

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

160+/- ACRES IN SPINK CO, SD LAND AUCTION

Thursday, September 22nd, 2016 - 10:00am

On Site

This Farm Runs with the Elite

SOLD

\$6,140/Acre



**United
Country**

ADVANTAGE *Land Co.*

Owner: Vicky Stockman Estate & Jeanette Tschetter Trust

605.692.2525

Advantage**Land**Co.com

160+/- ACRES NEAR DOLAND, SD AN ELITE FARM LIKE THIS IS RARE!



Thursday, September 22nd, 2016 at 10:00am
Auction Location : On Site

Location From Doland: 3 miles west on Hwy 212, 1/2 mile south on 403rd Ave, land is on the west side of the road.

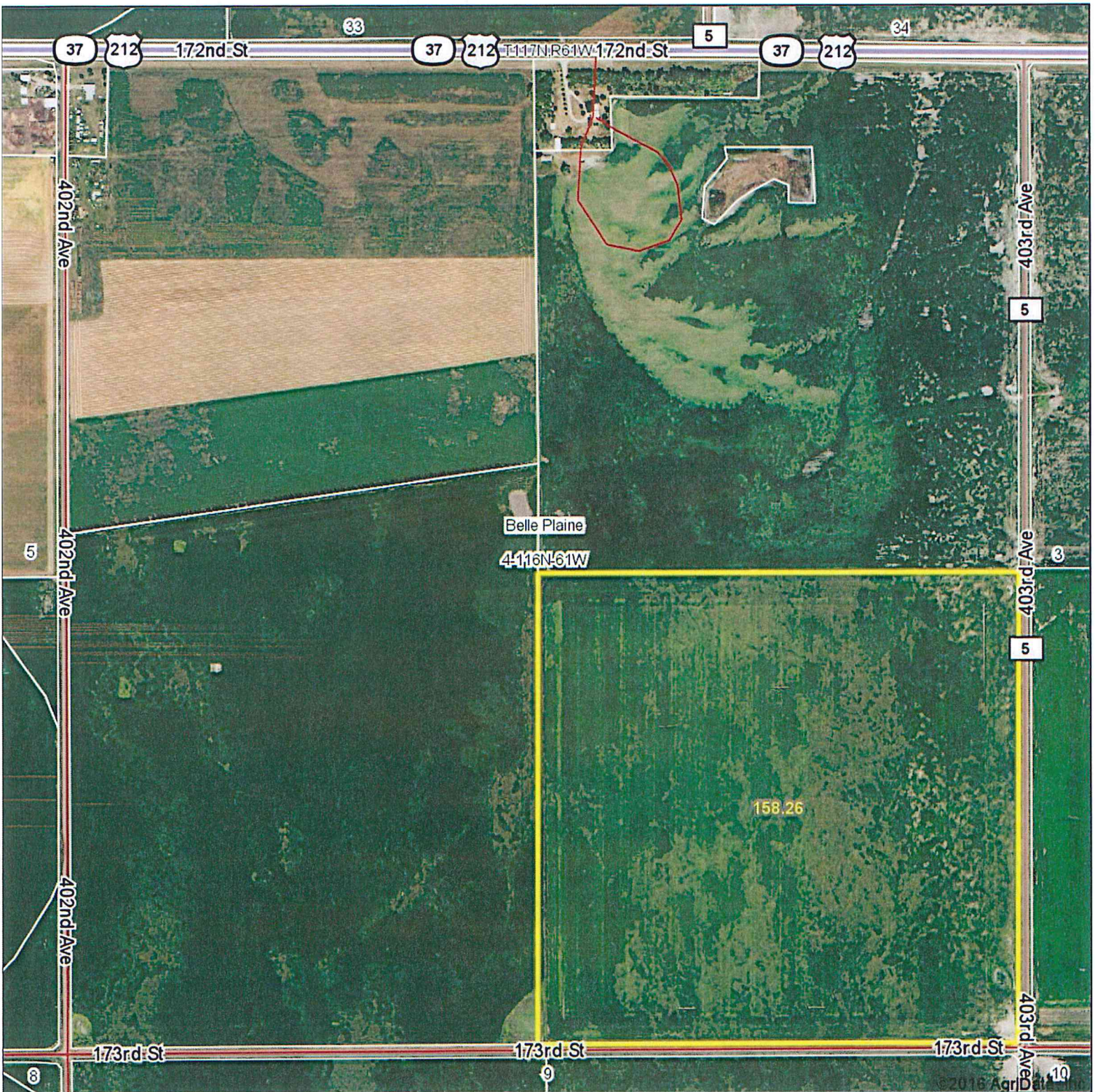
Snap Shot: Lays Level, High Caliber Class II Soils with 158.26 Cropland Acres, and Easy Access. A farm of this stature is hard to come by.

Legal Description: SE 1/4 Section 4-T116N-R61W of the 5th PM, Belle Plaine Twp, Spink County, SD.

Total Taxes: \$2,535.82

Owners: Vicky Stockman Estate & Jeanette Tschetter Trust

Aerial Map



United Country
ADVANTAGE Land CO.

