

800 +/- ACRES | BEADLE CO. SD.

ONLINE BIDDING AVAILABLE

5 TRACTS

LAND AUCTION

THURSDAY, OCTOBER 28, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: October 28, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: October 26th

Total Acres: 800 +/- **Total Taxes:** \$15,170.20

Legal: SNE4 Sec.20, W2 & SE4 Sec. 21, NE4 Sec.29-T113N-R65W, Nance Twp, Beadle Co. SD

Location from Wessington, SD: Head North out of Wessington on 374th Ave for 6 miles. Turn right (East) onto 196th Street for 2 miles. Turn left (North) onto 376th Ave for 1.5 miles. Tract 5 starts on the West (left) side of the road and continues North to 194th Street. Keep following 376th Ave North. Tracts 2 and 3 lie on the East side of the road.

Electric Services: Dakota Energy Co-op **Rural Water Services:** Mid-Dakota Rural Water

tract 1

Acres: 160 +/- **Taxes:** \$2,558.44 **Legal:** NE4 Sec.20-T113N-R65W

- 155.3 FSA Cropland Acres
- Class II Soils
- Convenient Access
- Recreational Opportunities

Tract 1 is primarily comprised of Class II soils ranking at a PI of 79%. The temporary pond grows and diminishes with moisture throughout the year, offering great wildlife habitat for waterfowl, upland game birds, & deer. Tract 1 offers 155.3 FSA Cropland acres and 85.35 total base acres including a 48.31 acre corn base with a 139 bu PLC yield, a 32.89 acre soybean base with a 39 bu PLC yield, and a 4.15 acre oat base with a 77 bu PLC yield.



tract 2

Acres: 160 +/- **Taxes:** \$3,140.97 **Legal:** NW4 Sec.21-T113N-R65W

- Pole Shed & Livestock Pens
- Rural Water
- Young & Mature Shelter Belts
- 79% Majority Soil PI & Convertibility

With a total of 160+/- acres, Tract 2 is equipped with gently rolling cropland, lush pastures, minimal potholes, farmyard with a pole shed, and shelter belts both newly-planted and mature. With 118.62 Cropland acres according to FSA, this tract has the potential to turn more acres into crop production with an overall soil PI reporting in at a solid 73.9%. With a total base acreage of 65.18, these acres include an estimated 36.88 acre Corn base with a 139 bu PLC yield, a 25.12 acre Soybean base with a 39 bu PLC yield, and a 3.18 acre oat base with a 77 bu PLC yield. The farmyard, rural water, livestock pens, and improvements give this tract good potential for a working farm or the headquarters to meet and make your next hunting game plan.





tract 3

Acres: 160 +/- **Taxes:** \$3,477.71 **Legal:** SW4 Sec.21-T113N-R65W

- Potential Building Site w/ Rural Water
- Overall PI 75% & Convertability
- Mature Trees
- Easy Access & Eye Appeal

Similar in style, Tract 3's 160 +/- total acres offers versatility with an old home site, fertile pastures, mature trees and hay land. With easy access off 376th Avenue, this parcel presents the perfect opportunity to build a foundation in agriculture. There is a rural water tap on this parcel that also provides water to the livestock tanks in the pastures. With an overall soil PI of 75.1%, these pasture acres could easily be converted into row crop production. FSA reports 42.33 Cropland acres, and an estimated 23.26 total base acres including a 13.16 acre Corn base with a 139 bu PLC yield, a 8.96 acre Soybean base with a 39 bu PLC yield, and a 1.14 acre Oat base with a 77 bu PLC yield.



tract 4

Acres: 160 +/- **Taxes:** \$2,743.08 **Legal:** SE4 Sec.21-T113N-R65W

- Convertibility & Improvement Potential
- 69% PI Overall
- 149.74 FSA Cropland Acres
- Recreational Opportunities

Tract 4 has a total of 160 +/- acres with 50% of it being used for cropland production and the balance used as pasture; however, convertibility potential is strong with a Class II soils averaging 69.1%. Also, with previous cropping history on the majority of this tract, FSA reports 149.74 Cropland acres with 82.26 total base acres comprised of a 46.56 acre Corn base with a 139 bu PLC yield, a 31.69 acre Soybean base with a 39 bu PLC yield, and a 4.01 acre Oat base with a 77 bu PLC yield. Enjoy the recreation this quarter offers with a few potholes throughout, along with convenient access.



