

200 +/- ACRES | HAND CO. SD.

ONLINE BIDDING AVAILABLE

3 TRACTS

# LAND AUCTION

THURSDAY, MARCH 17, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: Thurs., March 17th, 2022 @ 11am**

**Auction Location: Miller American Legion**

**402 S. Broadway Ave. Miller, SD 57362**

**Online Bidding Starts: March 15th**

**Total Acres: 200 +/- Total Taxes: \$2,090.04**

**Legal:** SE120A-SE1/4 Sec.1-T112N-R68W AND N1/2NE1/4 Sec.12-T112N-R68W, Miller Twp, Hand Co. South Dakota

**Location from St. Lawrence, SD:** Head North out of St. Lawrence on N. Commercial Street/County Rd 11 for 1 mile. Turn left (West) onto 197th St for 1/4 mile. The property lies on both sides of the road after 362nd Ave.

**Dakota Energy Cooperative:** 605.358.8591

**Mid-Dakota Rural Water:** 605.853.3159

**Hand County Zoning:** 605.853.2115

**Miller City Office:** 605.853.2705

## tract 1

**Acres:** 115 +/- **Taxes:** \$1,201.16

**Legal:** 115A of the E120A-SE1/4 Sec.1-T112N-R68W, Miller Twp, Hand County, South Dakota

- Majority Class II Soils at 84% Soil PI
- Dugout Water Source for Fall Grazing
- 109.42 FSA Cropland Acres
- Gently Rolling Topography

With a total of 115 +/- acres, Tract 1 offers 109.42 FSA cropland acres and is equipped with primarily Class II Houdek-Prosper Loams at an 84% Soil PI and an overall Soil PI of 79.8%, making this property attractive to the modern-day farmer with straight rounds and quality dirt. FSA reports a total base acreage of 81.63, including a 53.06 acre corn base with a 112 bu. PLC Yield, a 20.4 acre soybean base with a 37 bu. PLC Yield, and a 8.16 acre wheat base with a 46 bu. PLC Yield and a gently rolling topography. This parcel features a grass waterway, a dugout water source, and a partial perimeter fence, making Fall grazing a possibility for the diversified livestock operation.

## tract 2

**Acres:** 10 +/- **Taxes:** \$104.51

**Legal:** 5A of the E120A-SE1/4 Sec.1-T112N-R68W AND 5A of the N1/2NE1/4 Sec.12-T112N R68W, Miller Twp, Hand County, South Dakota

- Excellent Potential Acreage Site
- Electric Hookup & Rural Water Access
- Mature Trees & Shelter Belt – Privacy & Protection
- Prime Development Location – Build to Suit

If you're looking to develop an acreage site and make your dreams of country living a reality, Tract 2 gives you the opportunity to build to suit! With an abundance of mature trees and a shelter belt on the North side of the acreage site, this parcel offers you the protection you need and the privacy that you deserve. Dakota Energy Cooperative has an electric hookup on the property and Mid-Dakota Rural Water has two main lines running on the South side of the shelter belt, offering a hookup on the South building site and potential additional water access. Let this tract suit your vision and build your own peaceful paradise in close proximity to the convenience of town.

## tract 3

**Acres:** 75 +/- **Taxes:** \$784.37

**Legal:** 75A of the N1/2NE1/4 Sec.12-T112N-R68W, Miller Twp, Hand County, South Dakota

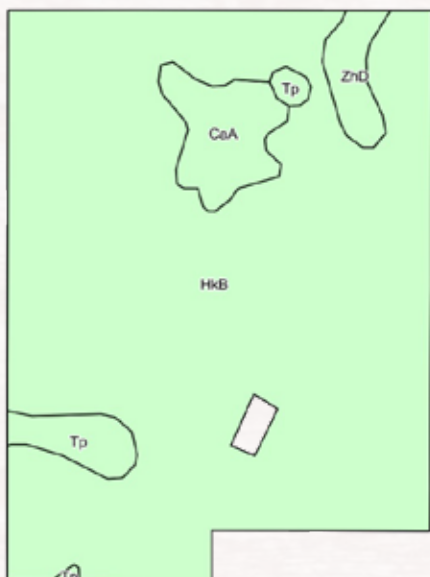
- 72.88 FSA Cropland Acres
- Easy Access off 197th Street
- Majority Class II Soils at 84% Soil PI
- High Percentage Tillable

