

148.99 ACRES | SPINK CO, SD

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, SEPTEMBER 16, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: Sept. 16, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: September 14th

Total Acres: 148.99 +/- **Total Taxes:** \$1,726.58

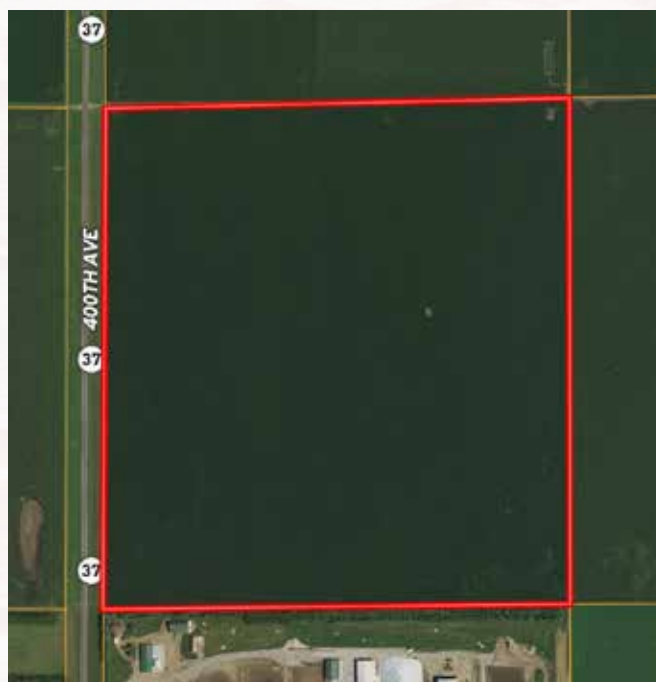
Legal: NW4 Sec.18-T116N-R61W, Belle Plain Twp, Spink Co. SD

Location from Frankfort, SD: Head North along Hwy 212 for .5 miles, take a right (head East) for 4.5 miles, take a right (head South) on Hwy 37 for 2 miles and the property lies on the East side of Hwy 37.

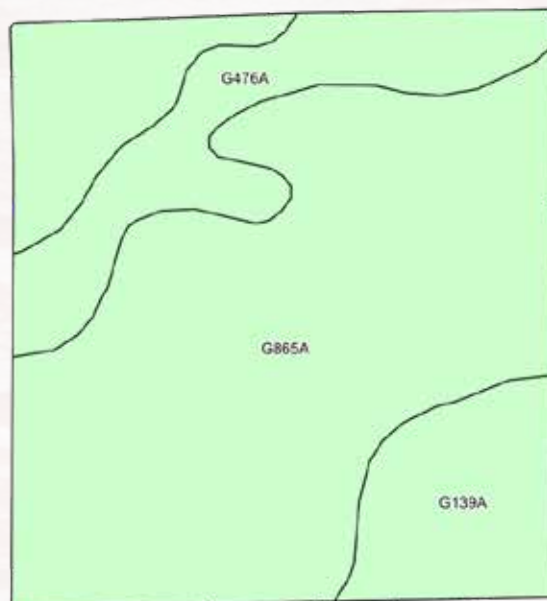
Location from Doland, SD: Head West on Hwy 212 for 5.5 miles, turn left (head South) along Hwy 37 for 2 miles and the property lies on the East side of Hwy 37.

- 147.42+/- FSA Cropland Acres
- Majority Class II Soils at 82%
- Square parcel with high percentage tillable
- Easy Access from HWY 37

aerial map



soil map



Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G865A	Harmony-Aberdeen silt loams, till substratum, 0 to 2 percent slopes	105.89	71.8%	IIs	82
G476A	Aberdeen-Nahon-Heil silt loams, till substratum, 0 to 2 percent slopes	23.62	16.0%	IIIs	50
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	17.91	12.1%	IIc	79
Weighted Average					76.5



broker notes

Advantage Land Co. presents 148.99+/- acres of high caliber cropland tract with great eye appeal in the well-known farming community located between Frankfort and Doland, SD. FSA reports 147.42 cropland acres primarily comprised of Class II Harmony-Aberdeen silt loams that have a soil PI of 82%, with the overall soil PI averaging 76.5%. This property offers 144.5 total base acres with a 72.6 acre corn base with a 121 bu. PLC yield, and a 71.9 acre soybean base with a 39 bu. PLC yield. The property is equipped with convenience all around, being adjacent to US Highway 37 with great access off the oil road and having the ability to farm half mile rounds free from obstacles. Add power to your operation with a high percentage of tillable land and put this steady, efficient farm to work for you in years to come. Take Advantage of this opportunity that is available in your generation!

Owner: Julie A. Hengen Living Trust

terms

Closing and landlord possession to take place on or before October 20, 2021. This land is under lease for the 2021 crop year expiring 2/28/22; however, the new owner shall be allowed access for purpose of fall tillage after harvest, conditioned upon closing. 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 between buyer and seller. The 2021 RE Taxes due and payable in 2022 will be paid by the seller. The 2020 RE Taxes due and payable in 2021 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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LAND BROKERS

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