

904.59 ACRES | GREGORY CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

LAND AUCTION

TUESDAY, OCTOBER 26, 2021 • 11AM



ADVANTAGE
Land Co.

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snapshot

Auction Date: October 26, 2021 @ 11am

Auction Location: VFW - 918 Main Street - Burke, SD

Online Bidding Starts: October 22nd

Total Acres: 904.59 +/- **Total Taxes:** \$7,522.90

Legal: SW4 Sec. 28; SE4SW4 & S2SE4 Sec. 29; NE4NW4, W2NE4, Lots 2, 3, & 4, E2NE4, & Lot 1 Sec. 32; W2NW4, Lots 2, 3, & 4 Sec. 33-T95N-R73W, Carlock Twp, Gregory Co. SD

Location from Gregory, SD: Head South out of Gregory on State Hwy 251 for approximately 13.5 miles. Turn right (West) onto 302nd Street for 2 miles. Turn left (South) onto 335th Ave and follow for 1 mile. Then follow the curve to the West on 303rd Street for a .5 mile. Tract 1 starts on the .5- mile line on the North side of the road. Tracts 2 & 3 are across the road to the South.

Electric Services: Rosebud Electric **Rural Water Services:** Tripp Rural Water

tract 1

Acres: 280 +/- **Taxes:** \$2,387.94

Legal: SW4 Sec.28; SE4SW4 & S2SE4 Sec. 29-T95N-R73W

- 168.79 FSA Cropland Acres
- Pasture & Good Fences
- Mature Trees & Waterways
- Good Access off of 303rd Street
- Sewn into Alfalfa-Grass Mix
- Buyer Credit of \$24,600

With a total of 280+/- acres, Tract 1 offers 168.79 FSA Cropland Acres with a balance comprised of grass waterways and pasture with mature trees and fruit trees throughout. There are 59.47 acres of virgin sod currently utilized as hay land, and 34.89 acres used as pasture. FSA reports Tract 1 consisting of 134.7 total base acres with a 105.4 acre corn base and a 61 bu PLC yield, and a 29.3 acre soybean base with a 22 bu PLC yield. This parcel is primarily comprised of Class III soils, and the cropland is sewn down with alfalfa-grass mix, making it a perfect roughage choice for your livestock. Excellent access off 303rd Street makes for easy livestock & hay transportation.

tract 2

Acres: 396.52 +/- **Taxes:** \$2,742.46

Legal: NE4NW4; W2NE4; Lots 2, 3, & 4; E2NE4; Lot 1 Sec. 32-T95N-R73W

- Potential Building Site with Rural Water Availability
- 81.82 FSA Cropland Acres
- Rolling Pastures & Wooded Gullies
- Wildlife Management Potential
- 2 Dam Water Sources
- Buyer Credit of \$30,000

Tract 2 offers a total of 396.52+/- acres comprised of a mature grove surrounding a 6.65+/- acre potential building site, 81.82 FSA Cropland acres, and over 300 acres of rolling pastures with wooded draws. Two strong dams on the Western side of the property offer water sources for livestock and wildlife alike, even in this drought year, the dams look very healthy. FSA reports 51.4 total base acres, offering a 43.8 acre corn base with a 61 bu PLC yield, a 4.5 acre soybean base with a 22 bu PLC yield, and a 3.1 acre wheat base with a 30 bu PLC yield. Whether you're looking to build your peaceful paradise to grow your livestock or for wildlife management opportunities on your own property, let this tract suite your vision.

tract 3

Acres: 228.07 +/- **Taxes:** \$2,392.50

Legal: W2NW4; Lots 2, 3, & 4 Sec. 33-T95N-R73W

- 149.81 FSA Cropland Acres
- Mature Trees
- Fertile Meadows & Hay Ground
- Grassy Waterways
- Grazing Pasture & Strong Fences
- Buyer Credit of \$20,400

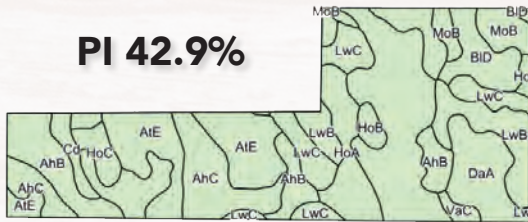
Offering 228.07+/- acres with 149.81 FSA Cropland Acres, Tract 3's cropland is also sewn down to an alfalfa-grass mix and is primarily comprised of Class III soils. FSA reports 80.2 base acres, split into a 72.2 acre corn base with a 61 bu PLC yield and an 8 acre wheat base with a 30 bu PLC yield. The gently rolling topography, fertile meadows, and wooded draws offer excellent protection for grazing and to put the sneak on your dream buck in the Fall of the year.



