

800 ACRES | POTTER CO. SD.

ONLINE BIDDING AVAILABLE

5 TRACTS LAND AUCTION

THURSDAY, APRIL 8, 2021 • 11AM

AUCTION LOCATION: AMERICAN LEGION • GETTSBURG, SD



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

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snapshot

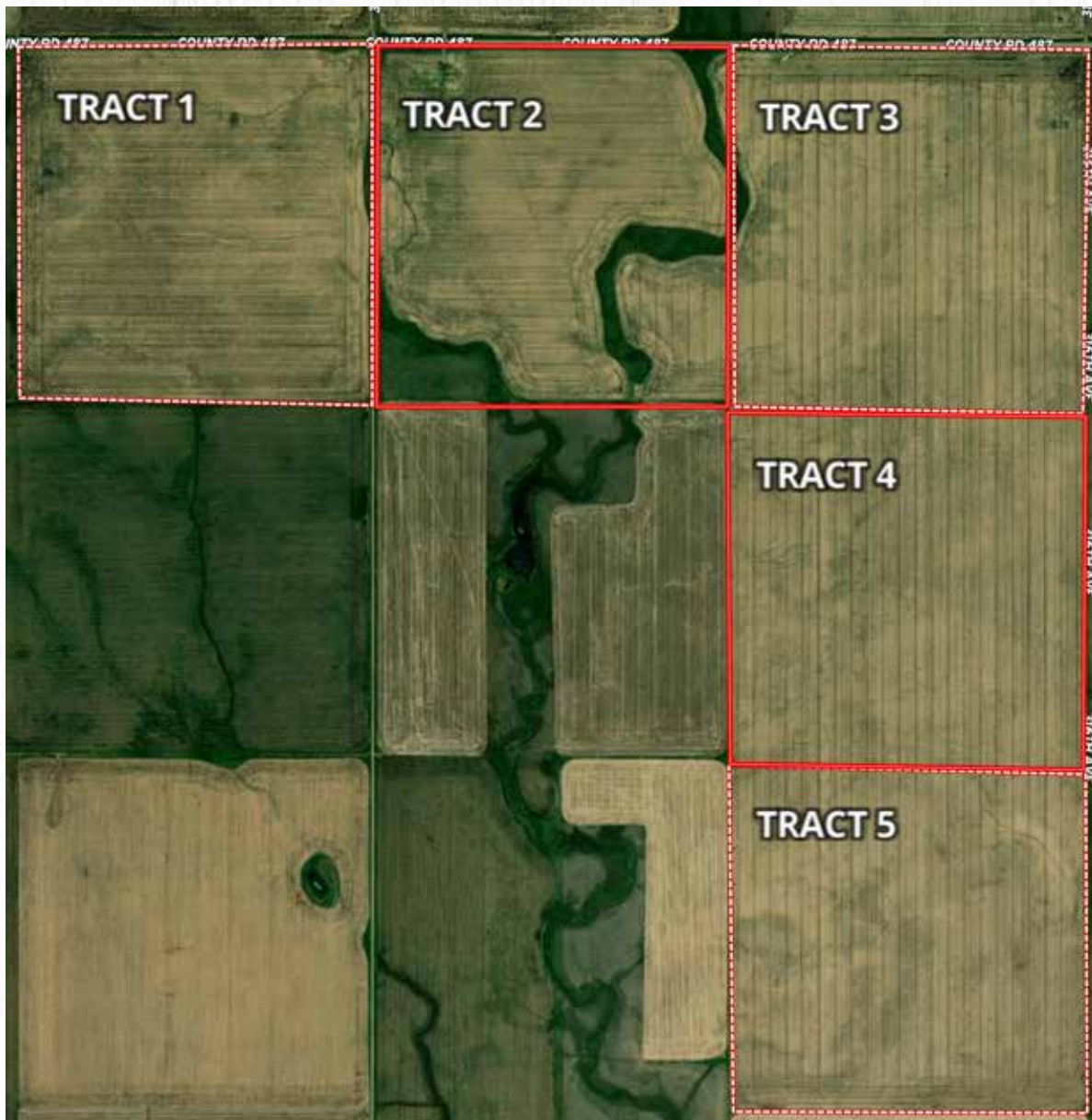
Auction Date: April 8, 2021 @ 11am
Legion, Gettysburg, SD • 112 S Exene St.
Online Bidding Open April 6 @ Noon

