

652.02 ACRES | JONES CO. SD.

3 TRACTS

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, NOVEMBER 9, 2023 • 11AM

Vivian Fire Hall – 738 Main Avenue, Vivian, South Dakota 57576



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

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snapshot

Total Acres: 652.02+/- **Total Taxes:** \$2,866.38

Legal: T1: SE1/4 of SEC 10; T2: S1/2 of SEC 11; T3: NE1/4 of SEC 11 and Lot 1 & Lot 2 of SEC 12; all in T2S-R31E, Williams Creek Township, Jones County, South Dakota.

- 226.18+/- Pasture Acres with 3 Tire Rural Water Tanks
- Potential to Convert Acres to Row Crop Production
- 410.39+/- FSA Cropland Acres
- Cropland Soil PI of 61.7%

Directions: From I90 & HWY 83 Junction: Head South for 2.5 miles, then turn West on 243rd St for 3 miles. Turn right (North) onto 288th Avenue. The property begins on the West side of the road.

Auction Date: November 9, 2023 @ 11am

Auction Location: Vivian Fire Hall
738 Main Avenue, Vivian, South Dakota 57576

Online Bidding Starts: Tuesday, November 7, 2023

tract 1

Acres: 160.01+/- **Est. Taxes:** \$1,005.38

Legal: SE1/4 SEC 10-T2S-R31E, Williams Creek Township, Jones County, South Dakota.

- 91.91+/- Acres of Class II & III Dirt with Soil PI of 79%
- 160.57 Total FSA Cropland Acres
- Straight Rounds & Easy Access
- Cropland Soil PI at 72%

With 160.01+/- total acres, Tract 1 offers an abundance of good dirt with 103.08+/- acres of Class II and III soils that pack a punch, with 91.91 acres at a soil rating of 79% PI and 11.17 acres at 70% PI. FSA reports this land at 160.57 total cropland acres with 92 base acres, broke out to 67.8 acre wheat base with a 43 bu PLC yield, 13.3 acre corn base with a 45 bu PLC yield, 7.5 acre grain sorghum base with a 43 bu PLC yield, and 3.4 acre oat base with a 38 PLC yield. This prime dirt is built for the modern day farming operation with convenient straight rounds and few obstacles.

tract 2

Acres: 320+/- **Est. Taxes:** \$1,308.72

Legal: S1/2 of SEC 11-T2S-R31E, Williams Creek Township, Jones County, South Dakota.

- Quality Pasture with Dugout and Lake Bed
- Rural Water Tap with Two Tire Tanks
- Overall Cropland PI of 71.6%
- 84.46 FSA Cropland Acres

Tract 2 offers a unique tract of land just off the gravel on 243rd Street, with nearly 85 acres of cropland, two rural water tanks and loads of pasture land for your livestock to roam, this property has a little something for everyone! Consisting of 122.06+/- acres of class II & class III soils at an average productivity rating of 74.84%, this land provides a great opportunity to convert to more row crop for future investment. FSA reports 84.46 cropland acres with 48.3 total base acres, broke out to 35.6 acre wheat base with 43 bu PLC yield, 7 acre corn base with 45 bu PLC yield, 3.9 acre grain sorghum base with 43 bu PLC yield, and 1.8 acre oat base with 38 bu PLC yield. Invest in this land for your future.

