

HUTCHINSON COUNTY, SD | 149.4 +/- ACRES

# LAND AUCTION

Th. Dec. 2, 2021 - On-Site at 11:00 AM - North of Parkston



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# GRADE-A QUALITY CROPLAND

## SNAPSHOT

**Legal:** THE SOUTHWEST FRACTIONAL QUARTER (SW1/4), ALSO KNOWN AS GOVERNMENT LOTS 6 AND 7, AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) OF SECTION 6, TOWNSHIP 99, RANGE 60 WEST OF THE FIFTH P.M., HUTCHINSON COUNTY, SOUTH DAKOTA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

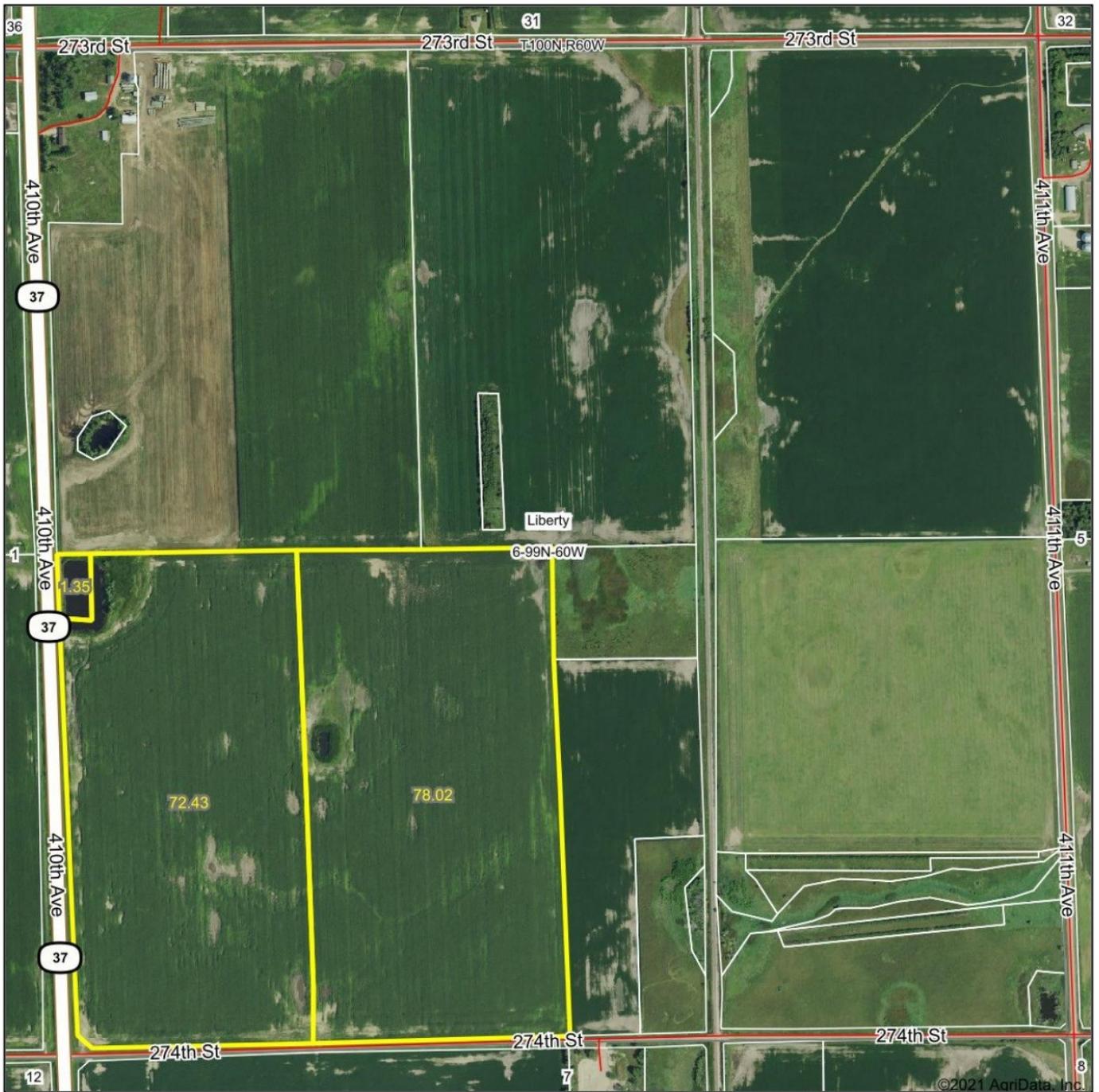
**Location:** From Parkston: Head North out of Parkston on 410th Ave/Hwy 37 for 1.5 miles. Property starts on the right (East) side of the road after 274th St.



- 84.5% Overall Soil PI
- Comprised Mostly of Class II Soils
  - 150.45 FSA Cropland Acres
- Straight Rounds with Minimal Waste Acres
  - Easy Access off Hwy 37



# Aerial Map



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Map Center: 43° 25' 13.56, -97° 59' 13.6



**6-99N-60W**  
**Hutchinson County**  
**South Dakota**



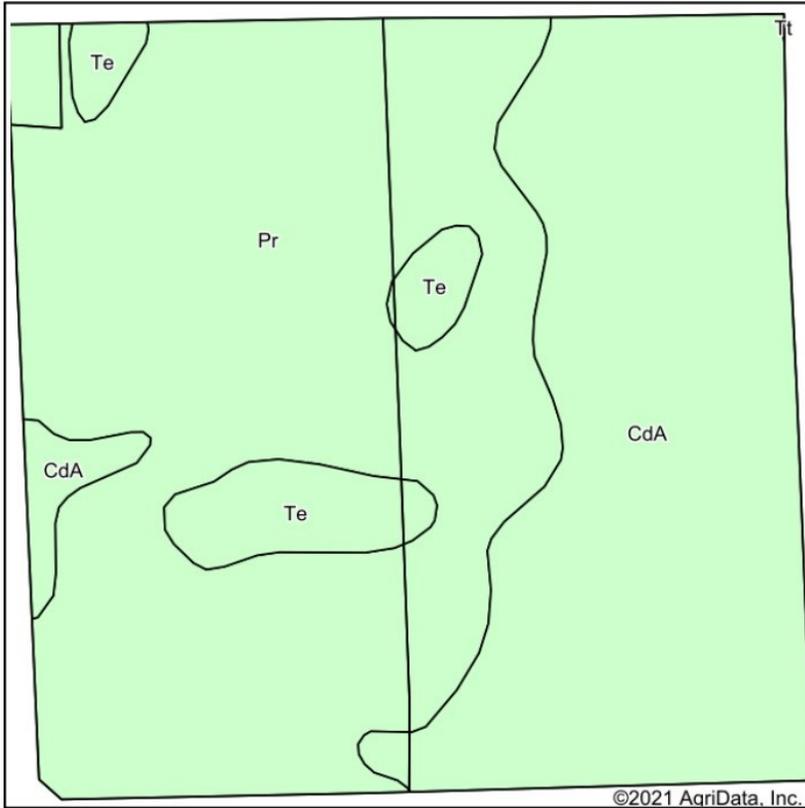
11/5/2021

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING

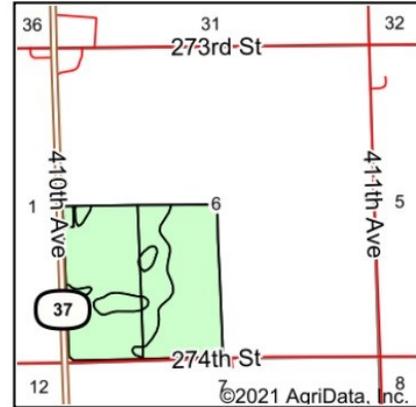
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **6-99N-60W**  
 Township: **Liberty**  
 Acres: **151.8**  
 Date: **11/2/2021**

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Area Symbol: SD602, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	84.02	55.3%	IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	59.10	38.9%	IIc	88
Te	Tetonka silt loam, 0 to 1 percent slopes	8.68	5.7%	IVw	56
<b>Weighted Average</b>				<b>2.11</b>	<b>84.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## Broker's Notes:

Located just over a mile North of Parkston, SD, Advantage Land Co. presents 149.4+/- acres of quality dirt with strong cropland soil ratings, and a mainly level topography. The overall Soil Productivity Index of this property reports at an excellent 84.5% and is primarily comprised of Class II soils! FSA states 150.45 Cropland Acres, a 82.4 acre Soybean Base with a 39 bu. PLC Yield, and a 61.2 acre Corn Base with a 129 bu. PLC Yield, for a total base of 143.6 acres. The parcel sits adjacent to Highway 37, making accessibility convenient. If you're in the market for prime cropland to perform in your portfolio, we strongly encourage that this be a part of your wealth management program. All buyers, make a point to attend this sale! Quality dirt like this is not seen on the open market often, so take *Advantage* of this opportunity and bid to buy on Sale Day!

**OWNERS: MECHTENBERG LAND, LLC.**

## Terms:

Closing to take place on or before December 29th, 2021. This property is under lease for the 2022 crop year. Purchaser to receive a buyer's credit at closing in the amount of \$36,600 for being unable to farm or rent the property in 2022. Tenant reserves the right to take 2022 crop residue. Possession to take place March 1, 2023. 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. 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 Hutchinson County Zoning Ordinances. A survey/plat will not be provided and will be the purchasers responsibility 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. Sold subject to Seller Confirmation. Not responsible for accidents.



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