Total Acres: Contiguous 800 +/-

Total Taxes: \$11,023.92

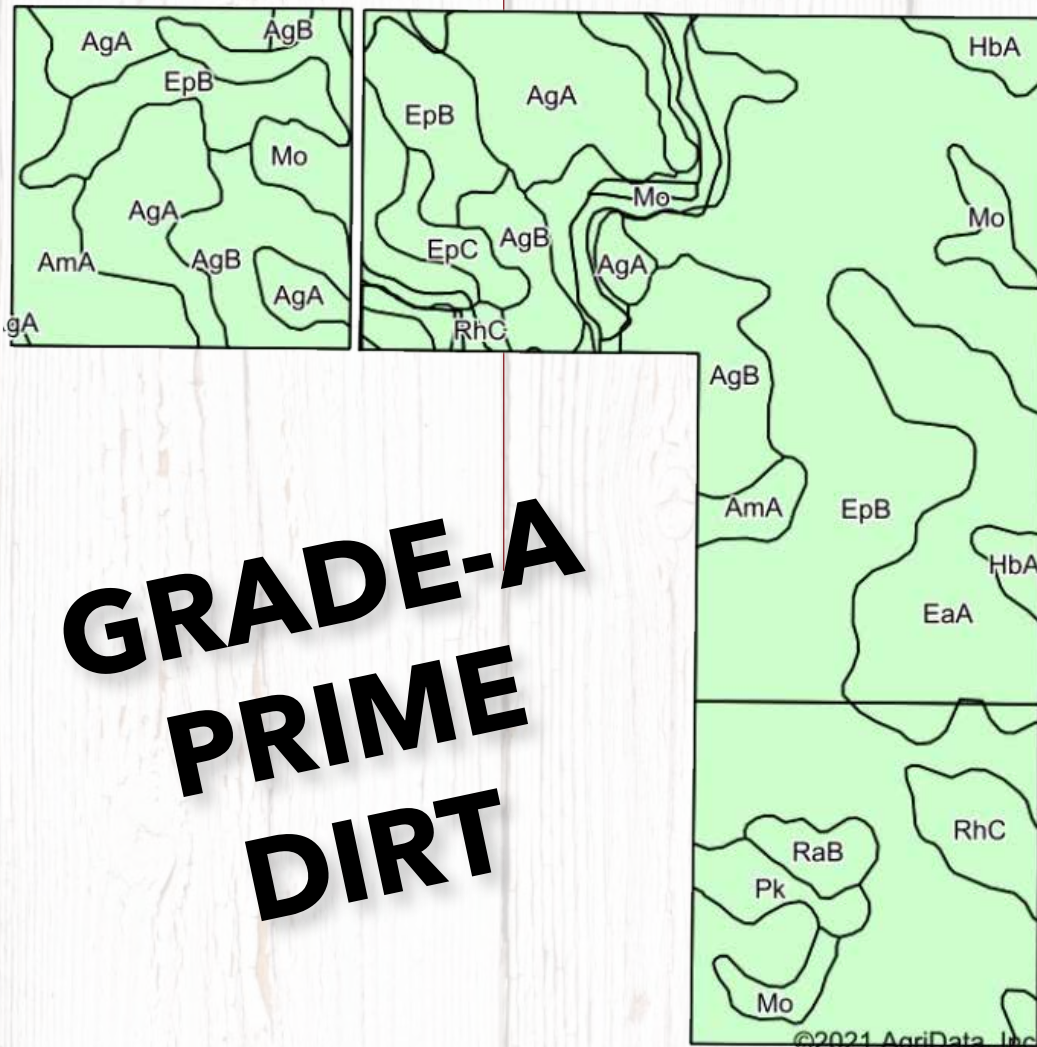
Location from Gettysburg: Head South on Co. Hwy 155 for 6 miles. Turn East (left) onto 170th Street. Follow 170th for 4 miles to 315th Ave. The property is on the South side of the road.

aerial map





soil map



Area Symbol: SD107, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EpB	Eakin-Peno complex, 2 to 6 percent slopes	357.77	45.3%	Ile	73
AgA	Agar silt loam, 0 to 2 percent slopes	95.80	12.1%	Ilc	92
Mo	Mobridge silt loam, 0 to 2 percent slopes	79.45	10.1%	Ilc	94
EaA	Eakin-Raber complex, 0 to 2 percent slopes	73.98	9.4%	Ilc	83
AgB	Agar silt loam, 2 to 6 percent slopes	73.13	9.3%	Ile	85
AmA	Agar-Mobridge silt loams, 0 to 3 percent slopes	41.00	5.2%	Ilc	90
RhC	Raber-Peno loams, 6 to 9 percent slopes	22.56	2.9%	IIle	52
HbA	Highmore silt loam, 0 to 2 percent slopes	14.17	1.8%	Ilc	92
Pk	Plankinton silt loam	11.43	1.4%	IVw	51
EpC	Eakin-Peno complex, 6 to 9 percent slopes	10.65	1.3%	IIle	55
RaB	Eakin-Raber complex, 2 to 6 percent slopes	9.36	1.2%	Ile	76
Weighted Average					79.6



