

240 ACRES | GREGORY CO, SD

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

**THURSDAY, AUGUST 5, 2021 • 11AM**

AUCTION LOCATION: American Legion in Gregory, SD



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
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605.692.2525  
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# snapshot

**Auction Date: August 5, 2021 @ 11am**  
American Legion | 223 Main St, Gregory, SD 57533  
**Online Bidding Starts: August 3rd**

**Total Acres:** 240 +/-

**Total Taxes:** \$2,480

**Legal:** W2 of SE4 Sec 14-99N-73W. Dixon S Twp and SW4 of Sec 24-96N-73W Dickens Twp. Gregory Co. SD.

## tract 1

**Acres:** 80+/- **Taxes:** \$1.050

**Legal:** W2 of SE 4 Sec. 14-99N-73W

**Location from Dixon, SD** Head East out of Dixon, SD on U.S Highway 44 for 1.5 miles and the property lies on the North side of the Highway.

- 77.66+/- Cropland Acres
- 69.4% Overall Soil PI
- Primarily consisted of Class III silty clay soils
- U.S Hwy 44 borders the property to the South
- Potential building site



## tract 2

**Acres:** 160+/- **Taxes:** \$1,430

**Legal:** SW4 of Sec 24-96N-73W

**Location from Gregory, SD** Head South from Gregory on State Highway 251 for 8 miles and turn East onto 296th St. Property lies on the north side of the road.

- 145.43 Cropland acres
- Mature trees and dugout in the SW corner
- Good access from Hwy 251
- Good fences
- Potential building site



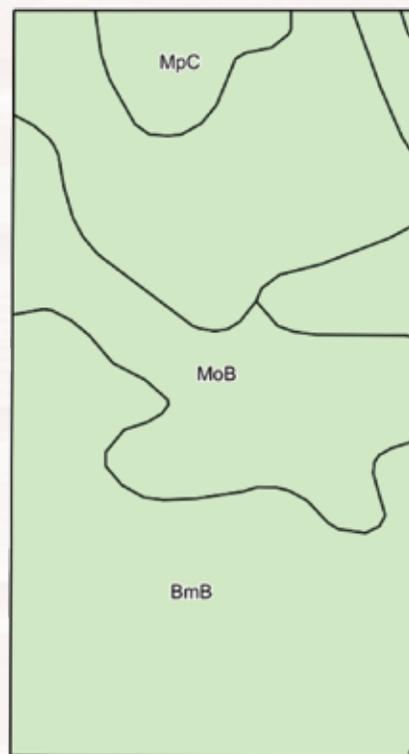


# tract 1



aerial map

soil map



Area Symbol: SD053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
BmB	Boro-Millboro silty clays, 3 to 6 percent slopes	51.09	67.7%		IIIe	68
MoB	Millboro silty clay, 3 to 6 percent slopes	16.16	21.4%		IIIe	79
MpC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	8.20	10.9%		IVe	59
<b>Weighted Average</b>						<b>69.4</b>

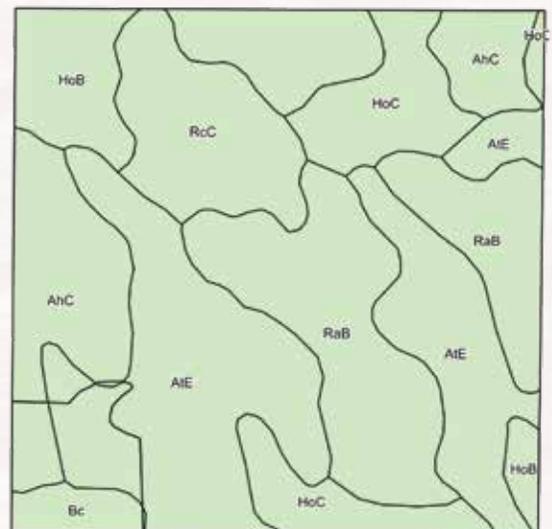


# tract 2



aerial map

soil map



Area Symbol: SD053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	48.25	31.2%		Vle	13
RaB	Ree loam, 3 to 6 percent slopes	32.97	21.3%		Ile Ile	79
AhC	Anselmo-Holt fine sandy loams, 6 to 9 percent slopes	20.42	13.2%		IVe	42
HoB	Holt fine sandy loam, 3 to 6 percent slopes	18.43	11.9%		IIIe IIIe	53
HoC	Holt fine sandy loam, 6 to 9 percent slopes	16.49	10.6%		IVe IVe	45
RcC	Ree-Tassel complex, 3 to 9 percent slopes	15.12	9.8%		IIIe	50
Bc	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	3.16	2.0%		VIw	34
<b>Weighted Average</b>						<b>43.1</b>



# broker notes

Located just west of the Missouri River in the well-known agricultural country near Gregory, SD, Advantage Land Co. presents this unique offering of 240+/- acres having well graded crop land along with a square quarter of pasture. Excellent access on black top for both parcels provides for potential building sites with rural water and electrical services near the property. Tract 1 consists of 77.66 estimated cropland acres currently utilized for row crop in Dixon S. Twp. that reports an overall Soil Productivity Index at 69.4%. Estimated FSA information consists of 24+/- base acres, a 7+/- acre wheat base with a 47bu. PLC yield, 13.5+/- acre corn base with an 89 bu. PLC yield, and 3.5+/- acre soybean base with a 37 bu. PLC yield. This parcel offers two grass waterways to use for haying, or look into a potential drain tile project. According to FSA, Tract 2 consists of 145.43 cropland acres currently utilized as pasture land that offers a small shelter belt and dugout in the southwest corner of the property providing a good water source and protection making it optimal for grazing throughout the year. FSA reports this parcel having 12.94 acre wheat base with a 47 bu. PLC yield, 25 acre corn base with an 89 bu. PLC yield, and 6.58 acre soybean base with a 37 bu. PLC yield. This grass was farmed in prior years and could be converted back into row crop production with ease. If you are in the market for more quality row crop or pasture land you will want to take Advantage of this opportunity on sale day! Available in two separate tracts, or as a combination.

**Owner: Laura Haines-Frazer**

## terms

Landlord possession to take place day of closing on or before March 1, 2022. This property is under lease for the 2021 year expiring March 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 purchaser at closing based on most recent 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 Gregory 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. Subject to a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



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