tract 3

Acres: 172.01+/- **Est. Taxes:** \$552.28

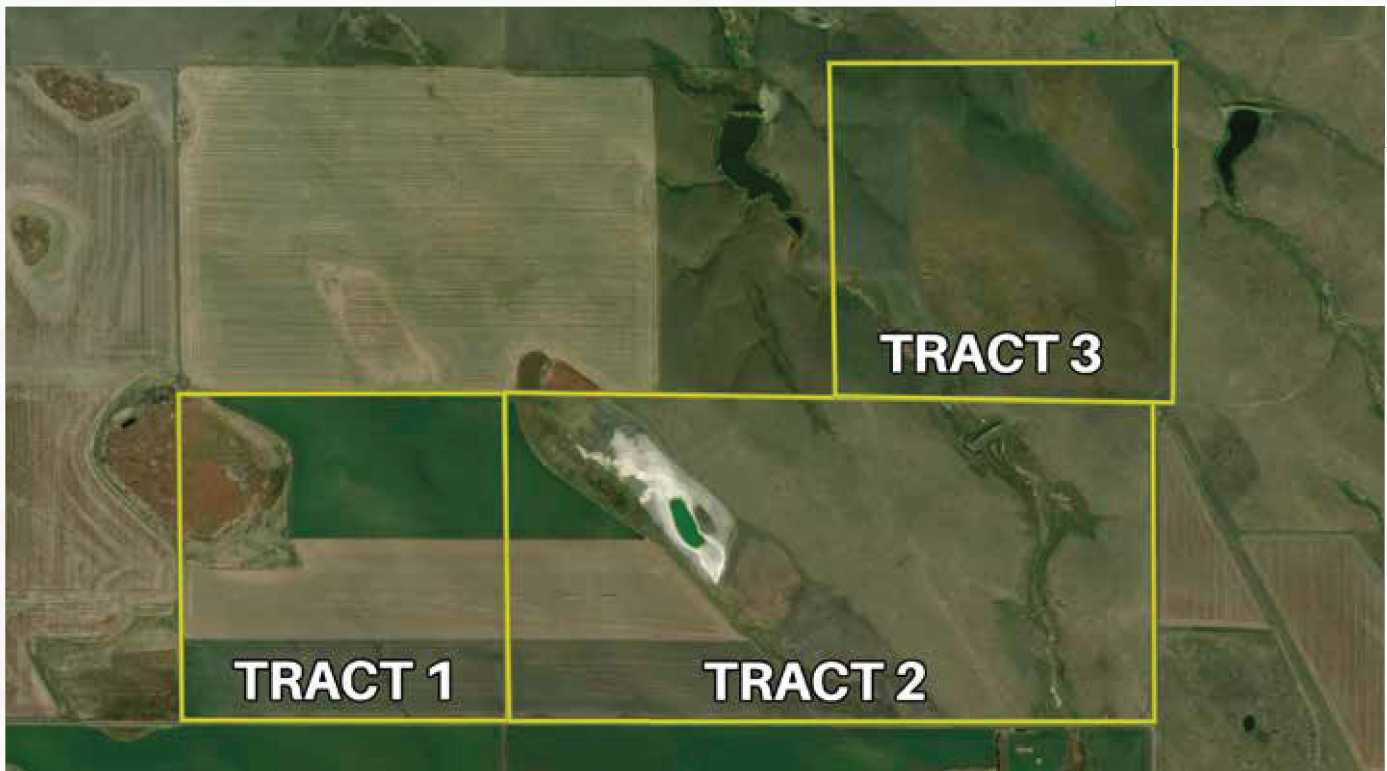
Legal: NE1/4 of SEC 11 and Lot 1 & Lot 2 of SEC 12 all in Williams Creek Township, Jones County, South Dakota..

- Deep Draw for Holding Habitat
- Alfalfa/Grass Mix Hay Ground
- 53.52+/- Acres of Class III Dirt
- 165.36 FSA Cropland Acres

Tract 3 presents 172.01+/- acres of contiguous, hilly cropland offering both quality dirt and wildlife habitat. Currently being utilized as hay land, this property has heaps of potential for any operator to convert to row crop production or to an outdoor haven! FSA reports 165.36 cropland acres containing 94.7 total base acres and are comprised of 69.7 acre wheat base with 43 bu PLC yield, 13.7 acre corn base with 45 bu PLC yield, 7.7 acre grain sorghum base with 43 bu PLC yield, and 3.6 acre oat base with 38 bu PLC yield. With Williams Creek bed cutting through the Southwest corner of the tract, this property provides excellent wildlife habitat for pheasant, mule deer and whitetails. Take Advantage of this exclusive tract and bid to buy on November 9th!

