



EXPOSE YOUR DIRT<sup>SM</sup>

ADVANTAGE *Land* CO.

# 160+/- ACRES - CLARK CO, SD LAND AUCTION

Thursday, May 4th, 2017 - 11:00am

On Site

## CONVERT MORE ACRES TO PRODUCTION



ADVANTAGE *Land* CO.

Owner: Ronald Meyer

605.692.2525

Advantage **Land** Co.com



# 160 ACRES OF AN ALL AROUND FARM CROP LAND WITH REC BENEFITS



**Thursday, May 4th, 2017 at 11:00am**  
**Auction Location: On Site**

**Land Location:** From Willow Lake: 2 miles south on 429 Ave, 1/2 mile west on 192 St, land is on the north side of the road.

**Snap Shot:** 96.5 Crop Acres, 112+/- Acres Offer a Productivity Index of .818, Buyer Credit at Closing of \$9,000, Potential to Crop More Acres, Gentle Roll with Eye Appeal, all in a Known Recreational Area!

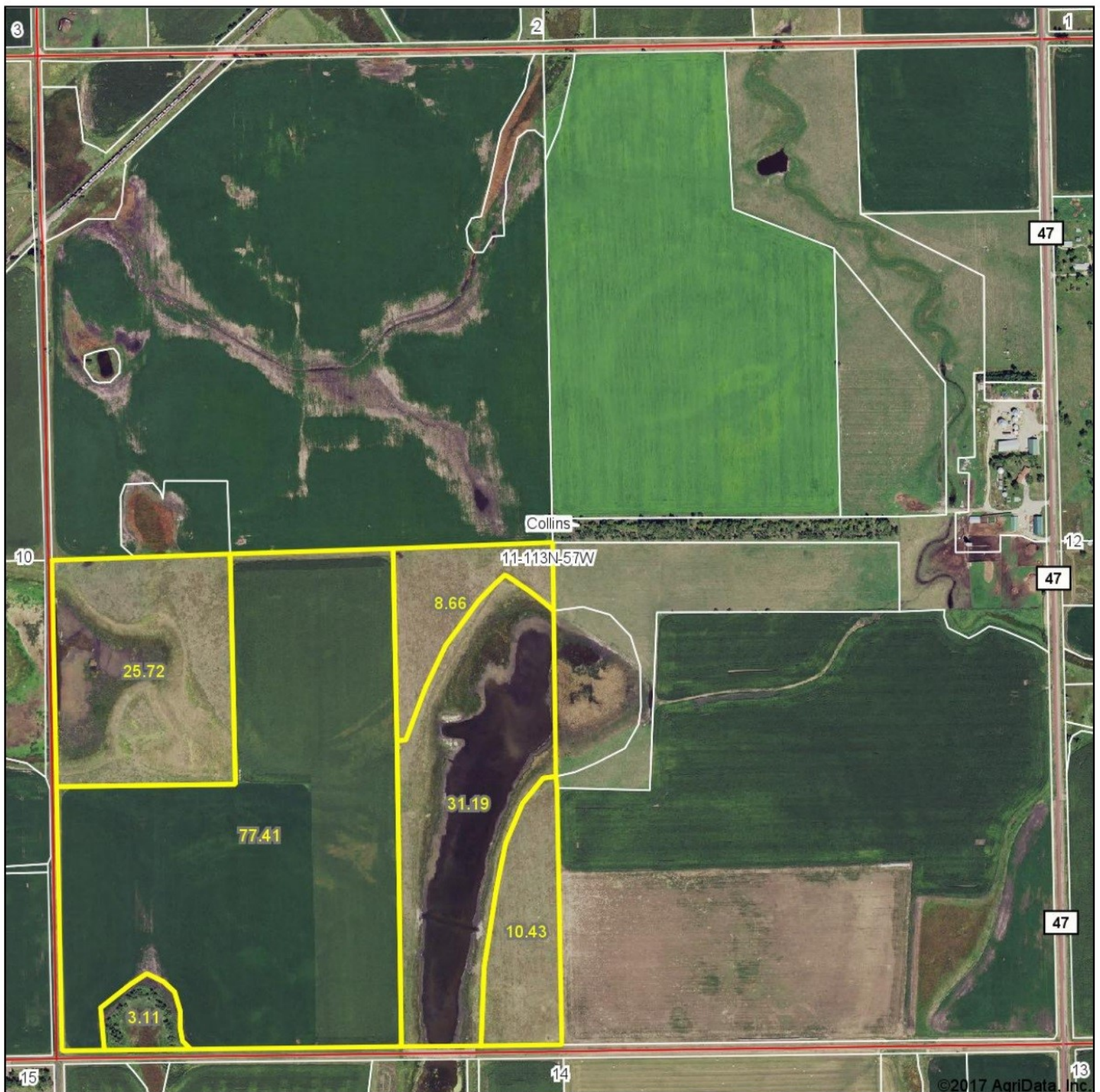
**Legal Description:** SW1/4 Section 11-113-57 Clark Co SD.

