

TRIPP CO SD | 995.5 +/- ACRES

CROPLAND FOR RENT

SEALED BIDS DUE: FRIDAY, DECEMBER 17TH BY 5PM

PUT YOUR BID IN TODAY!



ADVANTAGE
Land Co.

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605.692.2525
AdvantageLandCo.com

Cropland for Rent!

SEALED BIDS DUE: FRIDAY DECEMBER 17TH BY 5PM



Offering a 2 year lease opportunity, located just Southwest of Winner, SD, these 6 parcels of cropland are in close proximity with each other, for a total of 995.5 +/- acres. There are also 14 grain storage bins that are available for rent from 6/1 to 5/31, with several having aeration systems. With this amount of acres in a known farming community, you won't find an opportunity of this caliber anytime soon! Take *Advantage* and put your bids in today!

Directions from Winner: Head South out of Winner on 315th Ave. for 1.5 miles. Turn right (West) onto 280th St. for 1.5 miles. Property starts on the North side of the road. See Aerial Map for further details.

Details

We are leasing cropland ONLY. Grass waterways are to remain as is.

Legals: Cropland Acres of the S2SE4 Sec.34, SE4 Sec.35, and the S2SW4 Sec.36-T99N-R77W, AND Cropland Acres of Sec.3, NE4 Sec.9, NW4 Sec.15-T98N-R77W, Tripp County, SD. (995.5+/- Acres)

Soils: Majority Class III Millboro with 79% Soil PI and Overall PI of 67.2%

Grain Storage: This property also offers 14 Grain Storage Bins for lease. Tenant to pay all electricity, as there will be a separate meter for bin aeration.

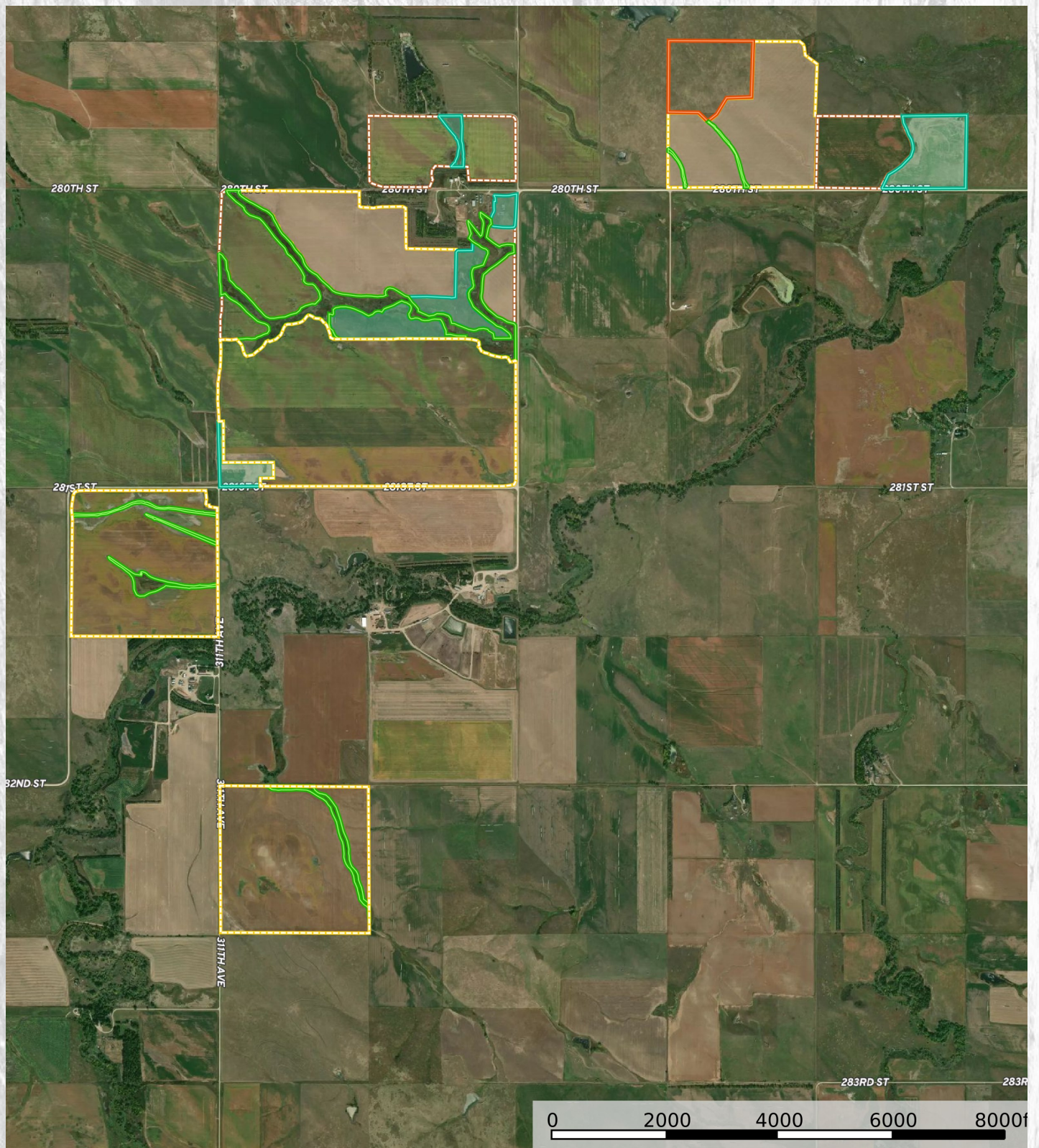
- 9 - 3,000 bu. Bins, no air.
- 1 - 4,750 bu. Bin, partial floor with 3 hp fan.
- 1 - 6,000 bu. Bin, full floor with 10 hp fan.
- 2 - 10,000 bu. Bins, full floors, one with 10 hp fan, one with 2-3hp fans.
- 1 - 20,000 bu. Bin, full floor with 15 hp fan.

Total Grain Storage: 77,750 bu.

Total Grain Storage with Aeration: 50,750 bu.

Winter Wheat: 183.72 acres of 2021 Winter Wheat for 2022 must be assumed by tenant for \$55/acre. Crop insurance must also be assumed by tenant, and premium paid. This is in addition to the rental bids submitted.

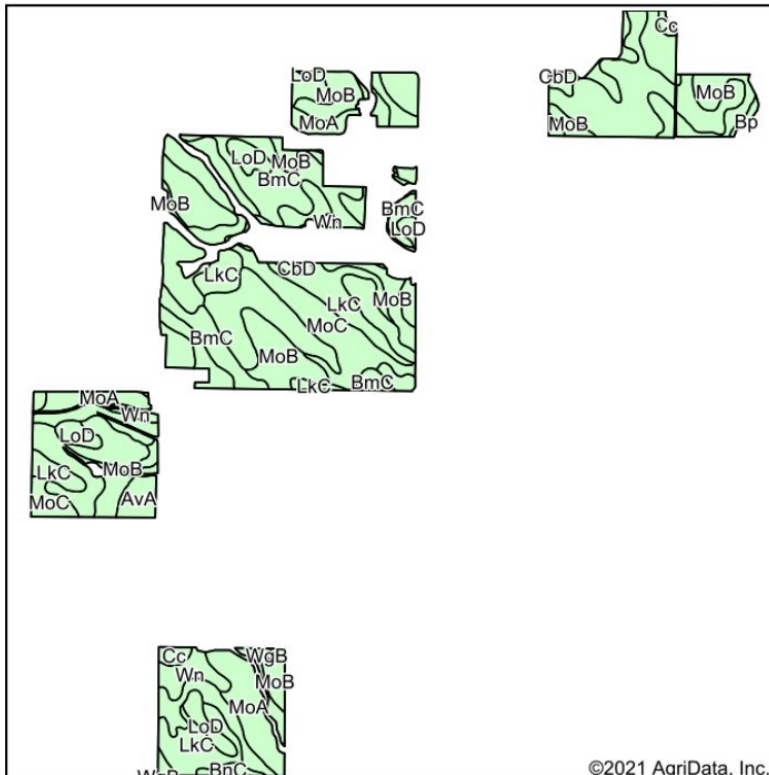
Overall Aerial Map



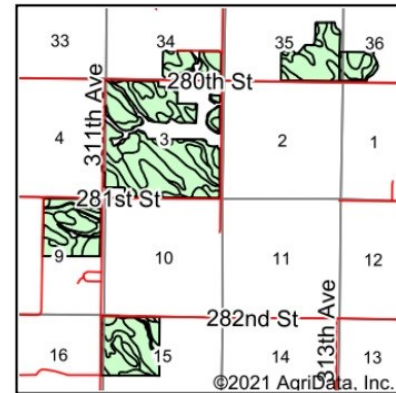
Grass Waterway Hay Land Pasture Winter Wheat Planted Cropland

Cropland Soils

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Tripp**
 Location: **10-98N-77W**
 Township: **Weaver**
 Acres: **986.13**
 Date: **11/16/2021**

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Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD123, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MoB	Millboro silty clay, 3 to 6 percent slopes	231.12	23.4%	IIIe	IIIe	79
LkC	Lakoma-Millboro silty clays, 6 to 9 percent slopes	225.00	22.8%	IVe	IVe	59
MoA	Millboro silty clay, 0 to 3 percent slopes	172.21	17.5%	IIIs	IIIs	86
MoC	Millboro silty clay, 6 to 9 percent slopes	119.19	12.1%	IVe	IVe	65
BmC	Boro-Millboro silty clays, 6 to 9 percent slopes	113.00	11.5%	IVe	IVe	56
LoD	Lakoma-Okaton silty clays, 6 to 15 percent slopes	45.67	4.6%	IVe	IVe	33
Wn	Witten silty clay, 0 to 3 percent slopes	25.15	2.6%	IIIs	IIIs	79
CbD	Canning-Murdo loams, 6 to 15 percent slopes	21.79	2.2%	VIe	VIe	27
AvA	Anselmo-Vetal fine sandy loams, 0 to 3 percent slopes	14.67	1.5%	IIIe	IIe	60
Cc	Carter silt loam, 0 to 3 percent slopes	7.65	0.8%	IVs	IVs	39
BnC	Boyd clay, 5 to 9 percent slopes	6.70	0.7%	IVe		49
Bp	Bridgeport complex	2.59	0.3%	IIc		78
WgB	Wewela fine sandy loam, 3 to 6 percent slopes	1.39	0.1%	IVe	IVe	39
Weighted Average				3.39	3.34	67.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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Brookings, SD 57006
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Info@AdvantageLandCo.com
AdvantageLandCo.com

Sealed Bid Offer Form

Please Attach a Lender Letter Credit of Approval, as well as a history and future plan for your operation.

Deadline: 5:00 PM (CST) on Friday, December 17th, 2021

2 Year Lease Opportunity

2022 Cropland Amount of Offer: \$ _____ x 995.5+/- Acres
2022 Total = \$ _____ **Payment Due Date:** March 1st, 2022

2023 Cropland Amount of Offer: \$ _____ x 995.5+/- Acres
2023 Total = \$ _____ **Payment Due Date:** March 1st, 2023

Grain Storage Bid/Yr: \$ _____ **June 1st to May 31st, 2022 & 2023.**
Payment Due Date: March 1st, 2022 & March 1st, 2023

183.72+/- acres of 2021 Winter Wheat for 2022 must be assumed by tenant for \$55/acre. Crop insurance must also be assumed by tenant, and premium paid. This is in addition to the rental bids submitted.

Name & Title: _____

Bidder is: () Individual () Partnership () Trustee () Corporation

Street Address: _____

City, State, Zip Code: _____

Phone: _____

Email: _____

Signature

Signature

Return this form to **Advantage Land Company** by email or mail.

Thank you for your interest!

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SOUTH DAKOTA & MINNESOTA
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CALL TODAY!



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