

240 ACRES | BEADLE CO, SD

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, MAY 13, 2021 • 11AM

AUCTION LOCATION: On-Site - 6.5 Miles West of Wolsey on 205th St.



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: May 13, 2021 @ 11am
On-Site - 6.5 Miles West of Wolsey on 205th St.
Online Bidding Starts: May 11th

Total Acres: 240 +/- **Total Taxes:** \$3,429.20

Location from Wolsey: Head West on 205th Street. Continue for 6.5 miles. Property sits on the South side of the road.

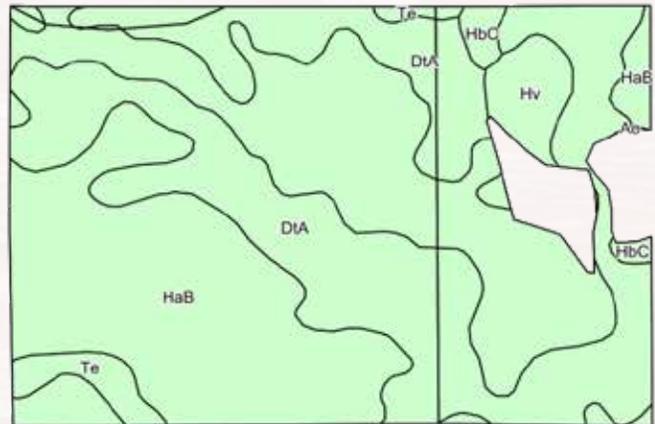
Legal: NE4 Sec. 21 & W2NW4 Sec. 22 – T111N-R65W, Wessington Twp, Beadle Co. SD

- 234+/- FSA Cropland Acres
- Majority Class II Soils at 79% PI
- Dugout for Fall Grazing
- Recreational Opportunities
- Good Access from 205th Street Blacktop
- Buyer Credit of \$25,000 at closing

aerial map



soil map



Area Symbol: SD005, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	119.26	53.3%	IIe	79
DtA	Dudley-Tetonka silt loams	88.94	39.8%	IVs	43
Hv	Hoven silt loam, 0 to 1 percent slopes	7.35	3.3%	VIIs	15
Te	Tetonka-Hoven silt loams	5.48	2.5%	IVw	48
HbC	Hand-Ethan loams, 6 to 9 percent slopes	2.57	1.1%	IIIe	56
Weighted Average					61.6



broker notes

If you're looking for a property to combine your passion for farming and recreational opportunities, this is one you won't want to pass up! Advantage Land Co. presents 240+/- acres of gently rolling ag land located just West of Wolsey in Beadle County, SD. Primarily comprised of Hand-Bonilla Soils at a 79% productivity index, with an overall cropland reading of 61.7% for the overall soil PI, this property is currently covered in Alfalfa-Grass mix, containing some wetland sloughs, and surrounded by farmland. Whitetails, upland game birds, and waterfowl are certainly no strangers to this property! A dugout water source also provides the new owner with the option to graze livestock during the Fall of the year. FSA reports 234 Cropland Acres and 123.3 Base Acres with a 70.5 acre corn base and a 76 bu PLC yield, a 26.8 acre soybean base and a 24 bu PLC yield, a 11.7 acre sunflower base and a 1114 bu PLC yield, an 8.4 acre wheat base and a 29 bu PLC yield, a 3.9 acre grain sorghum base and a 44 bu PLC yield, and a 2 acre oat base with a 40 bu PLC yield. If you are looking for a diversified land tract with row crop production and recreational characteristics, you will want to take Advantage of this opportunity and invest in South Dakota land today!

Owners: Robert Shockman, Roger Shockman, Susan Amdahl, Sally Olson

terms

Closing and landlord possession to take place day of closing on or before June 17, 2021. This property is under lease for the 2021 year expiring March 1st, 2022. Purchaser to receive a \$25,000 credit at closing for being unable to farm during the 2021 crop year. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% with 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 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 Beadle County Zoning Ordinances. A Waterfowl Management Rights Easement covers the W2NW4 Sec. 22-T111N-R65W. 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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LAND BROKERS

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