

SPINK/HAND/FAULK CO. SD | 2,889 +/- ACRES

# LAND FOR RENT

SEALED BIDS DUE: FRIDAY, FEBRUARY 4TH BY 5PM



PUT YOUR BID IN TODAY!



**ADVANTAGE**  
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# Crop and Pasture for Rent!

SEALED BIDS DUE: FRIDAY FEBRUARY 4TH BY 5PM



## Brokers Notes:

Since there is a fair amount of land to be converted into row crop production, we are offering a 3 year lease opportunity, on majority of the land, located just West of Redfield, SD. These parcels of cropland and pasture are in a relatively close proximity with each other, for a total of 2,889.19+/- acres in Spink, Faulk, and Hand County for rent. There is also a 40'x80' building offering a year round lease. Payment and possession for the available land in 2022 will take place March 1st 2022. There will be old cross fences and rocks that will need to be cleared by the selected tenant within this lease term. The pasture includes 2 water tanks in the Northwest part of the property that operate off of a well that was dug in 2002, three dugouts, and Dove Creek running throughout the pasture. The well is located on the Southeast corner of Section 16-T117N-R66W, Faulk County. They are maybe wanting to put a pipeline in Hand County. The bid on this tract will be adjusted according to the acres that are if any contributed for the pipeline. The fences around the pasture are cross fenced. Owners are reserving the hunting rights along with the 25.63 acres of building site and trees in the home site in Faulk Co. With this amount of acres in a well-known farming & Ranching community, you won't find an opportunity of this size and caliber anytime soon! Take *Advantage* and put your bids in today! Owners reserve the right to reject or accept any and all bids

## Details:

### Farm 1 (Faulk Co. Cropland): 925.95 Acres - Bid as a unit

**Farm 1 & 2 Legal:** SW1/4 & SW1/4 of the NW1/4 of Sec 16, SE1/4 of Section 17, N1/2 of Section 21, and all of Section 22 excluding the N1/2 of the NE1/4 and the pasture land all in T117N-R66W in Faulk County.

FSA Crop Land Acres: 556.99      Non-Cropland Acres: 72.23      Convert to Crop Land: 363.34+/- Acres

### Farm 2 (Faulk Co. Pasture): 228.29 Acres - Bid as a unit

### Farm 3 (Hand Co.): **2022 Crop Year: 471.76 Acres** - Bid as a unit

**Legal:** The S2 of Sec 19-T116-R67W and the SE1/4 of Sec. 15-T116-66W

FSA Cropland Acres: 135.65+/-      Converted to Cropland Acres: 471.76+/-

### **2023 & 2024 Crop Year: 1,090.43 Acres** - Bid As Unit

**Legal:** The SE1/4 of Sec. 15-T116-66W, the SE1/4 Sec 10, SW1/4 Sec 11, the W1/2 of Sec 14 and The S2 of Sec 19 all in T116-R67W.

