

640 ACRES | SULLY CO. SD.

ONLINE BIDDING AVAILABLE

4 TRACTS

# LAND AUCTION

**THURSDAY, AUGUST 26, 2021 • 11AM**

AUCTION LOCATION: On-site - Southeast of Onida, SD



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: August 26, 2021 @ 11am**  
On-Site (follow directions below)  
Online Bidding Starts: August 24th

**Total Acres:** 640 +/-    **Total Taxes:** \$5,027.56

**Legal:** All of Sec.13-T113N-R67W, Lincoln Twp, Sully County, South Dakota

**Location from Onida, SD:** From the corner of 26 and 83, head South on Hwy 83 for 6 miles. Turn left (East) onto 191st Street. Follow 191st Street for 7 miles. Turn right (South) onto 311th Ave for 1 mile. Property starts on East side of the road heading South.

**Location from Blunt, SD:** Head East on Hwy 14 out of Blunt for 2 miles and turn left (North) onto 311th Ave. Follow 311th Ave for 4.5 miles to 193rd Ave. Property starts at the corner of 311th and 193rd on the East side of the road heading North.

## aerial map







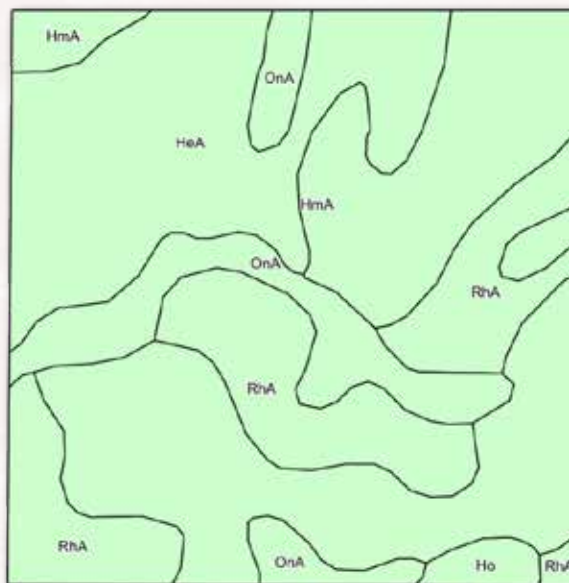
# tract 1

PI 86.4%

**Acres:** 160+/- **Taxes:** \$1,305.56

**Legal:** NW4 Sec.13-T113N-R76W

- 160.045 FSA Cropland Acres
- Square Farm with Little Obstacles
- Overall Soil Rating at 86.4%
- Easy Access from 311th Ave



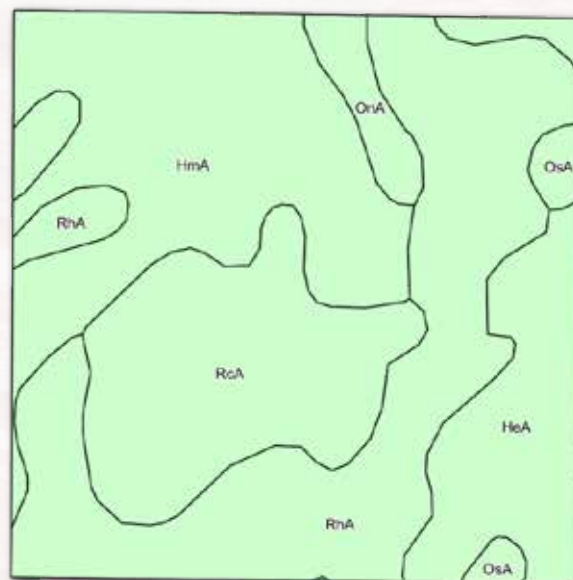
# tract 2

PI 80.1%

**Acres:** 160+/- **Taxes:** \$1,204.04

**Legal:** NE4 Sec.13-T113N-R76W

- 160.045 FSA Cropland Acres
- Square Land Tract
- Overall Soil Rating at 80.1%
- Good Access from 311th Ave





