

CLARK & SPINK CO SD | 1,039.8 ACRES

LAND FOR RENT

SEALED BIDS DUE: FRIDAY, DECEMBER 3RD BY 5PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
AdvantageLandCo.com

Crop & Pasture for Rent!

SEALED BIDS DUE: FRIDAY DECEMBER 3RD BY 5PM



Offering a 2 year lease opportunity, located just northwest of Raymond, SD these 7 parcels of crop and pasture are in close proximity with each other with a total of 1,039.8 assessed acres. There is also a Quonset and airplane hanger for rent with tenant possession on everything starting March 1, 2022. With this amount of acres in a known farming community, you won't find an opportunity anytime soon! Take *Advantage* and put your bids in today!

Details:

Farm 1 (Clark Co Cropland): 458.31 Acres - 3 parcels - Bid as a unit

FSA Cropland Acres: 422.5 Acres

FSA Non Cropland Acres: 35.81 Acres

Legal: E1/2 of Sec 6 and the NW1/4 of Sec 8 in T117N-R59W Clark Co. SD

Farm 2 (Spink Co Cropland): 333.76 Acres - 3 parcels - Bid as a unit

FSA Cropland Acres: 329.23 Acres

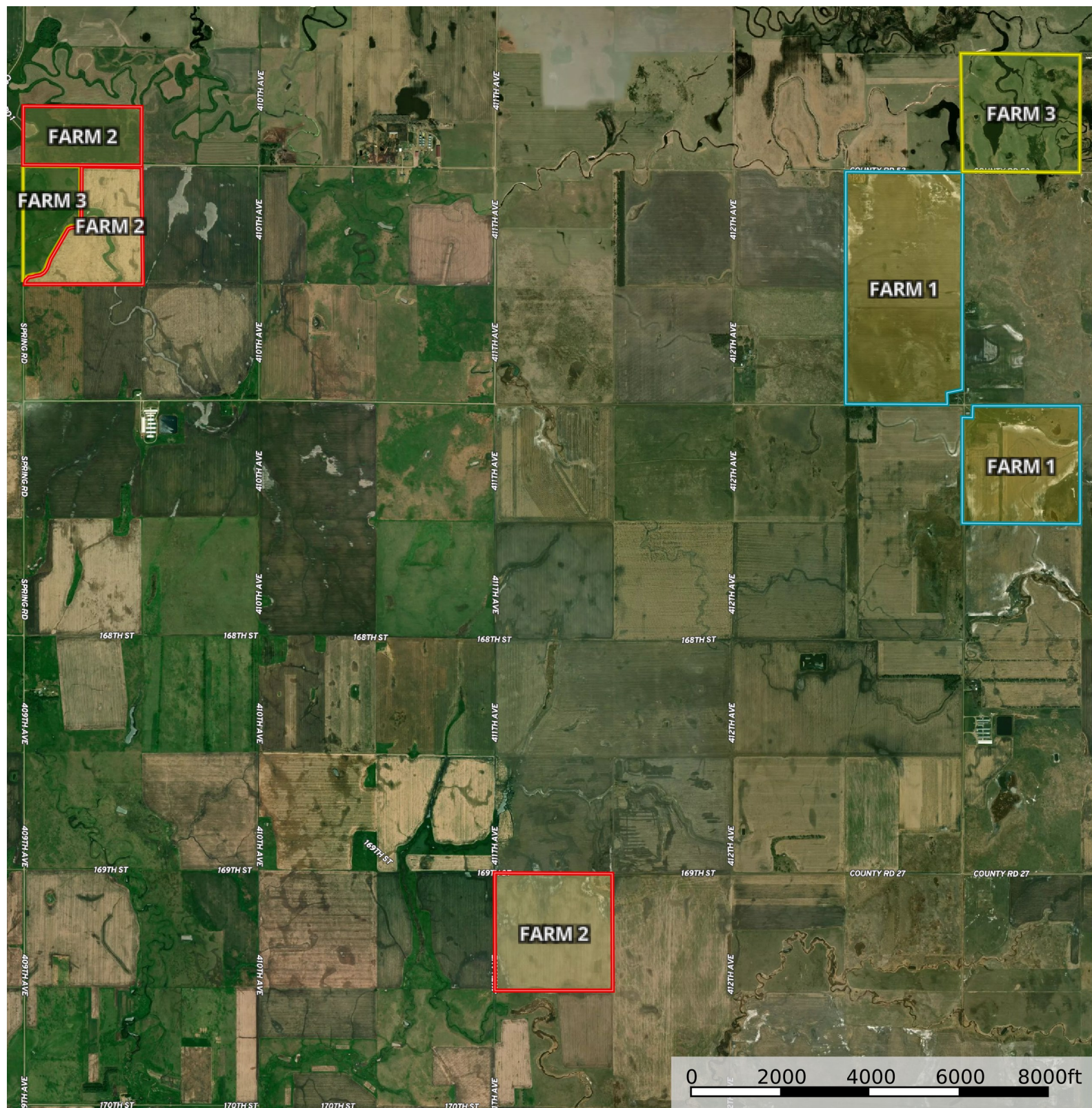
FSA Non Cropland Acres: 4.53 Acres

Legal: NW1/4 Sec 24 & Part of the NW1/4 Sec 3 T117N-R60W, & the S1/2 of the SW1/4 Sec 34-T118N-R60W Spink Co SD

Farm 3 Pasture (Clark & Spink): 216.03 Acres - 2 parcels - Bid as a unit

Legal: SW1/4 of Sec 32-T118N-R59W Clark Co. and part of Sec 3-T117N-R60W Spink Co.

