

720+/- ACRES | HAND CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, JUNE 22, 2023 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
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# snapshot

**Auction Date: Thursday, June 22<sup>nd</sup>, 2023 @ 11am**

**Auction Location: Miller American Legion, Miller, SD**

**Online Bidding Starts: Tuesday, June 20<sup>th</sup>, 2023**

**Total Acres:** 720 +/- **Total Taxes:** \$2,660.96 **Total Buyer Credit:** \$45,000

**Legal:** Tract 1: E2 SEC 31-T109N-R70W and SW4 & W2NW4 of SEC 32-T109N-R70W; Tract 2: SW4 SEC 32-T109N-R70W all in Hand County, South Dakota.

**Location from Miller, SD:** Head South out of Miller, SD on HWY 45 for 17 miles. Turn West on 215th Street. Go 11 miles on 215th Street and turn South on 249th Avenue for 1 mile before turning back West on 216th Street for 1.5 miles. Then turn South on 347th Avenue for 3 miles and then head West on 219th Street for just under a mile. Access this property along the path that is laid out in front of you to 219th Street. Follow this path for a half mile and then turn South before the ½ section line. Follow this ½ section line South for just over ¼ mile to the center of the section. Tract 2 begins on the left (East) side and Tract 1 begins on the right (West) side of the center point of the section.

## tract 1

**Acres:** 560+/- **Taxes:** \$2,200 **Buyer Credit:** \$35,000

**Legal:** E2 SEC 31 and SW4 & W2NW4 of SEC 32 all in T109N-R70W in Hand County, South Dakota.

- Secluded Outdoorsman Paradise
- Hay and Hunting Land
- 395.87 FSA Cropland Acres
- Excellent Eye Appeal

Convenient straight rounds, productive hayland, Elm Creek weaving through the property, and rare wildlife habitat give this tract a unique quality that is an incredible find for any outdoorsman or operator. FSA reports 395.87 Cropland Acres with a total of 190.22 Base Acres including 161.47 acre Corn base with a 90 bu PLC yield and 28.75 acre Oat base with a 99 bu PLC yield. Watch the wildlife venture around as you run your equipment along its banks and with 119.57+/- acres of virgin sod, this property brings the opportunity for an operator and investor alike to have a well rounded property.



## tract 2

**Acres:** 160+/- **Taxes:** \$460.96 **Buyer Credit:** \$10,000

**Legal:** SE4 SEC 32-T109N-R70W in Hand County, South Dakota.

- 138.14 FSA Reported Cropland Acres
- High Percentage Tillable
- Potential Outlet for Drain Tile
- Excellent Eye Appeal

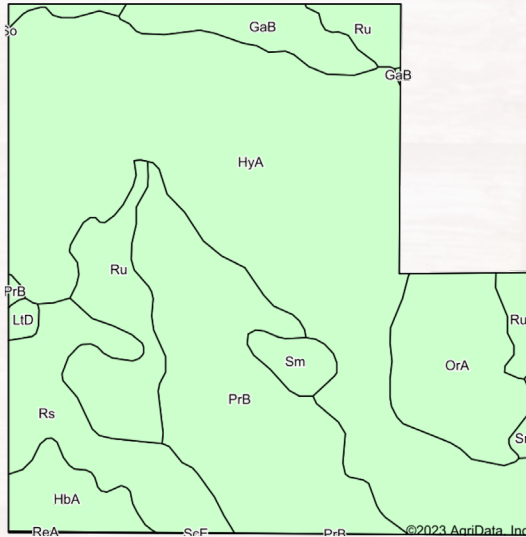
With 138.14 tillable acres, this tract boasts a productive opportunity for any steward with majority acres being cropland. FSA reports 138.14 Cropland acres with 67.23 total base acres including 57.07 acre Corn base with a 90 bu PLC yield and 10.16 acre Oat base with a 99 bu PLC yield. With Elm Creek cutting the corner one would have an outlet if a drain tile project was ever implemented. If you're in the market for income producing property, this is your chance to take Advantage of this find and add a strong farm to your portfolio.







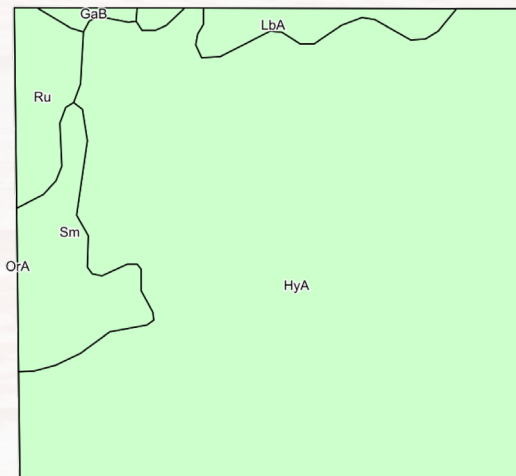
# overall soil maps



tract 1

PI 43%

Area Symbol: SD059, Soil Area Version: 24						
Area Symbol: SD603, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
HyA	Hurley-Promise silty clays, nearly level	259.06	46.3%	Vis		35
PrB	Promise clay, 3 to 6 percent slopes	99.70	17.8%	Ille	Ille	64
Ru	Betts loam	54.01	9.6%	Vle		18
OrA	Promise clay, 0 to 3 percent slopes	46.98	8.4%	Ills	Ills	68
Rs	Talmo gravelly sandy loam	46.57	8.3%	Vis		10
GaB	Davis silt loam, gently sloping	21.33	3.8%	Ile		87
HbA	Hand loam, 0 to 2 percent slopes	18.65	3.3%	Ilc		86
Sm	Deimont loam, 0 to 2 percent slopes	10.60	1.9%	IVs		41
LbD	Sansarc-Opal clays, 9 to 25 percent slopes	2.48	0.4%	Vlle	Vlle	21
ReA	Ree loam, 0 to 3 percent slopes	0.37	0.1%	Ilc		86
PrB	Promise clay, 3 to 6 percent slopes	0.15	0.0%	Ille	Ille	64
ScE	Schamber loam, 9 to 30 percent slopes	0.13	0.0%	Vis		10
Weighted Average				4.89	*.	43