FSA Cropland Acres: 1,024.02      Non-Cropland Acres: 66.41

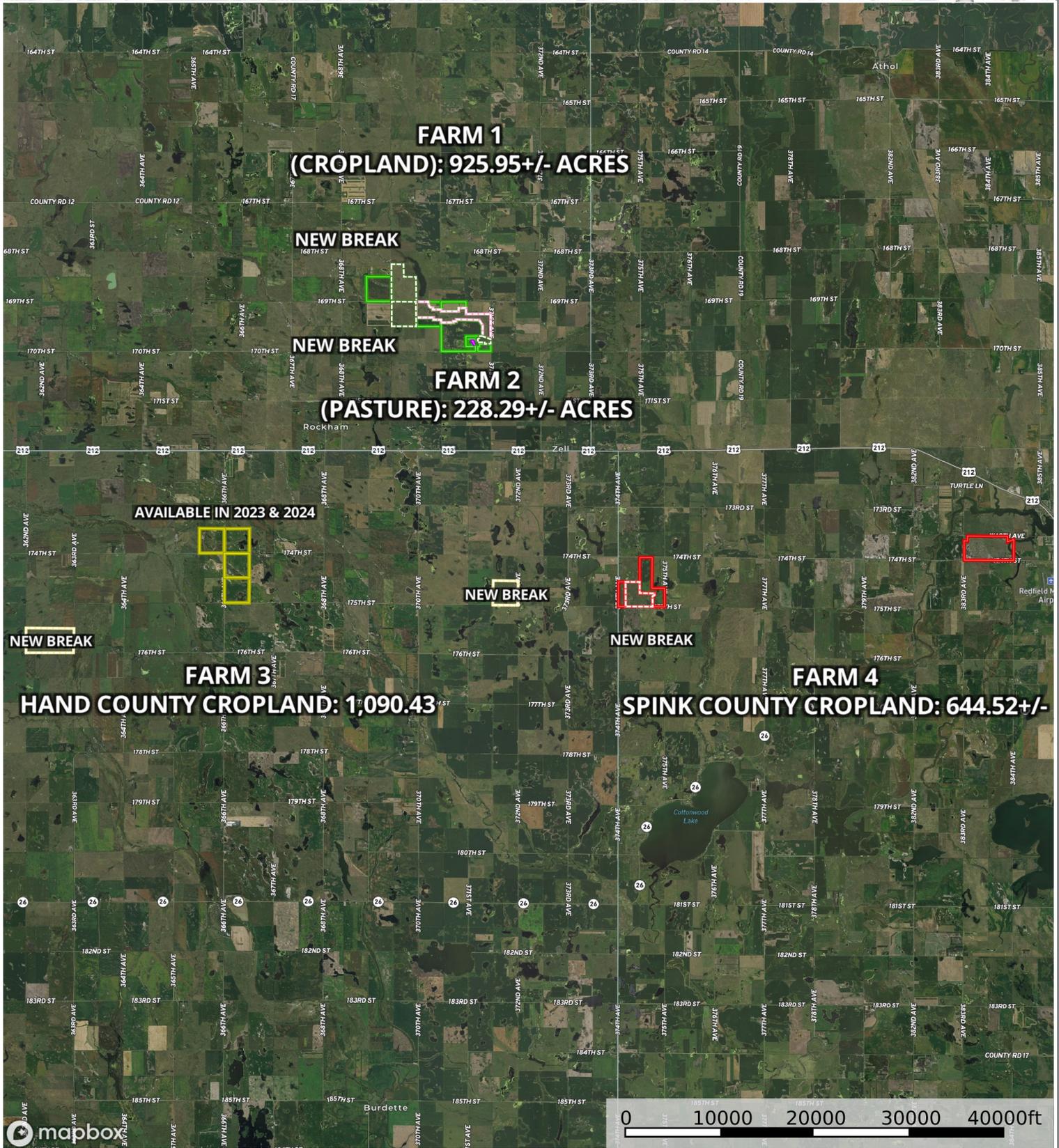
**\*HAND CO. NOTE\*** The S2 of Sec 19-T116-R67W and the SE1/4 of Sec. 15-T116-66W in Hand County are free and clear for 2022. However, possession for the remaining tracts in Hand County (SE1/4 Sec 10, SW1/4 Sec 11 and the W1/2 of Sec 14 all in T116-R67) will begin March 1st 2023.

### Farm 4 (Spink Co.): 644.52 Acres - Bid as a unit

**Legal:** W1/2 of the NE1/4 and the S1/2 excluding 20 acres of Section 18-T116N-R65W, S1/2 of Sec. 8-T116-R64W EXCEPT the 4.22 acre homestead in the NW corner, AND the 7 acre homestead in the NE corner in Spink County.

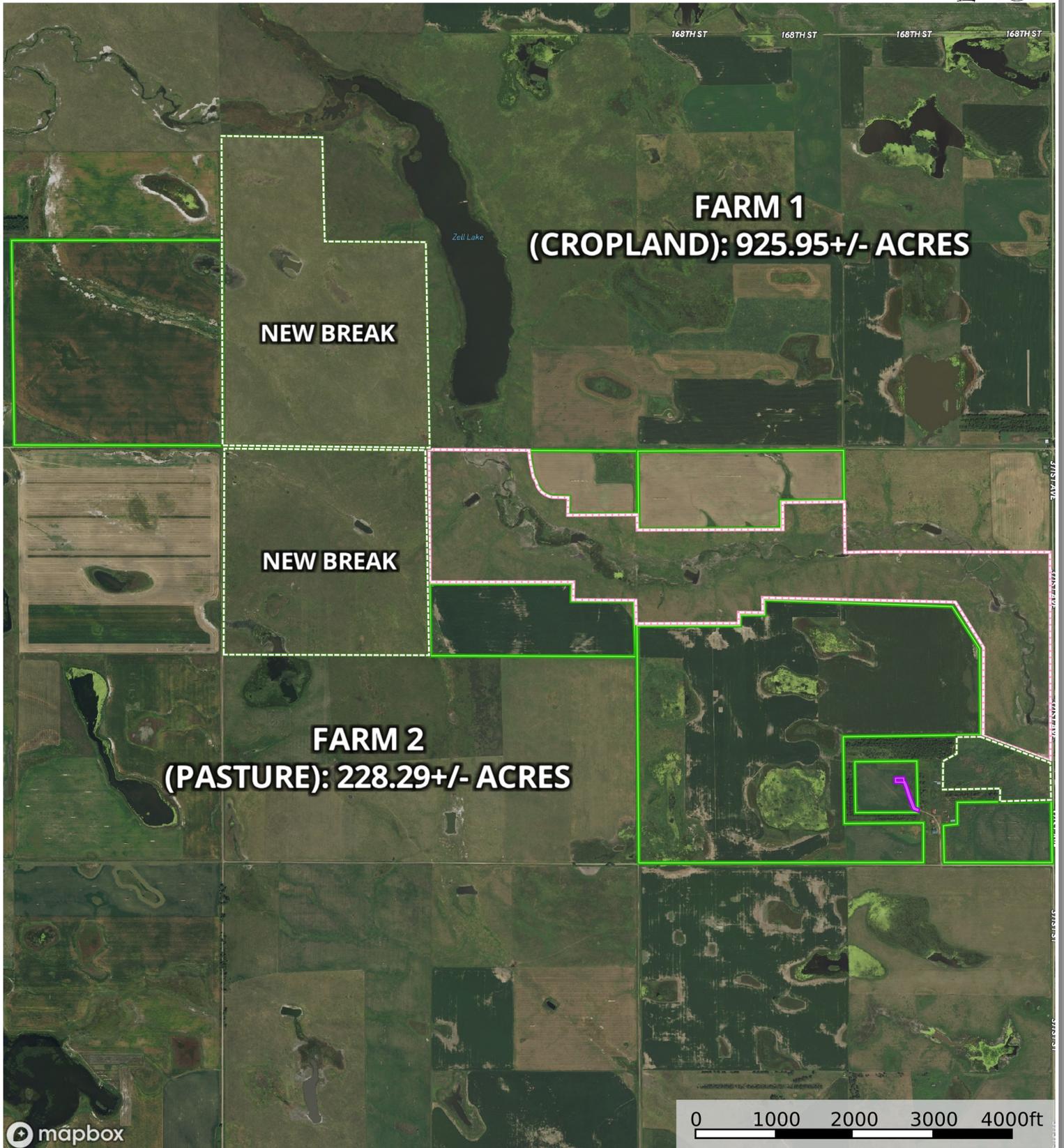
FSA Cropland Acres: 472.52      Non-Cropland Acres: 34.59      Convert to Crop Land: 175.94+/-

