

692.05 ACRES | HAND CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

LAND AUCTION

THURSDAY, JULY 13, 2023 • 11AM



ADVANTAGE
Land Co.

EXPOSE
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snapshot

Auction Date: July 13, 2023 @ 11am

Auction Location: Miller American Legion, Miller, SD

Online Bidding Starts: Tuesday, July 11, 2023

Total Acres: 692.05+/- **Total Taxes:** \$3,602.48

- 400+/- Acres of Pasture with Water Access
- 692.05+/- Acres of Well-Stewarded Land
- Belly Deep Grasslands
- Strong Fence Lines

Location from Orient, SD: Head West out of Orient on 172nd Street for 5 miles to 350th Avenue and turn South. Head South for 2 miles and turn West on 174th Street. Tract 2 begins on the Southwest corner of 174th Street & 350th Avenue.

Location from Miller, SD: Head North out of Miller along SD HWY 45 for 16 miles. At SD HWY 26 turn West, through Polo, for 12 miles. Head back North on 348th Avenue for 5 miles. Tract 1 starts at the Northwest corner of the 175th Street and 348th Avenue intersection.

tract 1

Acres: 160+/- **Est. Taxes:** \$876.68

Legal: SE4 SEC 15-T116N-R70W in Hand County, South Dakota.

- Straight Rounds with Minimal Obstacles
- Rural Water Access Pasture Tap
- Quality Seasonal Grasses
- No USFW Wetland/Grassland Easements
- Excellent Eye Appeal & Access

This 160+/- acres situated in Harrison Township on a well-maintained gravel road, boasts nearly 63+/- acres of cropland along with 94+/- acres of strong pasture great for grazing. With strong, recently installed fences, straight rounds, rural water, and virgin sod, this tract gives it's owner all kinds of possibilities! FSA reports 62.64 Cropland Acres with a total of 61.5 Base Acres including 46.1 acre Corn base with a 91 bu PLC yield and 15.4 acre Barley base with a 47 bu PLC yield. This versatile tract gives operators and investors the ability to adapt to a variety of needs.

tract 2

Acres: 199+/- **Est. Taxes:** \$1,575.34

Legal: N2NW4, N2NE4, N2S2NE4 except a parcel of land commencing at the Northwest corner of Section 13, thence South 208.71 feet, thence East 208.71 feet, thence North 208.71 feet, thence West 208.71 feet to point of beginning, containing one acre and the schoolhouse of the N2NW4 of SEC 13-T116N-R70W in Hand County, South Dakota.

- Equipped with Rural Water & Water Tank
- Majority Class II Soils at 82% PI
- Convenient Access
- No USFW Wetland/Grassland Easements
- Potential for Conversion

This property has convenient straight rounds, fertile hay land and flexibility to help any farmer, rancher, or investor expand! With easy accessibility for modern day equipment right off 174th Street, this nearly level tract boasts 133.39+/- acres of Class II soils ranking at 82% PI with 160+/- acres of hay land, which could easily be put into row crop production or left to hay or graze after harvest. This parcel also offers a 39+/- acre pasture with a livestock water tank equipped with rural water. Looking to expand your operation, this tract has a little bit of everything needed to make you successful.

