

320 ACRES | CHARLES MIX CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

LAND AUCTION

THURSDAY, NOVEMBER 18, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: November 18, 2021 @ 11am

Auction Location: On-Site - Northeast of Wagner, SD

Online Bidding Starts: November 16

Total Acres: 320 +/- **Total Taxes:** \$4,524.58

Legal: SE4 Sec.10 & NW4 Sec.11-T96N-R63W, Bryan Twp, Charles Mix Co. SD

Location from Wagner, SD: From the Corner of Front Ave (395th Ave) and SD Hwy 46, head North out of Wagner for 4 miles. Turn right (East) onto 293rd St. Tract 1 starts at the half-mile line on the North side of the road and continues East to 396th Ave. Turn North onto 396th Ave. Tracts 2 & 3 start at the half-mile line on the East side of the road and continue North to 292nd St.

Electric Services: Charles Mix Electric **Rural Water District:** Randall Community Water

tract 1

Acres: 160 +/- **Est. Taxes:** \$2,304.46

Legal: SE4 Sec.10-T96N-R63W, Bryan Twp, Charles Mix Co. SD

- Overall Soil PI of 84.4% - Majority PI over 90%
- High Pressure Irrigation System
- 157.11 FSA Cropland Acres
- Easy Access off 396th Ave

With a total of 160 +/- Acres, Tract 1 offers a 1980 Balon Pivot Irrigation System, a 240' stainless steel well with a 100 HP 3-Phase Motor pumping through a high-pressure system at 850 GPM, and an overall Soil Productivity Index of 84.4% with over half of the soil rating above 90% - all making for an excellent farm for modern day equipment. FSA reports 157.11 FSA Cropland Acres, a 73.8 acre Corn Base with a 122 bu. PLC Yield, a 31.7 acre Soybean Base with a 29 bu. PLC Yield, a 5 acre Wheat Base with a 19 bu. PLC Yield, and a 1.7 acre Grain Sorghum Base with a 92 bu PLC Yield for a total of 112.2 Base Acres.

tract 2

Acres: 147.79 +/- **Est. Taxes:** \$2,050.70

Legal: Part of the NW4 Sec.11-T96N-R63W, Bryan Twp, Charles Mix Co. SD

- 144.9 Estimated FSA Cropland Acres
- Primarily Class II Soils
- Overall Soil PI of 80.9%
- Nearly Level Topography with Good Eye Appeal

Tract 2 offers 147.79 +/- acres with Class II soils, and a strong overall Soil PI of 80.9% with good eye appeal and gentle slopes just off of a county gravel road. This tract has an estimated 144.9 FSA Cropland Acres and 95.74 estimated Base Acres. The Base Acres estimate includes a 63 acre Corn Base with a 121 bu. PLC Yield, a 27.1 acre Soybean Base with a 29 bu PLC Yield, a 4.23 acre Wheat Base with a 19 bu PLC Yield, and a 1.41 acre Grain Sorghum Base with a 92 bu. PLC Yield.

tract 3

Acres: 12.21 +/- **Est. Taxes:** \$169.42

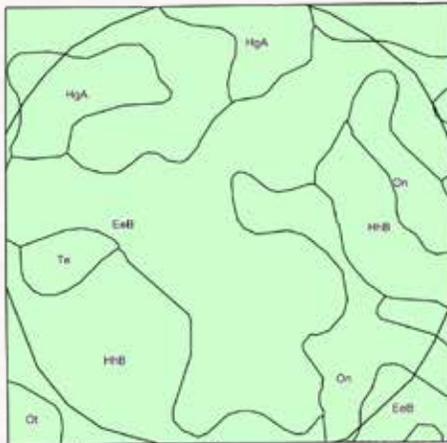
Legal: W2NW4; Lots 2, 3, & 4 Sec. 33-T95N-R73W

- Excellent Location for Potential Acreage Site
- Convenient Access to Utilities with Rural Water Tap
- New and Established Shelter Belts
- 1.45 Acres of CRP with \$240 Annual Payment

