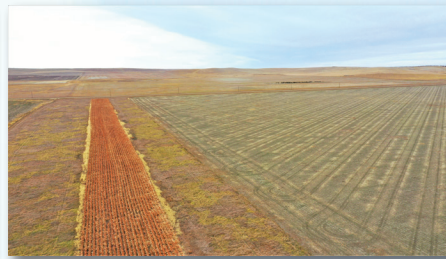
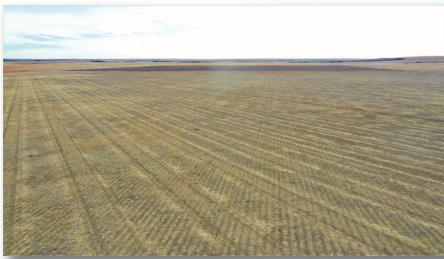


157.38 +/- ACRES | LYMAN CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

TUESDAY, JANUARY 25, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: January 25, 2022 @ 11am
Presho Fire Hall - 220 Main Ave.

Online Bidding Starts: January 23rd

Total Acres: 157.38 +/- **Total Taxes:** \$1,215.20

Legal: NW1/4 Sec.4-T104N-R78W, Hilmoe Twp, Lyman County, SD

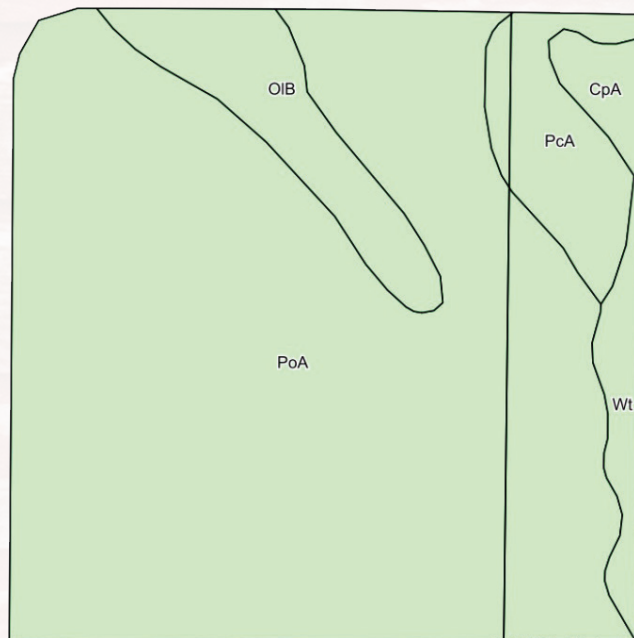
Location from Presho, SD: Using the 305th Ave. on-ramp South of Presho, head West on I-90 for 5 miles. Take Exit 220 to 300th Ave. Head South on 300th Ave. and follow for 4 miles to 245th St. Turn right (West) and follow for a ¼ mile. Property lies on the South side of the road and continues West to 299th Ave.

- 154.17 FSA Cropland Acres
- Mostly Class III Promise Clay
- Overall Soil PI of 65.6%
- Good Square Land Tract - Ready for Modern Equipment
- Easy Access off County Gravel Road
- Minimal Waste Acres – 36.17 Acres of Recently Retired CRP

aerial map



soil map



Area Symbol: SD085, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
PoA	Promise clay, 0 to 3 percent slopes	125.12	81.2%	IIIIs	IIIIs	68
OIB	Opal clay, 3 to 6 percent slopes	11.15	7.2%	IIIle	IIIle	60
PcA	Promise-Capa complex, 0 to 3 percent slopes	10.08	6.5%	IIIle	IIIle	53
Wt	Witten silty clay, 0 to 3 percent slopes	4.71	3.1%	IIIs	IIIs	79
CpA	Capa silt loam, 0 to 6 percent slopes	3.11	2.0%	VIIs	VIIs	11
Weighted Average				3.03	3.03	65.6



broker notes

Located Southwest of Presho, SD, Advantage Land Co. presents 157.38+/- acres of quality cropland with a nearly level topography, easy eye appeal, and easy access by gravel road. The overall Soil Productivity Index of this property weighs-in at 65.6% and is primarily comprised of Class III Promise Clay. FSA reports 154.17 Cropland Acres, an estimated 125.77 total base acres including a 112.21 acre Grain Sorghum Base with a 45 bu. PLC Yield, a 12.39 acre Oat Base with a 34 bu. PLC Yield, a 1.15 acre Corn Base with a 40 bu. PLC Yield, and a .02 acre Wheat Base with a 26 bu. PLC Yield. The parcel sits adjacent to a wide county gravel road and is just 4 miles South of I-90W Exit 220, making accessibility convenient for modern-day equipment. This property includes 36.17 acres of recently retired CRP with a number of opportunities: conversion to row crop production, leave as is and hay it, or enjoy the recreational attributes and utilize the area for prime hunting. If you're in the market for quality Central South Dakota cropland to perform in your portfolio, we strongly encourage that this parcel be a part of your wealth management program. All buyers, make a point to attend this sale. Dirt like this is not seen on the open market often, so take Advantage of this opportunity and bid to buy on Sale Day!

