

433.78 +/- ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

TUESDAY, NOVEMBER 23, 2021 • 11AM



ADVANTAGE
Land Co.

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snapshot

Auction Date: November 23, 2021 @ 11am

Auction Location: On-Site - West of Turton, SD

Online Bidding Starts: November 21st

Total Acres: 433.78 +/- **Total Taxes:** \$3,986.61

Legal: SW4 & E2 Less Lot 1 of the Jacobs-Christopherson Subdivision Sec.4-T118N-R62W, Clifton Twp, Spink Co. SD

Location from Turton, SD: 9.5 miles West on 161st Street. Property sits on the North side of the Road.

tract 1

Acres: 160 +/- **Est. Taxes:** \$1,563.40

Legal: SW4 Sec.4-T118N-R62W, Clifton Twp, Spink Co. SD

- Overall Soil PI of 74.2% - Majority PI over 80%
- Minimal Waste Acres
- 156.51 FSA Cropland Acres
- Easy Access off 161st St.

With a total of 160 +/- Acres, Tract 1 offers an overall Soil PI of 74.2% with a majority PI of 80% and 92% with Class II Harmony-Aberdeen and Harmony-Beotia soils. FSA reports 156.51 FSA Cropland Acres, and 140.66 Base Acres including a 47.6 acre Wheat Base with a 39 bu. PLC Yield, a 47.36 acre Soybean Base with a 31 bu. PLC Yield, a 43.06 acre Corn Base with a 108 bu. PLC Yield, and a 2.64 acre Oat Base with a 73 bu PLC Yield. This tract has few obstacles, is convenient for modern-day equipment, and has the ability to be improved along the draw. Take Advantage of this opportunity to increase your tillable acres and improve your soils even further.



tract 2

Acres: 273.78 +/- **Est. Taxes:** \$2,423.21

Legal: E2 Less Lot 1 of the Jacobs-Christopherson Subdivision Sec. 4-T118N-R62W, Clifton Twp, Spink Co. SD

- 236.5 FSA Cropland Acres
- Long, Straight, Convenient Rounds
- Majority Soil PI of 95% - Primarily Class II Dirt
- Good Access off 397th Ave.

Tract 2 offers 273.78 +/- acres with Class II soils, and an excellent majority Soil PI of 95%. This tract has 236.5 FSA Cropland Acres and a total of 212.14 Base Acres. The Base Acres include a 71.79 acre Wheat Base with a 39 bu. PLC Yield, a 71.42 acre Soybean Base with a 31 bu PLC Yield, a 64.94 acre Corn Base with a 108 bu PLC Yield, and a 3.99 acre Oat Base with a 73 bu. PLC Yield. This parcel has convenient, long, straight rounds to get in and out with minimal waste acres. The dirt on the East side of the waterway could be improved with a drain tile project once approved with your outlet. Add power and convenience to your operation and put these steady, efficient farms to work for you in the years to come!

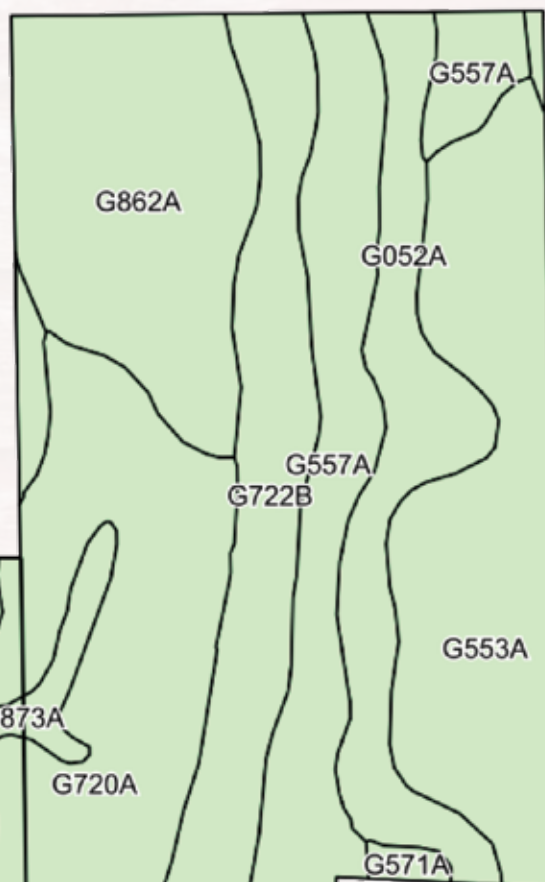
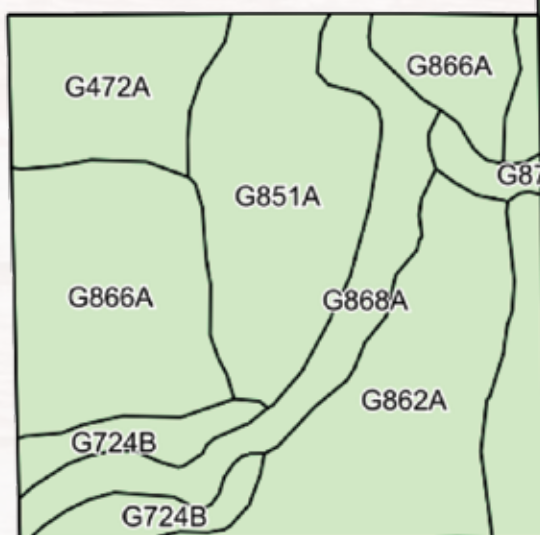




