

EDMUNDS COUNTY, SD | 320+/- ACRES

# LAND FOR RENT

SEALED BIDS DUE: FEBRUARY 18TH, 2022 BY 5PM

PUT YOUR BID IN TODAY!



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
[AdvantageLandCo.com](http://AdvantageLandCo.com)



# Edmunds County Land For Rent!

SEALED BIDS DUE: FEBRUARY 18TH BY 5PM



## 320+/- Cropland Acres

**Legal:** N2 of Sec. 33-T124N-R68W, Rosette Twp. Edmunds County

**Directions From Ipswich, SD:** From Highway 12 & 45 intersection, head North on 358th Ave. for 4.5 miles. Property lies on the west side of road.

### Details:

- 307.72 FSA Cropland Acres
- Cropland Soils at 79.4% PI
- Consistent Producing Farm
- Straight mile rounds
- Easy Access off of Co. Road 3B (445th Ave)

Advantage Land Co. presents a year to year lease opportunity on 320+/- acres of quality cropland just North of Ipswich, SD. FSA reports 307.72 cropland acres with 138.40 total base acres comprised of a 59.64 acre corn base with a 108 bu PLC Yield, a 78.76 acre soybean base with a 33 bu PLC Yield. This property offers convenient access off 358th Ave, a strong 79.4% soil PI, and good eye appeal. Payment and possession will take place March 1st, 2022. Take *Advantage* and put your bids in today! Landlord to reserve hunting rights. Landlord reserves the right to accept, or reject any and all bids.



# Aerial Map



**ADVANTAGE**  
*Land Co.*

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 45° 30' 47.42, -99° 2' 20.63

**33-124N-68W**  
**Edmunds County**  
**South Dakota**

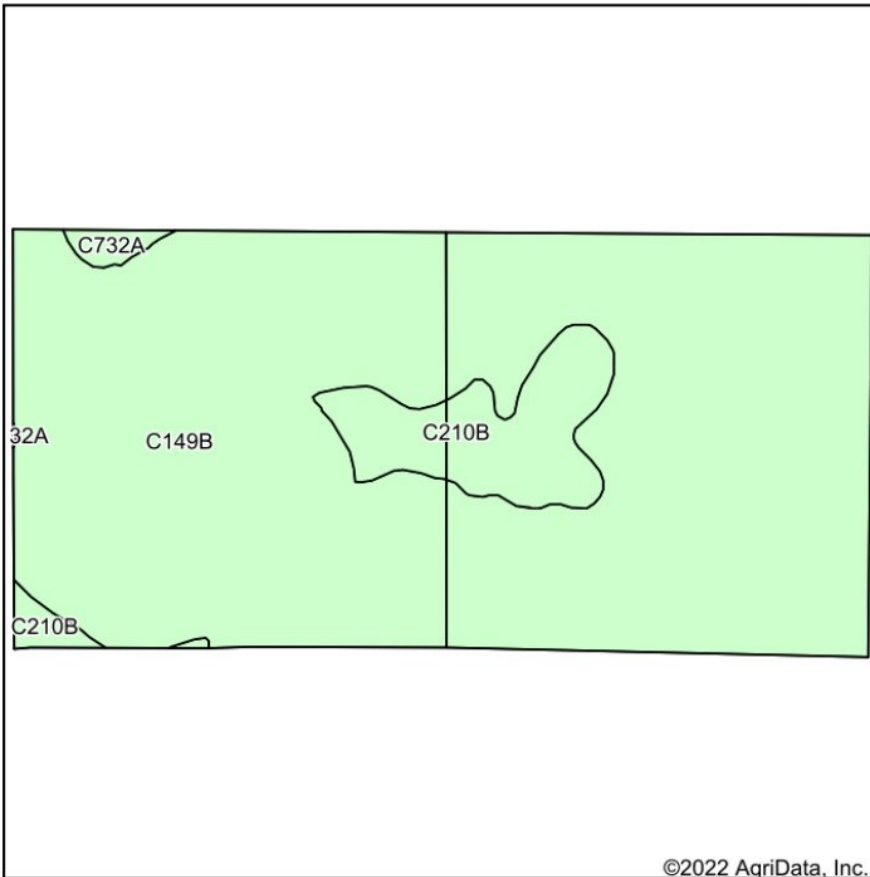
0ft 808ft 1617ft



1/19/2022

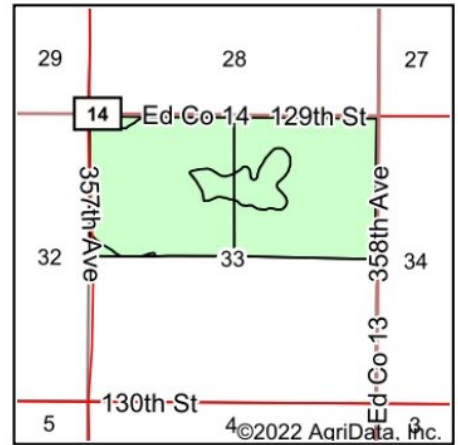
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Edmunds**  
 Location: **33-124N-68W**  
 Township: **Rosette**  
 Acres: **307.72**  
 Date: **1/18/2022**

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Maps Provided By



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Area Symbol: SD045, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	278.10	90.4%	Ile	79
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	27.33	8.9%	Ile	83
C732A	Bryant silt loam, 0 to 2 percent slopes	2.29	0.7%	IIc	88
Weighted Average				2.00	79.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





Advantage Land Co.

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## Sealed Bid Offer Form

*Please Attach a Lender Letter of Credit Approval  
& a Short Biography of Your Farming Operation.*

**Deadline: 5:00 PM (CST) on Friday February 18th, 2022**

**Legal Description: N2 of Sec. 33-T124N-R68W, Rosette Twp.**

**Year to year lease opportunity  
March 1st, 2022—December 31, 2022**

**Payment Due Date: March 1st, 2022**

**Amount of Offer: \$ \_\_\_\_\_ x 320 Acres    Total \$ \_\_\_\_\_**

**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!**

# EXPOSE YOUR DIRT®





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**LAND BROKERS**

**605.692.2525**

**CALL TODAY!**



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