

240 ACRES | KINGSBURY CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

**TUESDAY, NOVEMBER 30, 2021 • 11AM**



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
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**605.692.2525**  
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# snapshot

**Auction Date: November 30, 2021 @ 11am**

**Auction Location: On-Site - North of Oldham S.D.**

**Online Bidding Starts: November 28**

**Total Acres:** 240 +/- **Total Taxes:** \$5,446.42

**Legal:** S2SE4 Sec.33-T110N-R54W & NE4 Sec.8-T109N-R54W Whitewood Twp N, Kingsbury Co.

**Location from Oldham, SD: Tract 1:** Head North out of Oldham on the blacktop road (445 Ave) for 3.5 miles, land starts on the West side of the road after 214 St. **Tract 2:** Head North out of Oldham on the blacktop road (445th Ave) for 2.5 miles. Turn left (West) onto 215th St and follow for 1 mile. Property starts on the South side of the road after 444th Ave.

## tract 1

**Acres:** 80 +/- **Taxes:** \$1,771.84

**Legal:** S2SE4 Sec. 33-T110N-R54W Whitewood Twp N, Kingsbury Co. SD

- 77.62 FSA Cropland Acres
- 0-6% Slopes & Eye Appeal
- Predominately 89% & 93% PI – Overall PI of 84.1%
- Grass Waterway

With a total of 80 +/- acres, Tract 1 offers quality dirt and 77.62 FSA cropland acres. Located on a black top road with easy access, this farm is equipped with mainly 89% and 93% productivity indexes from Class I and II soils with an overall PI of 84.1%. FSA reports a total base acreage of 66.48 including a 32.53 acre Corn Base with a 160 bu. PLC Yield, and a 33.95 acre Soybean Base with a 46 bu. With a drainage ditch running through the middle of this farm and a completed Certified Wetland Determination, one could look into a tile project.



## tract 2

**Acres:** 160 +/- **Taxes:** \$3,674.58

**Legal:** NE4 Sec.8-T109N-R54W Whitewood Twp N, Kingsbury Co. SD

- 145.62 FSA Cropland Acres
- Primarily Class I & II Soils
- Overall Soil PI of 87.7%
- Few Obstacles and Eye Appeal

Tract 2 offers 160 +/- acres with exemplary Class I and II soils, an overall soil rating of 87.7%, along with 145.62 cropland acres according to FSA. Total base acres add up to 124.72, which includes a 61.02 acre Corn Base with a 160 bu. PLC Yield and a 63.7 acre Soybean Base with a 46 bu PLC Yield. The balance is made up of approximately 9.67 acres with mature trees and cattail slough for recreational habitat and hunting. This tract has few obstacles, and compliments modern-day equipment well.







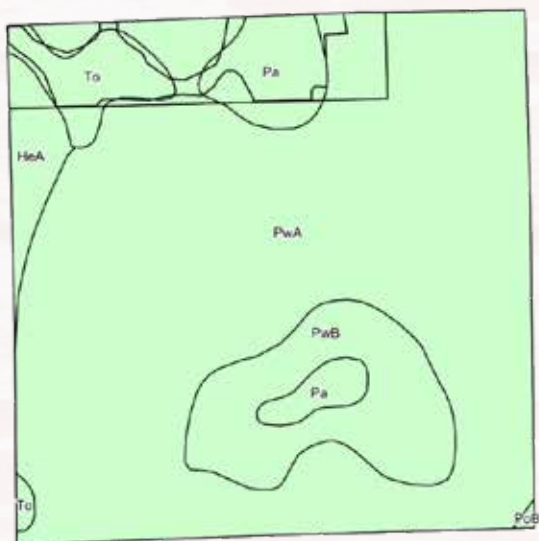
# soil maps



tract 1

**PI 84.1%**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	35.39	45.6%	Is	93
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	32.02	41.3%	Ile	89
Pa	Parnell silty clay loam	9.45	12.2%	Vw	34
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	0.76	1.0%	Iw	91
Weighted Average				1.90	84.1



tract 2

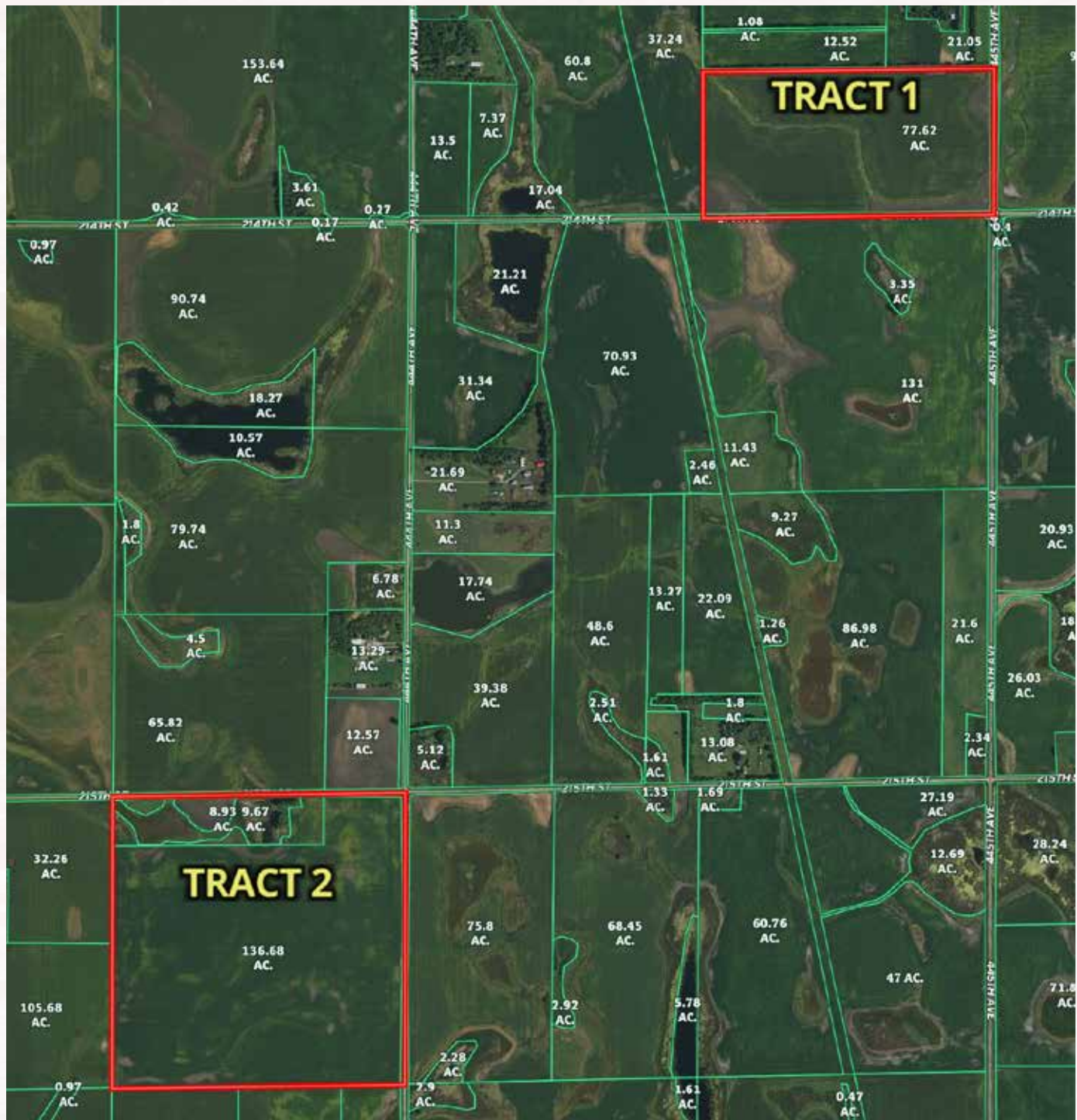
**PI 87.7%**

Area Symbol: SD077, Soil Area Version: 24					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	117.94	76.0%	Is	93
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	17.66	11.4%	Ile	89
Pa	Parnell silty clay loam	8.66	5.6%	Vw	34
To	Tonka silty clay loam, 0 to 1 percent slopes	6.10	3.9%	IVw	58
HeA	Hetland silty clay loam, 0 to 2 percent slopes	4.74	3.1%	Is	89
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	0.18	0.1%	Ile	81
Weighted Average				1.46	87.7





# aerial map







# broker notes

Located in the garden spot of Kingsbury County, just North of Oldham, Advantage Land Co. proudly presents 240+/- acres of power-packed soils on the auction block! With over 200 acres of Class I and II soils with an 89% PI and higher, now is the time to get these two farms working for you. Only 1.5 miles apart, FSA reports 223.24 cropland acres with 191.2 base acres. There is a 93.55 acre corn base with a 160 bu PLC Yield, a 97.65 acre soybean base with a 46 bu PLC Yield. The balance is made up of a small amount of mature trees, grass waterways and a cattail slough. Come prepared to buy, it may be the only opportunity you have in your generation. Available in two individual tracts or as a unit.

**Owners: LaCinda Jensen Living Trust**

## terms

Closing to take place on or before December 29, 2021. Possession to be given March 1st, 2022. This property is free 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 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 Kingsbury County Zoning Ordinances. A plat/survey will not be provided and will be the responsibility of the purchaser 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 seller confirmation and 5% Buyer's Premium. Not responsible for accidents.





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