

160 +/- ACRES | KINGSBURY CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, MARCH 3RD, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
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# snapshot

**Auction Date: Thurs., March 3rd, 2022 @ 11am**

**Auction Location: De Smet American Legion**

**106 3rd Street SW. De Smet, SD 57231**

**Online Bidding Starts: March 1st**

**Total Acres: 160+/- Total Taxes: \$2,603.44**

**Legal:** SW1/4 Sec.15-T111N-R57W, Manchester Twp, Kingsbury County, South Dakota

**Location from De Smet, SD:** Head West out of De Smet on Hwy 14 for 5 miles. Turn right (North) onto 427th Ave for 2.5 miles. The property lies on the East (right) side of the road.

## tract 1

**Acres:** 80 +/- **Taxes:** \$1,375.78

**Legal:** N1/2SW1/4 Sec. 15-T111N-R57W, Manchester Twp, Kingsbury County, South Dakota

- Majority Class II Soils with an 88% PI
- 78.8 Estimated FSA Cropland Acres
- Excellent Convertibility Potential
- Access off 427th Ave.

With a total of 80 +/- acres, Tract 1 offers an estimated 78.8 FSA cropland acres. With approximately 18 acres currently utilized in row crop & hay production and access off 427th Ave, this farm is equipped with mainly Class II Clarno-Bonilla Loams with an 88% Soil PI and an overall soil PI of 82.2%. FSA reports an estimated total base acreage of 30.61, including a 14.8 acre wheat base with a 48 bu. PLC Yield, an 8.04 acre soybean base with a 37 bu. PLC Yield, and a 7.77 acre corn base with a 119 bu. PLC Yield and a gently rolling topography.



## tract 2

**Acres:** 80 +/- **Taxes:** \$1,227.66

**Legal:** S1/2SW1/4 Sec. 15-T111N-R57W, Manchester Twp, Kingsbury County, South Dakota

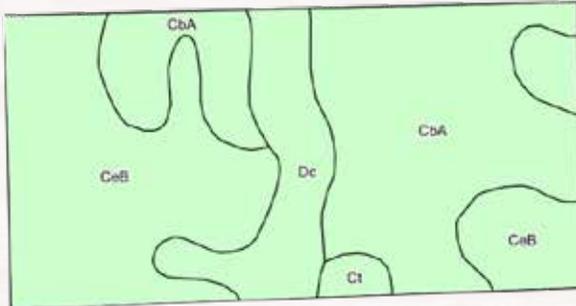
- 78.8 Estimated FSA Cropland Acres
- Majority Class II Soils with a 79.2% Overall Soil PI
- Farmability and Convertibility Potential
- Easy Access off 427th Ave.

Similar in style, Tract 2 offers 80 +/- acres of predominately Class II Clarno-Ethan-Bonilla Loams with a 78% PI and an overall soil rating of 79.2%. With easy access from 427th Ave as well, FSA reports an estimated 78.8 cropland acres, and the total base acres estimate to 30.61. This includes a 14.81 acre wheat base with a 48 bu. PLC Yield, an 8.04 acre soybean base with a 37 bu. PLC Yield, and a 7.76 acre corn base with a 119 bu. PLC Yield. There are approximately 7.5 acres utilized in row crop production, 8.5 acres in hay production, with the balance being comprised of previously cropped grassland pasture.





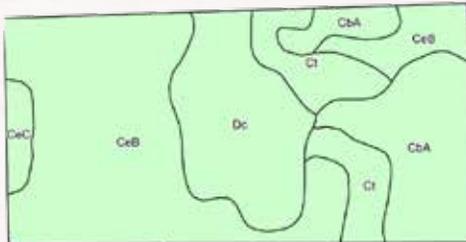
# soil maps



tract 1

**PI 82.2%**

Area Symbol: SD077, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	34.58	42.8%	IIc	88
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	34.15	42.3%	IIe	78
Dc	Davison-Crossplain complex	10.65	13.2%	IIw	78
Ct	Crossplain-Tetonka complex	1.33	1.6%	IIw	73
<b>Weighted Average</b>				<b>2.00</b>	<b>82.2</b>



