

466.5 +/- ACRES | BROOKINGS CO. SD.

ONLINE BIDDING AVAILABLE

4 TRACTS

LAND AUCTION

THURSDAY, NOVEMBER 11, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
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snapshot

Auction Date: November 11, 2021 @ 11am

Auction Location: On-Site - East of Brookings, SD

Online Bidding Starts: November 9, 2021

Total Acres: 466.5 +/- **Total Taxes:** \$14,995.40

Legal: E2 (Inc. RR Exc. Hwy & Exc. W 506' of E 1718' of S 727') of SE4 Sec. 29 & NE4 (Exc. 1.21 Acres) Sec. 32-T110N-R48W, Alton Township, Brookings County, SD.

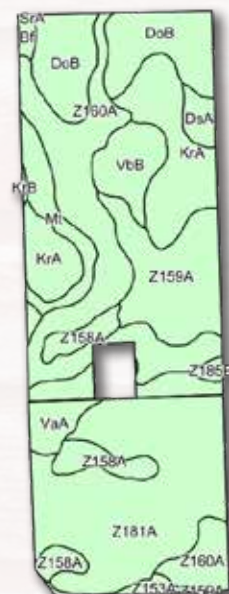
Location from Brookings, SD: Head East out of Brookings on Hwy.14 for 6.5 miles. Property begins at the half-mile line on the South side of the Hwy and continues East to 480th Street. Turn right (South) onto 480th Street, the property continues Southward on the West (right) side of the road.

Electric Region: Sioux Valley Energy **Rural Water District:** Brookings-Deuel Rural Water

aerial map



soil map



Area Symbol: SD011, Soil Area Version: 28					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	121.66	26.3%	Is	86
Z180A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	90.33	19.5%	IIIs	65
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	56.59	12.2%	Is	93
DoB	Doland loam, 2 to 6 percent slopes	54.26	11.7%	IIe	82
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	46.29	10.0%	IIIs	54
Z158A	Marysland loam, 0 to 1 percent slopes, occasionally flooded	22.74	4.9%	IVw	32
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	19.71	4.3%	IIe	86
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	18.08	3.9%	IIIs	79
VaA	Venagro-Svea loams, 0 to 2 percent slopes	16.51	3.6%	Is	89
DsA	Doland-Svea loams, 0 to 2 percent slopes	6.76	1.5%	Is	88
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	4.10	0.9%	VIw	13
Bf	Brookings silty clay loam, 0 to 2 percent slopes	2.60	0.6%	Iw	96
Z185B	Egeland-Embsen complex, coteau, 2 to 6 percent slopes	2.17	0.5%	IIIe	54
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.65	0.1%	IIe	87
SrA	Strayhoss loam, 0 to 2 percent slopes	0.29	0.1%	IIIs	77
Weighted Average					75.6



tract 1

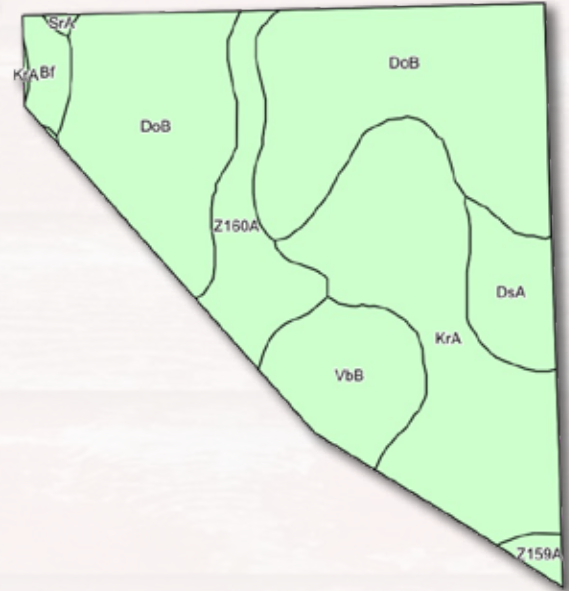
With a total of 114.4 +/- Acres, Tract 1 offers 110.8 FSA Cropland Acres with the balance in a grass waterway. Base Acres are estimated at 69.03, including a 40.18 acre Corn Base with a 165 bu. PLC Yield, a 26.15 acre Soybean Base with a 48 bu. PLC Yield, and a 2.7 acre Wheat Base with a 58 bu. PLC Yield. This parcel offers 2,225 feet of drain tile and has an overall Soil Productivity Index of 84.3% comprised mostly of Class II Doland Loams, making for an excellent farmable tract to add to your portfolio.

