

LAKE COUNTY, SD | 2 TRACTS

# LAND AUCTION

ONLINE  
BIDDING

**FRIDAY, JUNE 21, 2019 • 11AM**

80+/- ACRES | CROP LAND, PASTURE & ACREAGE



## AUCTION LOCATION

Outdoor Adventure Center | 2810 22nd Ave S. | Brookings, SD



  
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Country  
ADVANTAGE *Land* CO.

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# snap shot

## OPEN HOUSE

Tuesday, June 11th from 4-6pm

**Total Acres:** 80 +/-

**Total Taxes:** \$2,360.58

**Legal:** N1/2 of SE1/4 of Sec. 14-108N-51W Summit Twp. Lake Co. SD

**Address:** 22273 465th Ave, Volga, SD 57071

**Directions: From Brookings:** Head south on Main Ave for 4 miles, turn right onto W 44th St and head west for 3.5 miles, turn left onto 467th Ave and head south for 4 miles, turn right onto Moody Co Rd 2 and head west for 2 miles, turn left onto 465th Ave and head south for 2.5 miles. Property will be on the west side of the road.  
**From Slayton, MN:** 5 miles west on Highway 30, South on 90th Ave for 2 ¾ miles, land will be on west side of the road.

**From Nunda Exit:** From I-29, take Exit 121 toward 223rd St, turn west on 223rd St and continue west for 7.3 miles, turn right on 465th Ave and head north for 0.4 miles. Property will be on the west side of the road.

# aerial map





# tract 1

## Acresage Site

**Acres:** 12+/- | **Estimated Taxes:** \$600

- 900 sq. ft. finished house with a 448 sq. ft. unfinished basement, 3 rooms and a sun porch.
- Kingbrook rural water and hydrant
- Updated electric service from Sioux Valley Energy, underground 200 amp.
- Updated electrical panel, water heater, furnace and central A/C
- Big Red Barn – 30' x 44' – 1,320 sq. ft.



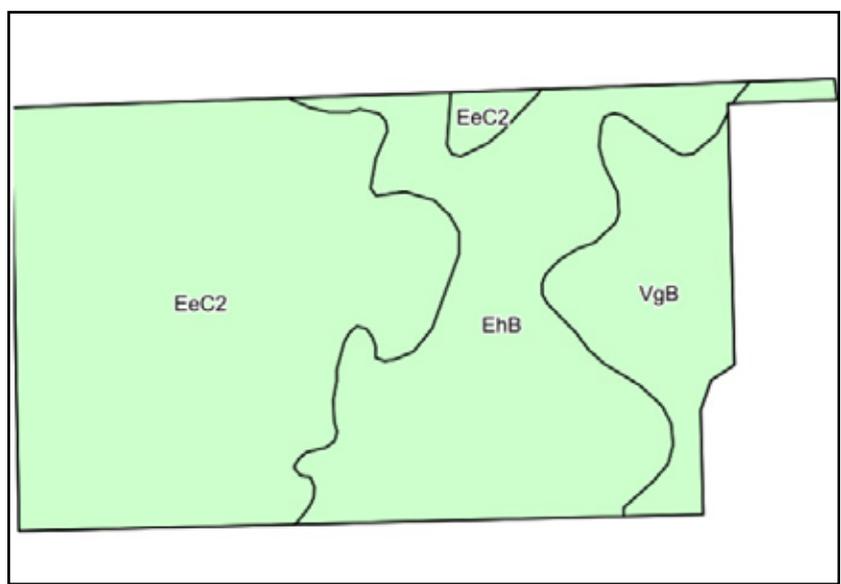


# tract 2

## Crop Land and Pasture

**Acres:** 68+/- | **Estimated Taxes:** \$1,761

- Overall soil PI of 75.1%; majority Class II & III Egan Complex Soils
- Gently sloping topography with 2-9% slopes
- 21.23+/- acres of virgin sod pasture with a creek flowing through
- Excellent access to the land from the north side of acreage on 465th Ave (blacktop county road)
- Seller to credit buyer \$5,350 at closing for ½ years rent



Area Symbol: SD079, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	34.06	51.8%	IIIe	66
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	22.30	33.9%	IIe	84
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	9.43	14.3%	Ile	87
<b>Weighted Average</b>					<b>75.1</b>



# broker notes

Located on a blacktop road 13+/- miles from Brookings, 7+/- miles from the I-29 Nunda Exit, and 4+/- miles southwest of Lake Campbell, this versatile 80+/- acres offers an acreage site, cropland and pasture within a strong agricultural community. The 12+/- acre acreage site consist of 7+/- acres of mature trees, 3.47+/- acre pasture, outbuildings, and a traditional country home, all with the potential to make it your own. The land is inclusive of 43.97 cropland acres according to FSA information, offering a 17.68 acre corn base with 138 PLC yield and a 25.92 acre soybean base with 37 PLC yield. The cropland soils offer a Productivity Index (PI) 78.7% with the overall PI rated at 76.5% with mainly Class II & III soils and a gently sloped topography. The balance of the land consists of 21.23+/- acres of virgin sod pasture with a PI rating of 67.6%. A waterway flows through the pasture offering a convenient tile outlet if one so desired. The acreage site and pasture are connected by a fenced lane where livestock can travel. This property is well rounded with rich qualities including a good location, rural water, electricity, mature trees, strong soils, and pasture with the potential to be farmed. If you are looking for cropland, pasture, a rural acreage site, or all of the above, you will want to attend this sale. Steward this 80+/- acres and watch its versatility provide abundant resources for you and your lifestyle for years to come!

**Owners: James & Sylvia Tweet**

## terms

Closing and landlord possession will be on or before July 23rd, 2019; date may need to be adjusted if there are two buyers. If there are two separate buyers, a plat will be conducted for exact acres and legal descriptions; however, the price paid at auction will not change even if acres change. Plat to be split three ways between both buyers and seller. If there is one buyer, there will be no plat ordered. A plat to be conducted by Civil Design Inc in Brookings and will need to be approved by Lake County. Tract 1: There is no lease on this tract and buyer will take full possession at closing. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 5% of the sale price if sold separately due at the conclusion of the auction. Tract 2: Landlord possession will be given at closing as this tract is leased for the 2019 farming season. Full possession to be given after 2019 harvest. Seller to credit buyer at closing in the amount of \$5,350 at closing for ½ years rent. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 10% of the sale price if sold separately due at the conclusion of the auction. Upon acceptance of the sale by the seller, a nonrefundable earnest money deposit equal to 10% of the sale price if sold as a unit 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 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 between 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 real estate taxes due in 2020 will be prorated to the date of closing between the buyer and seller, based on the estimated break out and most current tax information and will be credited to seller from buyer at closing. 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. FSA yields, bases, payments and other information is estimated and not guaranteed and is subject to Lake County Committee Approval. Sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lake 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.

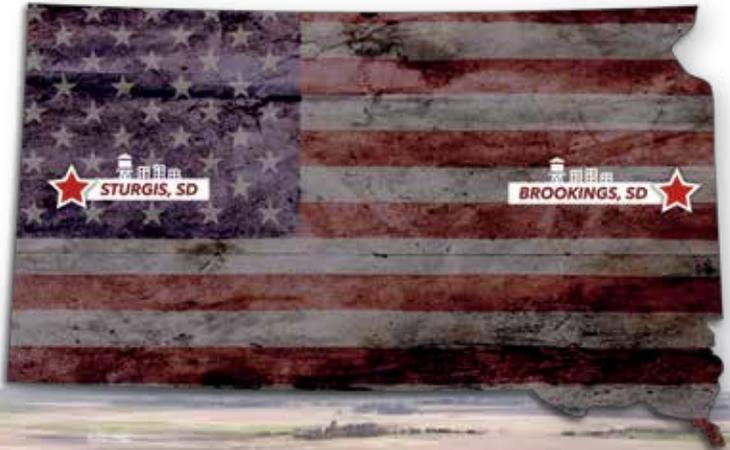
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