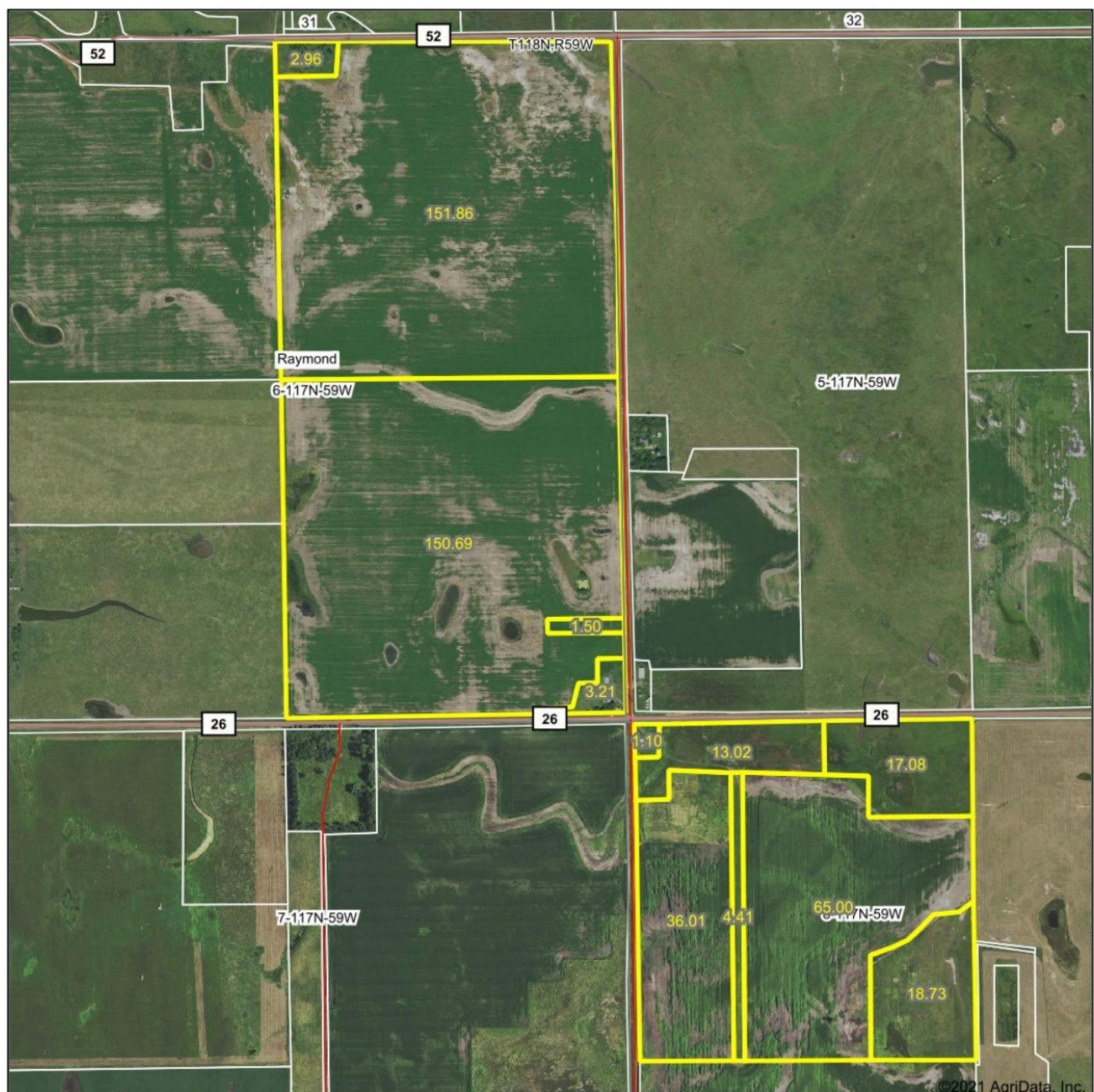
Overall Aerial Map



 Farm 1  Farm 2  Farm 3

Farm 1

Aerial Map



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Maps Provided By
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Map Center: 44° 58' 5.86, -97° 57' 53.92

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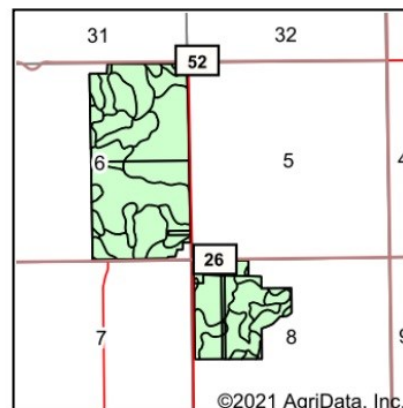
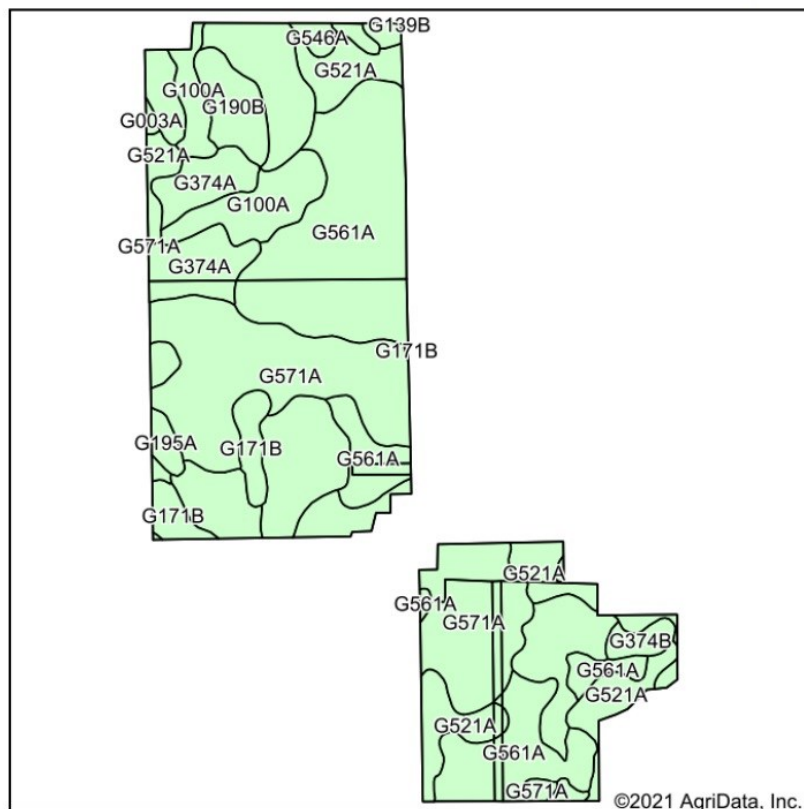
6-117N-59W
Clark County
South Dakota



