

3 TRACTS | 400 ACRES | KINGSBURY COUNTY, SD

ONLINE AUCTION

AUCTION ENDS

FRIDAY, DECEMBER 11, 2020 • 11AM

Place Your Bid at AdvantageLandCo.com



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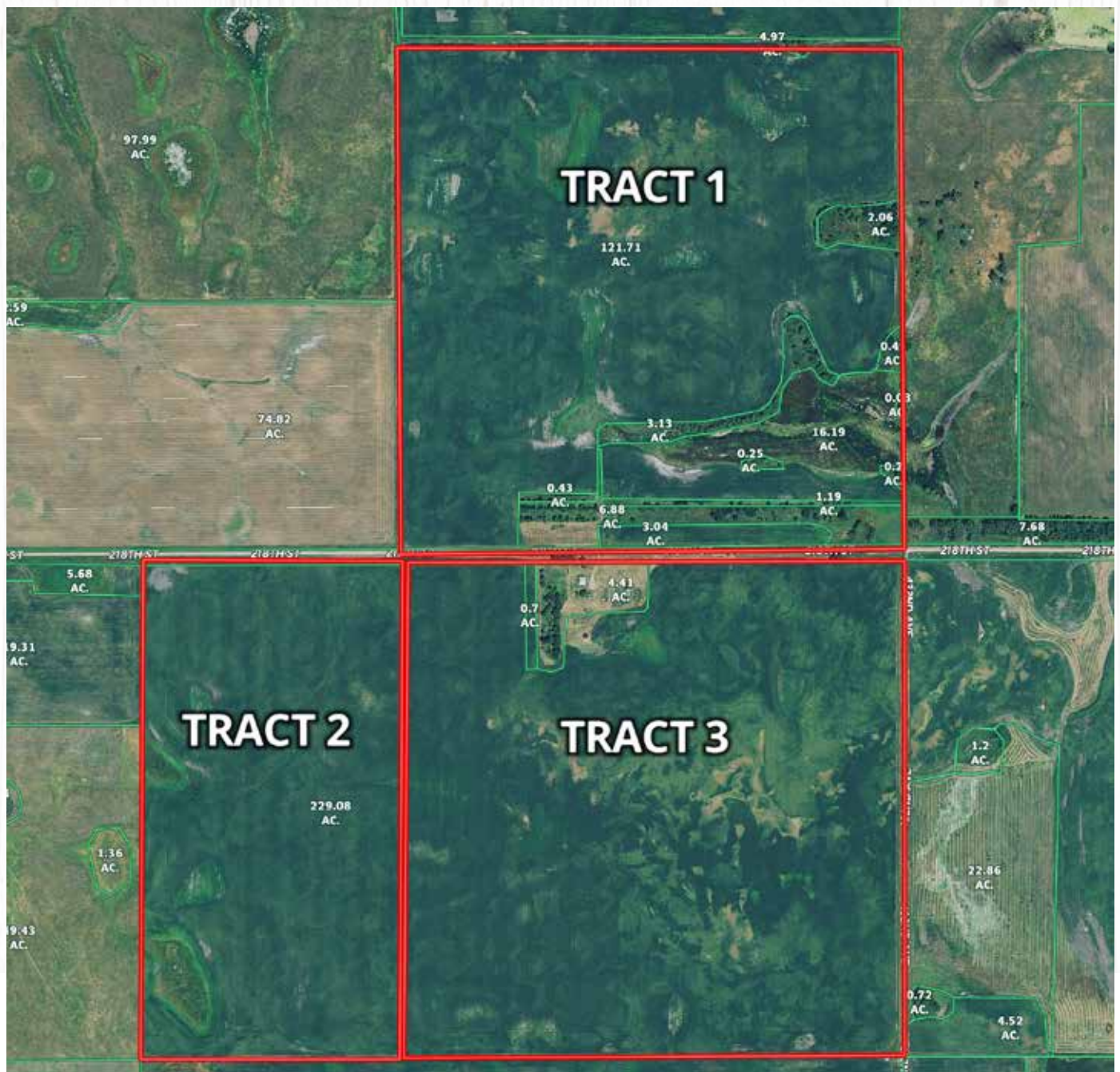
snapshot

Bidding Opens: December 4 2020
Bidding Ends: December 11 2020 @ 11am

Total Acres: 400+/- **Total Taxes:** \$7,811.56

Directions: From De Smet, SD: 11 miles South on HWY 25 then turn right on 218th St head west for 1 mile and property will be on both sides of the road.

aerial map



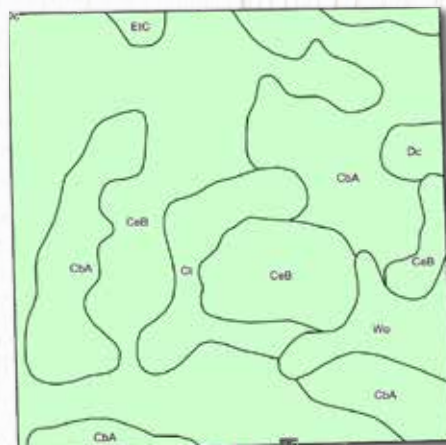


tract 1

Acres: 160+/- **Taxes:** \$2,967.40

Legal: SE1/4 of Section 20-T109N-R56W

- 142.56+/- crop land acres according to FSA with 137.23 base acres.
- Overall soil rating of 77.9%
- Cattail sloughs & old tree claim for outdoor opportunities
- Excellent access from 218th St
- Buyer credit for rental income of \$27,000 at closing for being unable to farm/rent in 2021