soil maps

tract 1

PI 74.2%



tract 2

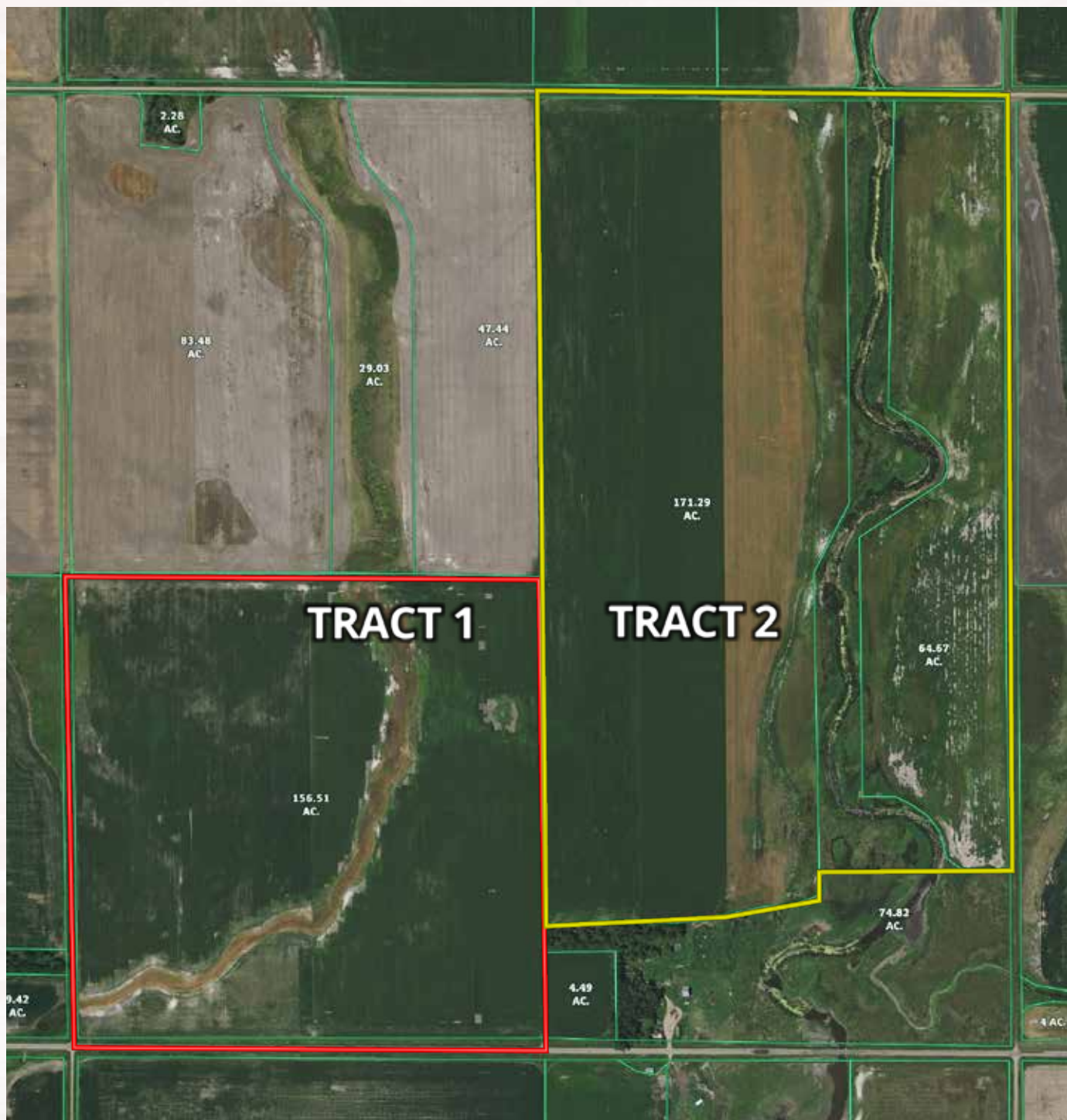
PI 61.2%

Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	78.99	18.6%	IIIs	92
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	62.40	14.7%	IIc	95
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	53.69	12.6%	IVs	27
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	40.19	9.4%	IVs	31
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	39.14	9.2%	IIIs	80
G722B	Great Bend-Zell silt loams, 2 to 6 percent slopes	36.94	8.7%	IIe	77
G052A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	29.85	7.0%	VIw	24
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	29.79	7.0%	IVs	46
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	18.66	4.4%	IIw	71
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	16.44	3.9%	IIIs	59
G724B	Great Bend-Putney silt loams, 2 to 6 percent slopes	10.02	2.4%	IIe	83
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	7.29	1.7%	IIc	93
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	1.52	0.4%	IIc	92
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	0.78	0.2%	IIc	91
Weighted Average					65.7



aerial map





broker notes

Advantage Land Co. proudly presents 433.78 +/- acres of quality dirt in the well-known farming community Northeast of Frankfort, SD. The main cropland soils are Harmony-Beotia and Great Bend-Beotia, reporting at 92% and 