tract 5

Acres: 160 +/- **Taxes:** \$3,250.00 **Legal:** NE4 Sec.29-T113N-R65W

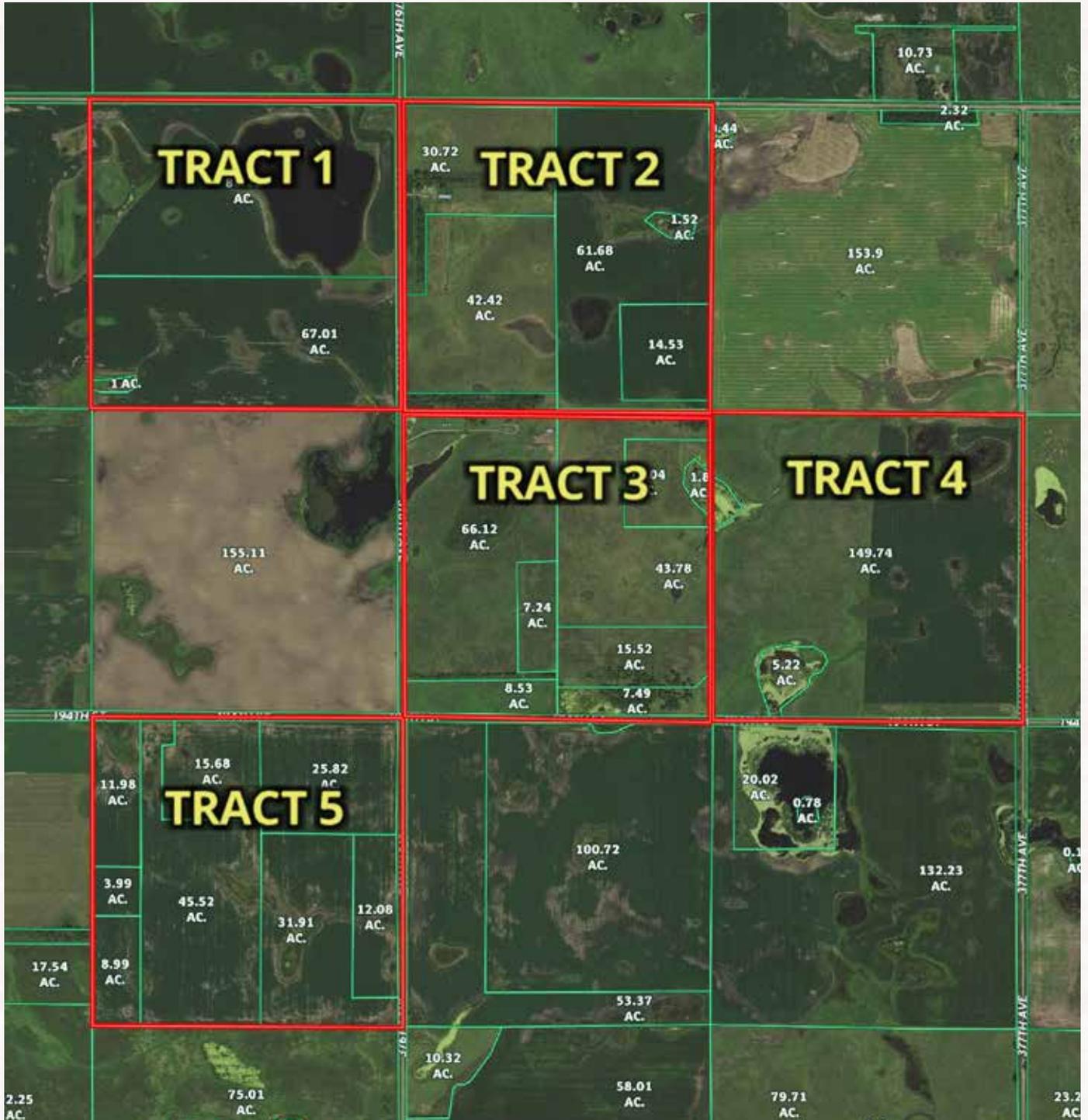
- 81.5% Soil PI Overall
- High Percentage Tillable
- Class II Soils
- Eye Appeal & Easy Access

160 +/- acres situated in Tract 5 boasts productive cropland with majority class II clay soils reporting a PI of over 85%! With 154.45 FSA Cropland acres, this offers the opportunity to farm a quality land tract with very few obstacles and no TLC required. FSA reports 84.85 total base acres including a 48.03 Corn base with a 139 bu PLC yield, a 32.69 acre Soybean base with a 39 bu PLC yield, and a 4.13 acre Oat base with a 77 bu PLC yield. If you're in the market for income producing property, this is your chance. Come prepared on sale day and bid to buy!





