

320+/- ACRES | BEADLE CO, SD

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, OCTOBER 7, 2021 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM



# snapshot

**Auction Date: October 7, 2021 @ 11am**  
**On-Site (follow directions below)**  
**Online Bidding Starts: October 5th**

**Total Acres:** 320 +/-

**Total Taxes:** \$2,223.77

**Legal:**

T1: NE4 Sec.25-T113N-R64W, Bonilla Twp.

T2: NW4 Sec.30-T113N-R63W, Altoona Twp.

**Rural Water:** Mid Dakota Rural Water approximately 1 mile to the West on 194th Street.

**Electric:** Dakota Energy has electrical drops on the old farm site.

**Location from Hitchcock, SD:** Head West out of Hitchcock on SD Hwy 28 for approximately 2.5 miles, turn left (South) onto 388th Ave. Continue South for 6 miles. Property lies on both sides of the road after the 194th Street intersection.

**Location from Wolsey, SD:** Head North on Hwy 281 for approximately 11.5 miles and turn right (East) onto 194th Street and head East for 2 miles. Property lies on the South side of 194th Ave., and lies on the East and West side of 388th Ave.

## tract 1

**Acres:** 127.6 +/- **Taxes:** \$1,180.60

**Legal:** NE4 Sec. 25-T113N-R64W

- 155.37 Cropland acres
- 79% Majority Soil PI
- Overall Soil PI 72.2%
- 1.5 miles from US Hwy 281
- Mature trees and Quonset



## tract 2

**Acres:** 150.99 +/- **Taxes:** \$1,043.17

**Legal:** NW4 of Sec. 30-T113N-R63W

- 153.73 Cropland acres
- 75.04 acres of CRP
- 79% Majority Soil PI
- 68.3% Overall Soil PI
- Easy Access



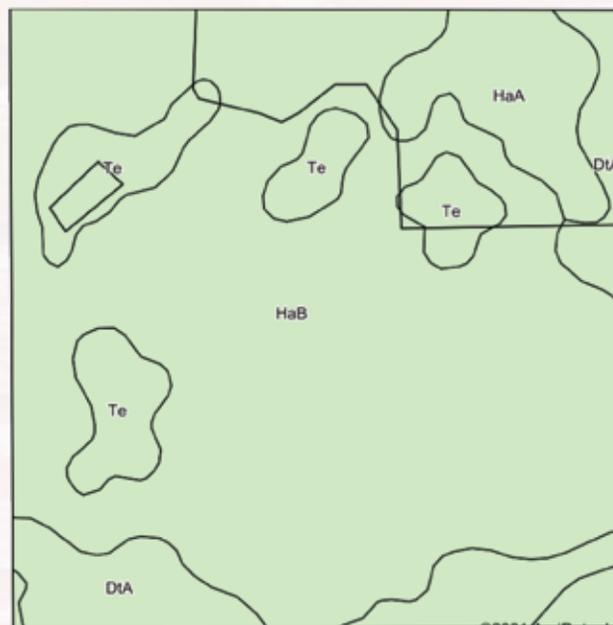


# tract 1



aerial map

soil map



Area Symbol: SD005, Soil Area Version: 25

| Code                    | Soil Description                          | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|---|--------|------------------|------------------|--------------------|
| HaB                     | Hand-Bonilla loams, 3 to 6 percent slopes | 111.24 | 71.6%            | Ile              | 79                 |
| DtA                     | Dudley-Tetonka silt loams                 | 17.22  | 11.1%            | IVs              | 43                 |
| Te                      | Tetonka-Hoven silt loams                  | 16.00  | 10.3%            | IVw              | 48                 |
| HaA                     | Hand-Bonilla loams, 0 to 3 percent slopes | 10.91  | 7.0%             | IIc              | 85                 |
| <b>Weighted Average</b> |   |        |                  |                  | <b>72.2</b>        |

