

445+/- ACRES | MINER CO, SD

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, SEPTEMBER 23, 2021 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
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# snapshot

**Auction Date: Sept. 23, 2021 @ 11am**  
**On-Site (follow directions below)**

**Online Bidding Starts: September 21st**

**Total Acres:** 445 +/-

**Total Taxes:** \$8,615.36

**Legal:** S2 (Except Blocks 1 and 2 of Hoss Addition) Sec.35-T107N-R56W, Adams Twp, AND NE4 Sec.1-T106NR56W, Howard Twp, Miner Co. South Dakota

**Attorney:** Mumford Protsch LLP – Greg A. Protsch 115 N Main St Howard S.D.

**Location from Howard, SD:** Head North out of Howard on 434th Ave for a .5 mile. Turn right (East) onto 232nd Street. Tract 1 lies on the North (left) side of the road and continues East to 435th Ave. From the end of Tract 1, continue East on 232nd Street for a .5 mile and Tract 2 lies on the South (right) side of the road and continues East until 436th Ave.

## tract 1

**Acres:** 285+/- **Taxes:** \$5,340.50

**Legal:** S2 (Except Blocks 1 and 2 of Hoss Addition) Sec.35-T107N-R56W, Adams Twp, Miner Co SD

- 231.85 FSA Cropland Acres
- Majority Class II Clarno-Bonilla Loams at 88% PI
- Quality pasture with potential to convert to crop production
- Easy Access off 232nd Street



## tract 2

**Acres:** 160+/- **Taxes:** \$3,274.86

**Legal:** NE4 Sec.1-T106N-R56W, Howard Twp, Miner Co SD

- 143.95 FSA Cropland Acres
- 81.7% Overall Soil PI
- Mature Shelter Belt on Eastern Border
- Great Access from 232nd Street



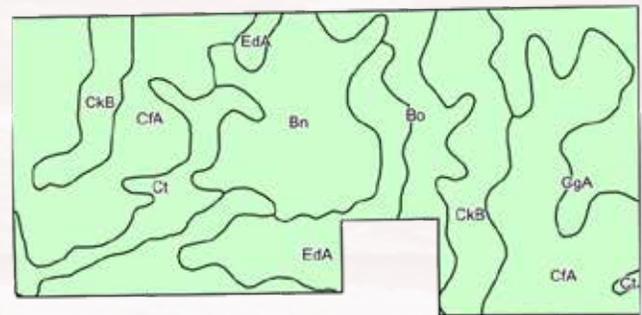


# tract 1



aerial map

soil map



Area Symbol: SD097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Productivity Index
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	112.24	40.2%	IIc	88
Bn	Bon loam, 0 to 2 percent slopes, rarely flooded	40.57	14.5%	IIc	84
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	38.08	13.6%	IIe	78
EdA	Delmont-Enet loams, 0 to 2 percent slopes	26.88	9.6%	IVs	50
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	24.43	8.7%	IIc	82
Ct	Crossplain-Tetonka complex	18.80	6.7%	IIw	72
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	18.45	6.6%	VIw	34
<b>Weighted Average</b>					<b>77.2</b>

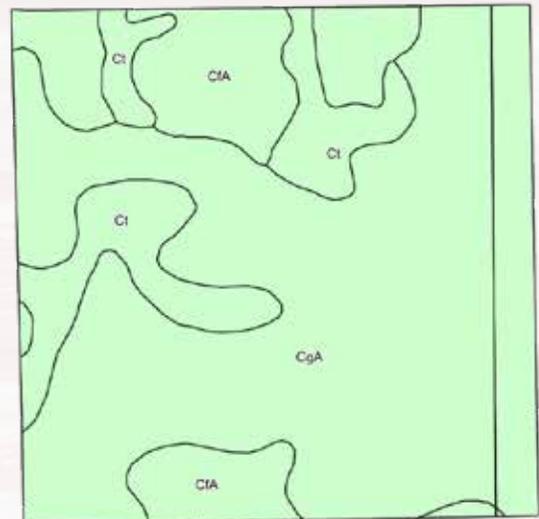


# tract 2



aerial map

soil map



Area Symbol: SD097, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	105.69	67.6%	IIc	82
C/A	Clarno-Bonilla loams, 0 to 2 percent slopes	28.50	18.2%	IIc	88
Ct	Crossplain-Tetonka complex	22.06	14.1%	IIw	72
<b>Weighted Average</b>					<b>81.7</b>



# broker notes

Located just a half mile Northeast of Howard, Advantage Land Co proudly presents 445+/- acres of quality dirt in the well-known farming community of Miner County, South Dakota. Soil majority is Class II Clay with a Productivity Index of 82% and 88%. FSA reports a total of 375.8 cropland acres, a 150.29 acre corn base with a 98 bu PLC yield and a 134.93 acre soybean base with a PLC yield of 30.5 bu. The Certified Wetland Determination is completed, eliminating any questions, and ready for the new owners to hit the ground running. With an abundance of habitat in the area, upland game birds and Whitetails are no stranger to this property! This land has been in the family for three generations. Farmers and investors, make it a point to attend this sale! Take Advantage of this opportunity and improve your operational portfolio with these productive land tracts! Available in two individual tracts or as a combination.

With a total of 285 acres, Tract 1 offers 231.85 FSA cropland acres with the balance comprised of mature trees, pasture, waterway, and what they call the gravel pit with seasoned trees surrounding it. The farmland is equipped with majority Class II Clarno-Bonilla Loams at 88% soil PI. This tract offers a total of 141.32 base acres, which consists of a 73.79 acre corn base with a 95 bu PLC yield, and a 67.53 acre soybean base with a 31 bu PLC yield. The current pasture has 2 dugouts, and the West Fork of the Vermillion River flows through as well, providing suitable water sources to take care of your livestock during the grazing season. If one wanted to tap into another water source, there is rural water line running along 232nd Street. The majority of the pasture is comprised of Class II soils with a soil PI of 84.6%. If one decided to convert more acres to crop production, the creek flowing through the pasture offers a good outlet for a potential drain tile project.

Tract 2 consists of 160 acres, offering 143.95 cropland acres according to FSA. It's equipped with a total of 143.9 base acres, which consists of a 76.5 acre corn base with a 101 bu PLC yield and a 67.4 acre soybean base with a 30 bu PLC yield. This property has a strong overall soil PI of 81.7%, and extends wind protection and habitat with an established shelter belt on the East side of the property. A tile project through the "prior converted" (PC) cropland could eliminate the depressions on a wet year, and increase production year in and year out.

**Owners: The Evea Hoss Trust**

## terms

Closing and landlord possession to take place on or before October 27, 2021. Possession will take place after Fall harvest is complete, conditioned on closing. 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 by trustee's deed, 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 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 Miner 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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