Similar in style to Tract 1, Tract 3 offers 75 +/- acres of prime hand county dirt with airport views. This parcel is made of predominantly Houdek-Prosper Loams at an 84% Soil PI and an overall Soil PI of 81.6%. With easy access from 197th Street, FSA reports 72.88 cropland acres, and a total of 54.37 base acres. This includes a 35.34 acre corn base with a 112 bu. PLC Yield, a 13.59 acre soybean base with a 37 bu. PLC Yield, and a 5.44 acre wheat base with a 46 bu. PLC Yield. There is no time like now to get these strong Hand County farms working for you!





# soil maps

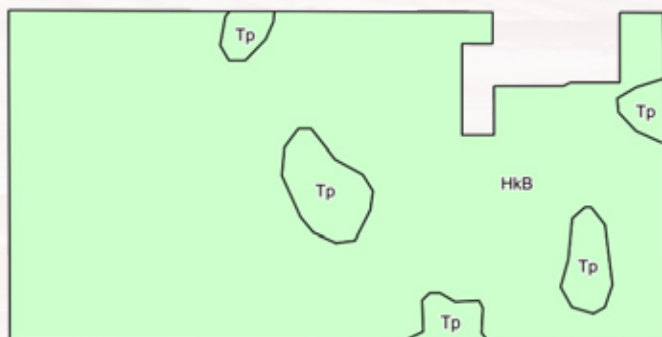


tract 1

**PI 79.8%**

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	97.88	89.5%	Ile	84
CaA	Dudley silt loam, nearly level	5.48	5.0%	IVs	37
Tp	Tetonka silt loam, 0 to 1 percent slopes	3.38	3.1%	IVw	56
ZhD	Ethan-Houdek loams, hilly	2.68	2.4%	Vle	45
Weighted Average				2.26	79.8



tract 3

**PI 81.6%**

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	66.66	91.5%	Ile	84
Tp	Tetonka silt loam, 0 to 1 percent slopes	6.22	8.5%	IVw	56
Weighted Average				2.17	81.6









# broker notes

Located just 1 mile North of St. Lawrence and 2 miles East of Miller, Advantage Land Co. presents 200+/- acres of quality dirt on the auction block with strong soil ratings, convenient access and a prime potential development location. With over 164 acres of Class II soils and an overall soil PI of 80.5%, this is your opportunity to get these powerful farms working in your portfolio! FSA reports 182.3 cropland acres with 136 base acres. There is a combined 88.4 acre corn base with a 112 bu. PLC Yield, a 34 acre soybean base with a 37 bu. PLC Yield, and a 13.6 acre wheat base with a 46 bu. PLC Yield. This property also features a 10+/- acre previous acreage site, with the potential for you to develop to suit or to make your dreams of country living a reality. Mid-Dakota has two main water lines that run along the South side of the mature shelter belt, offering a hookup on the South building site and potential additional water access for an acreage site or livestock tanks, in addition to the dugout water source on Tract 1. With close proximity to St. Lawrence, Miller, and the Airport, this property offers a prime location for the modern-day operator, entrepreneur and investor. Properties like these with strong soil ratings and development potential are not seen on the open market often, take Advantage of this opportunity and bid to buy! Available in three individual tracts, any combination, or as a unit.

**Owner: Brons-Hall Connection, Inc.**

## terms

Closing and possession to take place on or before April 27th, 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 coverage. 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 Hand County Zoning Ordinances. FAA & Rural Water Easement Restrictions apply. A plat/survey will not be provided and will be the responsibility of the purchaser if needed or requested on Tracts 1 & 3. However, a plat will be provided for Tract 2. Plating cost will be split 50/50 between the purchaser of Tract 2 and the seller. 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. 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