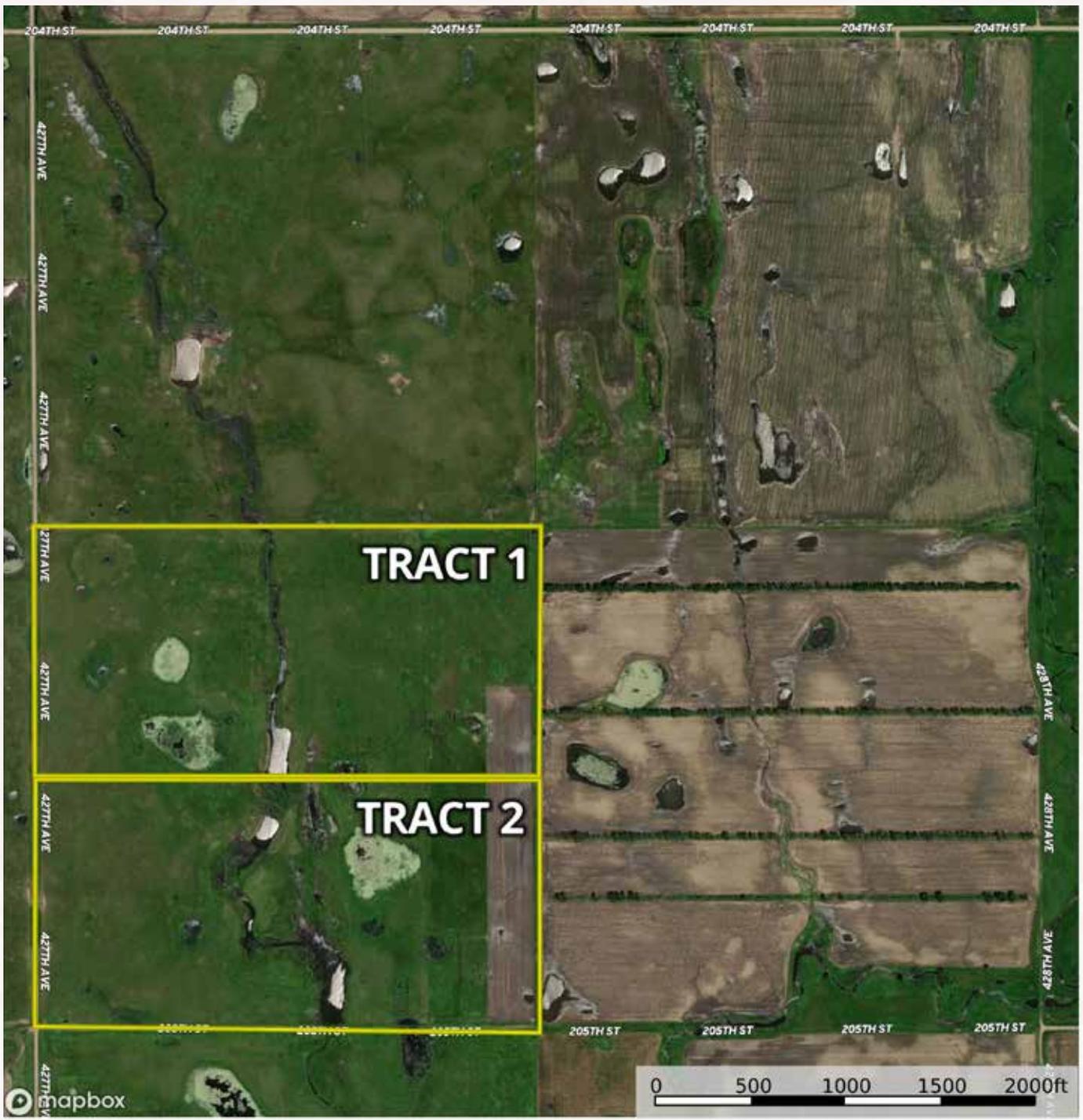
tract 2

**PI 79.2%**

Area Symbol: SD077, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	36.81	46.5%	IIe	78
Dc	Davison-Crossplain complex	15.78	19.9%	IIw	78
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	15.76	19.9%	IIc	88
Ct	Crossplain-Tetonka complex	8.76	11.1%	IIw	73
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.00	2.5%	IIIe	69
<b>Weighted Average</b>				<b>2.03</b>	<b>79.2</b>



# aerial map





# broker notes

Located just 2.5 miles North of Highway 14, minutes Northwest of De Smet, Advantage Land Co. presents 160+/- acres of quality dirt on the auction block with strong soil ratings, convenient access and unlimited convertibility potential. With over 156 acres of Class II soils and an overall soil PI of 80.7%, now is the time to get these two parcels working for you! FSA reports 157.6 cropland acres with 61.22 base acres. There is a combined 29.61 acre wheat base with a 48 bu. PLC Yield, a 16.08 acre soybean base with a 37 bu. PLC Yield, and a 15.53 acre corn base with a 119 bu. PLC Yield. There are 35+/- acres currently farmed & hayed, with the balance made up of gently rolling pasture and 2 dugout water sources, making these parcels ideal for the diversified livestock operation. The strong soil ratings of these properties make them ideal for converting more acres to row crop production, minimizing waste acres and maximizing profit potential. Take Advantage, bid to buy, and watch your investment appreciate! Available in two individual tracts or as a unit.

**Owners: Joshua Danielson, Jared Danielson,  
Jayme Danielson, Laurie Danielson, & Shirley Nelson**

## terms

Closing and possession to take place on or before April 6th, 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. There is an option to take possession Day-of-Sale with 20% non-refundable earnest money deposit down at the conclusion of the sale and proof of acceptable general liability insurance. 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. Personal property will be removed prior to closing.



SOUTH DAKOTA & MINNESOTA  
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