# Overall Aerial Map



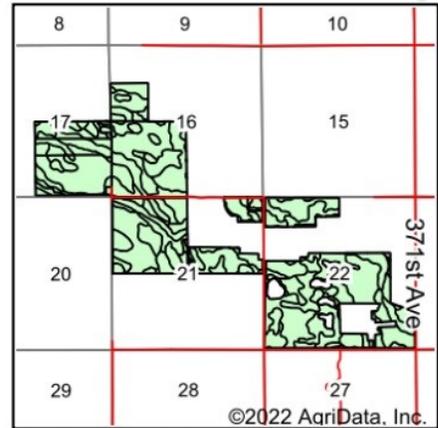
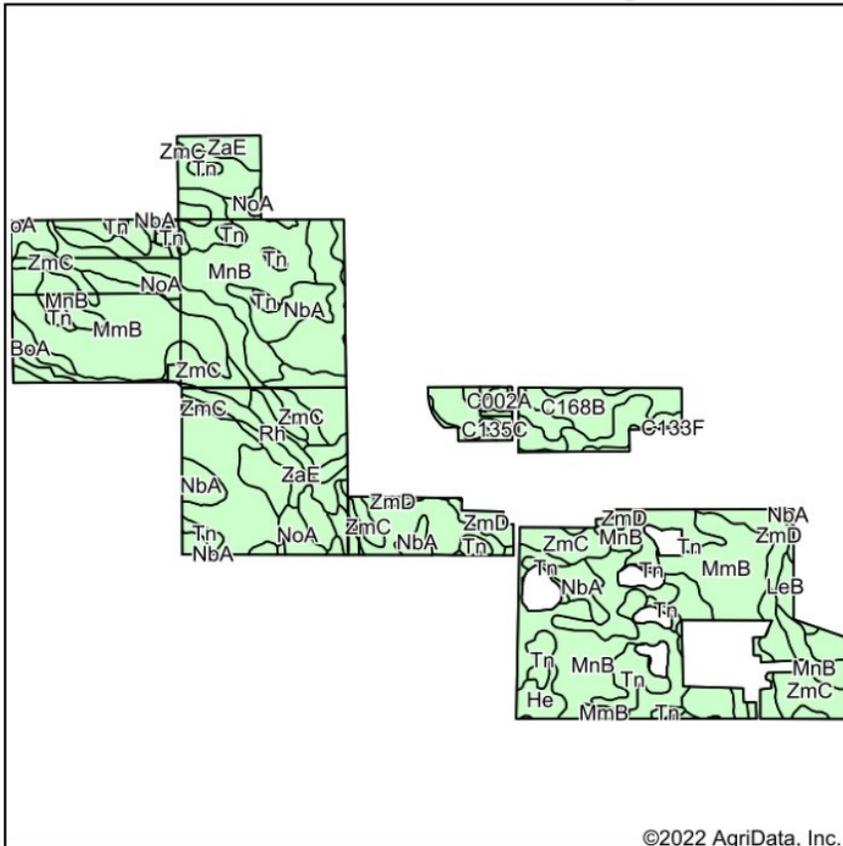
-  Spink Co. - Converted
-  Faulk Co. - Storage Shed
-  Spink Co. - Cropland
-  Faulk Co. - Converted
-  Faulk Co. - Pasture
-  Faulk Co. - Cropland
-  Hand Co. - Cropland
-  Hand Co. - Convert