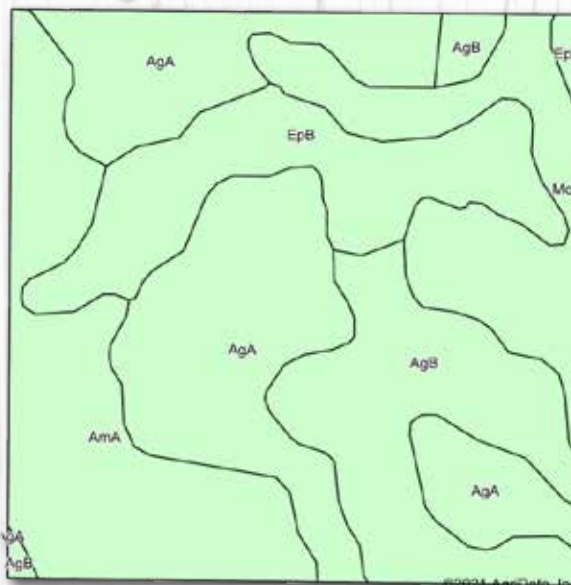
tract 1

PI 87.6%

Acres: 160+/- **Taxes:** \$2,377.24

Legal: NE1/4 of Sec 27-T117N-R75W

- 158.36+/- Cropland acres.
- Soil PI of 87.6%.
- Primarily Class II Agar Silt Loam ranked at 92%.
- Square farm with minimal waste acres.
- Estimated 66.86 acre Corn Base, 32.7 acre Wheat Base, 22.84 acre Soybean Base.
- Easy access from 170th Street.



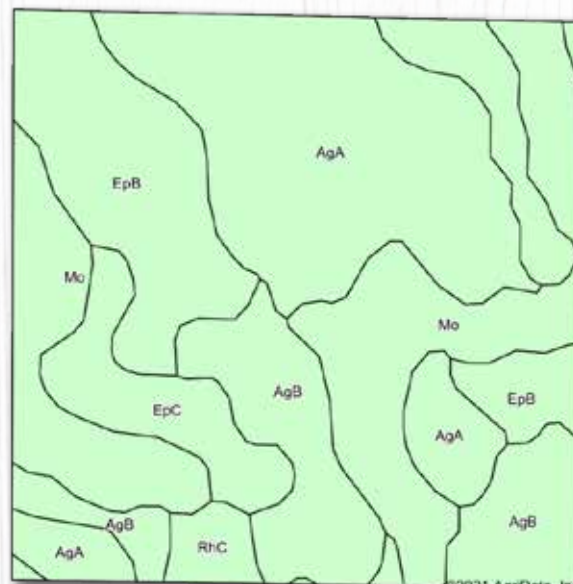
tract 2

PI 83.9%

Acres: 160+/- **Taxes:** \$2,303.82

Legal: NW1/4 of Sec 26-T117N-R75W

- 157.06+/- Cropland acres.
- Overall Soil Rating of 83.9%.
- Primarily Class II Agar Silt Loam ranked at 92%.
- Estimated 59.5 acre Corn Base, 29.13 acre Wheat Base, 20.34 acre Soybean Base. • Easy access from 170th Street.
- Balance of waterways running through.





tract 3

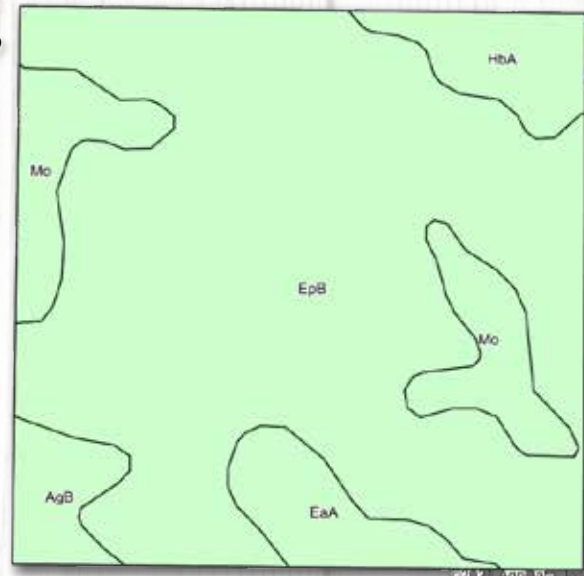
PI 77.2%

Acres: 160+/-

Taxes: \$2,139.70

Legal: NE1/4 of Sec 26-T117N-R75W

- Overall Soil Rating of 77.2%.
- Primarily Class II Eakin-Peno Complex.
- Estimated 68.52 acre Corn Base, 33.52 acre Wheat Base, 23.41 acre Soybean Base. • Easy access from 170th Street.