Field borders provided by Farm Service Agency as of 5/21/2008.

Farm 1

Cropland Soil Map



State: **South Dakota**
 County: **Clark**
 Location: **6-117N-59W**
 Township: **Raymond**
 Acres: **422.49**
 Date: **9/15/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: SD025, Soil Area Version: 23

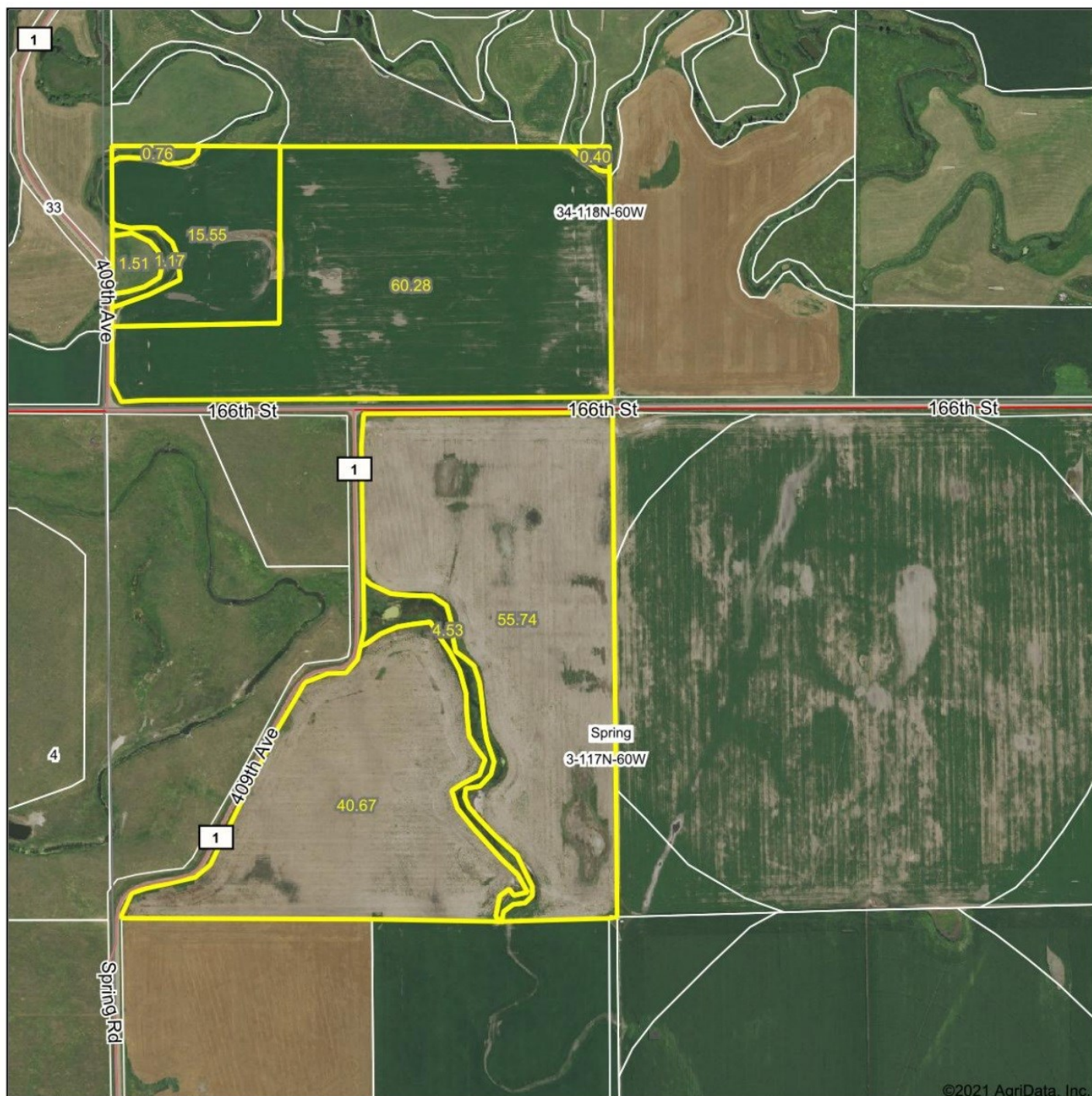
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	109.56	25.9%	IIc	84
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	102.07	24.2%	IIc	92
G374A	Egeland-Embsen complex, 0 to 2 percent slopes	43.42	10.3%	IIIe	64
G521A	Lowe loam, 0 to 1 percent slopes, occasionally flooded	41.54	9.8%	IVw	41
G204A	Peever clay loam, 0 to 3 percent slopes	25.22	6.0%	IIIs	74
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	24.16	5.7%	IIe	64
G546A	Lowe loam, saline, 0 to 1 percent slopes, occasionally flooded	23.66	5.6%	IVw	34
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	12.28	2.9%	IIe	79
G171B	Barnes-Buse-Svea loams, 0 to 6 percent slopes	11.36	2.7%	IIe	72
G201A	Badger-Tonka silty clay loams, 0 to 1 percent slopes	10.98	2.6%	IIw	70
G374B	Egeland-Embsen complex, 2 to 6 percent slopes	6.20	1.5%	IIIe	58
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	5.79	1.4%	IIc	79
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	3.74	0.9%	VIw	24
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	1.80	0.4%	IVs	35
G003A	Parnell silty clay loam, 0 to 1 percent slopes	0.71	0.2%	Vw	25
Weighted Average					73