# Farm 1 & 2 - Faulk County



- Spink Co. - Converted
- Faulk Co. - Storage Shed
- Spink Co. - Cropland
- Faulk Co. - Converted
- Faulk Co. - Pasture
- Faulk Co. - Cropland
- Hand Co. - Cropland
- Hand Co. - Convert

# Farm 1 Cropland Soils Map



State: **South Dakota**  
 County: **Faulk**  
 Location: **21-117N-66W**  
 Township: **Zell**  
 Acres: **920.68**  
 Date: **1/6/2022**

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Soils data provided by USDA and NRCS.

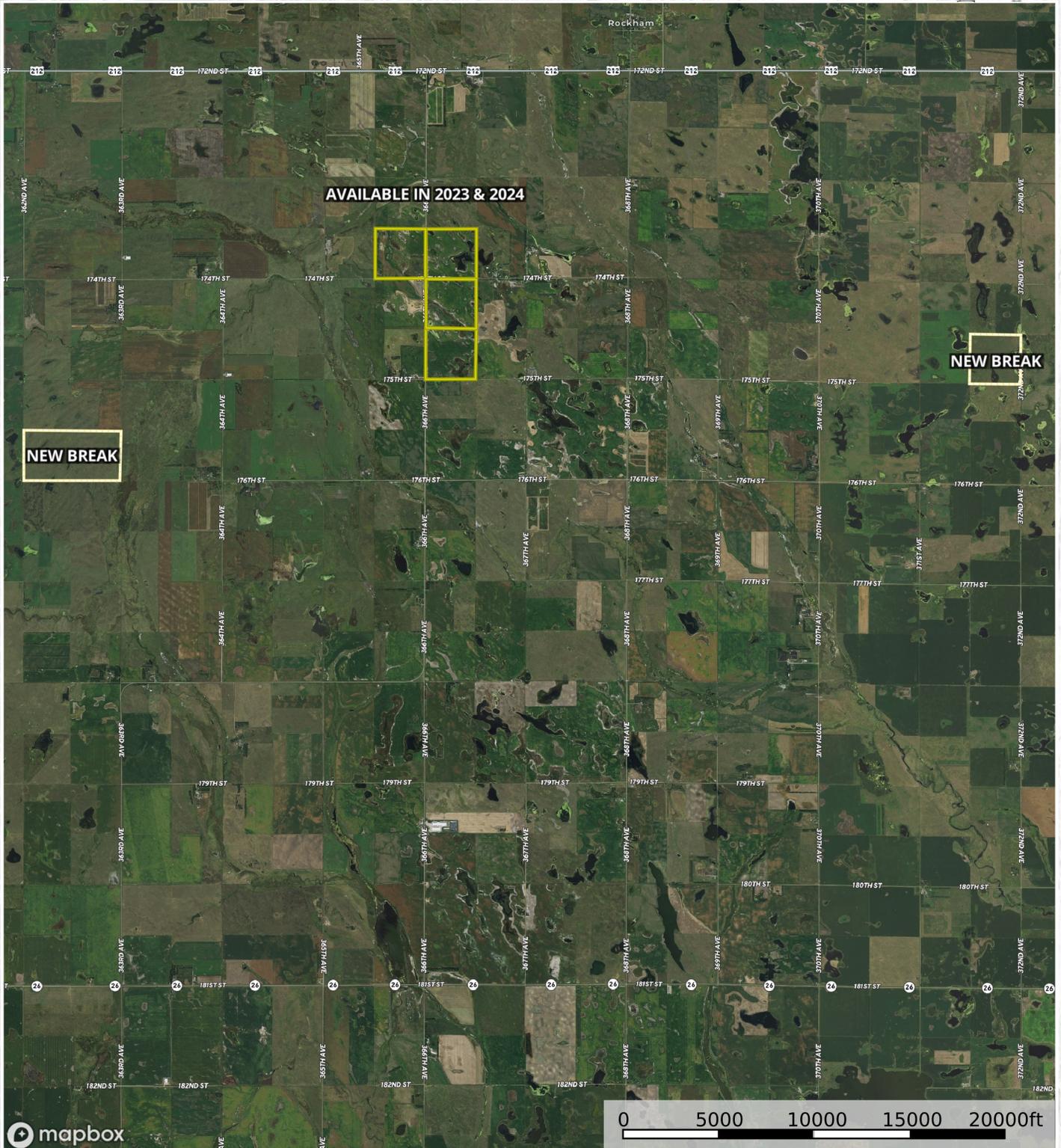
Area Symbol: SD049, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
MmB	Max-Arnegard-Zahl loams, 1 to 6 percent slopes	285.56	31.0%	Ile	76
MnB	Houdek-Dudley complex, 2 to 6 percent slopes	160.62	17.4%	Ile	63
ZmC	Zahl-Max loams, 6 to 9 percent slopes	74.64	8.1%	IVe	55
NbA	Niobell-Noonan-Max loams, 0 to 3 percent slopes	65.22	7.1%	IVs	60
NoA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	49.54	5.4%	IVs	28
Tn	Tonka-Nishon silt loams	48.22	5.2%	IVw	52
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	40.45	4.4%	Ile	77
MdA	Max-Arnegard loams, 0 to 3 percent slopes	40.27	4.4%	IIc	84
Rh	Ranslo-Harriet silt loams	33.32	3.6%	IVs	25
ZaE	Zahill loam, 15 to 40 percent slopes	30.65	3.3%	VIIe	17
ZmD	Zahl-Max loams, 9 to 20 percent slopes	28.08	3.0%	VIe	35
C153E	Zahl-Max loams, 15 to 25 percent slopes	13.95	1.5%	VIIe	31
C672B	Max-Niobell-Noonan loams, 3 to 6 percent slopes	11.30	1.2%	IIc	70
He	Hoven silt loam, 0 to 1 percent slopes	9.22	1.0%	VIIs	15
LeA	Delmont loam, 0 to 2 percent slopes	7.50	0.8%	IVs	41
BoA	Enet loam, 0 to 2 percent slopes	7.12	0.8%	IIIIs	60
LeB	Delmont loam, 2 to 6 percent slopes	5.70	0.6%	IVe	39
C133F	Zahl-Zahill complex, 15 to 40 percent slopes	4.13	0.4%	VIIe	28
C002A	Tonka silt loam, 0 to 1 percent slopes	3.07	0.3%	IVw	45
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	2.12	0.2%	IVe	56
<b>Weighted Average</b>				<b>3.06</b>	<b>60</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

