

51.35+/- ACRES | SPINK CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, FEBRUARY 10, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: Thurs., February 10th, 2022 @ 11am**

**Auction Location: Redfield American Legion**

**612 N Main Street - Redfield, SD 57469**

**Online Bidding Starts: February 8th**

**Total Acres: 51.35 +/- Total Taxes: \$893.54**

**Legal:** 7.17A in the SW1/4 of the NE1/4 EX 75'x125' & Less Lot H-1, Sec.3-T116N-R64W; AND That part of the NW1/4 Lying West of US Hwy 281, Less Lot H2 (.42A) & Less Lot H3 (1.67A), Sec.34-T116N-R64W, Spink County, SD

**Locations from Redfield, SD:**

**Tract 1:** Take Hwy 281 North out of Redfield for a 1/2 mile. Property lies on the East side of the road, just South of the Drive-In Theatre.

**Tract 2:** Take Hwy 281 South out of Redfield for 3 miles. Property lies on the West side of the road, just after 385th Ave.

## tract 1

**Acres:** 7.17 +/- **Taxes:** \$86.14

**Legal:** 7.17A in the SW1/4 of the NE1/4 EX 75'x125' & Less Lot H-1, Sec.3-T116N-R64W

- Currently Zoned Ag - Used as Row Crop Production
- Ideal Business Development Opportunity
- Key Location on Outskirts of Redfield, SD
- Convenient Access and Exposure off Hwy 281
- Opportunity for City Utility Access and/or Annexation

Tract 1's location just North of Redfield makes it a prime potential development site for you to build your business offering convenient access and exposure off of Hwy 281. Currently zoned ag land and utilized as cropland, this tract is across the road from Redfield City Limits, unlocking the potential for City utility access and/or voluntary annexation. This parcel offers a 46.6% overall Soil PI, and is primarily comprised of Class IV Nahon-Aberdeen-Exline. FSA reports 8.59 Cropland Acres, and 6.67 Base Acres including a 3.41 acre soybean base with a 29 bu. PLC Yield, a 2.01 acre corn base with a 130 bu. PLC Yield, and a 1.25 acre wheat base with a 34 bu. PLC Yield.



## tract 2

**Acres:** 44.18 +/- **Taxes:** \$807.40

**Legal:** That part of the NW1/4 Lying West of US Hwy 281, Less Lot H2 (.42A) & Less Lot H3 (1.67A), Sec.34-T116N-R64W

- Potential Building Site – Easy Access off Hwy 281
- Well Water Access (Condition Unknown) – Mid Dakota Rural Waterline Running Across Property
- 29.77 FSA Cropland Acres – 72% Overall Soil PI
- Mature Trees – Privacy and Protection
- Dugout Water Source

Located just 3 miles South of Redfield, Tract 2 offers the opportunity to build your dream hobby farm and enjoy country living at it's finest with acres, mature trees, and US Hwy 281 access. This parcel also has water access with a well and a Mid Dakota Rural Waterline that runs across the property near the tree grove. FSA reports 29.77 Cropland Acres, and 23.13 Base Acres including an 11.82 acre soybean base with a 29 bu. PLC yield, a 6.98 acre corn base with a 130 bu. PLC yield, and a 4.33 acre wheat base with a 34 bu. PLC yield. The balance being comprised of a potential acreage site with mature trees for privacy and protection, cattail slough, and a dugout for fall grazing. The cropland Soil Productivity Index of this parcel is 79.2%, and is primarily comprised of Class II Hand-Ethan-Bonilla Loams. Invest in your future and let this tract suit your vision.







# soil maps



tract 1

**PI 46.6%**

Area Symbol: SD115, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	8.47	98.6%	IVs	46
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	0.12	1.4%	IIc	92
Weighted Average				3.97	46.6



tract 2

**PI 72%**

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	30.55	71.8%	IIe	79
HcA	Hand-Bonilla loams, 0 to 3 percent slopes	3.25	7.6%	IIc	88
EmE	Betts-Ethan loams, 15 to 40 percent slopes	3.00	7.1%	VIIe	18
Te	Tetonka silt loam, 0 to 1 percent slopes	2.58	6.1%	IVw	56
EnD	Ethan-Hand loams, 9 to 20 percent slopes	1.64	3.9%	VIe	43
HfC	Hand-Ethan loams, 6 to 9 percent slopes	1.51	3.6%	IIIe	62
Weighted Average				2.66	72





# aerial map







# broker notes

With prime locations just outside of Redfield, SD and convenient access off Hwy 281, these properties are ready to suit your needs! Whether you're looking to move your business to South Dakota, to develop land with a key location, build an acreage site close to town, or invest in quality cropland, these parcels have the potential you're looking for. Offering a nearly level topography and easy eye appeal, the overall Soil Productivity Index of these properties weighs in at an overall 71.6% on the cropland, and is mostly comprised of Class II Hand-Ethan-Bonilla Loams with a 79% Soil PI. FSA reports 38.36 Cropland Acres, and 29.8 Total Base Acres including a 15.23 acre soybean base with a 29 bu. PLC Yield, a 8.99 acre corn base with a 130 bu. PLC Yield, and a 5.58 acre wheat base with a 34 bu. PLC Yield. If you're in the market for quality cropland with the ability to develop, or looking for an acreage site to call home just minutes from the growing community of Redfield, we strongly encourage that these prime parcels be a part of your vision. All buyers, make a point to attend this sale. Diverse land tracts like these with supreme locations are not seen on the open market often, so take *Advantage* of this opportunity and bid to buy!

**T1 Electric Service Area: Northwestern Energy** – 800.245.6977

**T1 Rural Water Service Area: WEB Water Development** – 605.229.4749

**T2 Electric Service Area: Northern Electric Cooperative** – 605.225.0310

**T2 Rural Water Service Area: Mid Dakota Rural Water** – 605.853.3159

**Redfield City Hall** – 605.472.4550

**Owner: Thomas Land Partnership, LLC.**

## terms

Closing and possession to take place on or before March 16, 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 Spink 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  
605.692.2525  
CALL TODAY!**



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM