

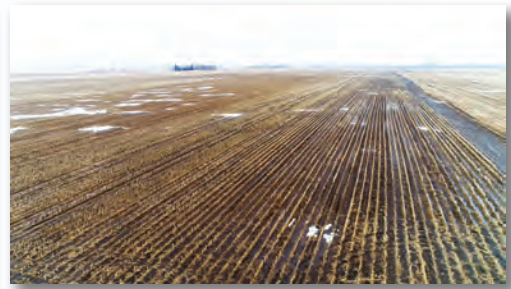
MOODY COUNTY, SD

ONLINE
BIDDING

LAND AUCTION

THURSDAY, MAY 2, 2019 • 11AM

AUCTION LOCATION - ON SITE



80+/- ACRES | CROP LAND



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Country**
ADVANTAGE *Land* CO.

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snap shot

Total Acres: 80+/-

Total Taxes: \$2,622.10

Legal: W ½ of the SE ¼ Sec.35-106N-48W. Moody County, South Dakota

Directions From Flandreau: go 8 miles South on Hwy 13 (which turns to County Road 13) and 1 ½ miles East on 238 Street. It will be on the North side of the road.

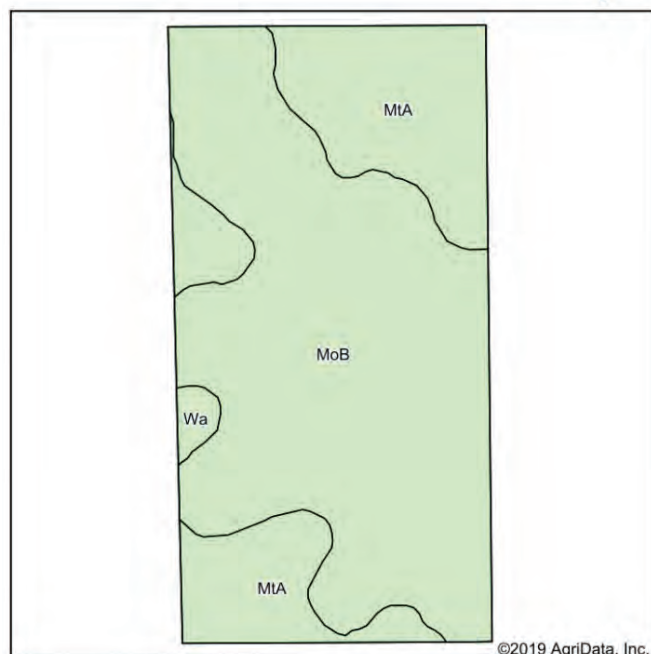
Directions From Egan: go 2.5 miles East on Hwy 34, then 5 miles South on County Road 13, and 1 ½ miles East on 238th Street, the land will be on the North side of the road.

Directions from Trent: From the Trent exit on I-29 go 8 miles East on 240th Street, then 2 miles North on County Road 13 and 1 ½ miles East on 238th Street. Land will be on the North side of the road.

AERIAL MAP



SOIL MAP



Area Symbol: SD101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	55.22	68.6%	Ile		87
MtA	Moody-Trent complex, 0 to 2 percent slopes	24.29	30.2%	I	I	95
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	1.03	1.3%	IIs		83
Weighted Average						89.4



broker notes

Located in the agricultural garden spot of Moody County South Dakota, south of Flandreau, this crop land is available to farm and rent this year. With roots 4 generations deep as far back as the mid 1800's, this land remains bountiful as it offers tilled, Class I & II soil with an 89.4% overall soil rating. According to FSA information, there are 80.54 crop land acres and 79.63 base acres. Total base acres consist of a corn base with a 172 bu PLC yield. The topography of this powerful producer is gently rolling as it sits at a higher elevation than the surrounding properties for optimal drainage. With tile installed around 2005, this farm is nearly all tillable and caters to modern day equipment with half mile rounds. For an added bonus, this land has had years of cattle manure applications for additional fertility, most recently spread the fall of 2018. The balance is made up of a road and ditch with easy access on 238th Street, 10 minutes from the Interstate-29 Trent Exit. Quality is key in long-term investments like this offering, so put this dirt to work for you. Watch this farm continue to rise to the top for future generations.

Owners: Matthew & Sharon Amdahl

terms

Closing and possession will be on or before June 6th, 2019. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. Possession is available the day of the sale with a non-refundable earnest money deposit equal to 20% 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% or 20% non-refundable earnest money deposit must be completed 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 2018 RE taxes due and payable in 2019 will be the responsibility of the seller. All of the 2019 RE taxes due and payable in 2020 will be the responsibility of the buyer. Information contained herein is deemed to be correct but is not guaranteed. 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 is subject to County Committee Approval. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Moody 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 is a cash sale. This sale is subject to seller confirmation. Not responsible for accidents.

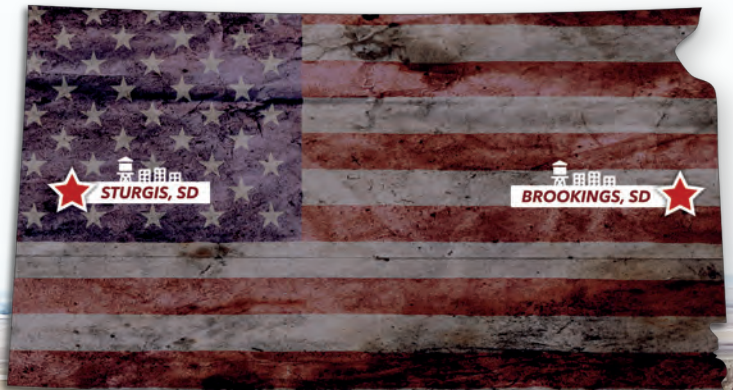
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