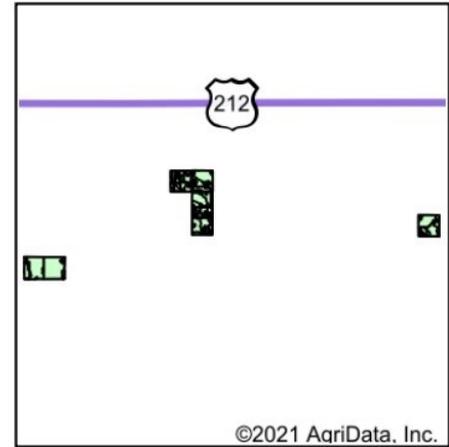
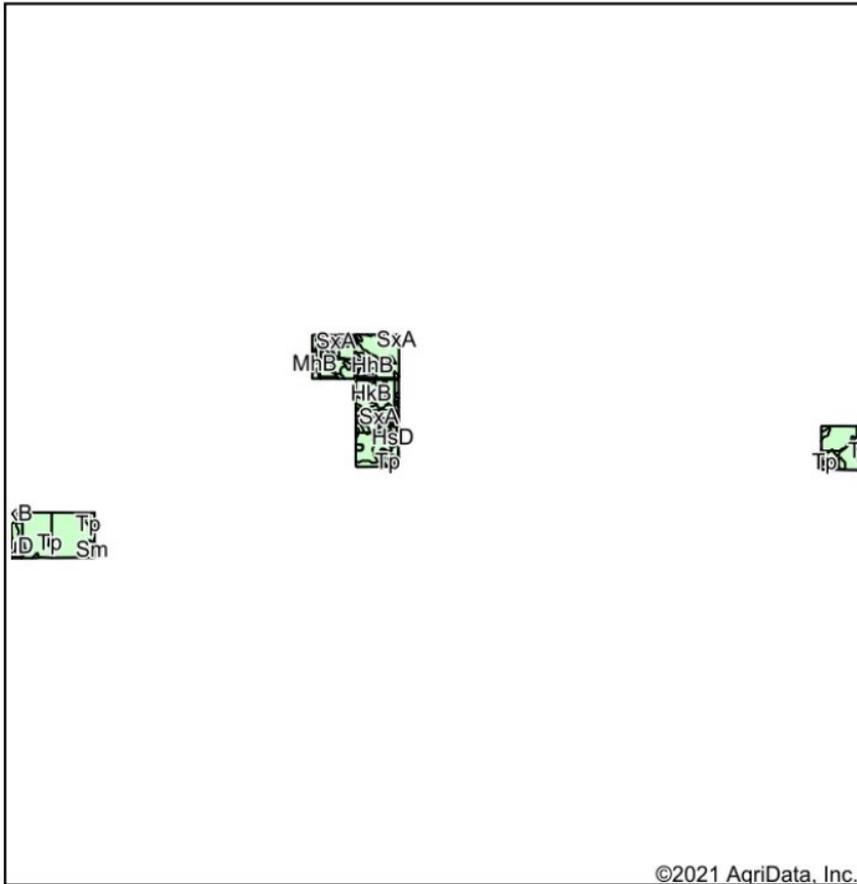
# Farm 3 - Hand County



mapbox

- Spink Co. - Cropland
- Spink Co. - Converted
- Faulk Co. - Converted
- Faulk Co. - Pasture
- Faulk Co. - Cropland
- Hand Co. - Cropland
- Hand Co. - Convert

