

280 ACRES | MARSHALL CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

# LAND AUCTION

THURSDAY, OCT 19, 2023 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
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# snapshot

**Auction Date: October 19, 2023 @ 11am**

**Auction Location: On-Site – Tract 1**

**Online Bidding Starts: October 17**

**Total Acres:** 280+/- **Total Taxes:** \$1,902.71

- 160+/- Pasture Acres with Several Water Sources
- Secluded with Mature Trees & Sloughs
- 105.62+/- Total FSA Cropland Acres
- Easy Access Off Country Roads

## tract 1



**Acres:** 80+/- **Est. Taxes:** \$636.87 **Legal:** N1/2SW1/4 SEC 2-T128N-R53W all in Marshall County, South Dakota.

**Location from Veblen, SD:** Head East out of Veblen, South Dakota on SD HWY 25 for 1 mile. Turn North onto 447<sup>th</sup> Avenue for 1¾ miles and Tract 2 begins on the West side of the road. Tract 1 is a ½ mile further North and begins on the East side of the road.

- Short Foot Creek Runs in NW Corner of Property
- Mature Trees & Shelterbelts
- 70.11 FSA Cropland Acres
- Potential Tile Outlet

Convenient straight rounds, shelterbelts, and mature tree seclusion give this tract a unique quality that is an incredible find for any outdoorsman or operator. Short Foot Creek finds it's way through the Northwest corner providing opportunities for a tile outlet. FSA reports 70.11 Cropland Acres with a total of 40.28 Base Acres including 10.09 acre Corn base with a 115 bu PLC yield and 30.19 acre Soybean base with a 35 bu PLC yield.

## tract 2



**Acres:** 40+/- **Est. Taxes:** \$335.87 **Legal:** NE1/4NE1/4 SEC 10-T128N-R53W in Marshall County,

**Location from Veblen, SD:** Head East out of Veblen, South Dakota on SD HWY 25 for 1 mile. Turn North onto 447<sup>th</sup> Avenue for 1¾ miles and Tract 2 begins on the West side of the road. Tract 1 is a ½ mile further North and begins on the East side of the road.

- Mostly Class II Soils with 72.7% PI
- 35.51 FSA Cropland Acres
- High Percentage Tillable
- Excellent Eye Appeal

With 25.68 acres of Class II soils and a 72.7% PI, this tract boasts a productive opportunity for any steward with little waste ground. Currently used as hay land, this property can provide quality row crop production. FSA reports 35.51 Cropland Acres with a total of 20.4 Base Acres including 5.11 acre Corn base with a 115 bu PLC yield and 15.29 acre Soybean base with a 35 bu PLC yield. 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.

## tract 3



**Acres:** 160+/- **Est. Taxes:** \$929.97 **Legal:** SW1/4NE1/4, W1/2SE1/4, and SE1/4SW1/4 all in SEC 8-T128N-R54W in Marshall County, South Dakota.

**Location from Veblen, SD:** Head West out of Veblen, South Dakota on SD HWY 25 for 4 miles, turn right on 105th St for 4.25 mi. (follow the curves) and property will be on the North side of the road.

- 160+/- Acres of Contiguous Pasture
- Dugout & Dam for Water Sources
- Mature Trees for Summer Shade
- Nice Rolly Grass Land

Let this be your abundant summer pasture and watch your livestock roam through the grassland and hydrate from the dam and dugout. In the heat of the summer, meander on over to the mature trees to escape from the high sun. With FSA reporting 156.55 virgin sod, this versatile tract gives ranchers and investors the ability to adapt to a variety of needs. Take Advantage of this location and atmosphere to produce healthy livestock for years to come.



