

100 +/- ACRES | MCCOOK CO. SD.

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, JANUARY 20, 2022 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: January, 20th @ 11am
On-Site - East of Canistota, SD

Online Bidding Starts: January 18th, 2022

Total Acres: 100+/- **Total Taxes:** \$1,472.64

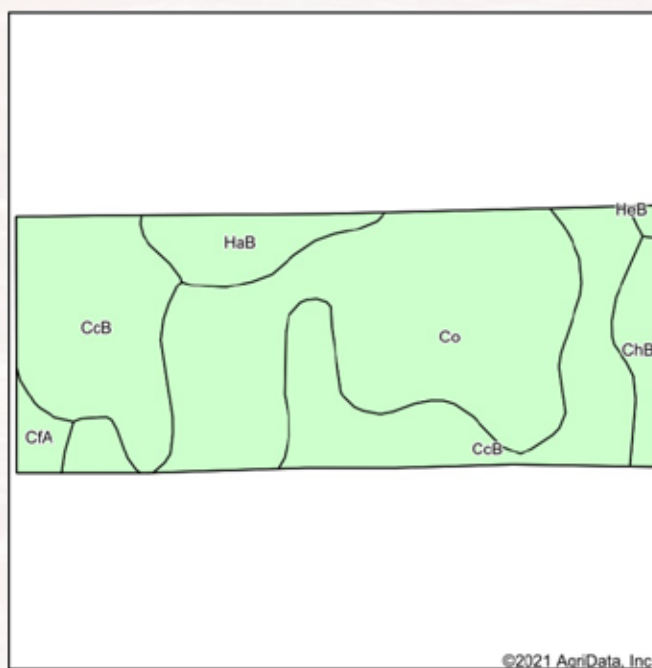
Legal: The North Half of the Northeast Quarter (N1/2NE1/4); and the East Half of the Northeast Quarter of the Northwest Quarter (E1/2NE1/4NW1/4) in Section Thirty-Six (36) Township One Hundred Two (102) Range Fifty-Four (54) West of the Fifth P.M., McCook County, South Dakota

Location: Head East out of Canistota on 261st Street for 1.5 miles. Property sits on the South (right) side of the road and continues East to 448th Ave.

aerial map



soil map



Area Symbol: SD087, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	44.43	46.4%	IIC	82
CcB	Clarno loam, 2 to 6 percent slopes	38.32	40.0%	IIE	82
HaB	Hand loam, 2 to 6 percent slopes	6.34	6.6%	IIE	81
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	4.32	4.5%	IIE	78
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	1.98	2.1%	IIC	82
EbC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.39	0.4%	IIIE	69
Weighted Average				2.00	81.7



broker notes

Located just minutes East of Canistota, SD, Advantage Land Co. presents 100+/- acres of quality dirt with strong cropland soil ratings and gentle slopes. The overall Soil Productivity Index of this property weighs-in at 81.7%, and is primarily comprised of Class II Clarno-Crossplain Complex. FSA reports 95.79 Cropland Acres, a 48.2 acre Soybean Base with a 48 bu. PLC Yield, a 47.3 acre Corn Base with a 163 bu. PLC Yield, for a total base of 95.5. The parcel sits between the 261st Street Blacktop to the North and an established diary to the South, making location and a manure outlet convenient. This property will be ready for tires to turn for the new owner in the coming Spring. 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: Gene and Anne Blondheim

terms

Closing to take place on or before February 22, 2022. Possession March 1, 2022, as this property is under lease for the 2021 year expiring March 1, 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 McCook 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.



SOUTH DAKOTA & MINNESOTA

LAND BROKERS

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