

160 ACRES | MCPHERSON CO, SD

ONLINE BIDDING AVAILABLE

# LAND AUCTION

THURSDAY, NOVEMBER 4, 2021 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: November 4, 2021 @ 11am**  
On-Site (follow directions below)  
Online Bidding Starts: November 2nd

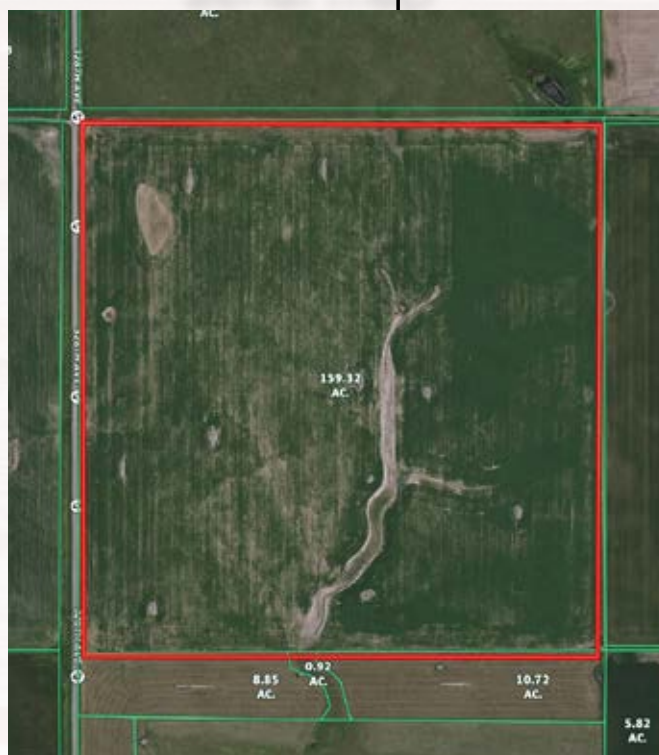
**Total Acres:** 160 +/-

**Total Taxes:** \$1,472.64

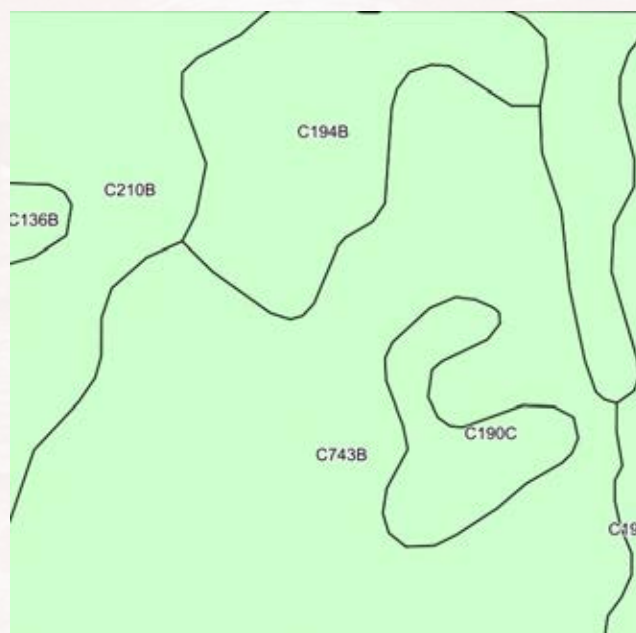
**Legal:** NW4 Sec.12-T128N-R73W, Spring Creek Twp, McPherson Co. SD

**Location from Eureka, SD:** Head North out of Eureka on 328th Ave/Hwy 47 for 10.5 miles. Property starts on the half mile line after 102nd St. on the right (East) side of the road.

aerial map



soil map



Area Symbol: SD089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C743B	Temvik-Grassna-Bearpaw complex, 0 to 6 percent slopes	85.69	53.8%	Ile	87
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	33.72	21.2%	Ile	83
C194B	Bearpaw-Zeeland loams, 3 to 6 percent slopes	22.86	14.3%	Ile	76
C190C	Bearpaw loam, 6 to 9 percent slopes	9.13	5.7%	IIle	62
C192B	Bearpaw-Greenway loams, 3 to 6 percent slopes	6.00	3.8%	Ile	79
C136B	Williams-Zahl loams, 3 to 6 percent slopes	1.64	1.0%	Ile	76
C201B	Bowbells loam, 3 to 6 percent slopes	0.28	0.2%	Ile	89
Weighted Average					82.7





# broker notes

Located just Northeast of Eureka, SD and minutes from the North Dakota border, Advantage Land Co. proudly presents 160+/- acres of quality dirt with strong cropland soil ratings, gentle slopes, and a temporary waterway. The overall Soil Productivity Index of this property reports at an excellent 82.7% and is primarily comprised of Class II soils! FSA states 159.32 Cropland Acres, a 77.84 acre Soybean Base with a 27 bu. PLC Yield, a 38.93 acre Corn Base with a 77 bu. PLC Yield, and a 38.93 acre Wheat Base with total base acres at 155.7. The parcel sits adjacent to Highway 47, making accessibility convenient. This property will be ready for tires to turn for the new owner in the coming Spring. If you're in the market for prime cropland to perform in your portfolio, we strongly encourage that this be a part of your wealth management program. All buyers, make a point to attend this sale! Quality dirt like this is not seen on the open market often, so take Advantage of this opportunity and bid to buy on Sale Day!

**Owners: Milo Saylor, Jerome Saylor, Marilyn Boyle**

## terms

Closing & landlord possession to take place day of closing on or before December 8th, 2021, as this property is under lease for the 2021 year expiring March 1, 2022. This property is free and clear to farm or rent in 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. 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 McPherson County Zoning Ordinances. A survey/plat will not be provided and will be the purchasers responsibility if needed or requested. 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. This is a cash sale. Property is sold as is. This sale is subject to a 5% Buyer's Premium and Seller Confirmation. Not responsible for accidents.





SOUTH DAKOTA & MINNESOTA  
**LAND BROKERS**

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