

199.96 ACRES | POTTER CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

LAND AUCTION

THURSDAY, AUGUST 12, 2021 • 11AM



Open House:

Wednesday, July 28th | 12pm-5pm

ADVANTAGE
Land Co.

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snapshot

Auction Date: August 12, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: August 10th

Open House: Wednesday, July 28th | 12pm-5pm

Total Acres: 199.96 +/- **Total Taxes:** \$1,890.22 **Address:** 16059 W Garfield, Lebanon, SD 57455

Legal: SE4 (Except Hwy and Lot H2), Tract 1 Simon Add'n S2NE4 Sec. 6-T118N-R74W and Tract 2 Simon Add'n W2SW4 Sec. 5-T118N-R74W, Roy Twp, Potter Co., SD

Location from Gettysburg, SD: Follow Hwy 212 East out of Gettysburg for 6.5 miles. Property starts on North side of road and continues over .5 mile. Turn left (North) onto 318th Ave. and the property continues North on the West side of the road. When you come before the property driveway, Tract 3 is across the road on the East side.

tract 1 **Acres:** 152+/- **Taxes:** \$1,587.70 **Legal:** Part of SE4 and NE4 of Sec.6-T118N-R74W less T2

- 141.02+/- Cropland Acres.
- Soil PI of 83.6%
- Excellent location just off Hwy 212
- Little waste acres with waterway

Tract 1 consists of 152 +/- acres and offers 141.02+/- cropland acres according to FSA. The overall tillable soil productivity index is 83.6% with 92% of these being Class II soils with the balance made up of a grass waterway for hunting or haying, and a 2.61 acre tree belt on the north end for additional habitat or could be converted into row crop production. This tract offers 118.67 base acres with a 74.81 acre wheat base with a 51 bu PLC yield, a 0.26 acre corn base with a 133 bu PLC yield, and a 43.60 acre sunflower base with a 1914 lb PLC yield. This land offers few obstacles, good eye appeal, and quality dirt in a strong agricultural area.

tract 2 **Acres:** 33.63+/- **Taxes:** \$198.20 **Legal:** Part of SE4 and NE4 of Sec.6-T118N-R74W less T1

- 1,314 sqft. move-in-ready, furnished house
- Well-kept 40' x 80' Quonset on-site - cement floor
- Working farm & country living.
- Excellent location just off Hwy 212 – only .5 mile of gravel

Tract 2 offers country living with an abundance of acres and a move-in-ready, furnished house. The house was built in the 1900's with additions offering 1,314 sqft. of living space, which includes: 2 bedrooms, an upper level with 3 additional rooms, and a 696 sqft. attached two-stall garage. The property has rural water, electricity, a septic tank, a heat pump system for heating and cooling, and an artesian well hydrant behind the house. Whether you are looking for a working farm or a hunting lodge for you to stay at while you hunt the next trophy, this property serves both your needs. There is a well-kept 40' x 80' quonset, an artesian well, 6 grain bins and an abundance of space for future projects. This property offers a portion of new fencing for livestock, and there are mature trees throughout the property that offer good cover for wind protection and wildlife habitat. For those looking for a home in the country, or a working farm just outside of town, do not miss this sale!

tract 3 **Acres:** 14.33+/- **Taxes:** \$104.32

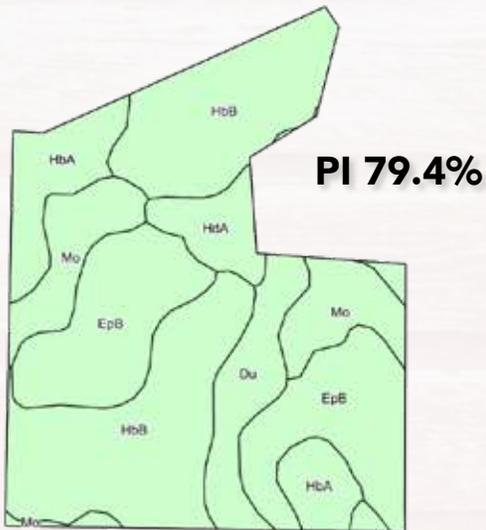
- Legal:** Simon Addition to Potter County located in the W1/2 SW4, Sec. 5-T118N-R74W
- Great multi-use parcel
 - Potential building site
 - Excellent location just off Hwy 212 – only .5 mile of gravel
 - Mature trees for protection & habitat

Tract 3 consists of 14.33 acres across the road to the East of Tract 2, and offers great opportunity for housing eligibility, a hobby farm, a food plot, a hay yard, a sheltered pen for livestock, or the new owner can develop to suit their needs. The overall soil productivity index sums up to be 73.3% consisting of Class II soils. Mature trees offer wind protection, there is an artesian well hydrant from Tract 2, and a rural water tap from Mid Dakota located on this property. Only a .5 mile gravel drive off Hwy 212, you'll want to take Advantage of this opportunity and come experience the quiet wide-open spaces of South Dakota. If there are separate buyers between Tract 2 and Tract 3, the artesian well line will be capped at the well and will not provide water for Tract 3.

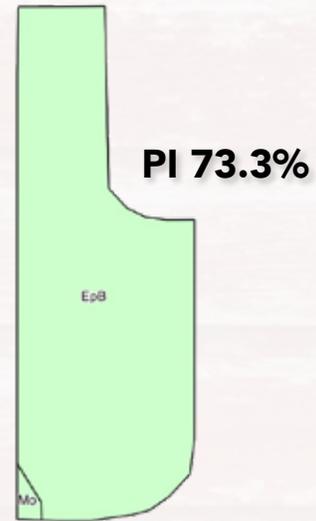


soil maps

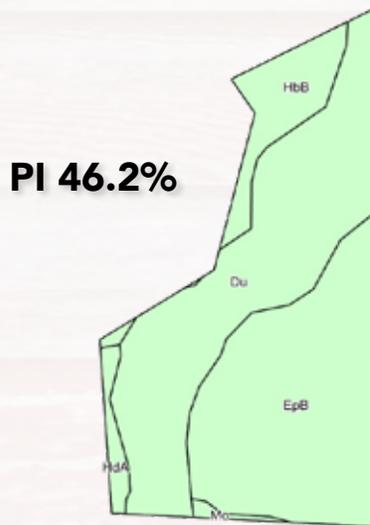
tract 1



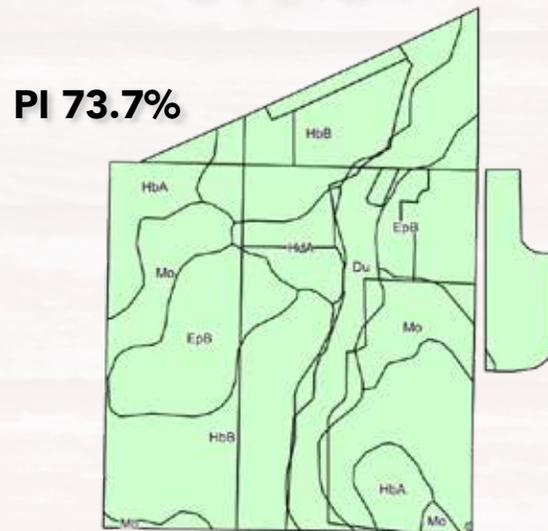
tract 3



tract 2



overall

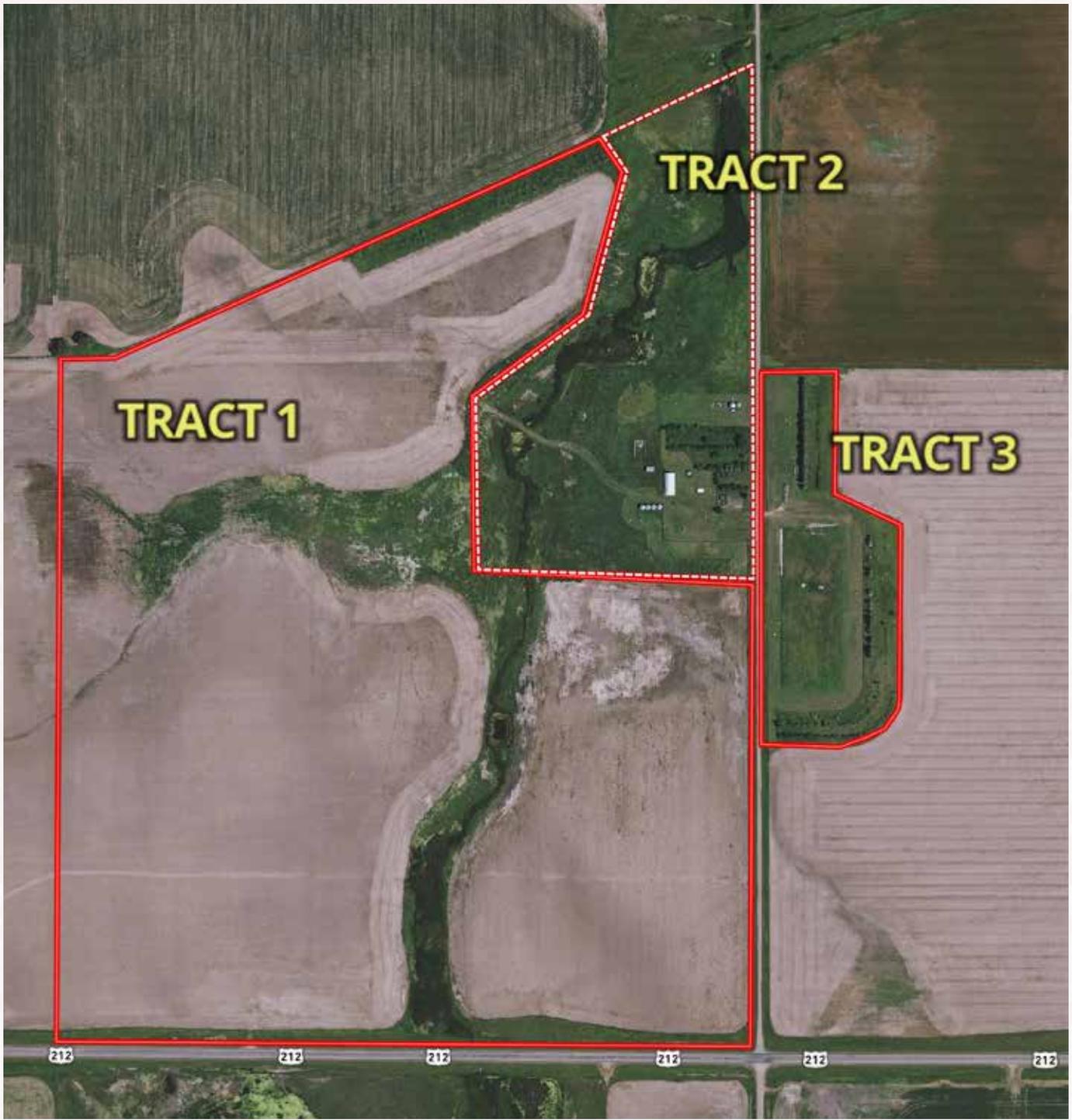


Area Symbol: SD107, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|------------------|--------------------|
| EpB | Eakin-Peno complex, 2 to 6 percent slopes | 66.57 | 33.7% | IIe | 73 |
| HbB | Highmore silt loam, 2 to 6 percent slopes | 59.59 | 30.2% | IIe | 91 |
| Du | Durrstein silt loam | 26.26 | 13.3% | VIe | 8 |
| Mo | Mobridge silt loam, 0 to 2 percent slopes | 20.89 | 10.6% | IIc | 94 |
| HbA | Highmore silt loam, 0 to 2 percent slopes | 16.05 | 8.1% | IIc | 92 |
| HdA | Highmore-DeGrey silt loams, 0 to 2 percent slopes | 7.97 | 4.0% | IIc | 76 |
| Weighted Average | | | | | 73.7 |



aerial map





broker notes

This property offers a perfect country getaway in North Central South Dakota with an excellent location 6.5 miles Northeast of Gettysburg along U.S Highway 212. Advantage Land Co. proudly present these quality land tracts that offer country living at its finest, with sunrises and sunsets overlooking the wheat and the wildlife. Get ready for your next adventure with an abundance of whitetails, upland game birds, and waterfowl. This an ideal property for a multitude of prospects – those looking for a working farm, those who want to live on an acreage, those looking for a hunting lodge, or for those looking to build their dream home. Here's your chance, take Advantage of the opportunity!

Owner: John "Jack" and Shelly Kaup

terms

Closing and possession to be on or before October 1, 2021. Possession for Tract 1 will transfer after harvest, continued upon closing. Hunting rights for Tract 1 will take place at closing. Closing date may be modified based on plat approval and timelines. 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% 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. 2021 taxes due payable in 2022, will be paid by the seller as a credit to the purchaser at closing using the most current tax information available. 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 Potter County Zoning Ordinances. A survey will be completed in the event Tract 1 and Tract 2 are sold to separate buyers. The survey will be split three ways between the two buyers and the sellers. The purchase price will be adjusted to the surveyed acres on Tract 1 only. A plat has been completed on Tract 3 and will be provided to the buyer. 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. Personal property and the windmill will be removed prior to closing.



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