

123 +/- ACRES | POTTER CO, SD

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, OCTOBER 21, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: October 21, 2021 @ 11am
On-Site (follow directions below)
Online Bidding Starts: October 19th

Total Acres: 123 +/- **Total Taxes:** \$1,007.30 **Address:** 1967 250th St. Ivanhoe, MN 56142

Legal: E2SE4 & E42.60A-NE4 of Sec.13-T119N-R75W, Lucas Township, Potter County

Location from Gettysburg, SD: Head East out of Gettysburg on Hwy 212 for approximately 6.5 miles to 317th Ave. Turn left (North) and follow 317th Ave for approximately 4 miles. Property lies on the West side of 317th Ave.

Location from Hoven, SD: Head South out of Hoven on Hwy 47 towards Lebanon, SD for approximately 7 miles to 155th St. Turn right (West) for 2 miles until 317th Ave., then turn left (South) for 1 mile to the 317th Ave./156th St. intersection. Property lies on the West side of 317th Ave.

tract 1

Acres: 28.38 +/- **Taxes:** \$376.38

Legal: Part of the E42.60A-NE4 Sec.13-T119N-R75W

- 27.28 FSA Cropland Acres
- Class II Soils
- 92.2% Soil PI
- Row of Apple Trees



tract 2

Acres: 94.62 +/- **Taxes:** \$630.92

Legal: E2SE4 and Part of the E42.60A-NE4 of Sec 13.T119. R75W

- Artesian Well
- Majority Class II Soils at 92%
- Pole Shed with Dirt Floor
- Wildlife Honey Hole for Whitetails & Upland Game Birds



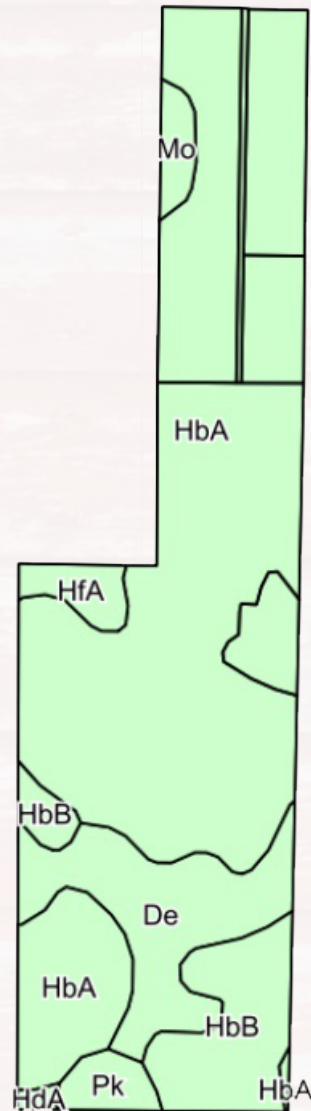


aerial map





soil map



Area Symbol: SD107, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HbA	Highmore silt loam, 0 to 2 percent slopes	85.94	71.3%	IIC	92
De	DeGrey silt loam	15.13	12.6%	IVs	44
HbB	Highmore silt loam, 2 to 6 percent slopes	11.71	9.7%	IIE	91
HfA	Highmore-Mobridge silt loams, 0 to 2 percent slopes	2.62	2.2%	IIC	87
Pk	Plankinton silt loam	2.54	2.1%	IVw	51
Mo	Mobridge silt loam, 0 to 2 percent slopes	2.08	1.7%	IIC	94
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	0.46	0.4%	IIC	76
Weighted Average					84.9



broker notes

Located in the well-known farming community of Lucas Township, Potter County, Advantage Land Co. presents 123+/- acres of quality dirt Northeast of Gettysburg, South Dakota in close proximity to Highway 212 and Highway 47. This property is currently used for livestock, offering an artesian well and cropland with a mature apple tree row running through the middle. The grassland balance could easily be converted to high caliber cropland as the overall Productivity Index is 82.3%. Whether you're looking for a potential working acreage site, looking to convert quality grass, or a property for you to hunt your next trophy, this property has the capabilities to suit your needs and is a honey-hole for wildlife! Tract 1 offers a total of 28.5+/- acres with FSA reporting 27.28 cropland acres. Consisting of only Class II soils, this parcel has an overall soil PI of 92.2%! There is a 1.10 acre single row apple tree plot that runs through the middle of the cropland, offering protection and recreational attributes in accompaniment to Tract 2. This property consists of 9.40 total base acres including a 4.80 acre wheat base with a 38 bu. PLC yield, a 1.30 acre oat base with a 37 bu. PLC yield, a 2.70 acre corn base with a 72 bu. PLC yield, and a 0.60 acre barley base with a 33 bu PLC yield. Offering a total of 94.5 acres, Tract 2 consists of a 3+/- acre livestock facility and 91.5+/- acres of convertible pasture that could be easily turned into cropland. According to FSA, this parcel is virgin sod and consists of majority Class II soils rated at 92% with an overall soil productivity index of 81%. The livestock pens and improvements give this tract good potential for a working acreage site. There is a 36' x 72' dirt-floor pole barn in the Northeast corner of the property, as well as an artesian well-fed stock dam. The dam is surrounded by mature trees, offering good protection for livestock and wildlife alike. Whitetails and upland game birds are certainly no stranger to this property. Come prepared to buy on auction day and be the next to steward this property just minutes from Gettysburg.

Owner: Brent A. Koops

terms

Closing and possession to take place on or before November 23, 2022. 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. 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 the buyer at closing based on the most current tax information available. 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 Potter County Zoning Ordinances. A survey/plat will be completed in the event Tracts 1 and 2 are sold to separate buyers. The survey/plat will be split three ways between the two buyers, and the seller. Closing date may be extended conditioned on platting timelines. The purchase price will be adjusted to the surveyed acres on both tracts. 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 5% buyer premium and seller confirmation. Not responsible for accidents. Personal property will be removed prior to closing.



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

605.692.2525

CALL TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM