

53.20 ACRES | VERMILLION, SD LAND

LAND AUCTION

AUCTION ENDS

TUESDAY, DECEMBER 29, 2020 • 11AM

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LOCATION



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snapshot

Auction Opens: Dec. 23, 2020
Auction Ends: 11 am • Dec. 29, 2020

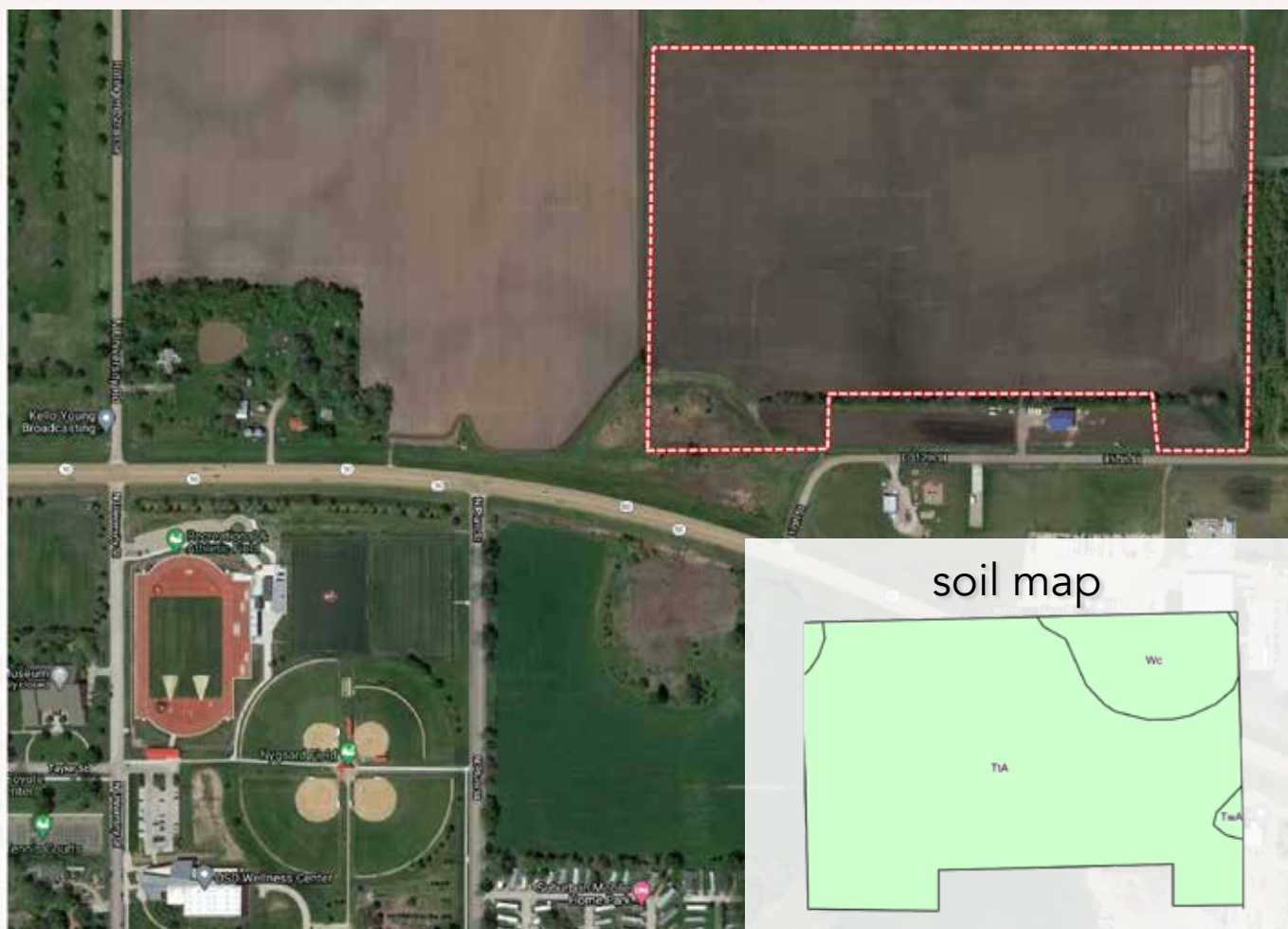
Total Acres: 53.20 +/- | **Total Taxes:** \$1,576.62

Partial Legal: Part of the SW1/4 & SE1/4 of Sec. 7-T92N-R51W Clay County, SD.

Owners: Ralph and & Lucille Marquardt

Location: From Vermillion, SD: From the intersection of 317th St & Hwy 50 bypass, go north on 317 St for .1 miles and the property is on the north side of 317 St, excepting building sites.

aerial map



Area Symbol: SD027, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
TtA	Trent-Tetonka-Wakonda complex, 0 to 3 percent slopes	45.20	85.0%	Iw	82
Wc	Wakonda-Wentworth-Whitewood complex, 0 to 2 percent slopes	7.55	14.2%	IIIs	86
TwA	Wentworth-Trent complex, 0 to 2 percent slopes	0.45	0.8%	I	95
Weighted Average					82.7



broker notes

LOCATION! LOCATION! LOCATION! Located on the outskirts of Vermillion, SD city limits right off Hwy 50 bypass, this prime cropland is ready to be used by you! Whether you are looking to move your business to South Dakota, looking to develop land with a key location, or invest in quality farmland, this land has the potential you are looking for. Currently, the land is sewn down to alfalfa and offers an 82.7% productivity index with mainly Class I soils with 0-3% slope, according to Surety Aggridata. FSA reports 53.13 cropland acres with 51.47 base acres, a 27.34 corn base and 139 bu PLC yield and a 22.53 acre soybean base with a 33 bu PLC yield. There are 1.6 acres currently enrolled in CRP in the southwest corner, with an annual income of \$363 expiring 9.30.2023. There are .25 acres of mature trees situated on this land. With visibility from Hwy 50 and 300+/- feet of frontage on 317 St, this land is well suited for the development you have in mind with the right approvals. Now is the time to invest in your future with the opportunity at hand. If you are looking for a quality row crop farm with an excellent location, utilities in close proximity and tremendous potential, be prepared to buy and let it work for you for the generations to come.

LOCATION • LOCATION • LOCATION

terms

Closing and possession will be on or before February 4, 2021. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If 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 2020 RE taxes due and payable in 2021 will be paid by the seller, as a credit to buyer at closing, based on most current tax information available. The 2021 RE taxes due and payable in 2022 will be purchaser's responsibility. The purchaser will assume the CRP contract. 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 is estimated and not guaranteed and are subject to County Committee Approval. Seller may elect to conduct a 1031 tax deferred exchange. 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 Clay County Zoning Ordinances. A survey/plat will not be provided and will be the purchaser's 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. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15-minute mark. A bank letter or email verifying sufficient funds will be needed for bidding approval.

**For Further City &
County Q&A Info.**

City and County Joint Jurisdiction Info call 605.677.7145
Clay/Union Electric Service Info call 605.624.2673
Clay Rural Water Info call 605.267.2088



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