**Estimated Taxes:** \$1,866.36

**Owners: Ronald Meyer**



# Aerial Map



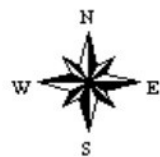
**United Country**  
**ADVANTAGE *Land* CO.**

Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 44° 36' 33.21, -97° 38' 39.45

**11-113N-57W**  
**Clark County**  
**South Dakota**

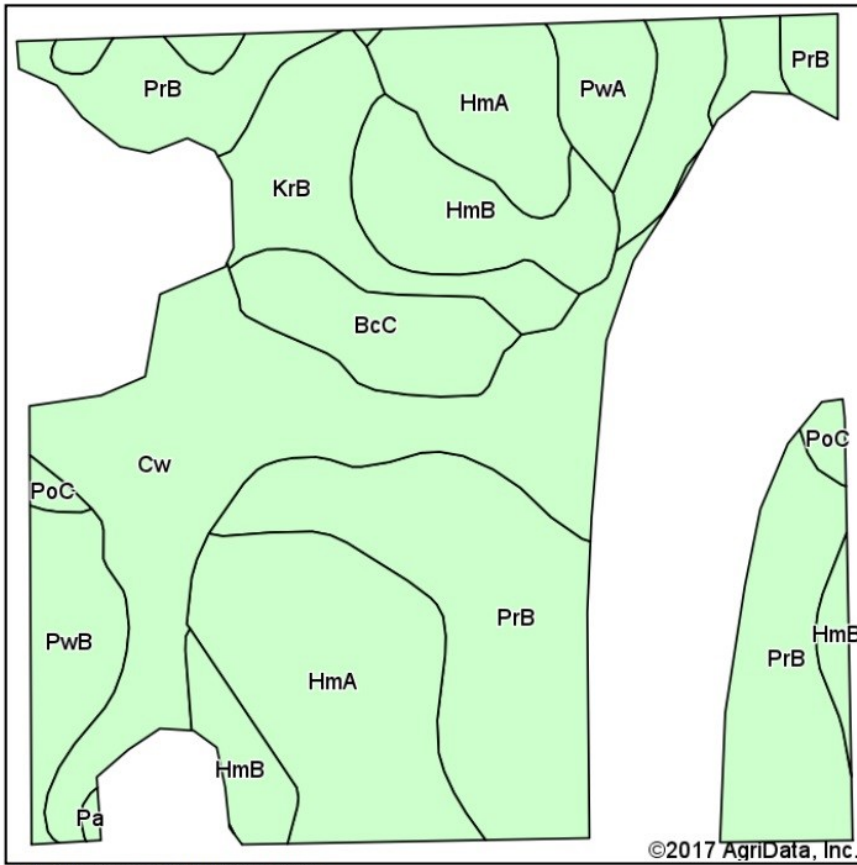
0ft      817ft      1634ft



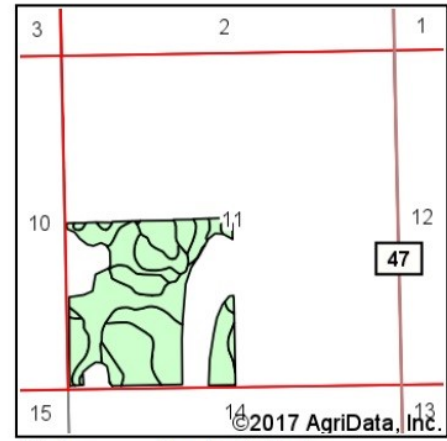
4/13/2017



# Soils Map - Potential Crop Land



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Clark**  
 Location: **11-113N-57W**  
 Township: **Collins**  
 Acres: **112.33**  
 Date: **4/13/2017**