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 44° 53' 10.55, 98° 10' 11.55

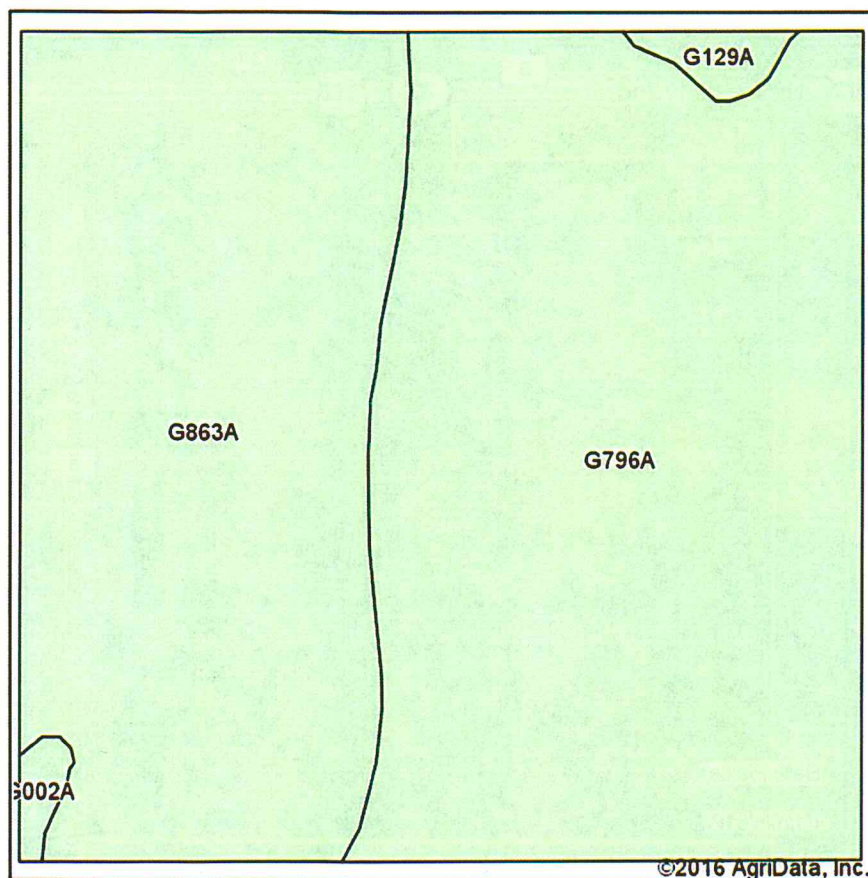
0ft 856ft 1713ft

4-116N-61W
Spink County
South Dakota

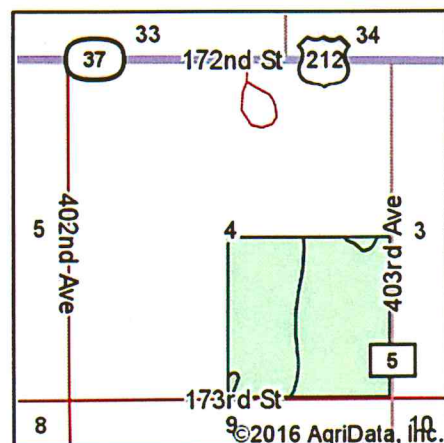


7/19/2016

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Spink**
 Location: **4-116N-61W**
 Township: **Belle Plaine**
 Acres: **158.26**
 Date: **7/19/2016**

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Maps Provided By:



Area Symbol: SD115, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
G796A	Kranzburg-Cresbard silt loams, 0 to 2 percent slopes	88.15	55.7%	IIc	81	50	
G863A	Harmony-Beotia silt loams, till substratum, 0 to 2 percent slopes	67.47	42.6%	IIIs	92	61	15
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	1.60	1.0%	IVs	35		
G002A	Tonka silt loam, 0 to 1 percent slopes	1.04	0.7%	IVw	42		
Weighted Average					85	53.9	6.4



South Dakota

Spink

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8080

Prepared: 7/15/16 12:57 PM

Crop Year: 2016

Page: 2 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1036 Description: SE 4-116-61

FAV/WR
History

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
158.26	158.26	158.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	158.26	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	73.31		104	0.0
SOYBEANS	73.31		34	0.0
Total Base Acres:	146.62			

Owners: JEANETTE TSCHETTER REV LIVING TRUST

VICKY STOCKMAN

Other Producers:



160+/- ACRES NEAR DOLAND, SD AN ELITE FARM LIKE THIS IS RARE!

Attention Row Crop Farmers & Investors!

This land auction offers a once in a lifetime opportunity to own a prime row crop farm in a highly producing farm area in east central Spink County, as it has been in the family since 1943. Located between Clark and Redfield, just four miles southwest of Doland, SD, this level farm offers 158.26 cropland acres according to FSA information with an undisputedly strong overall soil rating of .85. There are 146.62 base acres, a 73.31 acre corn base with 104 bu PLC yield, and a 73.31 acre soybean base with 34 bu PLC yield. Conveniently located 1/2 mile south of Hwy 212, the majority soils on this farm are comprised of Kranzburg-Cresbard silt loams and Harmony-Beotia silt loams. With good eye appeal, high soil quality, minimal waste acres, and excellent access, this high caliber farm has all the attributes row crop farmers or investors are looking for in a quality investment. We cannot emphasize enough how an elite farm like this is so hard to come by to be offered on the open market, so take *Advantage* of this auction opportunity!

*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

TERMS: This is a cash sale. Closing and landlord possession will be on or before October 27th, 2016 as this land is sold subject to a lease expiring March 31st, 2018. Seller to credit buyer \$30,000 at closing for the 2017 crop year. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% 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. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be paid by the seller as a credit at closing based on previous year's taxes. 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. A survey will not be provided and will be the purchasers responsibility if needed or requested. FSA yields, bases, payments and other information is 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. 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. Said property is sold as is. Subject to a 5% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

United Country[®] **ADVANTAGE *Land* CO.**

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