

160 ACRES | HAMLIN CO, SD

# LAND AUCTION

AUCTION ENDS

**THURSDAY, FEBRUARY 18, 2021 • 11AM**

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# snapshot

**Auction Opens: Feb. 15, 2021**  
**Auction Ends: Feb. 18, 2020 • 11 am**

**Total Acres:** 160 +/- **Estimated Taxes:** \$2,800/Yr.

**Legal:** NE1/4 Section 2-T115N-R51W, Hamlin Twp, Hamlin Co. SD

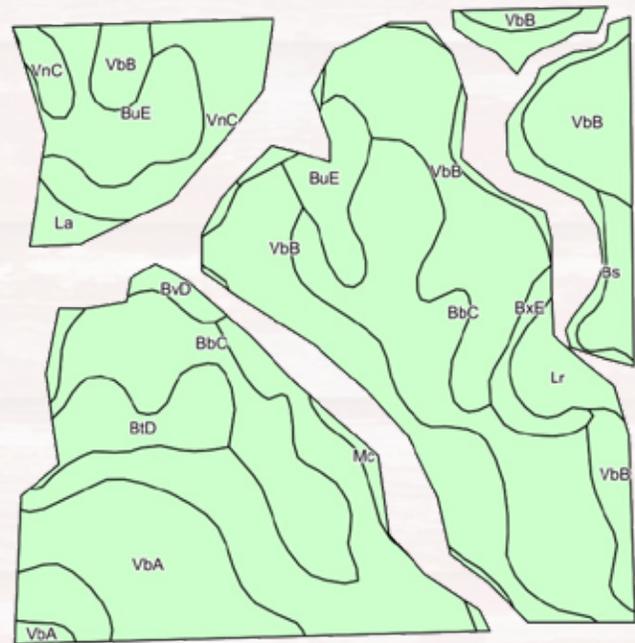
**Owners:** Margy and Denny Brenden

**Location: Clear Lake Exit on I29:** 3 miles N on 466th Ave to 179th St. Turn W on 179th and go for 1 mile to 465th Ave. Turn N on 465th. Go for 1/2 mile, and the property lies on the W side of the road.

## aerial map



## soil map



Area Symbol: SD057, Soil Area Version: 22

| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|------------------|--------------------|
| VbB                     | Vienna-Brookings complex, 1 to 6 percent slopes          | 50.03 | 39.1%            | IIIe             | 86                 |
| BbC                     | Barnes-Buse loams, 6 to 9 percent slopes                 | 28.26 | 22.1%            | IIIe             | 61                 |
| VbA                     | Vienna-Brookings complex, 0 to 2 percent slopes          | 11.34 | 8.9%             | Is               | 90                 |
| BuE                     | Buse-Barnes loams, 9 to 40 percent slopes, very stony    | 9.82  | 7.7%             | VIIIs            | 5                  |
| Lr                      | Lamoure-Rauville silty clay loams, channeled             | 8.14  | 6.4%             | VIw              | 33                 |
| VnC                     | Vienna-Buse complex, 6 to 9 percent slopes               | 7.37  | 5.8%             | IIIe             | 65                 |
| BtD                     | Buse-Barnes loams, 9 to 20 percent slopes                | 4.88  | 3.8%             | VIe              | 34                 |
| Bs                      | Brookings silty clay loam, 0 to 2 percent slopes         | 2.23  | 1.7%             | Iw               | 96                 |
| BvD                     | Buse-Lamoure, channeled, complex, 0 to 40 percent slopes | 1.80  | 1.4%             | VIIe             | 20                 |
| BxE                     | Buse-Langhei complex, 15 to 40 percent slopes            | 1.80  | 1.4%             | VIIe             | 14                 |
| La                      | La Prairie loam  | 1.21  | 0.9%             | Iw               | 85                 |
| Mc                      | Mckranz-Badger silty clay loams, 0 to 2 percent slopes   | 1.03  | 0.8%             | IIIs             | 79                 |
| <b>Weighted Average</b> |  |       |                  |                  | <b>66.2</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# broker notes

Located just 4 ½ miles North of the I29 Clear Lake exit between Brookings and Watertown – we proudly present this quarter section of crop and hunting land. With 110+/- acres of cropland and the balance made-up of 50 acres of grass waterways, hay land, and roadways – this land would be a great addition to add to your operation or portfolio. With an abundance of habitat in the area, upland game birds and Whitetails are no foreigner to this property. This one property can combine your farming and hunting passions at one destination. It has a dugout for the water source, so a producer could release cattle in the fall of the year to graze stalks. Depending on your operational goals, you can improve this land with a potential tile project and/or tree additions to suit your purpose. FSA reports 110.99 cropland acres with 86.65 base acres, a 41.54 wheat base with a 58 bu PLC yield, 17.51 corn base with a 140 bu PLC yield, and a 27.60 acre soybean base with a 41 bu PLC yield. Cropland soils are estimated at 72.2% - primarily made-up of Class II Vienna Brookings complex. This property has been in this family for a lifetime. Don't miss out – this is an opportunity you'll want to take Advantage of!

**Been in the Family Since 1976**

## terms

Closing and possession will be on or before March 18, 2021, as this land is free and clear to farm or rent for 2021 Crop Season. 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 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 Hamlin County Zoning Ordinances. A survey/plat will not be provided and will be the purchasers 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. Sold subject to a 5% Buyer Premium. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15-minute mark.



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