantage Land Co. proudly presents 240+/- acres of cropland nestled in the well-known cattle, crop and pheasant county just a few miles North of Yale, SD near the Beadle and Spink County line. This property's well-stewarded cropland produced in straight rounds with easy access to Tract 2 from pavement on County Rd 31 and improvement potential on Tract 1 with a water outlet for tiling possibilities. With 216.65 acres of good Class II dirt this property is ready to yield for its next steward. FSA reports a total of 219.49 Cropland acres with 156.3 total base acres comprised of 65.7 Corn base with a 119 bu PLC yield, 82.3 Soybean base with a 33 bu and 31 bu PLC yield, and 8.3 acre Wheat base with a 55 bu PLC yield. This area comes natural to wildlife of all kinds including North America's #1 game species: the whitetail deer, upland birds, and various waterfowl. This cropland is currently rented through 2023 and a combined buyers credit for being unable to farm or rent in 2023 totals \$48,000. If you're looking to build your investment portfolio with good dirt and convenient straight rounds, you're gonna want to take ADVANTAGE of this opportunity and bid to buy on April 20th!

Owner: Bradley Blume

terms

Closing to take place on or before May 26th, 2023. Sold subject to a verbal lease with possession to be given March 1, 2024. Seller to credit buyer at closing in the following amounts: Tract 1 (\$30,000), Tract 2 (\$18,000), for not being able to farm or rent 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 Beadle 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 and as a unit. Purchase Agreement will be signed according to how winning bid was placed.



SOUTH DAKOTA & MINNESOTA

LAND BROKERS

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CALL TODAY!



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