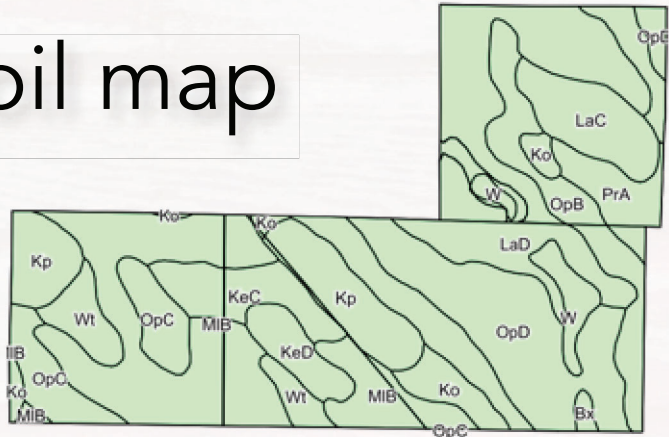


aerial map



overall soil map

PI 53.2%



Area Symbol: SD075, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MIB	Milboro silty clay, 3 to 6 percent slopes	154.18	23.9%	IIIe	IIIe	79
LaD	Lakoma silty clay, 6 to 15 percent slopes	106.97	16.6%	Vle	Vle	43
OpD	Opal clay, 6 to 15 percent slopes	85.12	13.2%	Vle	Vle	48
Kp	Kolls silty clay, ponded	50.88	7.9%	VIIIw	VIIIw	5
OpB	Opal clay, 3 to 6 percent slopes	42.28	6.6%	IIIe	IIIe	60
OpC	Opal clay, 6 to 9 percent slopes	35.27	5.5%	IVe	IVe	49
LaC	Lakoma silty clay, 6 to 9 percent slopes	31.57	4.9%	Vle	Vle	45
KeC	Kirley clay loam, 6 to 9 percent slopes	27.99	4.3%	IIIe	IIIe	70
Ko	Kolls silty clay	22.43	3.5%	Vw	Vw	30
Wt	Witten silty clay, 0 to 3 percent slopes	22.24	3.4%	IIIs	IIIs	79
PrA	Promise clay, 0 to 3 percent slopes	20.81	3.2%	IIIe	IIIe	68
KeD	Kirley clay loam, 9 to 15 percent slopes	17.10	2.7%	Vle	Vle	57
W	Water	14.33	2.2%	VIII		0
PrB	Promise clay, 3 to 6 percent slopes	11.14	1.7%	IIIe	IIIe	64
Bx	Bullcreek-Slickspots complex, 0 to 6 percent slopes	2.47	0.4%	Vis	Vis	9
Weighted Average				4.73	*,	53.2



tract 1

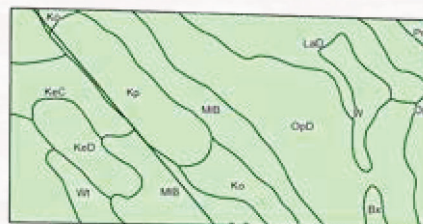
PI 62%



Area Symbol: SD075, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MIB	Millboro silty clay, 3 to 6 percent slopes	77.52	48.3%	IIIe	IIIe	79
OpC	Opal clay, 6 to 9 percent slopes	35.27	22.0%	IVe	IVe	49
Kp	Kolls silty clay, ponded	19.06	11.9%	VIIIw	VIIIw	5
Wt	Witten silty clay, 0 to 3 percent slopes	14.39	9.0%	IIIs	IIIs	79
KeC	Kirley clay loam, 6 to 9 percent slopes	11.17	7.0%	IIIe	IIIe	70
Ko	Kolls silty clay	3.17	2.0%	Vw	Vw	30
Weighted Average				3.76	3.76	62

tract 2

PI 51.2%



Area Symbol: SD075, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
OpD	Opal clay, 6 to 15 percent slopes	79.98	25.7%	Vle	Vle	48
MIB	Millboro silty clay, 3 to 6 percent slopes	76.68	24.7%	IIIe	IIIe	79
Kp	Kolls silty clay, ponded	31.82	10.2%	VIIIw	VIIIw	5
LaD	Lakoma silty clay, 6 to 15 percent slopes	30.94	10.0%	Vle	Vle	43
OpB	Opal clay, 3 to 6 percent slopes	18.10	5.8%	IIIe	IIIe	60
KeD	Kirley clay loam, 9 to 15 percent slopes	17.10	5.5%	Vle	Vle	57
KeC	Kirley clay loam, 6 to 9 percent slopes	16.82	5.4%	IIIe	IIIe	70
Ko	Kolls silty clay	15.12	4.9%	Vw	Vw	30
W	Water	11.15	3.6%	VIII		0
Wt	Witten silty clay, 0 to 3 percent slopes	7.85	2.5%	IIIs	IIIs	79
PrA	Promise clay, 0 to 3 percent slopes	2.61	0.8%	IIIs	IIIs	68
Bx	Bullcreek-Stickspots complex, 0 to 6 percent slopes	2.47	0.8%	VIs	VIs	9
Weighted Average				5.62	*,	51.2