# aerial maps

tract 1



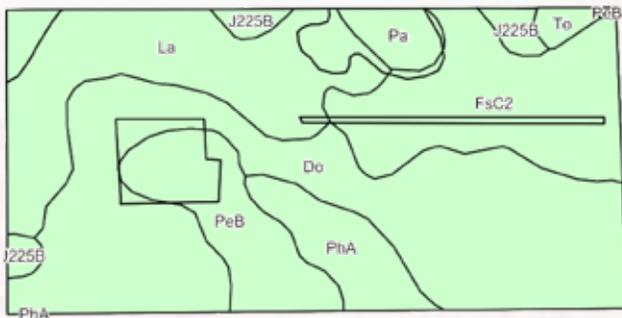
tract 3



tract 2



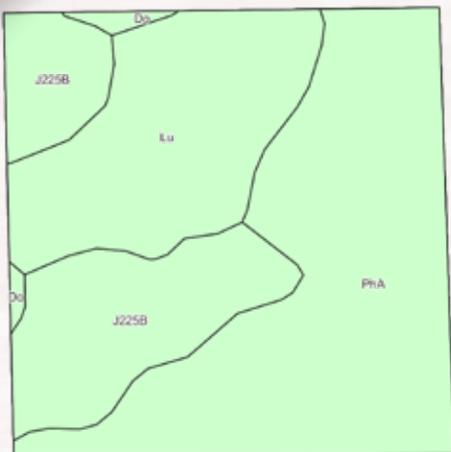
# soil maps



tract 1

**PI 64.1%**

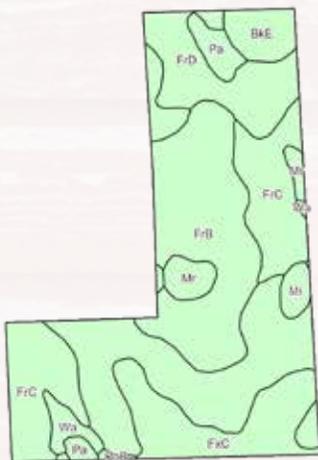
Area Symbol: SD091, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Do	Castlewood silty clay	31.32	39.9%	IVw	60
La	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.31	20.8%	IIIw	68
FsC2	Forman-Buse loams, 6 to 9 percent slopes, eroded	13.75	17.5%	IIIe	61
PeB	Peever clay loam, 2 to 6 percent slopes	7.56	9.6%	IIIe	68
PhA	Peever-Hamerly complex, 0 to 2 percent slopes	4.66	5.9%	IIIs	74
J225B	Forman-Aastad complex, 1 to 4 percent slopes	2.09	2.7%	IIe	88
Pa	Parnell silty clay loam	2.01	2.6%	Vw	30
To	Tonka silty clay loam, 0 to 1 percent slopes	0.78	1.0%	IVw	58
<b>Weighted Average</b>				<b>3.37</b>	<b>63.4</b>



# tract 2

**PI 72.7%**

Area Symbol: SD091, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Productivity Index
PhA	Peever-Hamerly complex, 0 to 2 percent slopes	17.07	48.1%	Ils	74
Lu	Ludden silty clay	9.41	26.5%	IVw	57
J225B	Forman-Aastad complex, 1 to 4 percent slopes	8.61	24.2%	Ile	88
Do	Castlewood silty clay	0.42	1.2%	IVw	60
<b>Weighted Average</b>				<b>2.55</b>	<b>72.7</b>



# tract 3

**PI 59.5%**

Area Symbol: SD091, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	Productivity Index
FrD	Forman-Aastad loams, 9 to 15 percent slopes	51.29	32.8%	IVe	53
FrB	Forman-Aastad loams, 2 to 6 percent slopes	35.67	22.8%	Ile	81
FrC	Forman-Aastad loams, 6 to 9 percent slopes	31.07	19.8%	IIIe	67
FxC	Forman-Poinsett complex, 6 to 9 percent slopes	18.16	11.6%	IIIe	64
Mr	Southam silty clay loam, 0 to 1 percent slopes	6.79	4.3%	VIIIw	10
BkE	Buse-Forman loams, 9 to 21 percent slopes	5.77	3.7%	VIe	27
Pa	Parnell silty clay loam	4.34	2.8%	Vw	30
Wa	Rauville silty clay loam	2.91	1.9%	Vw	24
PoB	Poinsett-Forman complex, 2 to 6 percent slopes	0.55	0.4%	Ile	84
<b>Weighted Average</b>				<b>3.52</b>	<b>59.5</b>



# broker notes

Advantage Land Co. proudly presents 280+/- acres of cropland, pasture land and wildlife habitat nestled in the well-known cattle, crop and pheasant country near the border of Marshall and Roberts Counties, South Dakota, to be sold in 3 tracts or any combination thereof. This property has been family owned for generations and boasts a soil productivity index of 67.0% over all cropland acres. This auction presents a quality pasture and well-stewarded cropland with easy access making for a powerful, tangible addition to suit any operators or investors needs. FSA reports a total of 105.62 Cropland acres with 60.68 total base acres comprised of 15.2 Corn base with a 115 bu PLC yield and a 45.48 acre Soybean base with a 35 bu PLC yield. The cropland comes equipped with mature trees, waterways for a potential tile outlet, and convenient seclusion to keep all kinds wildlife including upland birds, waterfowl and whitetail deer. The pasture has two good water sources, a decent perimeter fence, and mature trees for summer shade. With all this trophy land has to offer, you're going to want to take ADVANTAGE of this opportunity to build a lifetime of memories and bid to buy on October 19th!

**Owners: Ona Ebsen and Ralph & Judith Wickre**

## terms

Tract 1 & 2 Closing to take place on or before November 21, 2023. Tract 3 Closing to take place on or before January 16, 2024. Sold subject to a verbal lease with possession to be given March 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 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 between the 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 seller as a credit to the buyer 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 Marshall 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.



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