

563+/- ACRES | SPINK CO. SD.

ONLINE  
BIDDING  
AVAILABLE

4 TRACTS

# LAND AUCTION

THURSDAY, MARCH 28, 2024 • 11AM

AUCTION LOCATION: ON-SITE



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM



# snapshot

**Auction Date: March 28, 2024 @ 11am**

**Auction Location: On-Site**

**Online Bidding Starts: Tuesday, March 26, 2024**

**Total Acres:** 563+/- **Total Taxes:** \$5,883.48

**Legal:** T1: SW1/4 SEC 31-T115N-R60W; T2: NW1/4 SEC 4-T114N-R60W; T3: SW1/4 SEC 4-T114N-R60W; T4: W1/2 SE1/4 SEC 4-T114N-R60W; all in Spink County, South Dakota.

- 530.07 FSA Cropland Acres.
- Nearly 520.11+/- Acres of Class II & III Dirt.
- High Percentage Tillable with Straight Rounds.
- Seclusion with Mature Trees & Foster Creek.
- Waterway/Creek for Potential Tile Outlets.
- Beautiful Country Home Setting.

## broker notes

If you are looking to build your investment portfolio with good dirt that has minimal waste acres, straight rounds and the potential to convert more acres into row crop production, you will want to add these 4 tracts to your capital asset holdings. Located in the agricultural community of Doland, SD, Advantage Land Co. proudly presents this well-stewarded property totaling 563+/- acres of choice soils, gently rolling slopes, all with a high percentage tillable. Multiple tracts have access to outlets into natural waterways with the potential to conduct drain tile projects, adding more productive cropland acres. These tracts offer 373.69+/- acres of Class II Soils that pack a heavy punch at a productivity index of 75.63% with an overall soil productivity index across the entire farm of 65.3%. FSA reports a total of 530.07 Cropland acres with 365.28 total base acres comprised of a 157.05 acre Corn base with a 125 bu PLC yield, a 200.63 acre Soybean base with a 34 bu PLC yield and a 7.6 acre Wheat base with a 84 bu PLC yield. Tract 4 offers seclusion with Foster Creek flowing through along with mature trees and 23.02 acres of grass or hayland with the ability to convert into cropland, keep as is, or let it mature for wildlife habitat for your outdoorsman dream come true. Take Advantage of this opportunity on sale day! Available in four individual tracts, any combination, or as a unit.





# location

**From Doland, SD to Tract 1:** Head South on County Road 3 (406th Ave) for 11.5 miles (1/2 mile past 183rd St), property begins on the East side of the road.

**From Hitchcock, SD to Tract 1:** Head East on SD HWY 28 for 15 miles. Head North on County Road 3 (406th Ave) for 6 miles. Property begins on the East Side of the road after 184th St.



**OVERALL  
SOIL  
RAITING  
65.3%**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HtB	Houdek-Ethan-Prosper loams, 1 to 6 percent slopes	154.29	28.3%	Ile	78
Su	Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes	140.63	25.8%	IIIs	44
HwA	Houdek-Stickney complex, 0 to 2 percent slopes	103.18	18.9%	Ilc	77
HxA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	67.72	12.4%	Ilc	75
G519A	Moritz-Lowe, occasionally flooded loams, 0 to 2 percent slopes	21.35	3.9%	Ile	68
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	20.29	3.7%	IIs	58
Bw	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	12.35	2.3%	VIw	34
G193E	Buse-Vida, moist-Forman loams, 9 to 25 percent slopes	9.27	1.7%	VIe	29
Bu	Bon loam, 0 to 2 percent slopes, rarely flooded	6.85	1.3%	Ilc	84
G190C	Forman-Buse-Aastad loams, 3 to 9 percent slopes	5.80	1.1%	IIle	65
Du	Dudley-Jerauld silt loams, 0 to 2 percent slopes	3.67	0.7%	IVs	28
G194F	Buse-Langhei-Forman loams, 15 to 40 percent slopes	0.10	0.0%	VIIe	23
Weighted Average				2.44	65.3



# tracts

## tract 1

**Acres:** 162+/- **Taxes:** \$1,825.70

**Legal:** SW1/4 SEC 31-T115N-R60W in Spink County, South Dakota.

- 142.48 acres of Class II Soils.
- Overall Soil Rating of 72.2% PI.
- Straight Rounds with Easy Access from Blacktop.
- Potential Drain Tile Outlet.

