

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:

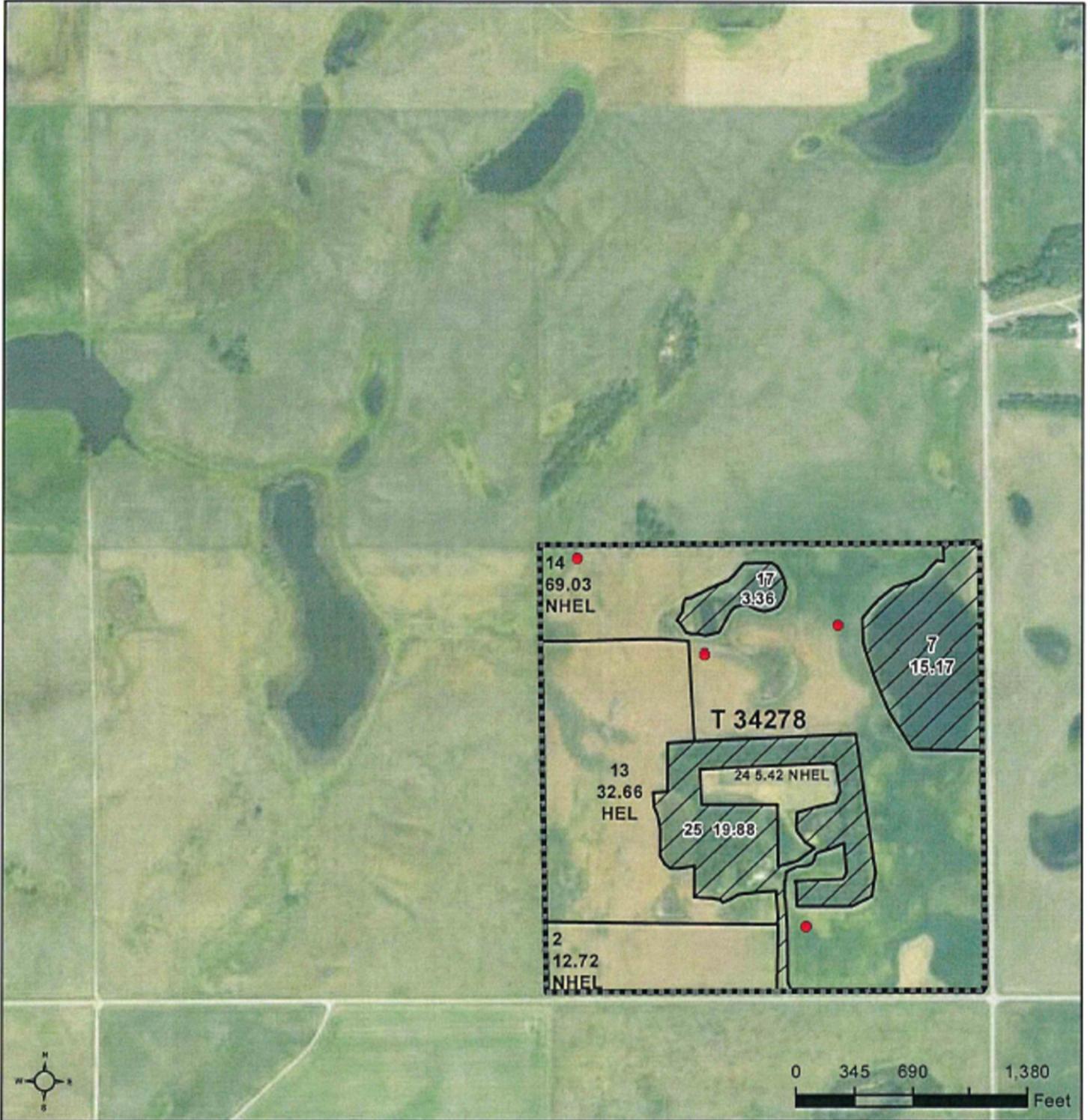
- 119.83 FSA Cropland Acres
- Cropland Soils at 80% PI
- Good Drainage
- Consistent Farm
- Easy Access off of Co. Road 3B (445th Ave)

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

**Wetland Determination Identifiers**

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

2021 Program Year

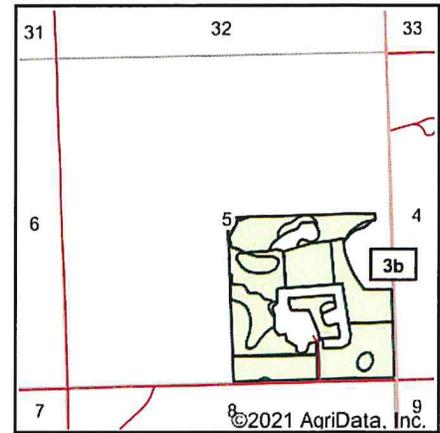
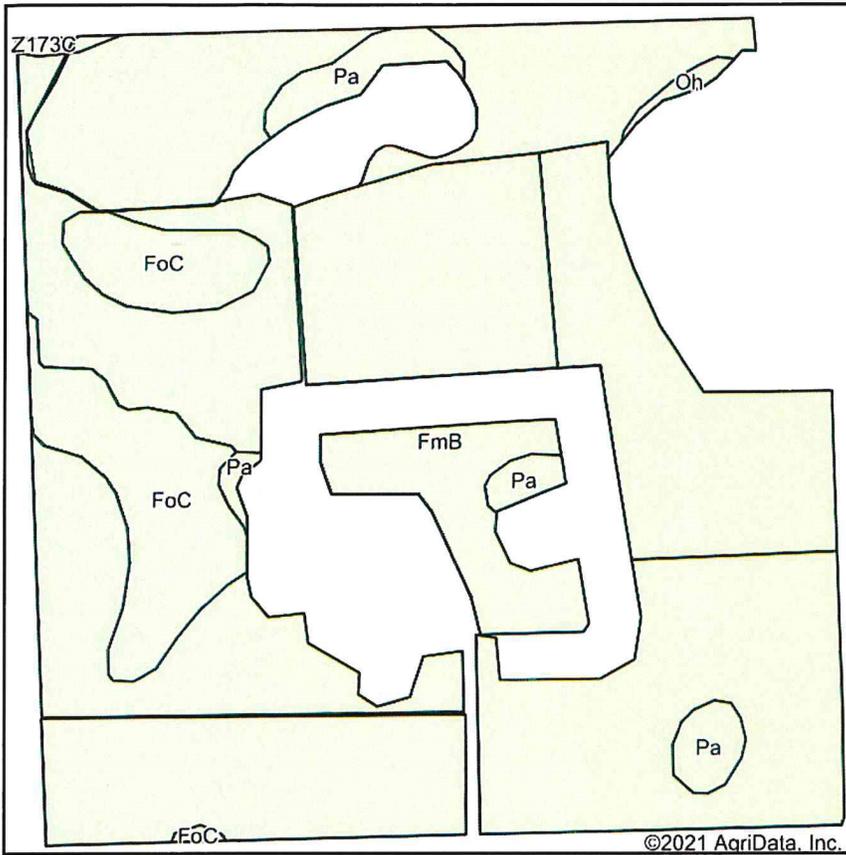
Map Created March 18, 2021

**Farm 3947**

**5-124N-53W-Day**

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# 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
<b>Weighted Average</b>					<b>80</b>

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

## 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!



**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

**605.692.2525**

**CALL TODAY!**



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