Tract 3 provides the perfect opportunity to build your country home with close proximity to Wagner, SD. This parcel is 12.21 +/- acres, and has both newly established and mature shelter belts offering the protection you need and the privacy you want. This tract also includes 1.45 acres of CRP (trees) with an annual payment of \$240. Randall Community Rural Water District has a tap on the tract, and Charles Mix Electric has a line running on the East side of 396th Ave. Opportunities with convenient utility access is a major bonus, so take Advantage of the opportunity at hand!



soil maps

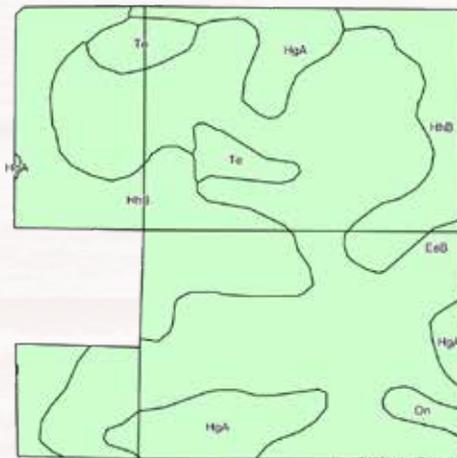


tract 1

PI 84.4%

Area Symbol: SD023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	60.97	38.8%	IIe	75
HhB	Highmore silt loam, 2 to 6 percent slopes	55.64	35.4%	IIe	91
On	Mobridge silt loam, 0 to 2 percent slopes	19.70	12.5%	IIc	94
HgA	Highmore silt loam, 0 to 2 percent slopes	15.07	9.6%	IIc	92
Te	Tetonka silt loam, 0 to 1 percent slopes	3.49	2.2%	IVw	56
Ot	Onita-Tetonka silt loams	2.24	1.4%	IIc	85
Weighted Average					84.4