tract 3

Acres: 333.05+/- **Est. Taxes:** \$1,150.46

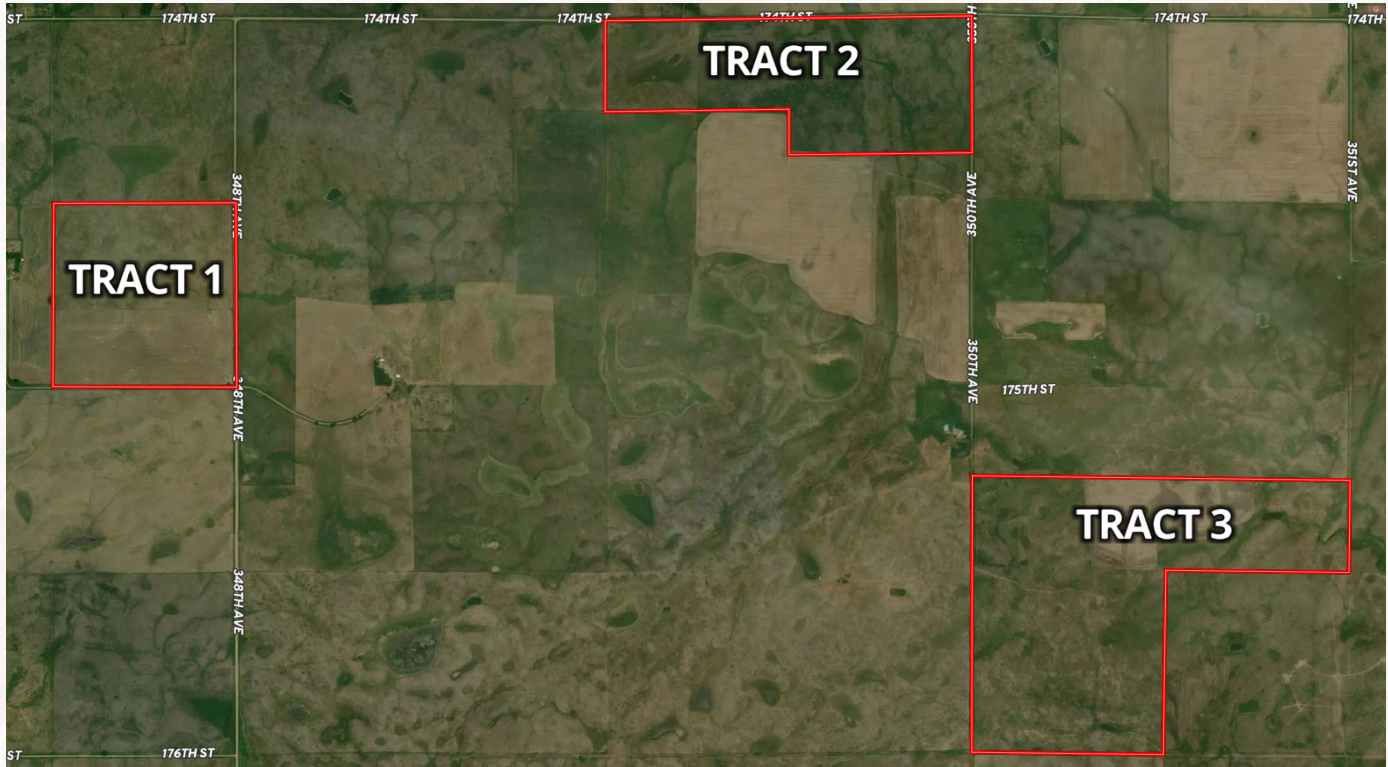
Legal: S2NW4, S2NE4, SW4 of SEC 19-T116N-R69W in Hand County, South Dakota.

- Conveniently Secluded Wildlife Sanctuary
- Over 260 Acres of Contiguous Pasture
- Excellent Eye Appeal
- No USFW Wetland/Grassland Easements
- 69.96 FSA Reported Cropland Acres

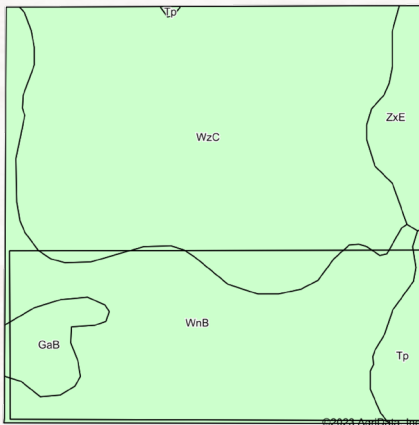
Let this be your abundant summer pasture and watch your livestock roam through quality grass and hydrate from the dam or meander on over to the dugout. FSA reports 69.96 Cropland acres and 258.44 virgin sod acres according to FSA, this versatile tract gives operators and investors the ability to adapt to a variety of needs. This large secluded parcel also offers potential for hunting and recreation. Take Advantage of this location and atmosphere for years to come.