Area Symbol: SD025, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
PrB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	33.96	30.2%	Ile	84		
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	25.34	22.6%	Ils	71		
HmA	Hetland silty clay loam, 0 to 2 percent slopes	20.17	18.0%	Is	89		
HmB	Hetland silty clay loam, 2 to 6 percent slopes	10.12	9.0%	Ile	84		
KrB	Kranzburg-Buse-Waubay complex, 1 to 6 percent slopes	7.83	7.0%	Ile	83	74	28
BcC	Barnes-Buse-Svea loams, 2 to 9 percent slopes	5.65	5.0%	IVe	62	56	21
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	4.97	4.4%	Ile	89		
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	3.04	2.7%	Is	93		
PoC	Poinsett-Rusklyn silty clay loams, 6 to 9 percent slopes	1.07	1.0%	IVe	68	58	22
Pa	Parnell silty clay loam	0.18	0.2%	Vw	31	26	10
Weighted Average					81	8.6	3.2





SOUTH DAKOTA  
CLARK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 92**

Prepared : Mar 2, 2017

Crop Year : 2017

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.52	96.50	96.50	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	96.50	0.00		0.00	No	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	38.30	0.00	0	144	
Soybeans	37.80	0.00	0	36	
<b>TOTAL</b>	<b>76.10</b>	<b>0.00</b>			

**NOTES**

Tract Number : 220

Description : I19 SW 11 113 57

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : RONALD D MEYER

Other Producers

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.52	96.50	96.50	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	96.50	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	38.30	0.00	0	144
Soybeans	37.80	0.00	0	36
<b>TOTAL</b>	<b>76.10</b>	<b>0.00</b>		

**NOTES**



# 160 ACRES OF AN ALL AROUND FARM CROP LAND WITH REC BENEFITS

With 96.5 crop land acres located just 2 miles south of Willow Lake, in the high producing Collins Township, this public offering is yours to take *Advantage* of with a buyer credit of \$9000, for the second half rent of 2017.

Heavy hitting class I and II soils are predominate on this tangible investment with a gently rolling topography. Currently, 77.41 acres are currently under cultivation with the balance utilized as pasture. There is adequate water sources including a dugout on the edge of one of the three wetlands. A rural water line runs along the south side of the south road.

According to FSA information, this farm is currently enrolled in ARC County for Corn and Soybeans; there are 76.1 base acres, a 38.30 corn base with a 144bu PLC yield and a 37.80 acre soybean base with a 36bu PLC yield.

True to the area, numerous wildlife including waterfowl, upland game birds, and whitetail deer frequent this land located in the prairie pothole region of east central South Dakota. The slough's, trees, grass & cropland make this a valuable attraction for wildlife.

If you are looking for an addition to your operation or looking for an investment, buy your cash flow today with an asset you can enjoy!

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

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**TERMS:** This is a cash sale. Closing and landlord possession will be on or before June 6th, 2017 as this land is subject to a lease agreement for the 2017 crop year, expiring March 31, 2018. Purchaser to receive a credit at close for \$9,000 for the second half rent for 2017. 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. The 2016 real estate taxes due in 2017 will be paid by the seller. All of the 2017 RE taxes due and payable in 2018 will be split 50/50 between the purchaser & seller, based on previous year's taxes as a credit at close. 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. This property is sold subject to a waterfowl management rights easement which one cannot drain, burn, level, fill any of the protected wetlands. 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 Clark 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. This sale is subject to a 7% buyer premium. This sale is subject to seller confirmation. Not responsible for accidents.





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# **United Country<sup>®</sup>** **ADVANTAGE *Land* CO.**

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