95% PI, respectively. FSA reports 393.01 Cropland Acres, and 352.8 total base acres comprised of a 119.39 acre Wheat Base with a 39 bu. PLC Yield, a 118.78 acre Soybean Base with a 31 bu. PLC Yield, a 108 acre Corn Base with a 108 bu. PLC Yield, and a 6.63 acre Oat Base with a 73 bu. PLC Yield. The balance is comprised of grass waterways, which provide a corridor for wildlife, haying opportunities, and your outlet for a potential tile project. If you're looking for Grade-A cropland with the potential to convert more acres into row crop production, add this tangible asset to your portfolio. Take Advantage of this opportunity on Sale Day and bid to buy! Available in two individual tracts, any combination, or as a unit.

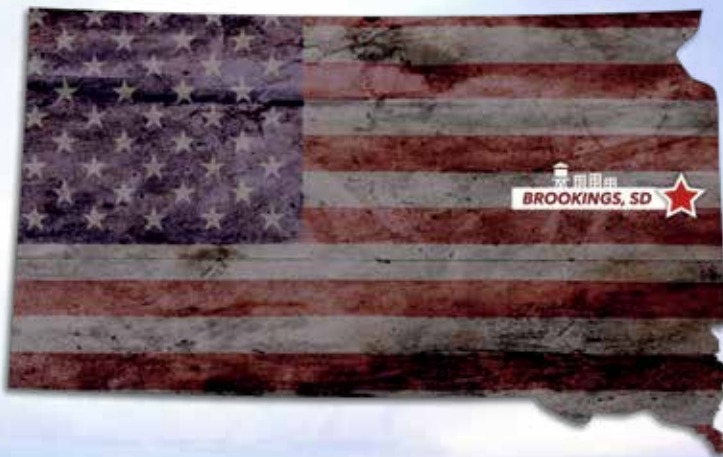
Owners: William Jacobs, Jason Jacobs, & Christopher Jacobs

terms

Closing, legal title, and hunting rights to take place on or before December 28, 2021. This property is sold subject to the terms & conditions of lease expiring February 28, 2022. Possession to transfer March 1, 2022, and this property is free and clear to farm or rent for the 2022 Crop Year. Upon acceptance of the sale by the sellers, 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 Spink 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. 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.



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