soil maps

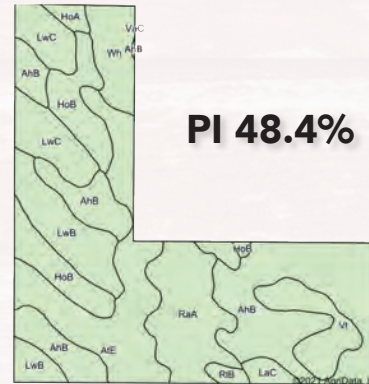
tract 1

PI 42.9%



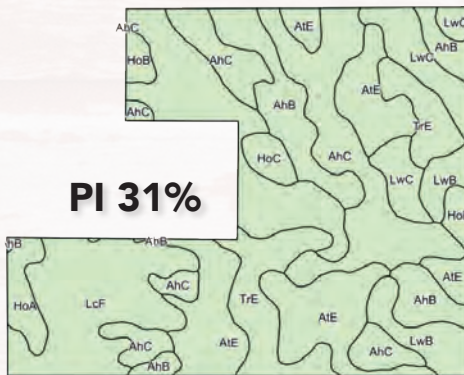
tract 3

PI 48.4%



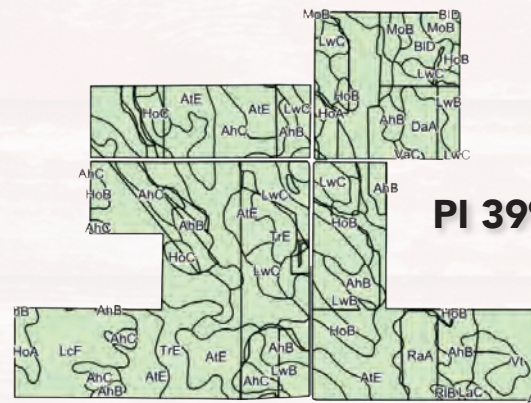
tract 2

PI 31%



overall

PI 39%

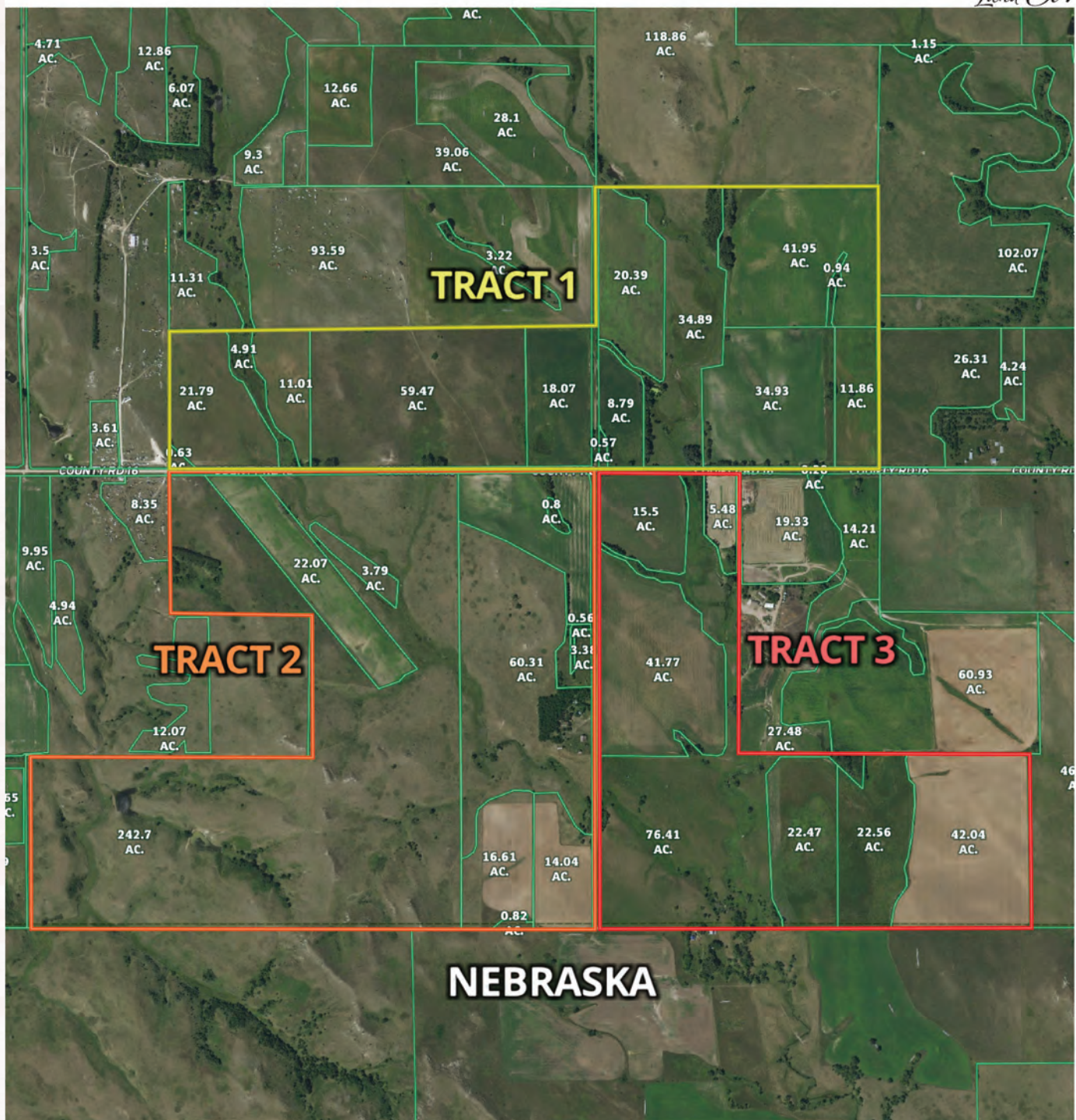


Area Symbol: SD053, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	190.90	21.6%	Vle		13
AhB	Anselmo-Holt fine sandy loams, 2 to 6 percent slopes	142.64	16.2%	IIle	IIle	52
AhC	Anselmo-Holt fine sandy loams, 6 to 9 percent slopes	113.33	12.9%	IVe	IVe	42
LwC	Lakoma-Wewela complex, 6 to 9 percent slopes	64.20	7.3%	IVe	IVe	42
LwB	Lakoma-Wewela complex, 2 to 6 percent slopes	61.20	6.9%	IIle	IIle	50
Wh	Whitelake fine sandy loam	54.74	6.2%	IVe		43
LcF	Labu-Sansarc silty clays, 9 to 35 percent slopes	51.59	5.8%	Vle		33
TrE	Tassel-Rock outcrop complex, 9 to 30 percent slopes	36.73	4.2%	Vle		5
HoB	Holt fine sandy loam, 3 to 6 percent slopes	35.08	4.0%	IIle	IIle	53
HoA	Holt fine sandy loam, 0 to 3 percent slopes	26.56	3.0%	IIle	IIle	59
RaA	Ree loam, 0 to 3 percent slopes	25.76	2.9%	Ilc	Is	84
DaA	Dunday loamy fine sand, 0 to 3 percent slopes	18.36	2.1%	IVe	IIle	50
BID	Boro-Lakoma silty clays, 9 to 15 percent slopes	13.04	1.5%	Vle		39
Vt	Vetal fine sandy loam	12.51	1.4%	IIle		64
HoC	Holt fine sandy loam, 6 to 9 percent slopes	11.46	1.3%	IVe	IVe	45
MoB	Millboro silty clay, 3 to 6 percent slopes	10.16	1.2%	IIle	IIle	79
Cd	Cass fine sandy loam, channeled	4.71	0.5%	VIw		32
LaC	Labu clay, 6 to 9 percent slopes	3.71	0.4%	IVe	IVe	42
RIB	Reliance silty clay loam, 3 to 6 percent slopes	2.22	0.3%	Ile	Ile	89
VaC	Valentine loamy fine sand, 3 to 9 percent slopes	2.00	0.2%	Vle	IVe	18
Bb	Bon loam, 0 to 2 percent slopes, rarely flooded	1.00	0.1%	Ilc		84
Weighted Average						39



aerial map





broker notes