# Farm 3 Cropland Soils Map



State: **South Dakota**  
 County: **Hand**  
 Location: **14-116N-67W**  
 Township: **Linn**  
 Acres: **1095.38**  
 Date: **12/27/2021**

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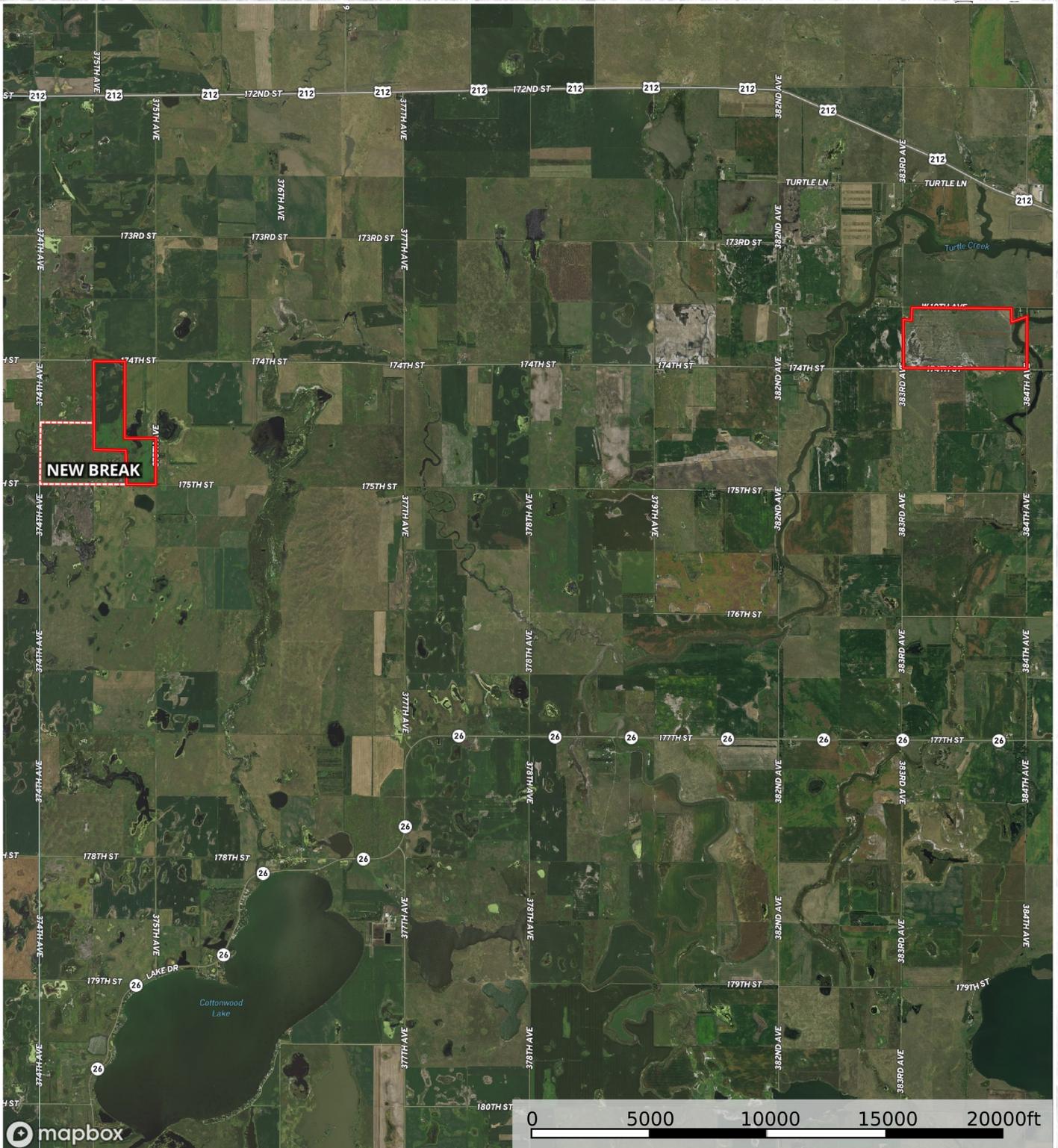
Soils data provided by USDA and NRCS.

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HuD	Houdek-Ethan loams, 6 to 9 percent slopes	347.15	31.7%	IIIe	58
HhB	Houdek loam, 2 to 6 percent slopes	225.71	20.6%	IIe	81
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	167.31	15.3%	IIc	61
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	130.78	11.9%	IIe	84
Tp	Tetonka silt loam, 0 to 1 percent slopes	97.51	8.9%	IVw	56
WeA	Enet loam, 0 to 2 percent slopes	39.13	3.6%	IIIs	60
SxA	Dimo loam, nearly level	34.42	3.1%	IIIs	75
Sw	Delmont-Enet loams, 2 to 6 percent slopes	21.20	1.9%	IVe	44
HsC	Houdek-Delmont loams, rolling	13.23	1.2%	IIIe	54
MhB	Jerauld-Houdek complex, undulating	7.59	0.7%	VI s	41
Sm	Delmont loam, 0 to 2 percent slopes	6.84	0.6%	IVs	41
HsD	Houdek-Talmo complex, hilly	3.95	0.4%	IVe	35
EtA	Durrstein silty clay loam, nearly level	0.56	0.1%	VI s	30
<b>Weighted Average</b>				<b>2.66</b>	<b>66.1</b>

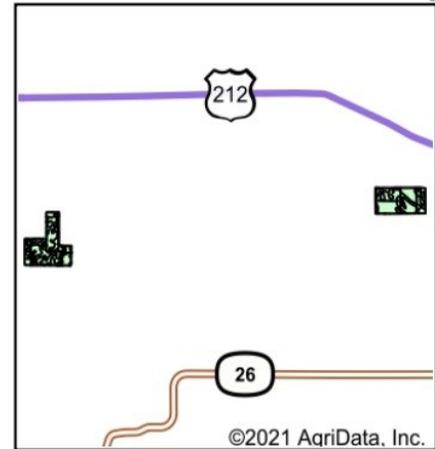
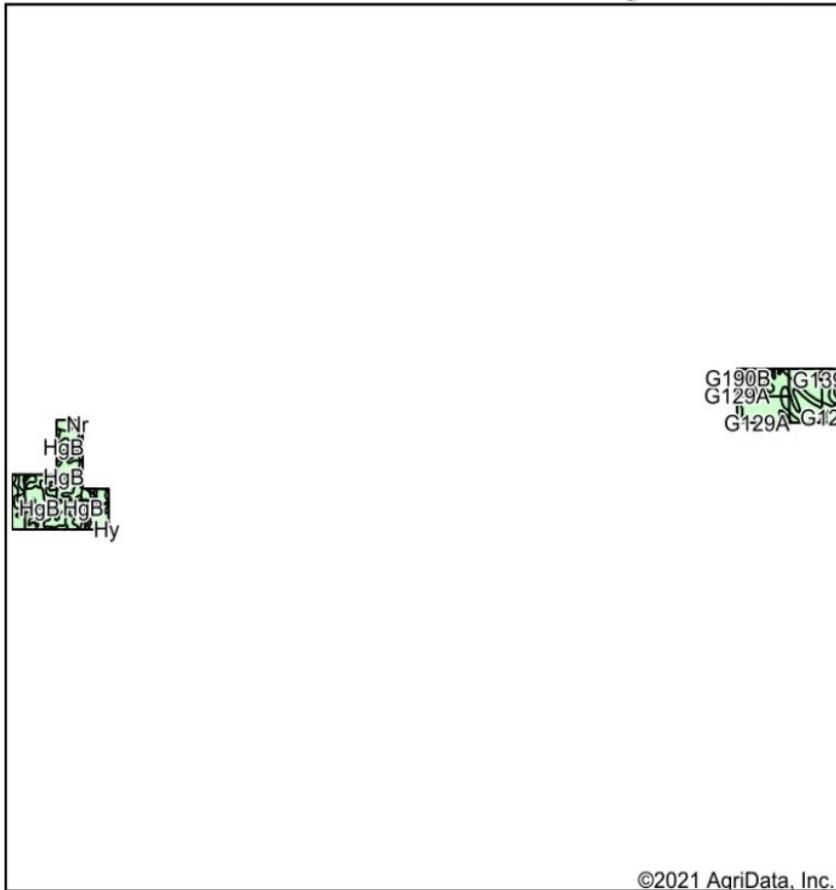
\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Farm 4-Spink Co.



- Spink Co. - Cropland
- Spink Co. - Convert
- Faulk Co. - Convert
- Faulk Co. - Pasture
- Faulk Co. - Cropland
- Hand Co. - Cropland
- Hand Co. - Convert

# Farm 4 Cropland Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **14-116N-65W**  
 Township: **Exline**  
 Acres: **655.72**  
 Date: **12/27/2021**

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Soils data provided by USDA and NRCS.

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Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HgB	Hand-Ethan-Bonilla loams, 1 to 6 percent slopes	188.00	28.7%	Ile	79
G133A	Ferney-Heil, till substratum complex, 0 to 3 percent slopes	143.56	21.9%	VIIs	18
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	131.18	20.0%	IVs	35
HxA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	35.81	5.5%	IIc	75
HwA	Houdek-Stickney complex, 0 to 2 percent slopes	29.04	4.4%	IIc	77
HgC	Hand-Ethan-Bonilla loams, 2 to 9 percent slopes	24.92	3.8%	IIIe	65
Dd	Davison-Tetonka complex, 0 to 2 percent slopes	24.85	3.8%	Ile	68
Hy	Hoven silt loam, 0 to 1 percent slopes	20.53	3.1%	VIIs	15
Su	Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes	16.05	2.4%	IIIs	44
G522A	Lowe loam, 0 to 1 percent slopes, frequently flooded	9.88	1.5%	VIW	22
G139B	Forman-Cresbard loams, 3 to 6 percent slopes	6.69	1.0%	Ile	76
G139A	Forman-Cresbard loams, 0 to 3 percent slopes	4.98	0.8%	IIc	79
BeA	Beadle-Stickney complex, 0 to 2 percent slopes	4.52	0.7%	IIIs	71
Te	Tetonka silt loam, 0 to 1 percent slopes	4.50	0.7%	IVW	56
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	2.80	0.4%	Ile	79
G124A	Cresbard-Cavour loams, 0 to 3 percent slopes	2.76	0.4%	IIIs	58
Nr	Northville-Farmsworth silt loams, 0 to 2 percent slopes	2.24	0.3%	IIIs	55
HfC	Hand-Ethan loams, 6 to 9 percent slopes	1.71	0.3%	IIIe	62
Ww	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.70	0.3%	VIIIW	10
<b>Weighted Average</b>				<b>3.56</b>	<b>51.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Sealed Bid Offer Form Farm 1-Faulk Co. Cropland

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, February 4th, 2022**

### 3 Year Lease Opportunity

2022 Cropland Amount of Offer: \$ \_\_\_\_\_ x 949.47 +/- Acres  
2022 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2022

2023 Cropland Amount of Offer: \$ \_\_\_\_\_ x 949.47 +/- Acres  
2023 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2023

2024 Cropland Amount of Offer: \$ \_\_\_\_\_ x 949.47 +/- Acres  
2024 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2024

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!**

Thank You For Your Interest!

# EXPOSE YOUR DIRT®

## Sealed Bid Offer Form Farm 2: Faulk Co. Pasture Land

*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, February 4th, 2022**

### 3 Year Lease Opportunity

2022 Pasture Amount of Offer: \$ \_\_\_\_\_ x 229.65 +/- Acres  
2022 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2022

2023 Pasture Amount of Offer: \$ \_\_\_\_\_ x 229.65 +/- Acres  
2023 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2023

2024 Pasture Amount of Offer: \$ \_\_\_\_\_ x 229.65 +/- Acres  
2024 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2024

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!**

Thank You For Your Interest!

# EXPOSE YOUR DIRT®

## Sealed Bid Offer Form Farm 3: Hand Co. Cropland

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, February 4th, 2022**

### 3 Year Lease Opportunity

2022 Cropland Amount of Offer: \$ \_\_\_\_\_ x 471.76+/- Acres  
2022 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2022

2023 Cropland Amount of Offer: \$ \_\_\_\_\_ x 1,090.43+/- Acres  
2023 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2023

2024 Cropland Amount of Offer: \$ \_\_\_\_\_ x 1,090.43+/- Acres  
2024 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2024

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!**

Thank You For Your Interest!

## Sealed Bid Offer Form Farm 4: Spink Co. Cropland

*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, February 4th, 2022**

### 3 Year Lease Opportunity

2022 Cropland Amount of Offer: \$ \_\_\_\_\_ x 644.52 +/- Acres  
2022 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2022

2023 Cropland Amount of Offer: \$ \_\_\_\_\_ x 644.52 +/- Acres  
2023 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2023

2024 Cropland Amount of Offer: \$ \_\_\_\_\_ x 644.52 +/- Acres  
2024 Total = \$ \_\_\_\_\_ Payment Due Date: March 1st, 2024

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!**

Thank You For Your Interest!

## Sealed Bid Offer Form 40' x 80' Storage Shed Building

*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, February 4th, 2022**

### 3 Year Lease Opportunity

Storage Shed Rental Bid/Yr: \$ \_\_\_\_\_ March 1st '22 to End of February '23

Storage Shed Rental Bid/Yr: \$ \_\_\_\_\_ March 1st '23 to End of February '24

Storage Shed Rental Bid/Yr: \$ \_\_\_\_\_ March 1st '24 to End of February '25

Name & Title: \_\_\_\_\_

Bidder is:  Individual     Partnership     Trustee     Corporation

Street Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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**Thank you for your interest!**

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