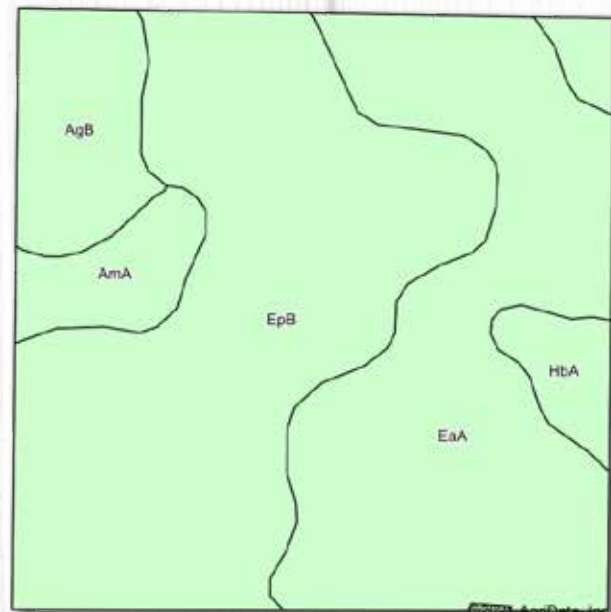
tract 4

PI 79.2%

Acres: 160+/- **Taxes:** \$2,176.80

Legal: SE1/4 of Sec 26-T117N-R75W

- Overall Soil Rating of 79.2%.
- Square farm with minimal waste acres.
- Estimated 68.85 acre Corn Base, 33.68 acre Wheat Base, 23.53 acre Soybean Base. • Primarily Class II Eakin-Peno Complex.





tract 5

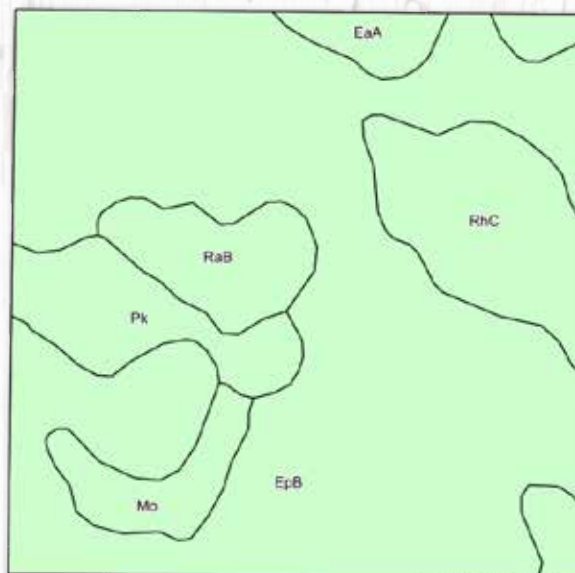
PI 70.3%

Acres: 160+/-

Taxes: \$2,026.36

Legal: NE1/4 of Sec 35-T117N-R75W

- 159.95 Cropland acres.
- Overall Soil Rating of 70.3%.
- Square farm w/ minimal waste acres.
- Estimated 68.91 acre Corn Base, 33.69 acre Wheat Base, 23.53 acre Soybean Base. • Primarily Class II Eakin-Peno Complex.



AUCTION DATE: APRIL 8TH AT 11AM • AUCTION LOCATION: LEGION, GETTYSBURG, SD • 112 S EXENE ST.



broker notes

Grade A - Prime dirt, located in the known farming community SE of Gettysburg, SD. Advantage Land Co. proudly presents this 800+/- acres of modern-day crop land with high soil ratings, minimal waste acres, long convenient rounds, gentle slopes and few obstacles. The overall Soil Productivity Index reports at an astounding 79.6%, with over 94% of this property made up of Class II soils. FSA reports 772.35+/- acres of cropland with the balance composed of grass waterways, roads, and ditches. This property offers 609.01 base acres with a 332.64 acre Corn Base with a 98 bu PLC yield, a 162.72 acre Wheat Base with 47 bu PLC yield, and a 113.65 acre Soybean Base with 35 bu PLC yield. Farm 1½ mile rounds as this property is all contiguous and take convenience to an entirely new level. This property is ready for tires to turn this spring for the new owner. Investors, if you are looking for SD crop land to be part of your portfolio, we encourage this be part of your wealth management program. All buyers - make a point to attend this sale as quality dirt like this is not seen on the open market very often. Take Advantage of this opportunity and bid to buy!

Owner: Sandra Kopper

terms

Possession to take place day of sale with 20% down. Closing will be on or before May 12, 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% with possession at closing or 20% down the day of the sale for immediate possession will be due at the conclusion of the sale. 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. The 2021 RE taxes due and payable in 2022 will be the responsibility of the purchaser. 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. 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 Potter 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.



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