tract 2

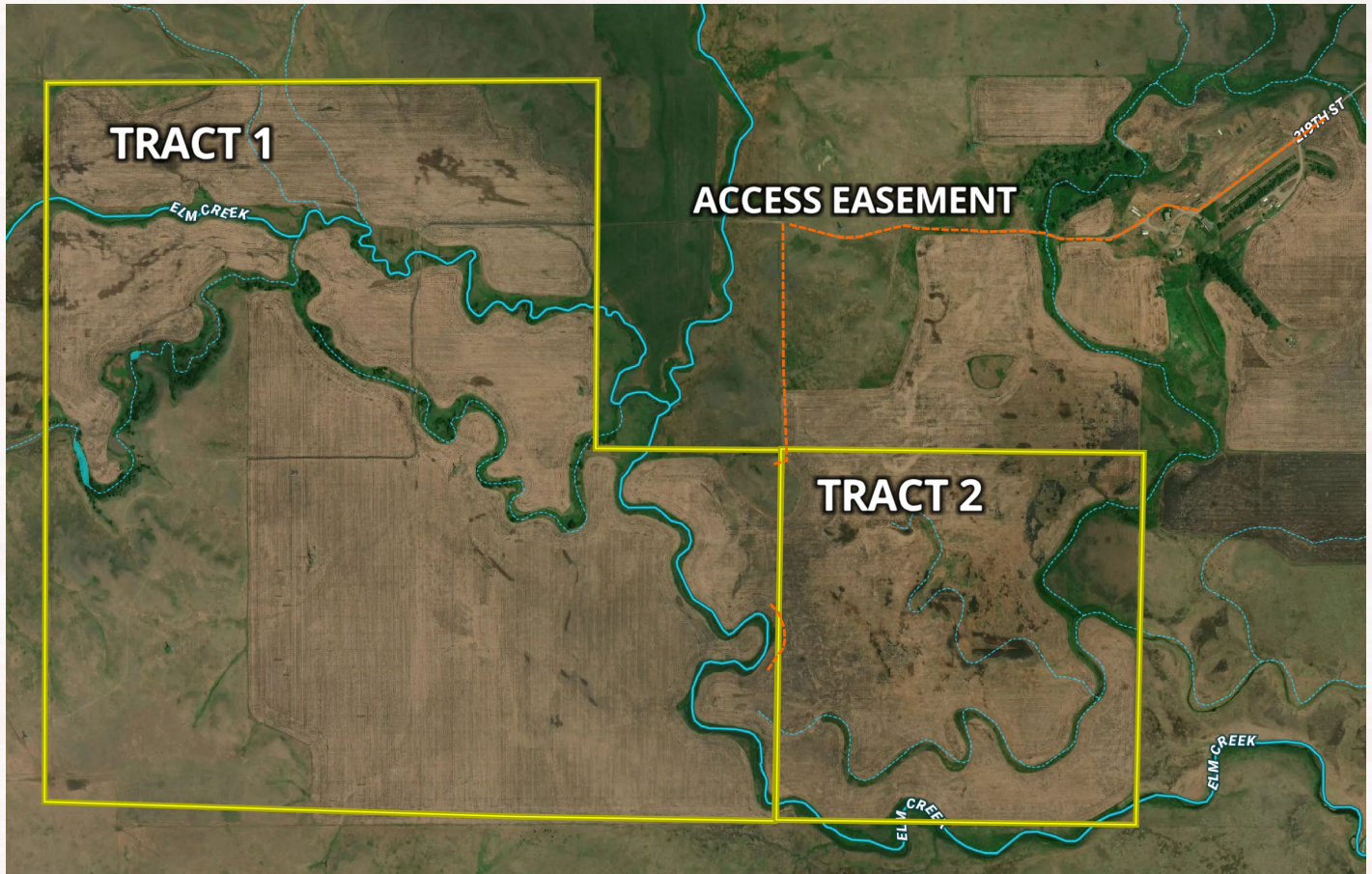
PI 36.1%

Area Symbol: SD059, Soil Area Version: 24						
Area Symbol: SD603, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
HyA	Hurley-Promise silty clays, nearly level	136.00	85.0%	Vis		35
Sm	Deimont loam, 0 to 2 percent slopes	10.37	6.5%	IVs		41
Ru	Betts loam	5.95	3.7%	Vle		18
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	4.63	2.9%	Ilc		84
HsA	Hurley-Slickspots complex, 1 to 4 percent slopes	2.29	1.4%	Vis		10
GaB	Davis silt loam, gently sloping	0.78	0.5%	Ile		87
Weighted Average				5.74	*.	36.1





# aerial map







# broker notes

Advantage Land Co. proudly presents 720+/- contiguous acres of cropland, fertile hayland and wildlife habitat nestled in the well-known agricultural area near the border of Hyde and Buffalo Counties Southwest of Miller, South Dakota. Elm Creek and its tributaries find their way through this property providing cattle nourishment, pheasant and deer refuge, and opportunities for tile outlets for row crop production. Equipment access to this property is easy with an access easement past 219th Street along with a hard gravel bottom to cross Elm Creek. FSA reports a total of 534.01 Cropland acres with 257.45 total base acres comprised of 218.54 Corn base with a 90 bu PLC yield and 38.91 acre Oat base with a 99 bu PLC yield. This area comes natural to wildlife of all kinds including upland birds, various waterfowl and North America's #1 game species, the tall-tined whitetail deer, providing all kinds of excitement for every outdoor enthusiast. With the vantage points and convenient seclusion this Midwest property offers, you can relax and watch the stealth and natural movements of the trophy whitetails provided by Elm Creek. With all this trophy property has to offer, you're going to want to take ADVANTAGE of this opportunity to leave a lasting legacy and bid to buy on June 22nd at the Miller, SD American Legion!

**Owners: Gary & Robin Sivertsen**

## terms

Closing to take place on or before July 27, 2023. Sold subject to a verbal lease with possession to be given March 1, 2024. Seller to credit at closing for the total amount of \$45,000, broke out to: Tract 1 (\$35,000), Tract 2 (\$10,000), 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 completed 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 will be paid by the buyer with a credit for half of the year from the seller at closing based on the most current tax information available. 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 Hand 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. An access easement will be signed on or before closing from 219th Street through the NW4 of SEC 32 and along the 1/2 section line on Gary and Robin Sivertsen's property running South through the NW4 of SEC 32. If Tract 1 and Tract 2 are sold separately, Tract 2 purchaser will provide an access easement for Tract 1 purchaser to ensure access to tract 1 (See Access Easement Map for path outline) on or before closing.





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