

559.97 +/- ACRES | HYDE CO. SD.

ONLINE BIDDING AVAILABLE

5 TRACTS

# LAND AUCTION

THURSDAY, JANUARY 13, 2022 • 11AM



OPEN HOUSE: TUESDAY, DECEMBER 21 | NOON-6PM



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**EXPOSE**  
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# snapshot

**Auction Date: January 13, 2022 @ 11am**  
 Hyde County Memorial Auditorium - 125 2nd Street - Highmore, SD  
**Online Bidding Starts: October 26th**  
**Open House: December 21, 2021 | 12pm-6pm**  
 Address: 20650 335th Ave., Highmore, SD 57345

**Total Acres:** 559.57 +/- **Total Taxes:** \$6,649.18

**Legal:** W1/2, and SE1/4 Sec. 27, Township One Hundred Eleven (111) North, Range Seventy-two (72), West of the 5th P.M., and N1/2NE1/4 – a/d/a Lots One (1) and Two (2); Section 1, Township One Hundred Ten (110) North, Range Seventy-two (72), West of the 5th P.M., Hyde County, SD **Townships:** Eagle & Dewey

**Tracts 1 – 4 Directions from Highmore, SD:** Head South out of Highmore on Hwy 47 for 9 miles. Turn right (West) on 207th St. Follow 207th St. for 1 mile. Tract 4 starts on the North side of the road.

**Tract 5 Directions from Highmore, SD:** Head South out of Highmore on Hwy 47 for 10 miles to 208th St. Turn left (East) and follow 208th St. for a half mile. Tract 5 starts at the half mile line and continues East.

**Electric Services:** Dakota Energy Cooperative **Rural Water Services:** Mid-Dakota Rural Water **SDGFP Private Lands:** Huron Office

## tract 1

**Acres:** 150 +/- **Taxes:** \$1,132.18

**Legal:** NW1/4 Exc. the S1/2 of the S1/2 of the SW1/4 of the NW1/4, Sec.27-T111N-R72W

- Grassland Pasture
- Dugouts & Artesian Well Water Sources
- New 5 Strand Barbed Wire Fences
- Free & Clear for Spring 2022

With mostly new 5 strand barbed wire fences, quality grass, gently rolling topography, two dugouts, and two artesian-fed water sources, Tract 1 offers 150+/- acres of grassland pasture that can either feed your livestock or be converted into row crop production. FSA reports this parcel as virgin sod, exhibiting a majority Class II Eakin-Peno Complex with a soil PI of 64%.



## tract 2

**Acres:** 40 +/- **Taxes:** \$710.73 **Address:** 20650 335th Ave., Highmore, SD 57345

**Legal:** N1/2 and the N1/2 of the S1/2 of the NW1/4 of the SW1/4, and the S1/2 of the S1/2 of the SW1/4 of the NW1/4, Sec.27-T111N-R72W

- Beautiful Farm Site
- 2019 Shop with Office, Barn & Livestock Pens
- 2017 Open-Floor Ranch Style Home with 2-Stall Garage
- Second Home – Move-in Ready at Closing

Offering 40+/- acres, a perfect picture of country living greets you when you pull into Tract 2. Mature trees offer the protection you want, and the privacy that you deserve. A new build, 2017 open-floorplan home features 7 bedrooms, 4.25 baths, a 2-stall garage, and amenities including: gorgeous bay windows, stainless steel appliances, custom cabinets, slow-close drawers, cupboards and countertops galore. This tract also features a remodeled 2nd home. The 60'x80' heated & insulated shop building, which was built in 2019, includes a 16'x24' office with a 1/2 bath, propane heat and AC, an 11,000# Bi-Symmetric Automatic Lift, welding room, 215 gallon waste oil holding tank, and a 250,000 btu waste oil heater. This parcel also has a barn, re-steered in 2018, and 6 livestock holding pens. This newly constructed headquarters has everything you need to get you going in the farming and ranching industry with low maintenance.







# tract 3

**Acres:** 130 +/- **Taxes:** \$2,752.75

**Legal:** SW4 Exc. N1/2 and the N1/2 of the S1/2 of the NW1/4 of the SW1/4, Sec.27-T111N-R72W

- 91.9 FSA Cropland Acres - 71.72 FSA Base Acres
- 53+/- Acres of Grassland Pasture with Quality Fences
- Cropland Soils at 87.7% - Class II Soils
- Grassland Free & Clear for 2022 - \$8,284.95/Year Cropland Rental Income

Tract 3 is well suited for the row crop and livestock producer alike, with a total of 130+/- acres. The Northern portion of the property offers approximately 38.1+/- acres of grassland pastures with shared access to one of Tract 1's artesian-well fed water tanks. According to FSA, Tract 3 has 91.9 cropland acres and offers 71.72 total base acres. These base acres include a 19.36 acre wheat base with a 19.36 bu. PLC yield, a 30.5 acre corn base with a 83 bu. PLC yield, and a 21.86 acre sunflower base with a 1417# PLC yield. The overall soil PI of this property reports at an 85.1%, while the cropland soils report at an 87.7% with a Class II Highmore Silt Loam majority at a 91% PI.



# tract 4

**Acres:** 160 +/- **Taxes:** \$1,395.10 **Legal:** SE1/4 Sec.27-T111N-R72W

- Class II Soils – Cropland Soils at 85.7%
- 88.59 FSA Cropland Acres - 69.1 FSA Base Acres
- Grassland Free & Clear for 2022 - \$7,960.05/Year Cropland Rental Income
- 3 Dugouts & Artesian Well-Fed Water Tank - Good Fences – 66.41+/- Acres of Pasture

Similar in use, Tract 4 offer's 66.41+/- acres of pasture in the Northern portion, including 3 dugouts and an artesian water tank to provide quality water for your livestock all year long! FSA reports 88.59 cropland acres, including a 19.65 acre wheat base with a 32 bu. PLC yield, a 29.39 acre corn base with an 83 bu. PLC yield, and a 21.06 acre sunflower base with a 1417# PLC yield, for a total base acreage of 69.1. The cropland soils exhibit a strong 85.7%, and is mostly comprised of Class II Highmore Silt Loam, with a majority PI of 92%. The overall soil PI of this parcel is 75.4%. These two cropland tracts have the power to perform, have convertibility, and are well suited for modern day equipment. Let these two parcels perform for you and your operation!



# tract 5

**Acres:** 79.57 +/- **Taxes:** \$658.42 **Legal:** N1/2NE1/4 a/d/a Lots 1 & 2 Sec.1-T110N-R72W

- Currently Utilized as Hay Ground
- Majority Soils at 92% PI - Highmore Silt Loams
- Excellent Convertibility Potential
- Virgin Sod - Cross Fenced - Free & Clear for 2022

With a majority soil composition of Highmore Silt Loam and a majority PI of 92%, an overall PI of of 70.9%, and just 2.5 miles Southeast of Tracts 1-4, convertibility doesn't come any better than Tract 5! FSA reports 78.97 acres of pure virgin sod currently used as hay land and cross-fenced with 2 recently dug and cleaned dugouts, ready for row crop conversion and modern-day farming practices.







# aerial map

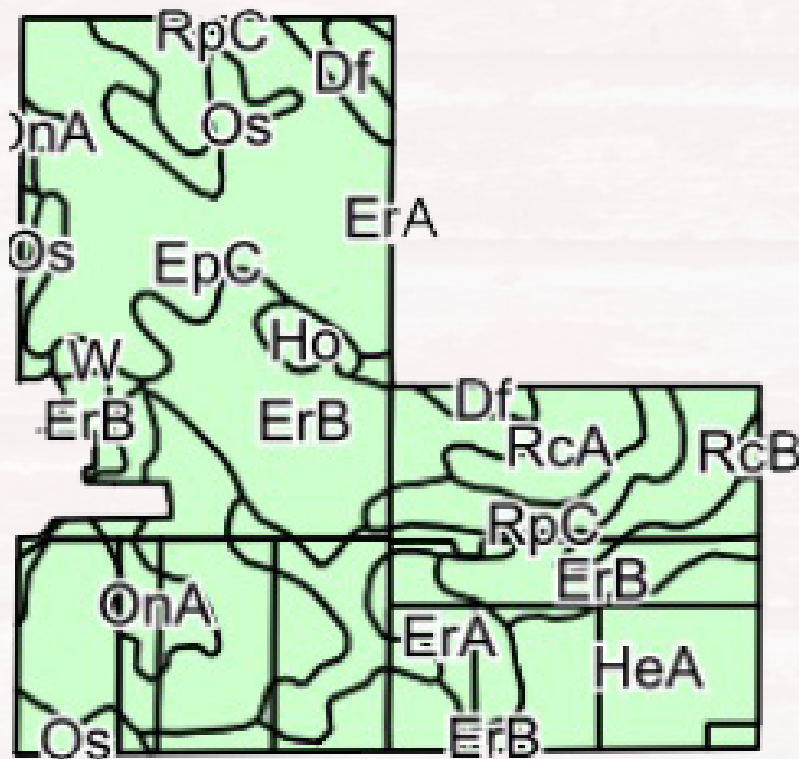


\*Maps not to scale





# overall soil map



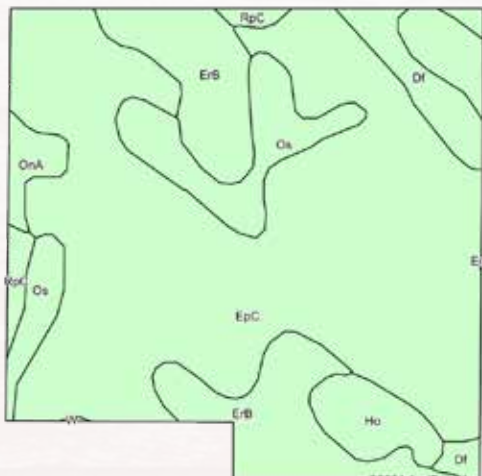
Area Symbol: SD069, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
ErB	Eakin-Raber complex, 2 to 6 percent slopes	111.66	20.8%	Ile	76
EpC	Eakin-Peno complex, 6 to 9 percent slopes	99.48	18.6%	IIle	64
HeA	Highmore silt loam, 0 to 2 percent slopes	66.84	12.5%	Ilc	92
HeB	Highmore silt loam, 2 to 6 percent slopes	59.96	11.2%	Ile	91
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	44.18	8.2%	IVs	56
OnA	Mobridge silt loam, 0 to 2 percent slopes	40.73	7.6%	Ilc	94
RpC	Raber-Peno loams, 6 to 9 percent slopes	31.11	5.8%	IIle	52
Os	Onita-Hoven silt loams	21.53	4.0%	Ilc	59
ErA	Eakin-Raber complex, 0 to 2 percent slopes	16.63	3.1%	Ilc	83
RcA	Raber-Cavo loams, 0 to 2 percent slopes	15.78	2.9%	Ilc	60
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	15.04	2.8%	Ilc	76
Ho	Hoven silt loam, 0 to 1 percent slopes	5.50	1.0%	VIa	15
RcB	Raber-Cavo loams, 2 to 6 percent slopes	4.24	0.8%	Ile	57
W	Water	3.29	0.6%	VIII	0
Weighted Average				2.49	73.6

\*Maps not to scale



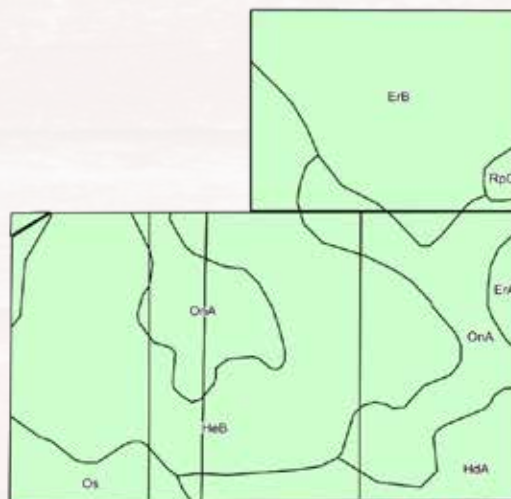
# tract soil maps

## tract 1



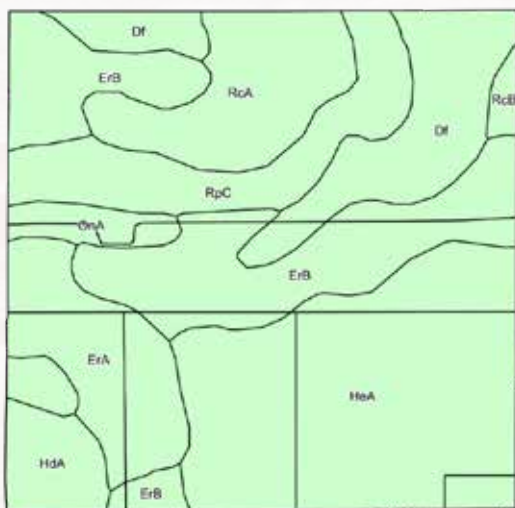
**PI 63.5%**

## tract 3



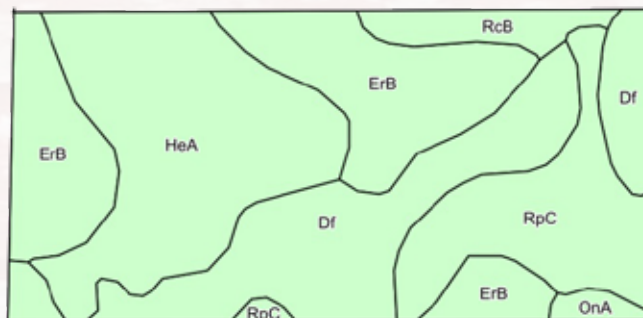
**PI 85.1%**

## tract 4



**PI 75.4%**

## tract 5



**PI 71.1%**





# broker notes

Advantage Land Co. proudly presents 559.57+/- mostly contiguous acres of quality Hyde County dirt nestled in the well-known cattle and farming community South of Highmore, SD. This property's well-graded cropland, quality pastures and fences, beautiful acreage sight, rural water, artesian well water and easy access make for a powerful, tangible addition to suit your needs. The overall soil majority is Class II Eakin-Raber Complex with a Productivity Index of 76%, and a gently rolling topography with mature trees and abundant water sources throughout make for a turn-key platform. FSA reports a total of 180.46 cropland acres with 140.82 total base acres comprised of a 38.01 acre wheat base with a 32 bu PLC yield, a 59.99 acre corn base with an 83 bu PLC yield, and a 42.92 acre sunflower base with a 1417# PLC yield. The cropland soils report a strong 87.2% PI average, and is mostly comprised of Class II Highmore Silt Loams with a powerful Soil PI over 90%! This property has the potential to convert over 300+/- grassland acres to row crop production, and an acreage sight that makes your dreams of country living a reality!

**Owners: Ivan R. & Donita K. Weber Joint Revocable Trust**

## terms

Closing and possession to take place on or before February 16th, 2022. The pasture is free and clear for 2022. The cropland is leased through the Fall of 2023, with possession to take place December 31st, 2023. Purchaser will assume the remaining terms & conditions of the current lease. Purchaser will retain hunting and grazing rights at closing. This property is sold subject to a Well and Waterline Easement Agreement, as well as SDGFP Private Lands Habitat Fencing Programs. The SDGFP contracts can be terminated for an approximate total of \$19,175, giving the purchaser the potential to convert pasture to row crop production. 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. Purchaser to assume annual lease payments 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 2021 RE Taxes due and payable in 2022 will be paid by the seller. The 2022 RE Taxes due and payable in 2023 will be the responsibility of the purchaser. 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 Hyde 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. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer premium and seller confirmation. Not responsible for accidents. Personal property will be removed prior to closing.



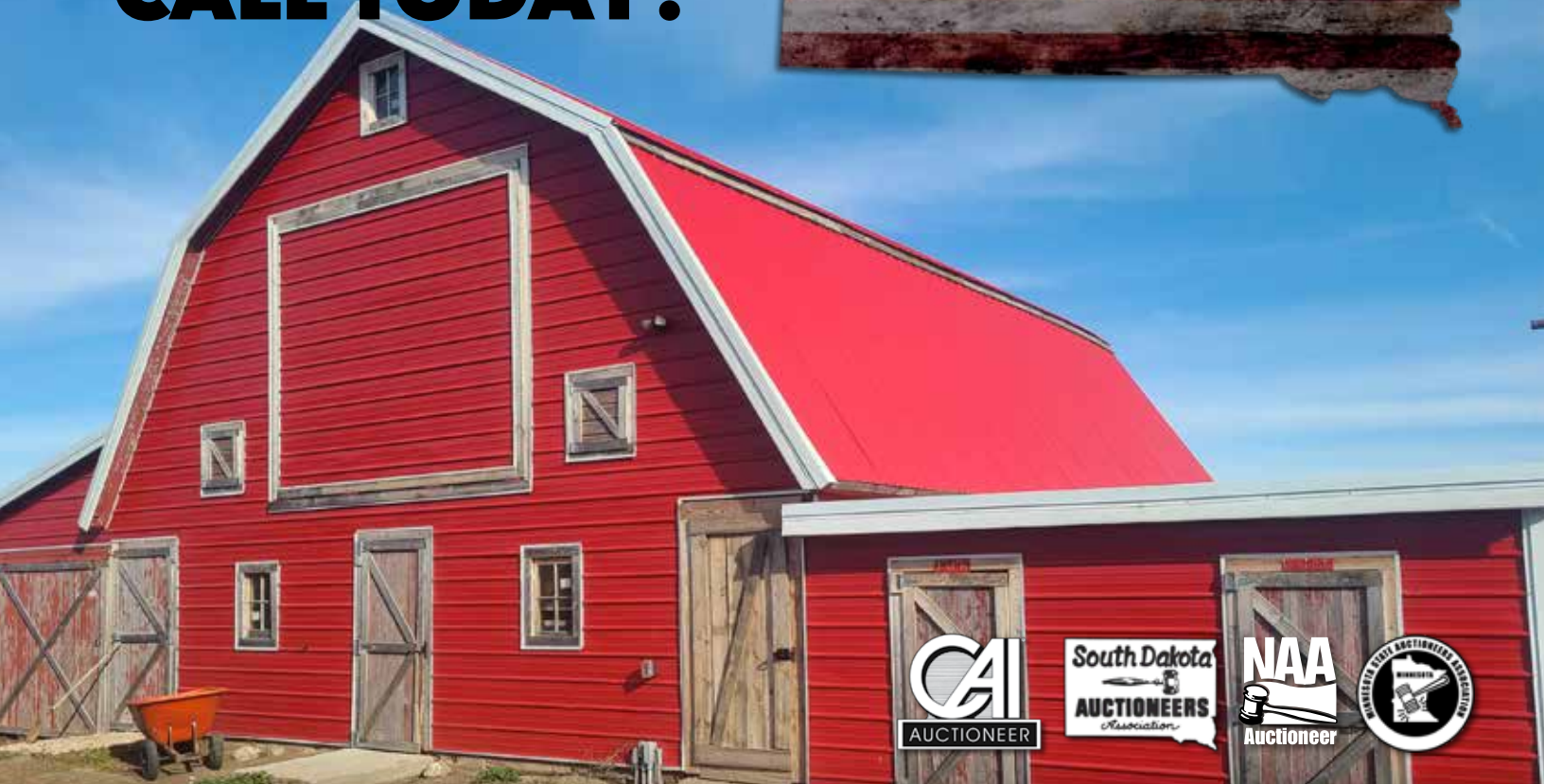


SOUTH DAKOTA & MINNESOTA

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