Acres: 114.4 +/- **Taxes:** \$3,769.99

Legal: Part of the E2 Sec.29-T110N-R48W

- Overall Soil PI of 84.3% - Class I & II Soils
- 110.8 FSA Cropland Acres
- 2,225' of Drain Tile
- Convenient Access off Hwy. 14
- Buyer Credit of \$26,000

PI 84.3%



tract 2

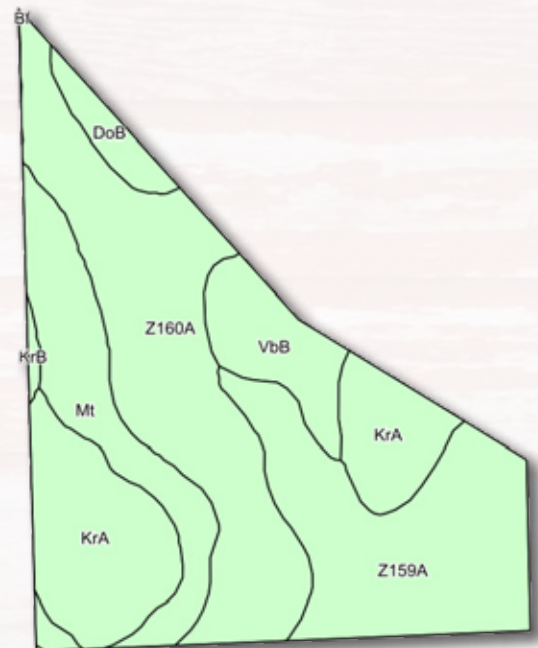
Tract 2 offers 121.5 +/- acres including 82.75 estimated FSA Cropland, with the balance comprised of mature trees on the Northern Border, grass waterways, slough, and Virgin Sod currently used as hay ground. This parcel has an estimated base acreage of 52.15, comprising of a 30.35 +/- acre Corn Base with a 165 bu. PLC Yield, a 19.76 +/- acre Soybean Base with a 48 bu. PLC Yield, and a 2.04 +/- acre Wheat Base with a 58 bu. PLC Yield. This tract's Soil PI reports at 72.1%, comprised mostly of Class II soils. This parcel is perfect to build your own acreage with protection and quality location just 7 miles from Brookings.

Acres: 121.5 +/- **Taxes:** \$4,073.29

Legal: Part of the E2 Sec.29-T110N-R48W

- 82.75 Estimated FSA Cropland Acres
- Overall Soil PI of 72.1%
- Mature Shelter Belt & Hay Ground
- Recreational Opportunities
- Buyer Credit of \$12,600

PI 72.1%





tract 3

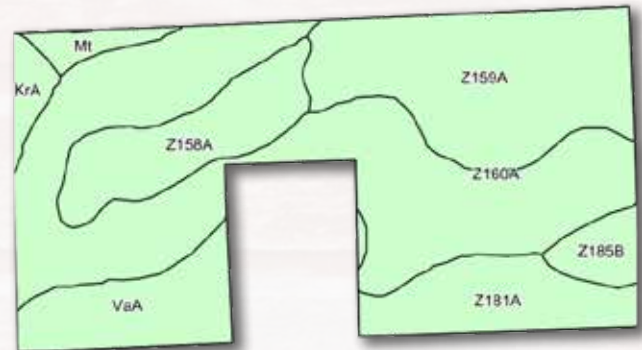
Tract 3 has a total of 71.8 +/- acres, and an estimated 51.33 FSA Cropland Acres with 32.22 estimated Base Acres including an 18.75 acre Corn Base with a 165 bu. PLC Yield, a 12.2 acre Soybean Base with a 48 bu. PLC Yield, and a 1.27 acre Wheat Base with a 58 bu. PLC Yield. The balance is made up of virgin sod with a contributory waterway to the Medary Creek. This tract is primarily comprised of Class II soils as well, and features a 60x40 open-faced pole shed.