aerial map



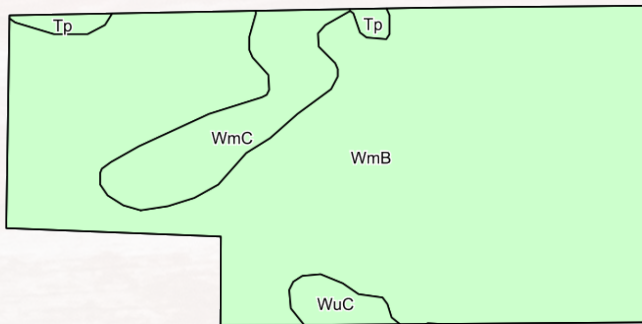
soil maps



tract 1

PI 65.5%

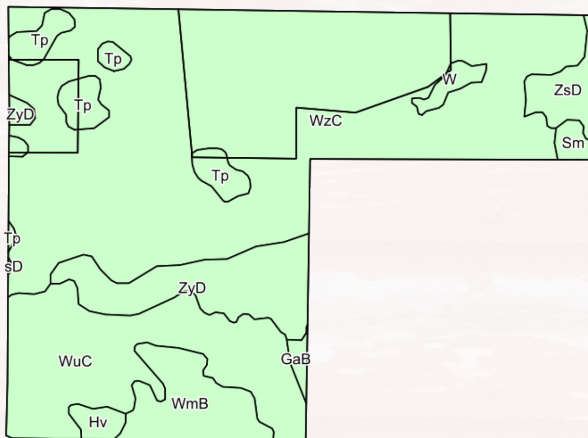
Area Symbol: SD059, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WzC	Glenham-Java loams, rolling	83.84	53.8%	IIle	58
WnB	Glenham-Propser loams, 1 to 6 percent slopes	53.53	34.3%	Ile	82
ZxE	Betts-Java loams, steep	7.21	4.6%	VIIe	21
GaB	Davis silt loam, gently sloping	5.82	3.7%	Ile	87
Tp	Tetonka silt loam, 0 to 1 percent slopes	5.50	3.5%	IVw	56
Weighted Average				2.84	65.5



tract 2

PI 79.3%

Area Symbol: SD059, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WmB	Glenham loam, undulating	133.39	86.9%	Ile	82
WmC	Glenham loam, rolling	14.77	9.6%	IIle	64
WuC	Glenham-Delmont loams, rolling	3.20	2.1%	IIle	51
Tp	Tetonka silt loam, 0 to 1 percent slopes	2.10	1.4%	IVw	56
Weighted Average				2.14	79.3



tract 3

PI 55%

Area Symbol: SD059, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WzC	Glenham-Java loams, rolling	199.66	60.8%	IIle	58
WuC	Glenham-Delmont loams, rolling	53.40	16.3%	IIle	51
ZyD	Java-Glenham loams, hilly	26.88	8.2%	Vle	42
WmB	Glenham loam, undulating	17.87	5.4%	Ile	82
Tp	Tetonka silt loam, 0 to 1 percent slopes	12.66	3.9%	IVw	56
ZsD	Betts-Talmo loams, hilly	8.29	2.5%	Vle	20
Hv	Hoven silt loam, 0 to 1 percent slopes	2.90	0.9%	Vls	15
W	Water	2.80	0.9%	VIII	0
Sm	Delmont loam, 0 to 2 percent slopes	2.41	0.7%	IVs	41
GaB	Davis silt loam, gently sloping	1.53	0.5%	Ile	87
Weighted Average				3.38	55



broker notes

Advantage Land Co. proudly presents 692.05+/- acres of quality and versatile dirt nestled in the well-known cattle, crop and pheasant country Northwest of Miller near the Hand/Faulk County border in South Dakota, to be sold in 3 tracts or any combination thereof. This property has been family owned for well over 100 years and totals 212.14+/- acres of Class II soils yielding 82% PI and presents quality pastures with strong fences, rural water accessibility, well-stewarded cropland and easy access makes for a powerful, tangible addition to suit any operators or investors needs. FSA reports a total of 132.6 Cropland acres with 61.5 total base acres comprised of 46.1 Corn base with a 91 bu PLC yield and 15.4 acre Barley base with a 47 bu PLC yield. The balance of this property consists of dugouts and rural water access to tracts 1 and 2 to accompany the mostly virgin sod that provides a great home for livestock to graze belly deep in fertile grasslands along with hay land that has the potential to convert to cropland. With this rare terrain and income producing possibilities, you'll want to take ADVANTAGE of this lifetime opportunity and bid to buy on July 13th at the Miller, SD American Legion!

Owner: CB Palmer Farm, LLP

terms

Closing to take place on or before October 10, 2023. Sold subject to leases expiring 12/31/23 with possession to be given January 1, 2024. 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 2023 RE Taxes due and payable in 2024 will be paid by the seller as a credit at closing based on most current tax information available. The 2024 RE Taxes due and payable in 2025 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 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, any combination, and as a unit. Purchase Agreement will be signed according to how winning bid was placed. The Schoolhouse and the 1 acre of land that the schoolhouse resides on in the NW corner of tract 2 are not included in this sale. The rural water tank and feeders on tract 1 and the West windmill and tank on tract 3 are not included in the sale of this property. Personal property will be removed prior to possession.



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