tract 2

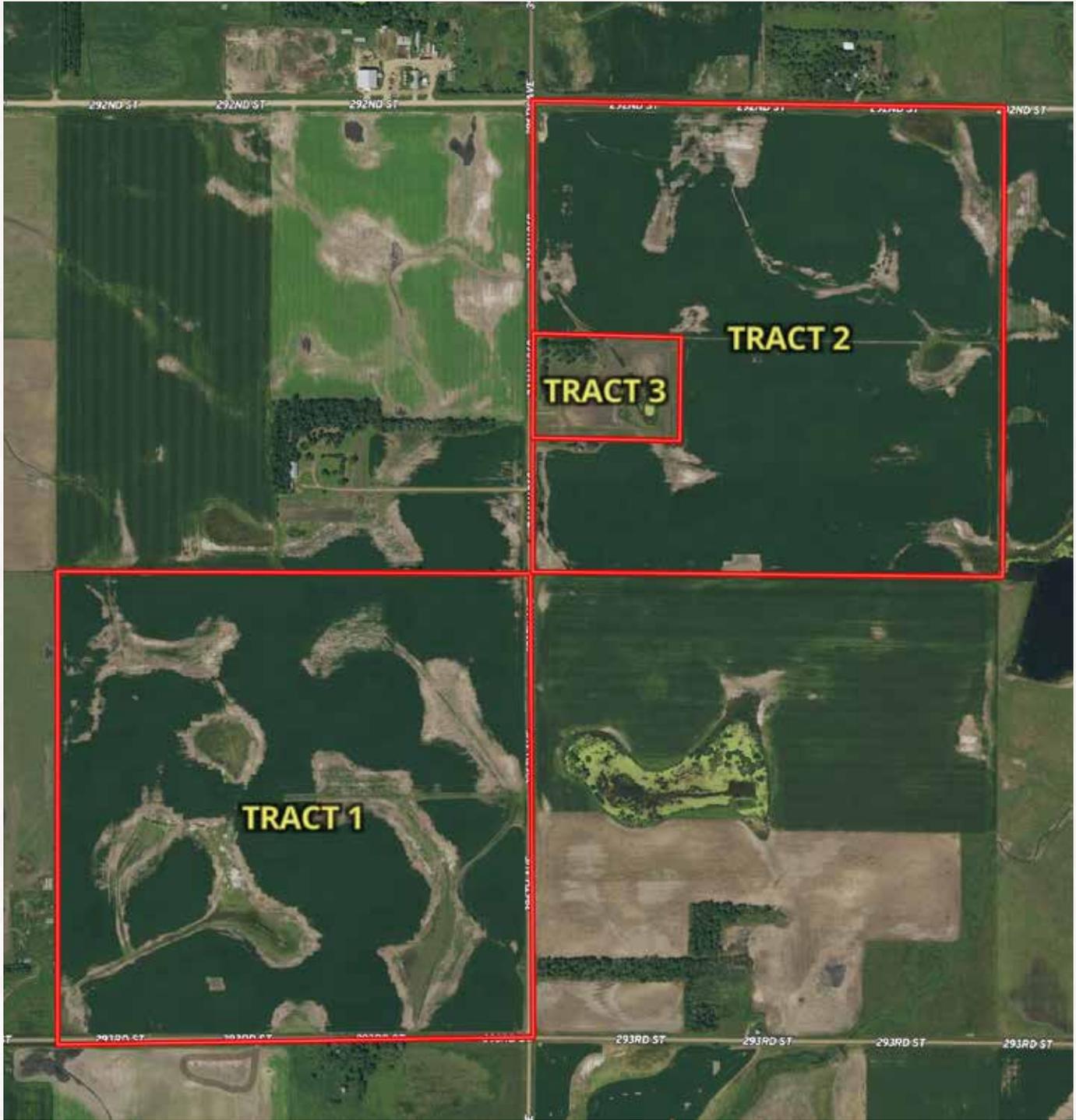
PI 80.9%

Area Symbol: SD023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	79.29	54.4%	IIe	75
HhB	Highmore silt loam, 2 to 6 percent slopes	41.86	28.7%	IIe	91
HgA	Highmore silt loam, 0 to 2 percent slopes	16.74	11.5%	IIc	92
Te	Tetonka silt loam, 0 to 1 percent slopes	6.28	4.3%	IVw	56
On	Mobridge silt loam, 0 to 2 percent slopes	1.70	1.2%	IIc	94
Weighted Average					80.9



aerial map





broker notes

Advantage Land Co. proudly presents 320 +/- acres of quality dirt Northeast of Wagner, SD. The overall Soil Productivity Index of this property shows a strong 82.7%, and is mostly comprised of Class II soils. These two farms have minimal waste acres, a nice gentle slope, and quality Class II dirt. FSA reports 311.03 Cropland Acres, a 140.8 acre Corn Base with a 121.5 bu. PLC Yield, a 60.5 acre Soybean Base with a 49 bu. PLC Yield, a 9.5 acre Wheat Base with a 19 bu. PLC Yield, and a 3.2 acre Grain Sorghum Base with a 92 bu. PLC Yield, offering 214 total base acres. The balance is comprised of grass waterways, temporary sloughs, a potential building site and shelter belts that are both new and established. Whether you're looking for Grade-A cropland to add to your operational portfolio, or your looking to build your own secluded acreage, this property has you covered. Take Advantage of this opportunity on Sale Day and bid to buy! Available in three individual tracts, any combination, or as a unit.

● **Owners: Richard & Julie Jongewaard Trust, James Vesper, & Sharla Kiley** ●

terms

Closing to take place on or before December 29, 2021 for an undivided ½ interest in this land while the other undivided ½ interest will close on January 4, 2022. Possession to be given March 1st, 2022. This property is free to farm or rent in 2022. Hunting rights to transfer on January 4, 2022. Purchaser to assume CRP contract on Tract 3. Purchaser to assume DENR-Water Rights Permit with \$50 transfer fee payable to DENR-Water Rights Program. 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 Charles Mix County Zoning Ordinances. A plat will be provided for Tract 3. 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 and 5% Buyer's Premium. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

605.692.2525

CALL TODAY!



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM