



EXPOSE YOUR DIRTSM

ADVANTAGE *Land* CO.

312.7+/- ACRES - HYDE CO, SD LAND AUCTION

Thursday, July 27, 2017 - 10:00am

On Site

228 ACRES OF CLASS II DIRT



United Country
ADVANTAGE *Land* CO.

Owner: Marilyn Sunding

605.692.2525

Advantage **Land** Co.com

312.7 ACRES NORTH OF HIGHMORE, SD CHOICE WITH MAJORITY CLASS II DIRT



Thursday, July 27, 2017 at 10:00am
Auction Location: On Site

Land Location: From Highmore: 12 miles north on HWY 47, 3 miles west on 185th St, 1/2 mile north on 333rd Ave.

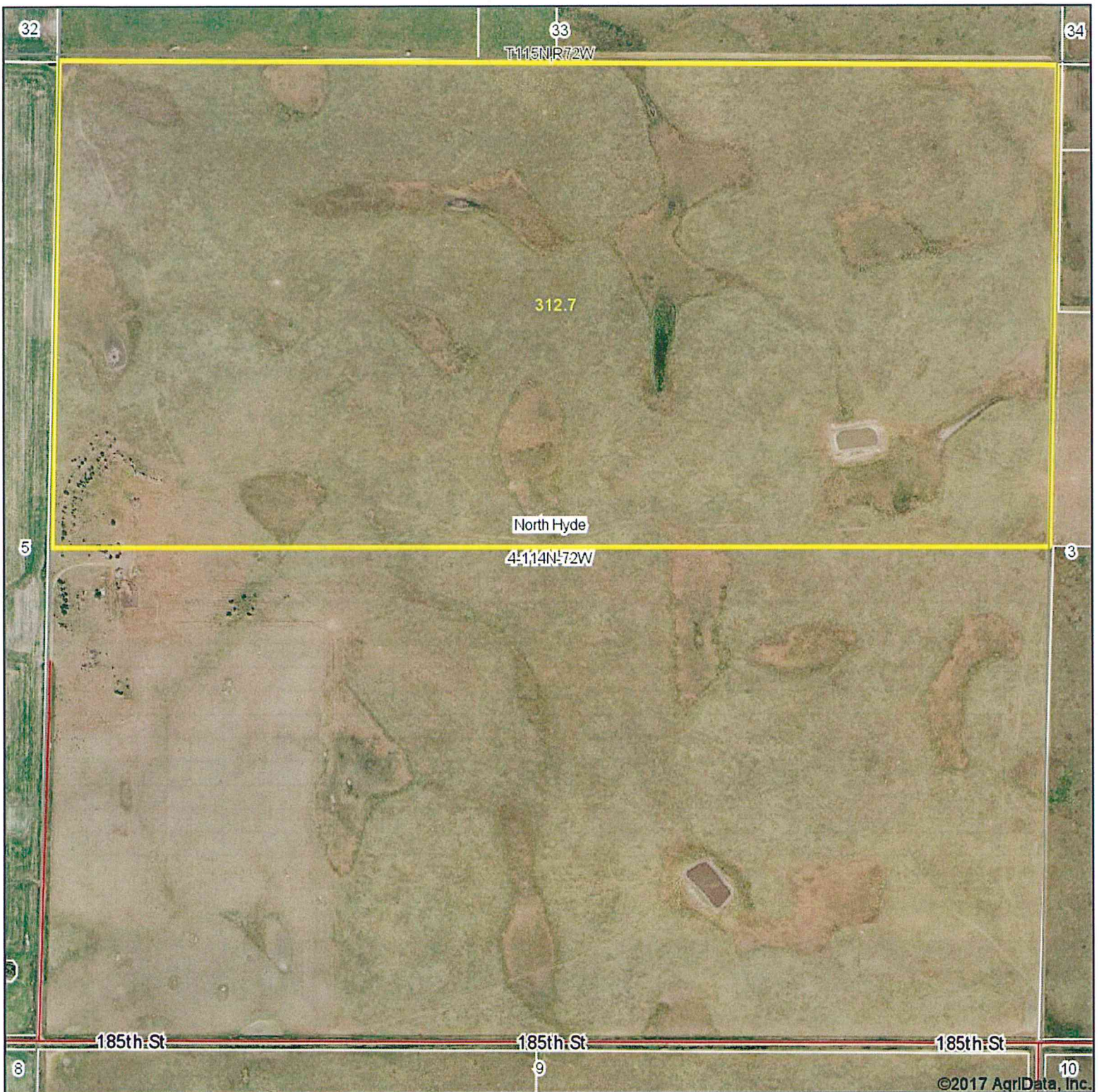
Snap Shot: Majority Productivity Index of .77, Nearly Level to Gently Rolling Topography, 228+/- Class II Soils, Buyer Credit at Closing of \$6,400, Quality Grass Land, and Potential for a Row Crop Operation!

Legal Description: N1/2 Section 4-114N-72W Douglas Twp, Hyde Co SD

Estimated Taxes: \$1,917.30

Owner: Marilyn Sunding

Aerial Map



map center: 44° 42' 52.67, -99° 30' 8.68

0ft 823ft 1647ft

4-114N-72W
Hyde County
South Dakota

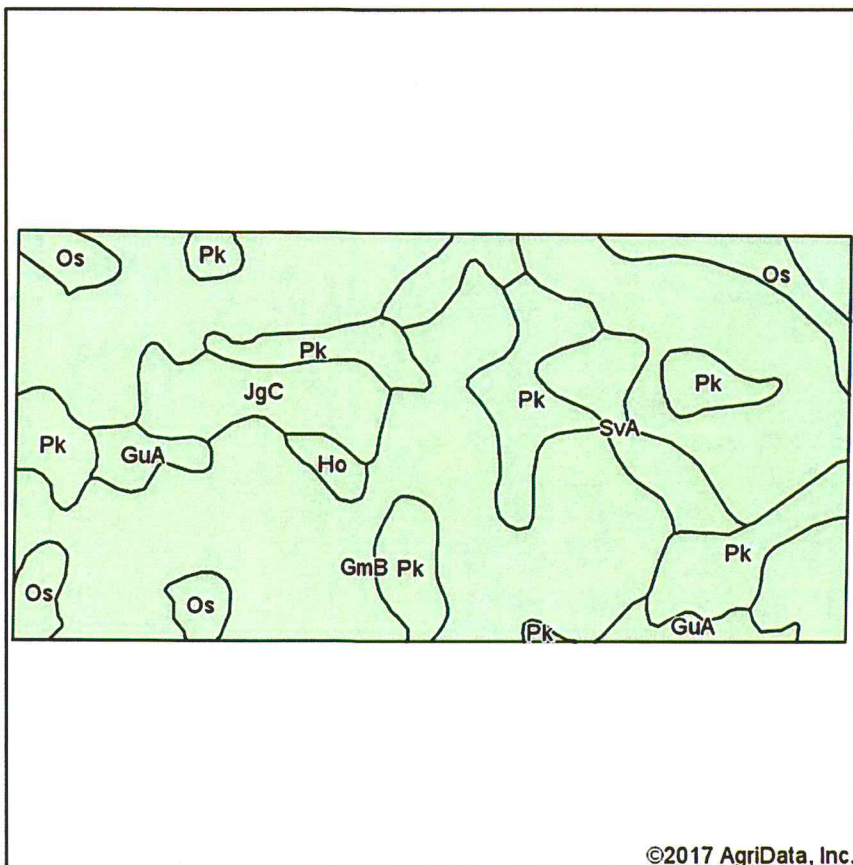


6/20/2017

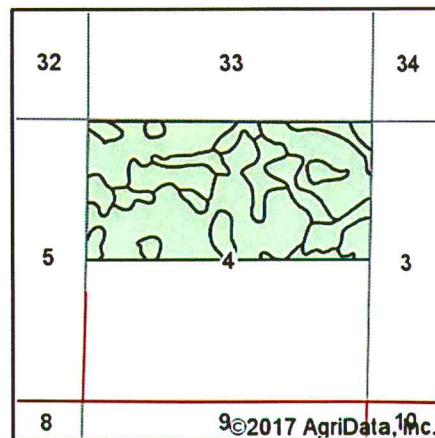
United
Country
ADVANTAGE *Land* CO.

Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **4-114N-72W**
 Township: **North Hyde**
 Acres: **312.7**
 Date: **6/20/2017**

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Area Symbol: SD069, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn
GmB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	194.58	62.2%	Ile	77	
Pk	Plankinton silt loam	52.46	16.8%	IVw	51	20
Os	Onita-Hoven silt loams	24.25	7.8%	IIc	59	33
JgC	Java-Glenham loams, 6 to 9 percent slopes	17.24	5.5%	IVe	55	25
SvA	Stickney-Java-Hoven complex, 0 to 4 percent slopes	12.19	3.9%	IIIIs	55	24
GuA	Glenham-Stickney-Hoven complex, 0 to 4 percent slopes	9.06	2.9%	IIIs	58	30
Ho	Hoven silt loam, 0 to 1 percent slopes	2.92	0.9%	VIIs	15	
Weighted Average					68	9.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



312.7 ACRES NORTH OF HIGHMORE, SD CHOICE WITH MAJORITY CLASS II DIRT

BROKER COMMENTS: With deep roots in the Sunding Family since 1950, this land presents a timely opportunity for those looking for quality grass for their livestock operation, the potential for additional cropland, or a tangible cash flowing investment north of Highmore S.D., an hour east of Pierre.

Surrounded by crop and pasture, this half section of land offers 228+/- acres of Class II soils, predominately made up of Glenham-Java-Prosper loams at .77 productivity index, with a nearly level to gently rolling topography, 0-9% slope. Currently utilized as pasture, this virgin sod is fertile prairie with native forbes, and can be accessed from 333 Ave on the west mile line. The healthy dugout supplies water to the entire parcel with natural wetlands located throughout, along with an old windmill turning in the South Dakota breeze.

This asset has trees from an old acreage site in the southwest corner. The buyer will receive a \$6,400 credit at close for being unable to utilize for the 2017 season. A Waterfowl Management Rights Easement runs with the land in which one cannot drain, burn, level, fill any of the protected wetlands.

True to the prairie pothole region of central South Dakota, numerous wildlife including waterfowl, upland game birds, and whitetail deer frequent this area. If you are seeking a secure and tangible investment or seeking land for your current operation, buy your cash flow today and get this land working for you!

*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 August 31, 2017, as this land is subject to a lease agreement for the 2017 grazing season, expiring March 1st, 2018. Purchaser to receive a credit at close for \$6,400 for being unable to utilize in 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 Hyde 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.



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

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