

313 ACRES | MINNEHAHA CO, SD

ONLINE BIDDING AVAILABLE

2 LAND AUCTION

TRACTS

THURSDAY, JULY 22, 2021 • 11AM

AUCTION LOCATION: On-Site - West of Colton, SD



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: July 22, 2021 @ 11am
On-Site (follow directions below)
Online Bidding Starts: July 20th

Total Acres: 313.58 +/-

Total Taxes: \$8,086.60

Legal: E1/2 EXCEPT the East 662 feet of the South 390 feet of the North 822 feet thereof, and EXCEPT Lot H-1, thereof, of Sec.28-T140N-R51W, Taopi Twp, Minnehaha County, South Dakota.

Location from Colton, SD: Head West out of Colton on 248th Street for 1 mile. Turn left (South) onto 463rd Ave. Property starts on the right (West) side of the road.

tract 1

Acres: 153.58+/- **Taxes:** \$3,995.98

Legal: NE4 (EX H-1 & E662, S390, N882) Sec.28- T104N-R51W

- 149.18 FSA Cropland Acres
- 80.8% Overall Soil PI
- Primarily Class soils II Egan-Ethan-Trent Complex with an 81% PI
- Good access from the 248th Street Oil Road



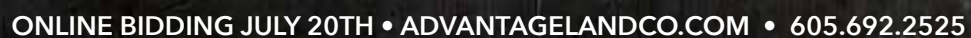
tract 2

Acres: 160+/- **Taxes:** \$4,090.62

Legal: SE4 Sec.28-T104N-R51W

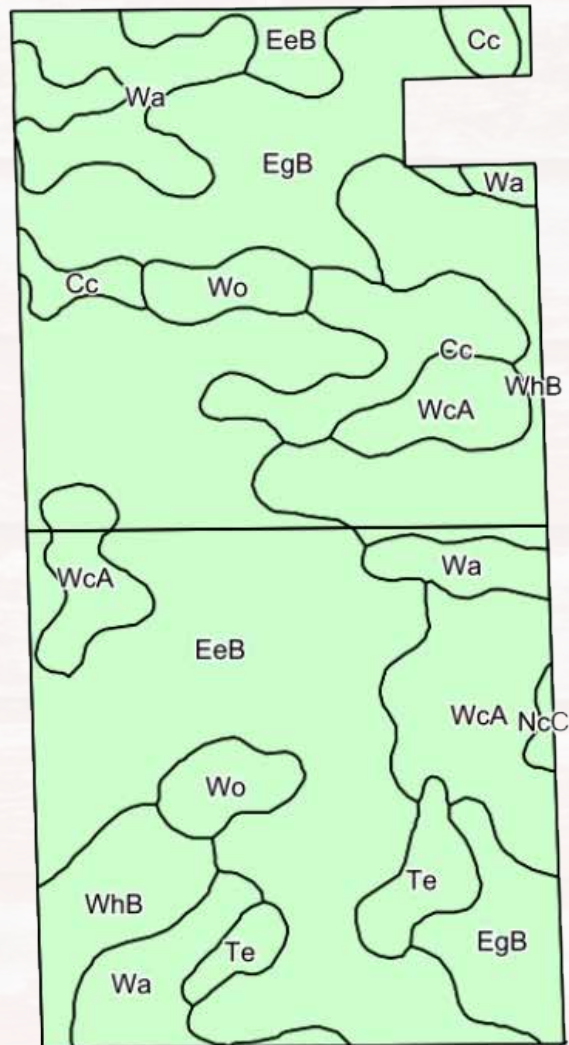
- 155.39 FSA Cropland Acres
- 8,473' of Working Drain Tile
- Primarily Class II soils with an overall 79% PI
- Square farm with no obstacles
- Good access from 463rd Ave







soil map



Area Symbol: SD099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	112.59	37.0%	Ile		81
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	48.63	16.0%	Ile		84
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	38.88	12.8%	Ile		87
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	33.78	11.1%	Iw		88
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	30.49	10.0%	Ils		83
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	19.15	6.3%	Ilw		75
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.91	3.6%	Vw		30
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	8.90	2.9%	IVw		59
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.09	0.4%	IIIe	IVe	68
Weighted Average						80.3



broker notes

Located in the corn belt of South Dakota just Northwest of Sioux Falls, Advantage Land Co. proudly presents this 313.58 +/- acre property with quality dirt, minimal waste acres, and 8,473' of working drain tile in the well-known farming community near Colton, SD. The overall Soil Productivity Index reports at an amazing 80% with over 93% of the property comprised of Class I & II soils. FSA reports 304.57 cropland acres with a 152.72 acre corn base with a 155 bu PLC Yield and a 151.68 acre soybean base with a PLC yield of 46 bu. This clean half section will be ready for tires to turn this Fall for the new owner after crops are harvested. Take your land holdings to an entirely new level with is Grade A dirt and 1-mile contiguous rounds! Quality land of this caliber isn't offered on the open market often. You won't find another opportunity like this anytime soon! All buyers, farmers, and investors, if you're looking for some QUALITY South Dakota cropland to be a part of your operational portfolio, make a point to attend this sale. Take Advantage of this opportunity on sale day! Available in two individual tracts or as a combination.

Owner: Carole J. Thibault

terms

Landlord possession to take place day of closing on or before September 1, 2021. This property is under lease for the 2021 year expiring December 31, 2021; however, the new owner and/or tenant has the right to enter upon the premises after 2021 crops are harvested as long as closing is complete. This property is free and clear to farm or rent in 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 Minnehaha 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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