# tract 3

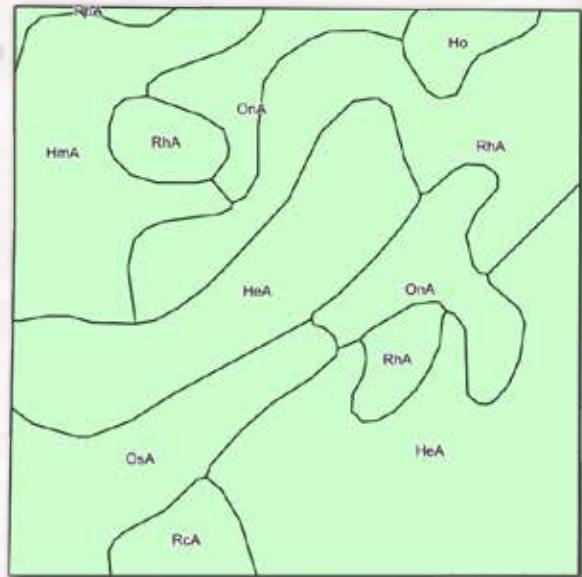
PI 83.2%

**Acres:** 160+/-

**Taxes:** \$1,230.98

**Legal:** SW ¼ Sec.13-T113N-R76W

- 158.89 FSA Cropland Acres
- Square Farm for Modern Equipment
- Overall Soil Rating at 83.2%
- Good Access from 193rd Street



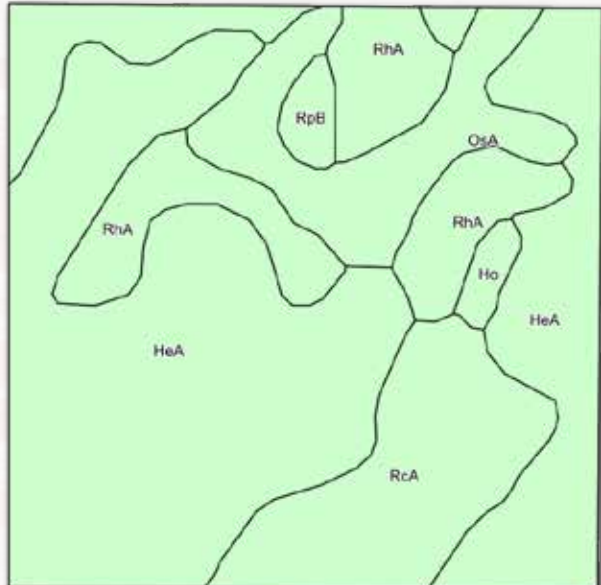
# tract 4

PI 81.1%

**Acres:** 160+/- **Taxes:** \$1,286.98

**Legal:** SE ¼ Sec.13-T113N-R76W

- 158.19 FSA Cropland Acres
- Minimal Waste Square Farm
- Overall Soil Rating at 81.1%
- Easy Access from 193rd Street







# broker notes

Advantage Land Co. proudly presents 640+/- acres of high-caliber Sully County cropland with Grade A Dirt, minimal waste acres, and good eye appeal Southeast of Onida, South Dakota. FSA reports 637.17 Cropland Acres with a 372.46 acre wheat base and a 51.5 bu PLC yield, a 135.07 corn base with a 58.5 bu PLC yield, and a 109.77 acre sunflower base with a 2,150 bu PLC yield. The overall Soil Productivity Index reports at an astounding 82.7% with over 98% of the property comprised of Class II Soils. Farmers and investors alike will have the opportunity to take their land holdings and operational portfolios to a whole new level with this quality and convenient row crop property! This parcel sets the bar for convenience, as you can farm square 1-mile rounds with little to no obstacles. Get in, get out, and don't miss out! Take Advantage of the opportunity on sale day! Available individually, any combination, or as a unit.

**Owners: North 1/2 - Cindy Lou Portell Trust**  
**South 1/2 - Rita Jean Click Trust**

## terms

Landlord possession to take place day of closing on or before October 5, 2021. This property is under lease for the 2021 year expiring December 31, 2021. 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 sellers. The 2021 RE Taxes due and payable in 2022 will be paid by the sellers 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 Sully County Zoning Ordinances. A survey/plat will not be provided and will be the purchaser's 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 and is subject to a 5% Buyer Premium. Not responsible for accidents.





SOUTH DAKOTA & MINNESOTA  
**LAND BROKERS**

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