Advantage Land Co. proudly presents 904.59+/- versatile acres nestled in the beautiful Gregory County, South Dakota adjacent to the Nebraska border. Any hunter seeking a wildlife sanctuary in the rolling hills, with deep wooded draws, will make a lifetime of memories. Gregory County is known for their Mule Deer, Whitetails, and upland game birds, and this property upholds those standards. This property isn't just a hunter's paradise, it's a working ranch with believed-to-be spring-fed dams, quality fences, 400.42 FSA Cropland acres, and fertile meadows. Tripp Rural Water has lines running along 303rd Street and down 334th Ave to the building site. A 6.65+/- acre potential building site with easy access off 334th Ave gives you the opportunity to build your dream operation. Farmers, ranchers, hunters & investors – don't miss this opportunity. South Dakota's foundation is built on livestock, row crops, and wildlife. This is your chance to own a property suitable to build your family's foundation for generations to come, so take Advantage and bid to buy on sale day!

● **Owners: Rick Steppat, Harvey Steppat, Connie Reider** ●

terms

Closing & landlord possession to take place day of closing on or before November 30th, 2021, as this property is sold subject to the terms & conditions of the lease expiring February 28, 2023. Purchaser(s) to receive credit from sellers at closing for not being able to farm or rent until expiration of lease in the amounts as follows: Tract 1 - \$24,600; Tract 2 - \$30,000; & Tract 3 - \$20,400. Purchaser to assume the remaining terms & conditions of the lease upon closing, however, the seller will retain tenant payments as they come due. Hunting rights will transfer at closing, and are shared with the current tenants and their children. 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 Gregory 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. Seller's personal property will be removed prior to closing.



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