Acres: 71.8 +/- **Taxes:** \$2,554.10

Legal: Part of the E2 Sec.29-T110N-R48W

- Potential Acreage
- 51.33 Estimated FSA Cropland Acres
- Mature Trees/Recreational Attributes
- Waterway Flows Through
- Buyer Credit of \$6,800

PI 63.8%



tract 4

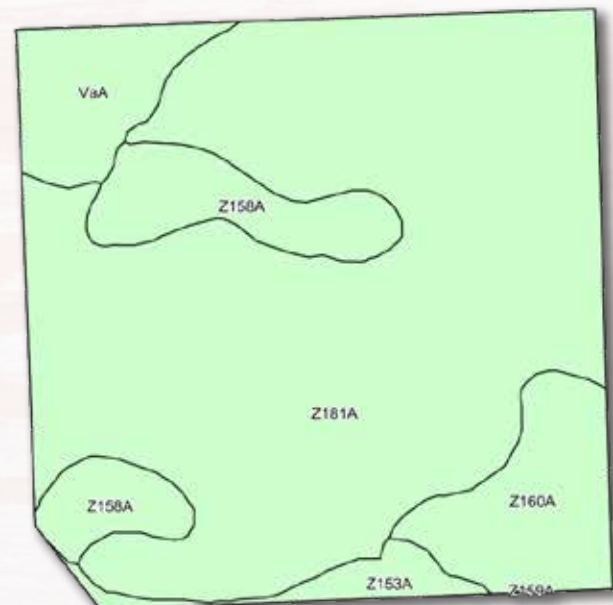
With 158.79 +/- acres, Tract 4 offers a good square land tract with minimal waste acres. FSA reports 138.68 croplands acres, with 72.4 Base Acres, including a 52.1 acre Corn Base with a 145 bu. PLC Yield, a 16.9 acre Soybean Base with a 53 bu. PLC yield, and a 3.4 acre Wheat Base with a 27 bu. PLC yield. This parcel has 6,210 feet of drain tile with the balance comprised of hayed meadow with a mature tree belt and Medary Creek located on the Southern end for a potential tile outlet. If you are looking for a farm with few obstacles, half-mile rounds, and Grade A quality dirt, you will want to add this tract to your portfolio.

Acres: 158.79 +/- **Taxes:** \$4,598.02

Legal: NE4 (Exc. 1.21 Acres) Sec. 32-T110N-R48W

- Square Farm with Few Obstacles
- Majority Class I Soils at 86% PI
- Medary Creek & Mature Trees
- 6,210' of Drain Tile
- Buyer Credit of \$32,900

PI 77.3%





broker notes

Located just East of Brookings, SD, Advantage Land Co. proudly presents 466.5 +/- acres of well stewarded dirt along with strong cropland soils, gentle slopes, and 8,435 feet of working drain tile. The overall Soil Productivity Index of this property reports at 75.6%, and is mostly comprised of Class I Brandt Silty Clay Loam with a powerful 86% PI! FSA states 383.56 Cropland Acres, a 141.38 acre Corn Base with a 158 bu. PLC Yield, a 75.01 acre Soybean Base with a 49 bu. PLC Yield, and a 9.41 acre Wheat Base with a 47 bu. PLC Yield, offering 225.8 total base acres. A Certified Wetland Determination is completed, eliminating any wetland questions for the new owners. Tracts 1 & 4 have newer drain tile installed, totaling 8,435 feet. You won't find another opportunity like this anytime soon! All buyers, farmers, and investors, if you're looking for some QUALITY Brookings County South Dakota cropland with recreational attributes to be a part of your operational portfolio, make a point to attend this sale. Take Advantage of this opportunity on Sale Day and bid to buy! Available in four individual tracts, any combination, or as a unit.

Owners: Ewald & Evelyn Freyberg Estate

terms

Closing & landlord possession to take place day of closing on or before December 15, 2021, as this property is sold subject to the terms & conditions of leases expiring December 31, 2022. Purchaser(s) to receive credit at closing for not being able to farm or rent in 2022 in the amounts as follows: Tract 1 - \$26,000; Tract 2 - \$12,600; Tract 3 - \$6,800; & Tract 4 - \$32,900. Purchaser to assume the remaining terms & conditions of the leases upon closing, however, the seller will retain tenant payments as they come due. Hunting rights will transfer at 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 the 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 Brookings County Zoning Ordinances. A plat will be provided. 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 seller confirmation. Not responsible for accidents.



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