

293 ACRES | HAND CO, SD

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, JUNE 3, 2021 • 11AM

AUCTION LOCATION: On-Site - Southeast of Miller



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: June 3, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: June 1st

Total Acres: 293 +/- **Total Taxes:** \$2,261.66

Legal: N2 Sec.7-T110N-R67W, Hiland Twp, Hand Co., SD

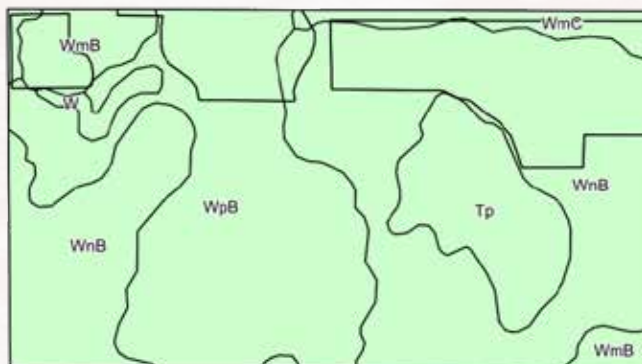
Location from Miller: Take highway 45 South out of Miller for 13 miles. Turn East (left) onto 211th St. for 2 miles. Turn North (left) onto 362nd Ave. Head North for 1.5 miles. Property lies on the East side of the road.

- Ready to use in 2021!
- 63.57+/- FSA Cropland Acres
- Majority Class II Soils at 82% PI
- Currently utilized for Pasture & Hay
- Good access from 362nd Ave.
- Convert more quality acres into row crop production

aerial map



soil map



Area Symbol: SD059, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
WnB	Glenham-Propser loams, 1 to 6 percent slopes	145.13	48.8%	Ile	82
WpB	Glenham-Cavo loams, undulating	94.06	31.6%	Ile	58
Tp	Tetonka silt loam, 0 to 1 percent slopes	29.49	9.9%	IVw	56
WmB	Glenham loam, undulating	15.53	5.2%	Ile	82
WmC	Glenham loam, rolling	9.55	3.2%	IIle	64
W	Water	3.78	1.3%	VIII	0
Weighted Average					70.2



broker notes

If you're looking for a versatile land tract to add into your operation – this one is for you! Advantage Land Co. presents 293+/- acres of gently rolling land in the competitive Hiland Township of Hand County. Primarily comprised of Class II Glenham-Prosper Soils at 82% productivity index, with an overall of 70.2% soil PI, this property has what it takes to be converted to a row crop farm and produce the crops for your operational needs! Currently utilized as pasture and hay land, FSA reports 63.57 Cropland Acres with 20.5 base acres including an 11.2 acre oat base and a 40 bu PLC yield, an 8.2 acre corn base with a 44 bu PLC yield, and a 1.10 acre barley base with a 35 bu PLC yield. If the buyer converted more acres into cropland production, you would have the opportunity to graze in the Fall of the year with a dam, a dugout, and temporary pond for water sources and good-standing quality fences. This property is free and clear for the 2021 season with an option to take possession the day of the sale with 20% earnest money down. Folks, take Advantage of the opportunity and come prepared to put this half section in your portfolio!

Owner: Keith Keller

terms

Closing on or before July 14, 2021. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% with possession at closing will be due at the conclusion of the sale. There is an option to take possession day of sale with 20% earnest money down. 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 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 Hand 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 and is subject to a 5% Buyer Premium. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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CALL TODAY!



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