Tract 1 has a total of 162+/- acres with 142.48+/- of those acres being Class II soils and an overall PI of 72.2%. With a natural waterway cutting the corner, the new buyer has a potential tile outlet if one got approved enhance drainage to add more productive acres. FSA reports a high percentage tillable at a total of 151.20 Cropland acres with 104.82 total base acres comprised of a 45.91 acre Corn base with a 125 bu PLC yield and a 58.91 acre Soybean base with a 34 bu PLC yield. This tract offers a great investment for any owner/operator.



## tract 2

**Acres:** 161+/- **Taxes:** \$1,654.20

**Legal:** NW1/4 of SEC 4-T114N-R60W in Spink County, South Dakota.

- Half Mile Straight Rounds
- Excellent Eye Appeal
- 93.35+/- Acres of Class II Soils Rating at 75 PI and stronger
- Strong Fence Lines & Holding Pen

Tract 2 has a total of 161+/- acres with 93.35+/- of those acres being Class II soils ranking at 75 and stronger with an overall PI of 64.1%. FSA reports a total of 155.14+/- Cropland acres with 107.58+/- total base acres comprised of a 47.12+/- acre Corn base with a 125 bu PLC yield and a 60.46+/- acre Soybean base with a 34 bu PLC yield. Enjoy this square quarter with minimal waste and straight rounds.





# tracts

## tract 3

**Acres:** 160+/- **Taxes:** \$1,485.02

**Legal:** SW1/4 of SEC 4-T115N-R60W in Spink County, South Dakota.

- 72.45+/- Acres of Class II Soils Rating at 73.35% PI.
- Half Mile Straight Rounds.
- Excellent Access.
- High Percentage Tillable.

Tract 3 has a total of 160+/- acres with 72.45+/- of those acres being Class II soils ranking at 73.35% average and an overall Tract 3 PI of 57.4%. FSA reports a total of 155.14+/- Cropland acres with 107.58+/- total base acres comprised of a 47.12+/- acre Corn base with a 125 bu PLC yield and a 60.46+/- acre Soybean base with a 34 bu PLC yield. Enjoy this property made for modern day equipment, half mile rounds, and little to no obstacles.



## tract 4

**Acres:** 80+/- **Taxes:** \$918.56

**Legal:** W1/2SE1/4 of SEC 12-T114N-R61W in Spink County, South Dakota.

- 64+/- acres of Class II Soils with 75+% PI.
- Mature Trees and Foster Creek.
- Overall Soil rating of 69.1%.
- 68.59 FSA FSA Cropland Acres.

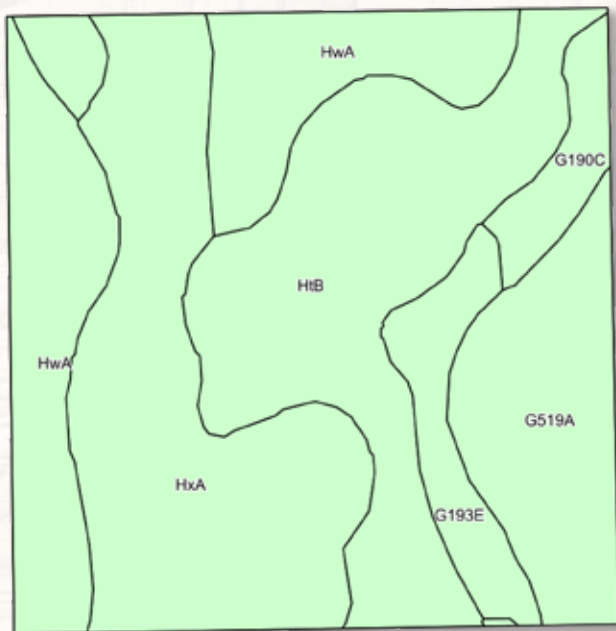
Tract 4 has a total of 80+/- acres with 64+/- of those acres being Class II soils ranking at 75% PI and stronger and an overall Tract 4 PI of 69.1%. FSA reports a total of 68.59 Cropland acres with 45.30 total base acres comprised of a 16.9 acre Corn base with a 132 bu PLC yield, a 20.8 acre Soybean base with a 41 bu PLC yield and a 7.6 acre Wheat base with a 84 bu PLC yield. This 80 offers seclusion with mature trees and Foster Creek flowing through along with 23.02 acres of grass and hayland with the ability to convert additional acres into cropland production, keep as pasture, or let it mature for wildlife habitat for an outdoorsman dream come true. With the seasoned trees and Foster Creek, this property makes a beautiful setting for a home away from home.