aerial map





overall soil map



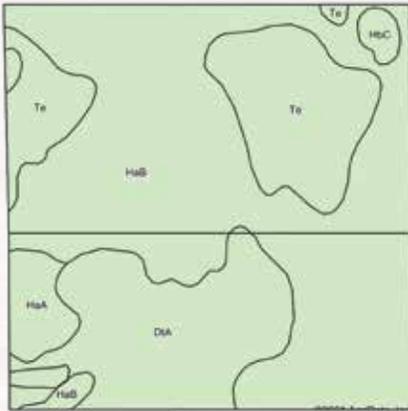
Area Symbol: SD005, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	410.90	52.6%	IIe	79
HoA	Houdek-Prosper loams, 0 to 2 percent slopes	82.36	10.5%	IIc	88
DtA	Dudley-Tetonka silt loams	61.48	7.9%	IVs	43
Te	Tetonka-Hoven silt loams	52.88	6.8%	IVw	48
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	49.03	6.3%	IIIe	66
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	44.46	5.7%	IIc	85
HbC	Hand-Ethan loams, 6 to 9 percent slopes	30.74	3.9%	IIIe	56
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	27.12	3.5%	IIIe	62
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	22.22	2.8%	IIe	84
Weighted Average					73.2



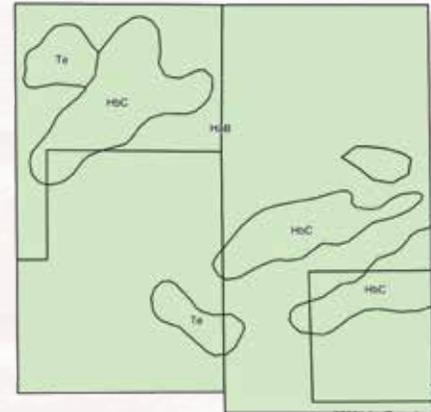
tract soil maps

tract 1



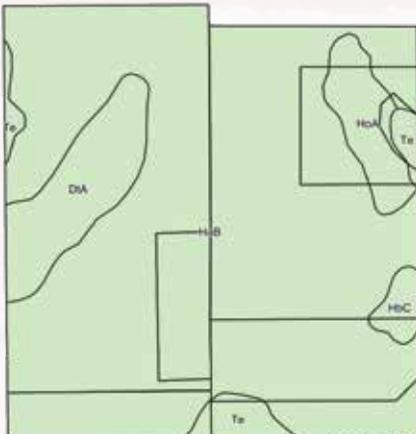
PI 66.4%

tract 2



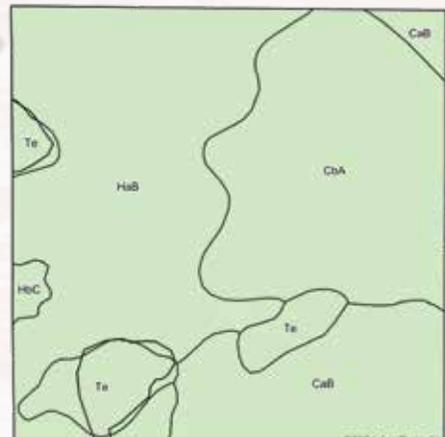
PI 73.9%

tract 3



PI 75.1%

tract 4



PI 69.1%

tract 5



PI 85%



broker notes

Advantage Land Co. proudly presents 800+/- contiguous acres of quality Beadle County dirt nestled in the well-known cattle, crop and pheasant country North of Wessington, SD. This property's wellgraded crop land, quality pastures and fences, potential building sites, rural water accessibility and easy access make for a powerful, tangible addition to suit your needs. The soil majority is Class II Hand-Bonilla Loams with a Productivity Index of 79% and a gently rolling topography with mature trees and wetlands throughout make for a convenient land platform all contiguous. FSA reports a total of 620.44 cropland acres with 340.90 total base acres comprised of a 192.95 acre corn base with a 139 bu PLC yield, a 131.35 acre soybean base with a 39 bu PLC yield, and a 16.6 acre oat base with a 77 bu PLC yield. With quality soils, this property has the potential to convert 300+/- grassland acres to row crop production. This land is free from grassland easements. Don't let this opportunity pass – make plans to attend on sale day and take Advantage of this unique offering!

Owners: Prairie Acres Farm, LLC

terms

Closing and landlord possession to take place on or before December 9th, 2021. This property is under lease expiring December 31, 2021, however, the buyer can access the property for purposes of fall tillage, conditioned upon closing. 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. Hunting rights to transfer upon closing. Purchaser to assume annual lease payments 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 Beadle County Zoning Ordinances. 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 a 5% buyer premium and seller confirmation. Not responsible for accidents. 4 tire tanks and portable continuous panels for personal property will be removed prior to closing.



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