

302 ACRES | SPINK CO, SD

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, JUNE 17, 2021 • 11AM

AUCTION LOCATION: On-Site - Southwest of Frankfort, SD



ADVANTAGE
Land Co.

EXPOSE
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605.692.2525
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snapshot

Auction Date: June 17, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: June 15th

Total Acres: 302 +/- **Total Taxes:** \$6,202.18

Legal: N2 Sec.31-T116N-R62W, Frankfort Twp, Spink Co. SD

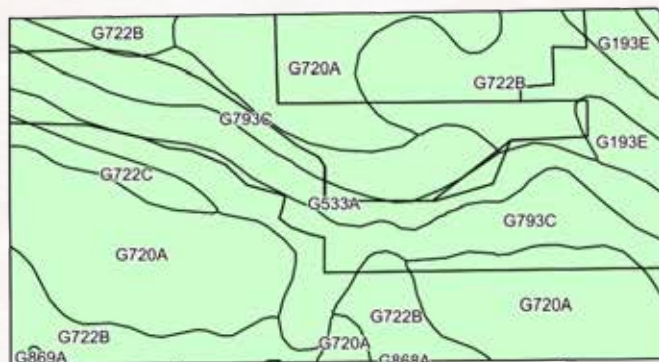
Location from Frankfort, SD: Head West out of Frankfort on 173rd Street for .5 mile. Turn left (South) onto 395th Ave. Continue for 4 miles. Property starts on the West side after 177th Street.

- 202.66+/- FSA Cropland Acres
- Ability to Improve Quality Acres
- Water Ditch for Future Tile Outlet
- Majority Class II Soils at 95%
- Overall Soil Rating at 78.1%
- Easy Access from 395th Ave
- Free Flowing Artesian Well
- Ability to Fall Graze

aerial map



soil map



Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	107.73	36.7%	IIC	95
G793C	Kranzburg-Zell-Aastad complex, 3 to 9 percent slopes	67.73	23.1%	IIIE	72
G722B	Great Bend-Zell silt loams, 2 to 6 percent slopes	67.38	22.9%	IIE	77
G533A	Lamoure silty clay loam, somewhat poorly drained, 0 to 1 percent slopes, frequently flooded	31.14	10.6%	IIW	57
G193E	Buse-Vida, moist-Forman loams, 9 to 25 percent slopes	11.96	4.1%	VIIE	29
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	7.30	2.5%	IIIE	66
G869A	Winship-Tonka silt loams, till substratum, 0 to 1 percent slopes	0.40	0.1%	IW	71
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.06	0.0%	IW	71
Weighted Average					78.1



broker notes

Advantage Land Co. presents this 302+/- acre land tract with eye appeal in the well-known farming community near Frankfort, SD. FSA reports 202.66 cropland acres primarily comprised of Class II Great Bend-Beotia soils with a 95% Productivity Index. With a few improvement projects, this property has the potential to turn additional acres into quality row crop as the overall soil PI is 78.1% across the 302 Acres. A water ditch runs through the middle of this property, offering a potential tile outlet. With a dugout and free flowing artesian well for the water sources, good fences, and a neighboring tree belt to the North, one would have the ability to Fall graze. This property offers 202.6 base acres with a 100.4 acre Corn Base with a 120 bu PLC yield, a 100.1 acre Soybean base with a 37 bu PLC yield, and a 2.1 acre Wheat Base with a 28 bu PLC yield. Land of this quality does not come on the open market, it's sold privately, especially a property with the ability to be enhanced. Take Advantage of this once in a lifetime opportunity and invest today!

Owner: Glenn & Gerhild Wimer Living Trust

terms

Landlord possession to take place day of closing on or before October 1, 2021. This property is under lease for the 2021 year expiring December 31, 2021. This property is free and clear to farm or rent in 2022 with possession taking place January 1, 2022. 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 paid by the seller as a credit to the buyer at closing based on the most current tax information. 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 Spink 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. Not responsible for accidents.



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