tract 3

PI 48.8%



Area Symbol: SD075, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
LaD	Lakoma silty clay, 6 to 15 percent slopes	76.03	43.8%	Vle	Vle	43
LaC	Lakoma silty clay, 6 to 9 percent slopes	31.57	18.2%	Vle	Vle	45
OpB	Opal clay, 3 to 6 percent slopes	24.18	13.9%	IIIe	IIIe	60
PrA	Promise clay, 0 to 3 percent slopes	18.20	10.5%	IIIs	IIIs	68
PrB	Promise clay, 3 to 6 percent slopes	11.14	6.4%	IIIe	IIIe	64
OpD	Opal clay, 6 to 15 percent slopes	5.12	2.9%	Vle	Vle	48
Ko	Kolls silty clay	4.14	2.4%	Vw	Vw	30
W	Water	3.18	1.8%	VIII		0
Weighted Average				5.09	*,	48.8



broker notes

Attention farmers, ranchers and outdoor enthusiasts, Advantage Land Co. presents three well-stewarded tracts that provide the opportunity to feed any of your outdoor needs with a unique location, good row crop dirt, rolling pasture with rural water, alfalfa/grass mix hay land all with easy accessibility! Located in the agricultural community outside of Vivian, SD, just into Jones County, these three tracts of land totaling 652.02+/- acres of choice mainly Class III soils, gently rolling slopes, and bountiful harvests with the opportunity to convert more acres into row crop production. FSA reports 410.39 Cropland Acres and 235 total Base Acres, including a 173.10 acre Wheat Base with a 43 bu PLC yield, 34 acre Corn Base with a 45 bu PLC Yield, a 19.10 acre Grain Sorghum Base with a 43 bu PLC Yield, and an 8.8 acre Oats Base with a 38 bu PLC Yield. This land has great potential to be converted into successful row crop production or let your livestock roam through the hills and native grasses with three rural water tire tanks. With easy access off the I90 corridor, gentle and deep draws, a lake bed, sloughs and quality dirt with potential to improve, this property is ideal for the operator, investor, and outdoor enthusiast. Take Advantage of this highly desired outdoorsman area and create memories your family will love for years to come!

Owner: Moreland Land, LLC

terms

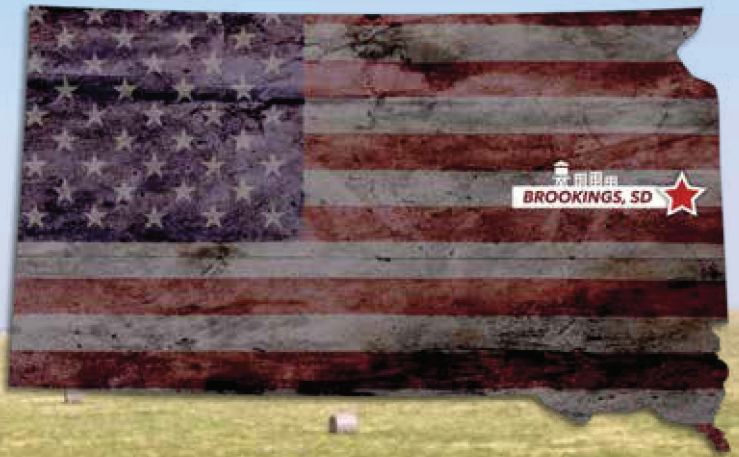
Closing to take place on or before December 13th, 2023. Hunting rights will be given at closing. Property is sold subject to terms and conditions of the lease and possession will be given March 1, 2024. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will 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 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 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 Jones County Zoning Ordinances. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. 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. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange for Seller. This is a cash sale. Property is sold as is. This sale is subject to a 5% buyer premium. This sale is subject to Seller Confirmation. 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.



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