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 2 North

Aerial Map



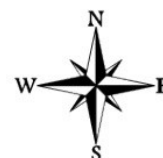
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Map Center: 44° 58' 38.73, -98° 2' 6.76

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3-117N-60W
Spink County
South Dakota



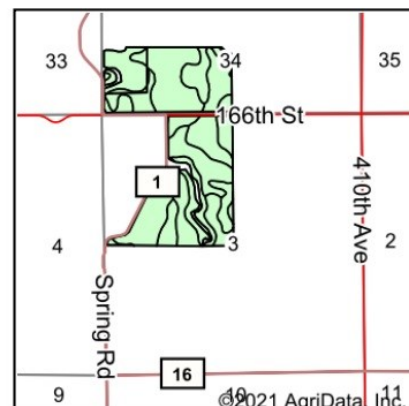
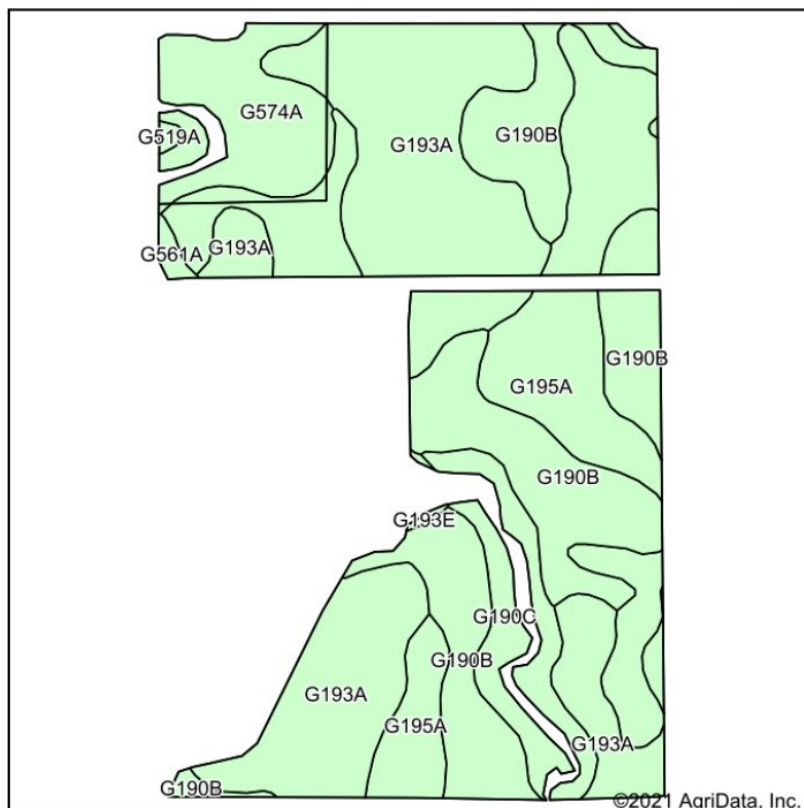
9/15/2021

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Farm 2 North

Cropland Soil Map



State: **South Dakota**
 County: **Spink**
 Location: **3-117N-60W**
 Township: **Spring**
 Acres: **173.75**
 Date: **9/15/2021**

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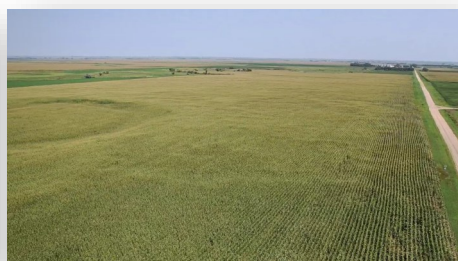
Maps Provided By