Area Symbol: SD077, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	82.95	53.1%	Ile	78
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	48.36	31.0%	Ilc	88
Ct	Crossplain-Tetonka complex	12.41	7.9%	IIw	73
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.63	5.5%	Vw	30
Dc	Davison-Crossplain complex	2.60	1.7%	IIw	78
EtC	Ethan-Clarno loams, 6 to 9 percent slopes	1.25	0.8%	IVe	64
Weighted Average					77.9

tract 2

Acres: 80+/- **Taxes:** \$1,399.18

Legal: E1/2 of the NW1/4 of Section 29-T109N-R56W

- 78.06+/- estimated crop land acres according to FSA with 75.13+/- base acres.
- 37.64+/- corn base with 148 bu plc yield, 37.49+/- soybean base with 40 bu plc yield
- Overall soil rating of 76.7%
- Gently rolling topography
- Excellent access from 218th St
- Buyer credit for rental income of \$15,000 at closing for being unable to farm/rent in 2021



Area Symbol: SD077, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	53.73	67.3%	Ile	78
Ct	Crossplain-Tetonka complex	24.33	30.5%	IIw	73
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	1.77	2.2%	Ilc	88
Weighted Average					76.7



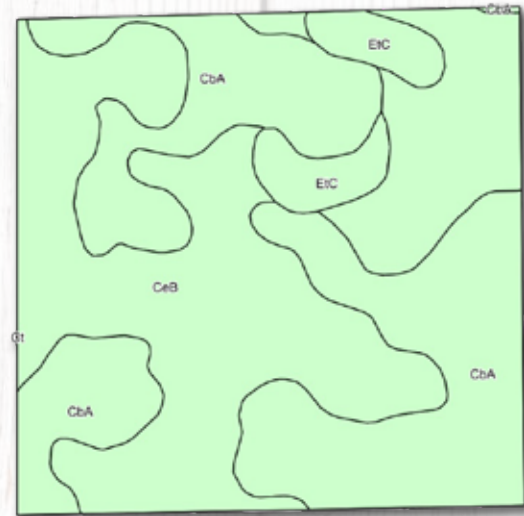
tract 3

Acres: 160+/-

Taxes: \$3,444.98

Legal: NE1/4 of Section 29-T109N-R56W

- 151.72+/- estimated crop land acres according to FSA with 146.04+/- base acres.
- 73.17+/- corn base with 148 bu plc yield, 72.87+/- soybean base with 40 bu plc yield
- Old farm site
- Minimal waste acres
- Overall soil rating of 81.6%
- Gently rolling topography
- Excellent access from 218th St
- Buyer credit for rental income of \$31,000 at closing for being unable to farm/rent in 2021



Area Symbol: SD077, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	79.74	50.7%	Ile	78
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	68.62	43.6%	IIC	88
EtC	Ethan-Clarno loams, 6 to 9 percent slopes	9.01	5.7%	IVe	64
Weighted Average					81.6





broker notes

Located in a known farming community south of De Smet, SD just a mile off HWY 25, this heavy hitting dirt offers 372.34 cropland acres accrd to FSA with an overall soil rating of 79.1% with 95% of the acres made up of Class II soils! According to FSA information, there are 358.40 total base acres and a 179.56 acre corn base with a 148bu plc yield, and a 178.84 acre soybean base with a 40bu plc yield. This all contiguous farm is gently sloped and equipped with variety and versatility of crop land, recreational land and an old acreage site with the ability to convert more acres to production. One has the ability to add a few more acres into production by taking out the old tree claim, a building site, and adding potential drainage improvements. The balance of this land is made up of cattail sloughs and mature trees, perfect for the outdoorsman for upland birds, waterfowl, and Whitetail deer! Enjoy all the amenities that Lake Thompson brings to the table as this property is just a short drive away. Take Advantage of this offering that has not been on the open market for 76 years as Charlie Nordland purchased it in 1944! Currently owned by Charlene Nordland-Sturges, third generation and daughter of Arlie Nordland, who worked this land as a young boy and stewarded this farm during his lifetime. Become the next family to steward this land for generations!

Charlene Nordland-Sturges

terms

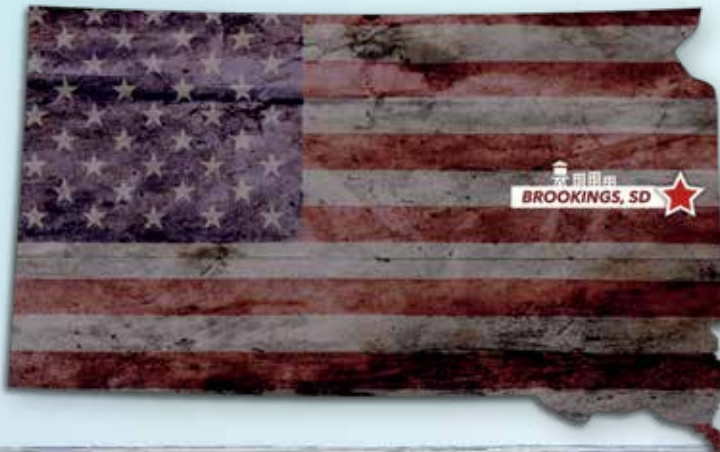
Closing and possession will be on or before January 14, 2021. This property is subject to a lease for the 2021 farming season in which the buyer will be credited \$73,000 in total at closing, see individual tracts for appropriate rent credit breakouts. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% 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 10% 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 2020 real estate taxes due in 2021 will be paid by the seller. All of the 2021 RE taxes due and payable in 2022 will be the responsibility of 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. A survey will not be provided and will be the responsibility of the purchasers if needed or requested. 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 Kingsbury 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. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer's premium. 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.



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