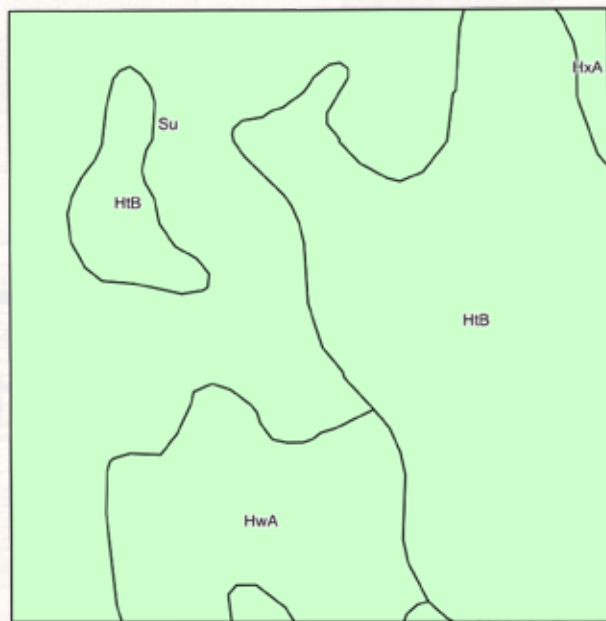


# tracts

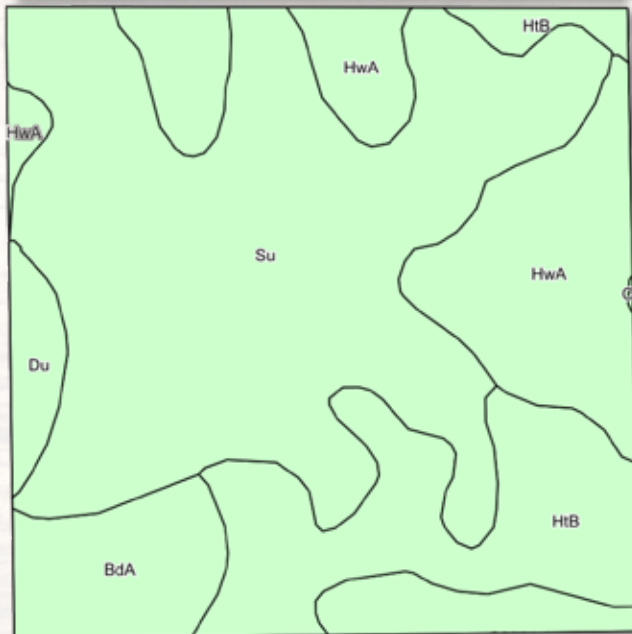
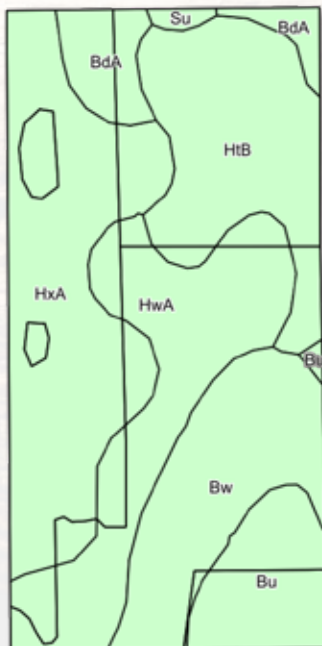
tract 1 PI 72.2%



tract 2 PI 64.1%



tract 4 PI 69.1%



tract 3 PI 57.4%



# terms

Closing and possession to take place on or before May 7th, 2024. This property is free and clear to farm or rent for the 2024 crop season. 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 with possession at closing or with a 20% non-refundable earnest money deposit, possession of this property will be given day of 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 2023 RE Taxes due and payable in 2024 will be paid by the seller. The 2024 RE Taxes due and payable in 2025 will be paid by the buyer. The seller does not warranty or guarantee water supply and 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 including oil, gas & mineral reservations, or highways of record, if any, as well as any or all Spink County Zoning Ordinances. Any mineral rights currently owned by the seller will pass to the buyer, however, the seller does not warranty or guarantee any. The RE licensees in this transaction stipulate that they are acting as agents for the seller. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. Purchaser shall cooperate with Sellers 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 Seller Confirmation. Announcements made day of sale take precedence over any written materials. This sale is subject to a 5% buyer premium. Tracts will be offered individually, any combination, and as a unit. Not responsible for accidents. Purchase Agreement to be signed in accordance to how the winning bid was placed.

**Owner: Marilynne Felderman Trust & Beverly Jean Felderman**





**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

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**CALL TODAY!**



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