Area Symbol: SD115, Soil Area Version: 21

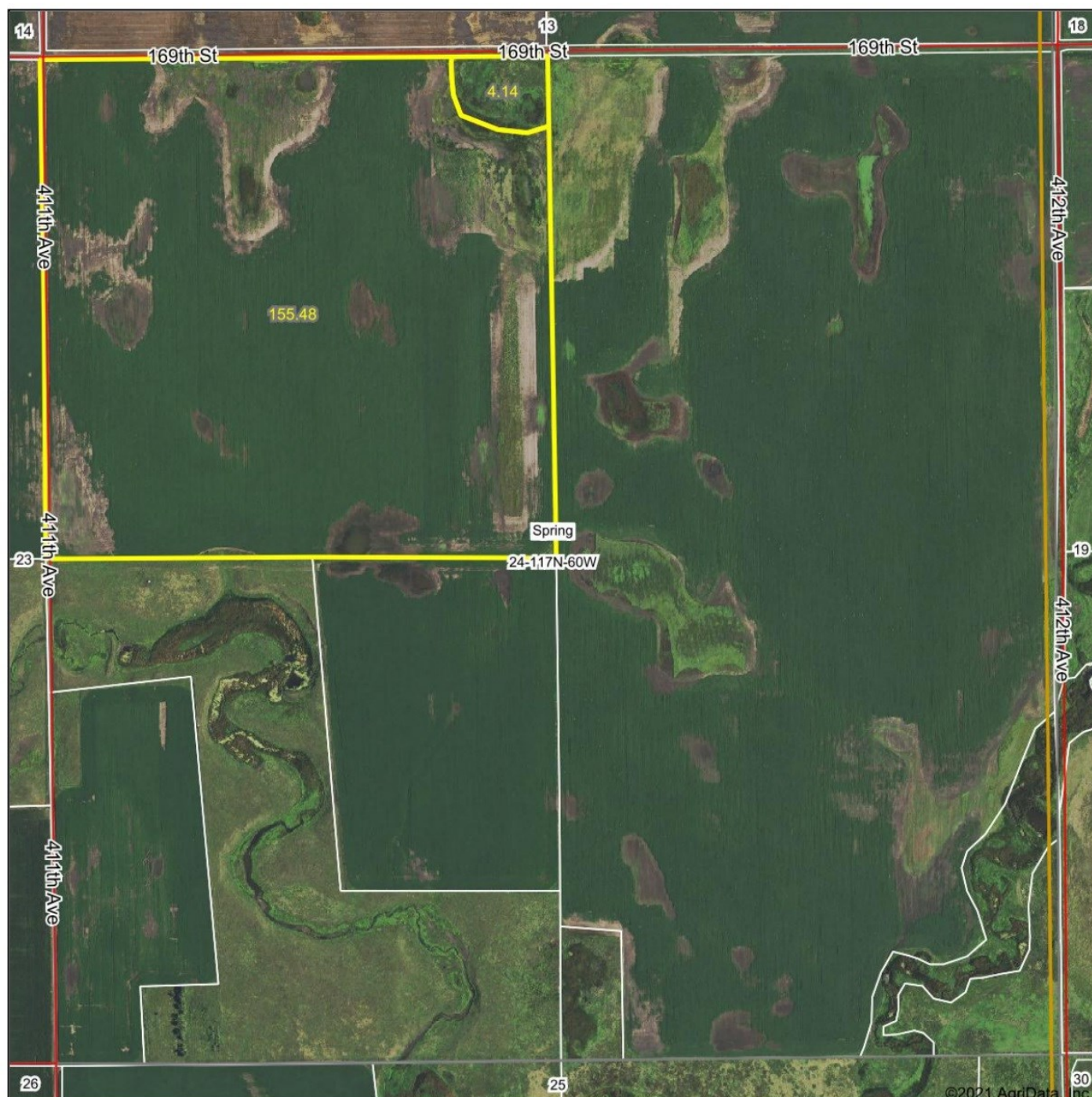
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G193A	Aastad-Forman loams, 0 to 3 percent slopes	58.47	33.7%	IIc	92
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	53.15	30.6%	IIe	79
G195A	Aastad-Tonka complex, 0 to 3 percent slopes	34.84	20.1%	IIc	79
G574A	Fluvaquents, channeled-La Prairie-Holmquist complex, 0 to 2 percent slopes, frequently flooded	14.55	8.4%	VIw	33
G190C	Forman-Buse-Aastad loams, 3 to 9 percent slopes	11.30	6.5%	IIIe	65
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	0.77	0.4%	IIc	84
G519A	Moritz-Lowe, occasionally flooded loams, 0 to 2 percent slopes	0.36	0.2%	IIe	68
G193E	Buse-Vida, moist-Forman loams, 9 to 25 percent slopes	0.31	0.2%	VIe	29
Weighted Average					78.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 2 South

Aerial Map



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Map Center: 44° 55' 42.8, -97° 59' 35.27