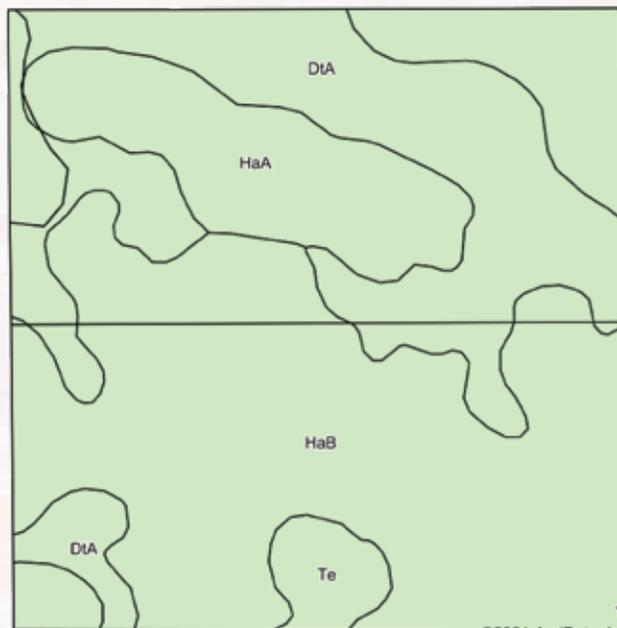


# tract 2



aerial map

soil map



| Area Symbol: SD005, Soil Area Version: 25 |   |       |                  |                  |                    |
|---|---|-------|------------------|------------------|--------------------|
| Code                                      | Soil Description                          | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
| HaB                                       | Hand-Bonilla loams, 3 to 6 percent slopes | 83.87 | 54.6%            | Ile              | 79                 |
| DtA                                       | Dudley-Tetonka silt loams                 | 45.32 | 29.5%            | IVs              | 43                 |
| HaA                                       | Hand-Bonilla loams, 0 to 3 percent slopes | 20.14 | 13.1%            | IIc              | 85                 |
| Te  | Tetonka-Hoven silt loams                  | 4.40  | 2.9%             | IVw              | 48                 |
| <b>Weighted Average</b>                   |   |       |                  |                  | <b>68.3</b>        |



# broker notes

Situated Northwest of Huron, SD, Advantage Land Co. presents 320 +/- acres of multi-purpose cropland, CRP, hay land, wetland sloughs, and a freshly cleaned up farm site. This property has a good variety for income production and recreational attributes along with good access. The overall topography is flat with a gentle roll and a sweet eye appeal for the hunter in the heart of pheasant country.

Tract 1: With a total of 160+/- acres, FSA reports 127.6 cropland acres with the balance of an old farm site and wetland/potholes throughout the property. This property offers 126.71 total base acres, an 87.17 acre corn base with a 128 bu. PLC yield and a 39.54 acre soybean base with a 27 bu. PLC yield. The overall soil productivity index of this parcel is 72.2%. Mature trees and sloughs offer good cover and habitat for upland game birds and whitetails. US Hwy 281 under 2 miles away offers a quick outlet to a paved road. The property offers an old farm site that has been freshly cleaned with a 40x70 Quonset building that has 2,800 square feet for storage with mature trees scattered throughout.

Tract 2: Consists of 160 acres, which are currently utilized for crop, hay, and CRP ground. According to FSA, there are 150.99 cropland acres with majority of the property consisting of Class II soils ranked at 79%, with an overall soil productivity index of 68%. There are 75.95 total base acres, a 52.27 acre corn base with 128 bu. PLC yield, and a 23.68 acre soybean base with a 27 bu. PLC yield. There are 75.04+/- acres of CRP expiring 9/30/2026 with an annual contract payment of \$12,198 or \$162.55/Acre. The South 75.95 acres not in the CRP contract has a soil PI of 73.4% and is ready for row crop production next year. Enjoy this recreational farm with quality Class II dirt. This property is covered with Wildlife Management Rights easement. Available in individual tracts or combination. If you are in the market for a South Dakota land investment opportunity with recreational benefits, take Advantage of this opportunity!

**Owners: Norman French Estate**

## terms

Closing and landlord possession shall occur on or before November 16, 2021. The current lease of this land expires 3/1/2022 and is free and clear for the 2022 farming season. 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. Buyer to assume Tract 2 CRP Contract and will start receiving payment in 2022. 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 Beadle 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 5% buyer premium and seller confirmation. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA  
**LAND BROKERS**

**605.692.2525**

**CALL TODAY!**



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM