

209.82 +/- ACRES | KINGSBURY CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, FEBRUARY 17, 2022 • 11AM



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snapshot

Auction Date: Thurs., February 17th, 2022 @ 11am
Auction Location: Lake Preston Fire Hall
215 Main Ave N - Lake Preston, SD
Online Bidding Starts: February 15th

Total Acres: 209.82 +/- Total Taxes: \$4,065.25

Legal: S1/2NW1/4 Sec. 8-T112N-R54W, AND Lot 4 & the S1/2NW1/4 Sec. 4-T112N-R54W, Hartland Twp, Kingsbury County, South Dakota

Location from Lake Norden, SD:

Tract 1: Take SD Hwy 28 West out of Lake Norden for 7 miles. Turn left (South) onto 443rd Ave. and follow for 4.25 miles. Tract 1 lies on the East side of the road and continues South to the half-mile line.

Tract 2: Take SD Hwy 28 West out of Lake Norden for 6 miles. Turn left (South) onto 444th Ave. and follow for 3 miles. Turn left (East) onto 196th Street, and Tract 2 starts on the South side of the road.

tract 1

Acres: 80 +/- **Taxes:** \$1,643.89

Legal: S1/2NW1/4 Sec. 8-T112N-R54W, Hartland Twp, Kingsbury County, South Dakota

- Ideal for Modern-Day Farmers
- 79% Overall Soil PI
- 74.58 FSA Cropland Acres
- Easy Access from 443rd Ave
- Majority Class I & II Soils at 81 & 98% PI

With a total of 80 +/- acres, Tract 1 offers 74.58 FSA cropland acres. With easy access off 443rd Ave, this farm is equipped with mainly 81% and 98% productivity indexes from Class I and II soils with an overall PI of 79%. FSA reports a total base acreage of 55.28, including a 28.43 acre corn base with a 111 bu. PLC Yield, a 20.55 acre soybean base with a 28 bu. PLC Yield, a 4.28 acre oat base with a 62 bu. PLC Yield, and a 2.02 acre wheat base with a 38 bu. PLC Yield and a nearly level topography. These 80 acres are made for the modern-day farmer, who wants quality dirt and convenient straight rounds.



tract 2

Acres: 129.82 +/- **Taxes:** \$2,421.36

Legal: Lot 4 & the S1/2NW1/4 Sec. 4-T112N-R54W, Hartland Twp, Kingsbury County, South Dakota

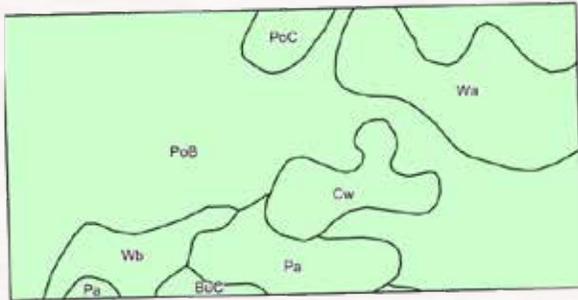
- 107.77 FSA Cropland Acres
- Pull Interior Fences for Bigger Fields
- Primarily Class I Soils at 89%
- Recreational Habitat & Hunting

Tract 2 offers 129.82 +/- acres of predominately Class I soils with an 89% PI, and an overall soil rating of 72.3% with access from 196th Street. FSA reports 107.77 cropland acres, and the total base acres add up to 78.8. This includes a 40.53 acre corn base with a 111 bu. PLC Yield, a 29.30 acre soybean base with a 28 bu. PLC Yield, a 6.10 acre oat base with a 62 bu. PLC Yield, and a 2.9 acre wheat base with a 38 bu. PLC Yield. There are currently 81.76 acres utilized for row crop production, 26.01 acres in hay production, and the balance is comprised of cattail sloughs for recreational habitat and hunting. One could improve this property by removing the interior fences and minimizing waste acres.





soil maps

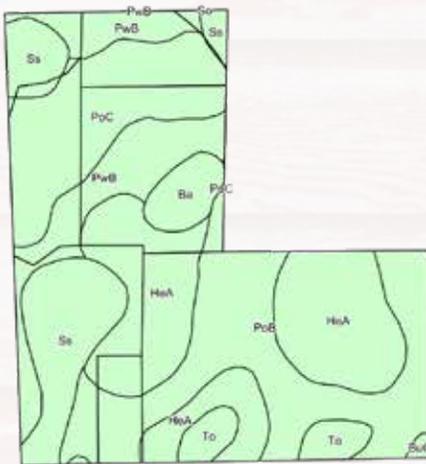


tract 1

PI 79%

Area Symbol: SD077, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	50.36	63.0%	Ile	81
Wa	Waubay silty clay loam, 0 to 2 percent slopes	11.03	13.8%	Iw	98
Pa	Parnell silty clay loam	6.28	7.9%	Vw	34
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	5.05	6.3%	Ils	71
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	4.22	5.3%	Iw	91
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	2.00	2.5%	IIle	69
BuC	Buse-Barnes loams, 6 to 9 percent slopes	0.94	1.2%	IVe	60
Weighted Average				2.09	79



tract 2

PI 72%

Area Symbol: SD057, Soil Area Version: 23
Area Symbol: SD077, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HeA	Hetland silty clay loam, 0 to 2 percent slopes	36.74	27.1%	Is	89
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	32.94	24.3%	Ile	81
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	21.67	16.0%	IIle	69
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	17.55	12.9%	Ile	89
Ss	Souham silty clay loam, 0 to 1 percent slopes	17.36	12.8%	VIIIw	10
To	Tonka silty clay loam, 0 to 1 percent slopes	4.82	3.4%	IVw	58
Ba	Badger silty clay loam, 0 to 1 percent slopes	4.25	3.1%	IIw	80
BuC	Buse-Barnes loams, 6 to 9 percent slopes	0.54	0.4%	IVe	60
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	0.07	0.1%	Ile	89
Weighted Average				2.73	72.3



aerial map





broker notes

Located in the well-known farming community of North Central Kingsbury County near Lake Norden, Advantage Land Co. proudly presents 209.82+/- acres of quality dirt on the auction block! With over 160 acres of Class I and II soils and a majority cropland soil PI of 81%, now is the time to get these two farms working for you. Only 1.5 miles apart, FSA reports 182.35 cropland acres with 134.08 base acres. There is a combined 68.93 acre corn base with a 111 bu. PLC Yield, a 49.85 acre soybean base with a 28 bu. PLC Yield, a 10.38 acre oat base with a 62 bu. PLC Yield, and a 4.92 acre wheat base with a 38 bu. PLC Yield. The balance is made up of cattail sloughs, offering prime habitat and recreational opportunities. Come prepared to buy on auction day, it may be the only opportunity you have in your generation. Available in two individual tracts.

Owner: Bruce Jensen & Sandra Cheney

terms

Closing and possession to take place on or before March 23, 2022. This property is free 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 the 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. 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 Kingsbury County Zoning Ordinances. A plat/survey will not be provided and will be the responsibility of the purchaser 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 seller confirmation and 5% Buyer's Premium. Not responsible for accidents.



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