24-117N-60W
Spink County
South Dakota

0ft 815ft 1630ft

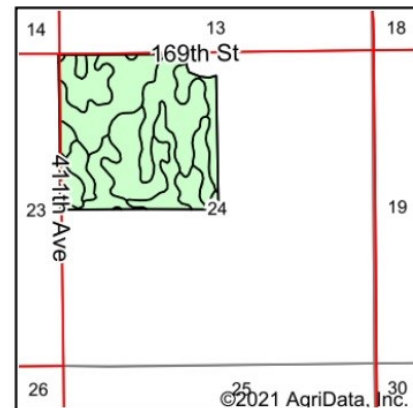
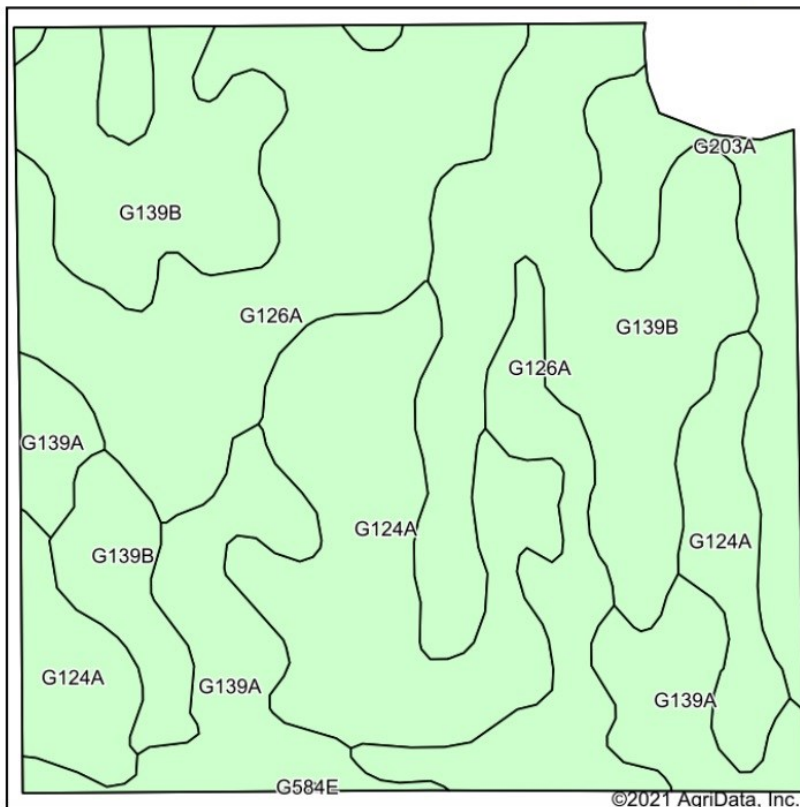


9/15/2021

Field borders provided by Farm Service Agency as of 5/21/2008.

Farm 2 South

Cropland Soil Map



State: **South Dakota**
 County: **Spink**
 Location: **24-117N-60W**
 Township: **Spring**
 Acres: **155.48**
 Date: **9/15/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	48.51	31.2%	Ile	76
G126A	Cresbard-Cavour-Heil complex, 0 to 3 percent slopes	40.68	26.2%	IIIIs	45
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	35.36	22.7%	IIIIs	58
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	20.28	13.0%	IIC	79
G203A	Peever-Cresbard-Tonka complex, 0 to 3 percent slopes	10.58	6.8%	IIs	65
G584E	Edgeley-Buse loams, 9 to 25 percent slopes	0.07	0.0%	VIe	24
Weighted Average					63.4

*c: Using Capabilities Class Dominant Condition Aggregation Method



Aerial Map





517 6th St
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 Credit of Approval

Deadline: 5:00 PM (CST) on Friday, December 3rd, 2021

2 Year Lease Opportunity

Payment Due Date: March 1st, 2022 & March 1st, 2023

Farm 1 Amount of Offer: \$_____ **x** 458.31 Acres **Total \$**_____

Payment Due Date: March 1st, 2022 & March 1st, 2023

Farm 2 Amount of Offer: \$_____ **x** 333.76 Acres **Total \$**_____

Payment Due Date: March 1st, 2022 & March 1st, 2023

Farm 3 Amount of Offer: \$_____ **x** 216.03 Acres **Total \$**_____

Quonset Rental Bid/Yr: \$_____ March 1st '22 to End of February '23

Airplane Hanger Rental Bid/Yr : \$_____ March 1st '22 to End of February '23

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.

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LAND BROKERS

605.692.2525

CALL TODAY!

Thank you for your interest!



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