

DAY COUNTY, SD | 121+/- ACRES

LAND FOR RENT

SEALED BIDS DUE: OCTOBER 29, 2021 BY 5PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
AdvantageLandCo.com

Day County Land For Rent!

SEALED BIDS DUE: OCTOBER 29TH BY 5PM



121+/- Cropland Acres

Legal: SE4 Sec. 5-T124N-R53W, Kosciusko Twp. Day County, SD

Directions From Roslyn, SD: Take Highway 25 East out of Roslyn for 3 miles to the Co. Road 4 (129th Street) intersection. Turn right onto Co. Road 4, and continue East for 6 miles. Turn left (North) onto Co. Road 3B (445th Ave) for 2 miles, property lies on the West side of County Road 3B after 127th Street.

Details:

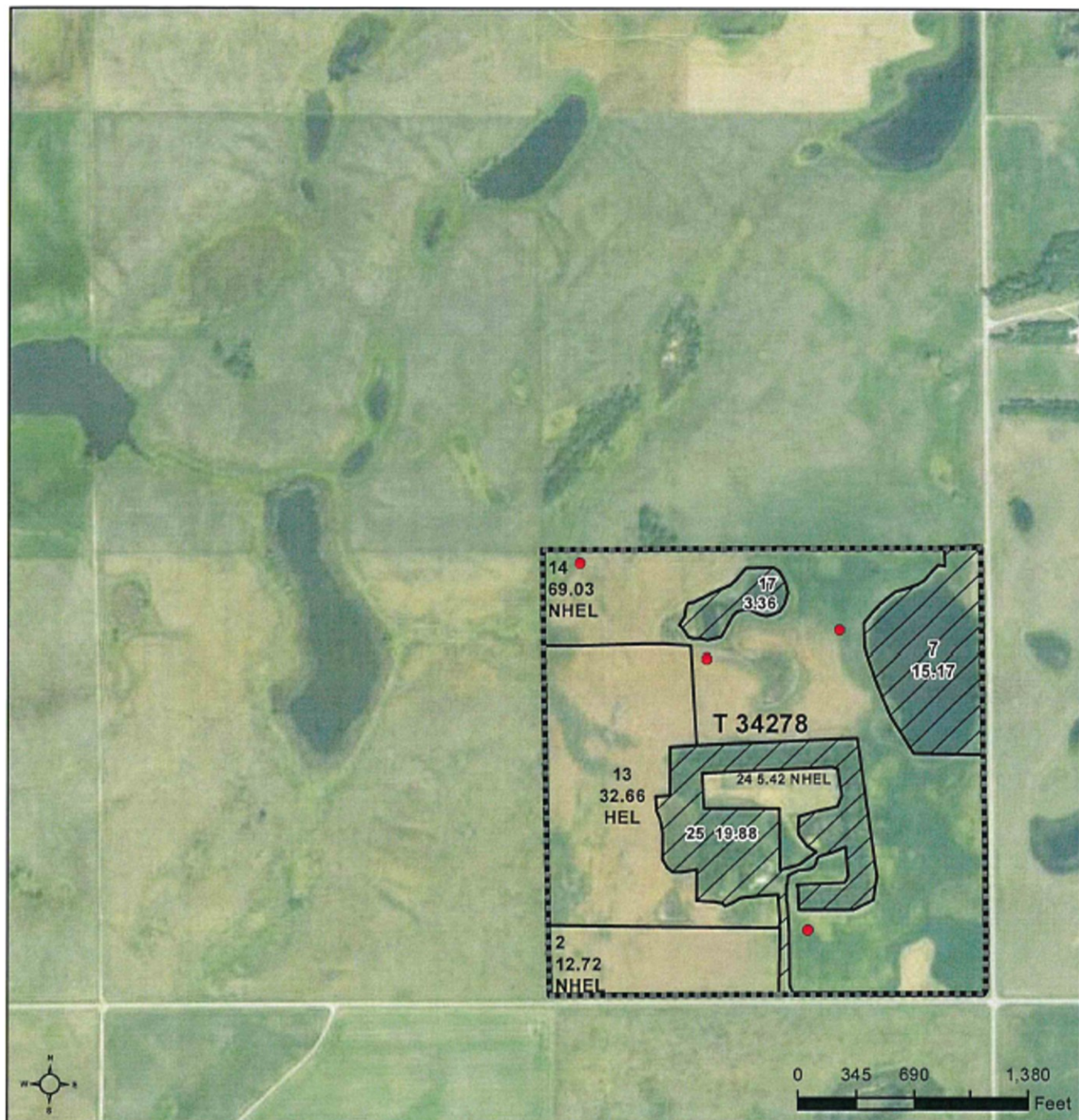
- 119.83 FSA Cropland Acres
- Cropland Soils at 80% PI
- Good Drainage
- Consistent Farm
- Easy Access off of Co. Road 3B (445th Ave)




Advantage Land Co. presents a 2-year lease opportunity on 121+/- acres of quality cropland near Pickerel Lake, just North of Waubay, SD. FSA reports 119.83 cropland acres with 6.5 total base acres comprised of a 1.56 acre wheat base with a 50 bu PLC Yield, a 3.29 acre corn base with a 130 bu PLC Yield, and a 1.65 acre soybean base with a 30 bu PLC Yield. This parcel offers convenient access off 445th Ave, a strong 80% soil PI, and good eye appeal. What more could you ask for? The owner has moved stakes further into the backyard to convert more land into row crop production. Take *Advantage* and put your bids in today! Landlord to reserve hunting rights. New tenant will be allowed access for purpose of fall tillage after 2021 harvest.



United States
Department of
Agriculture

Day County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
PLSS

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

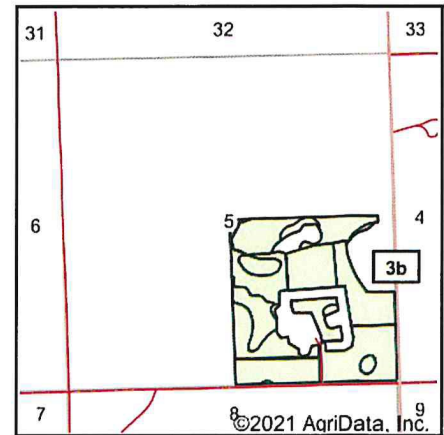
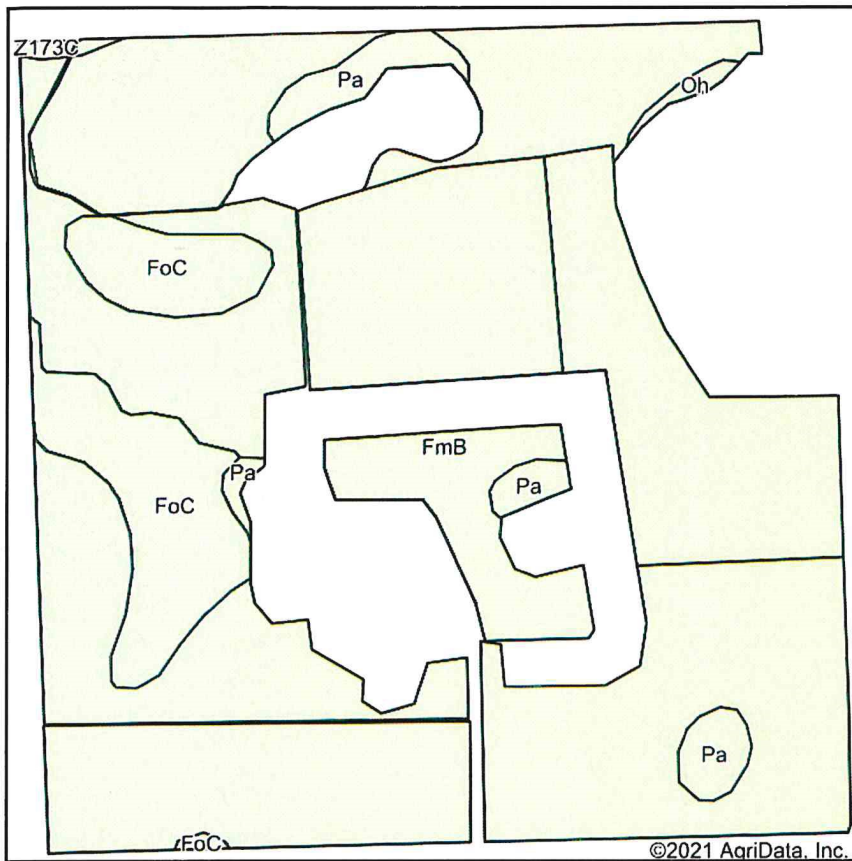
2021 Program Year

Map Created March 18, 2021

Farm 3947

5-124N-53W-Day

Soils Map



State: **South Dakota**
 County: **Day**
 Location: **5-124N-53W**
 Township: **Kosciusko**
 Acres: **118.44**
 Date: **9/13/2021**

ADVANTAGE
Land Co.

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD037, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|--------|------------------|------------------|--------------------|
| FmB | Forman-Aastad loams, 1 to 6 percent slopes | 101.71 | 85.9% | Ile | 84 |
| FoC | Forman-Buse-Aastad loams, 2 to 9 percent slopes | 11.79 | 10.0% | IIle | 65 |
| Pa | Parnell silty clay loam | 4.21 | 3.6% | Vw | 34 |
| Oh | Oldham silty clay loam | 0.41 | 0.3% | Vw | 30 |
| Z173C | Renshaw-Sioux complex, coteau, 6 to 9 percent slopes | 0.32 | 0.3% | IVe | 28 |
| Weighted Average | | | | | 80 |

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Brookings, SD 57006
605.692.2525 Office
605.692.2526 Fax
Info@AdvantageLandCo.com
AdvantageLandCo.com

Sealed Bid Offer Form

*Please Attach a Lender Letter of Credit Approval
& a Short Biography of Your Farming Operation.*

Deadline: 5:00 PM (CST) on Friday October 29th, 2021

Legal Description: SE4 Sec. 5-T124N-R53W, Kosciusko Twp. Day Co. SD—Excluding building site and sloughs.

2 Year Lease Opportunity

Payment Due Date: March 1st, 2022

Amount of Offer: \$ _____ x 121 Acres **Total \$** _____

Payment Due Date: March 1st, 2023

Amount of Offer: \$ _____ x 121 Acres **Total \$** _____

Name & Title: _____

Bidder is: ☐ Individual ☐ Partnership ☐ Trustee ☐ Corporation

Street Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Signature

Signature

** Return this form to Advantage Land Company by email or mail.

Thank You For Your Interest!

EXPOSE YOUR DIRT®



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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CALL TODAY!



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