Owner: Alan "Jeff" Bird

terms

Closing and possession to take place on or before February 22, 2022. This property is free and clear 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 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 2021 RE Taxes due and payable in 2022 will be paid by the seller as a credit to the purchaser at closing using the most current tax information available. The 2022 RE Taxes due and payable in 2023 will be paid by 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 Lyman 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. This sale is subject to a 5% Buyer's Premium and Seller Confirmation. Not responsible for accidents.

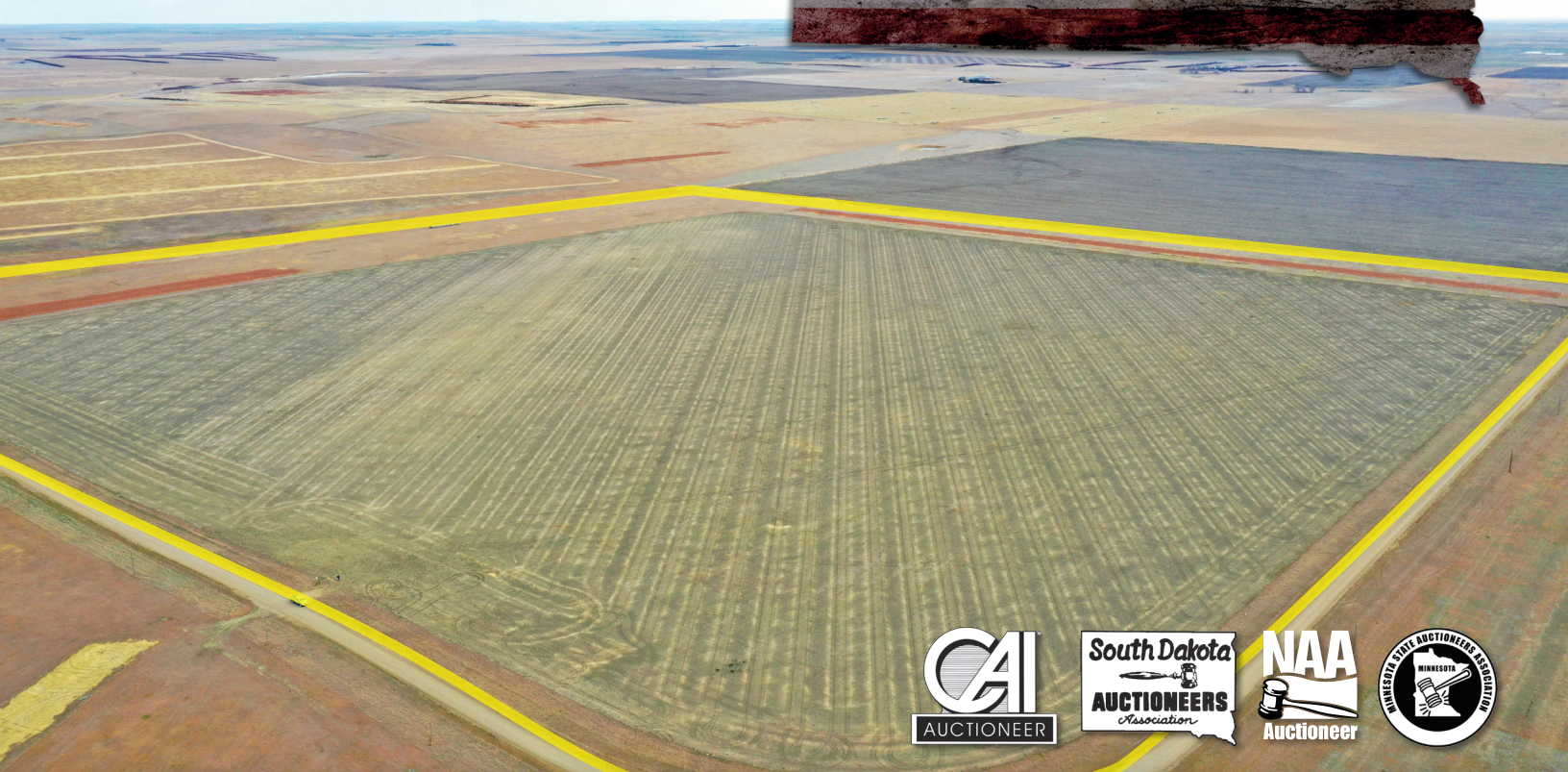
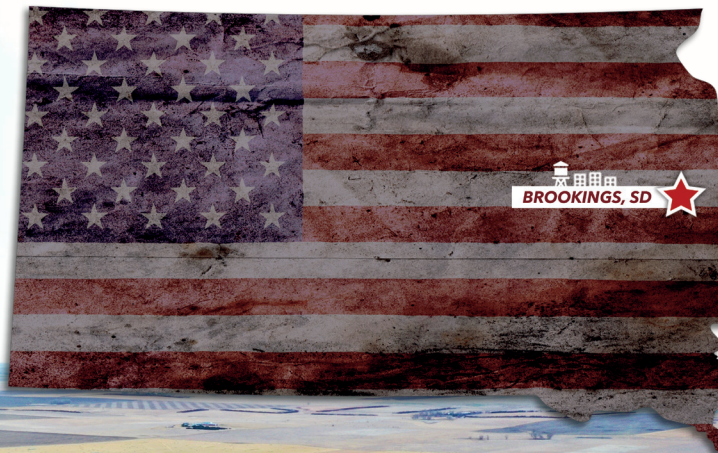


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