

MINER COUNTY, SD

# LAND AUCTION

**ONLINE  
BIDDING**

105 +/- ACRES NEAR HOWARD, SD

**THURSDAY, OCTOBER 10, 2019 @ 11 AM**



Auction Location: On Site



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
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# Snap Shot

**Acres:** 105+/-

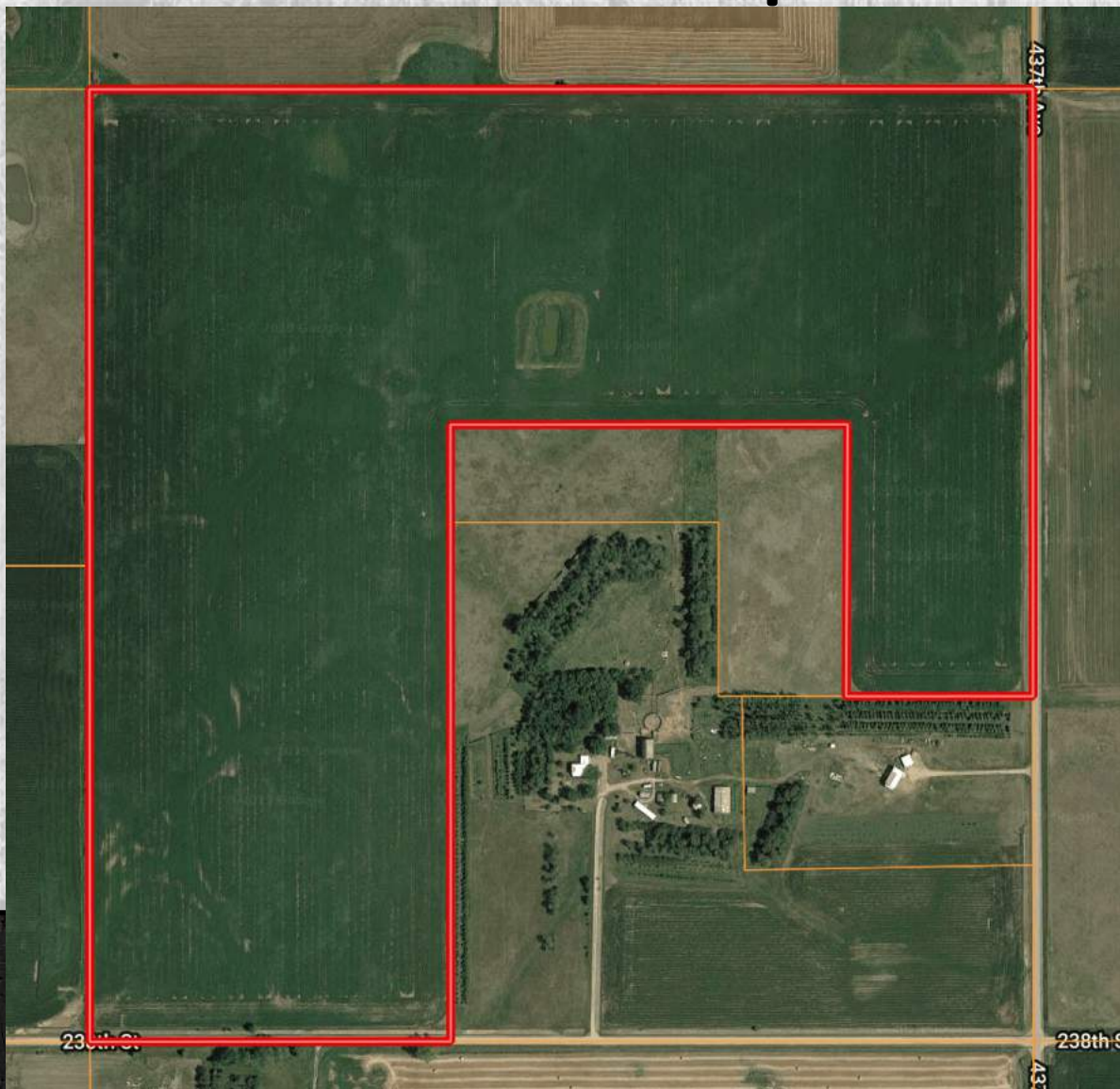
**Taxes:** \$1,887.47

**Legal:** SE ¼ Exc Lot 1 & Lot 2 of Hemmer Ad, Sec 31-T106N-R55W,  
Clearwater Twp, Miner County, SD

**Auction Locaton:** On Site & Online Bidding @ [AdvantageLandCo.com](http://AdvantageLandCo.com)

**Owner:** Leslie Palmquist

## Aerial Map

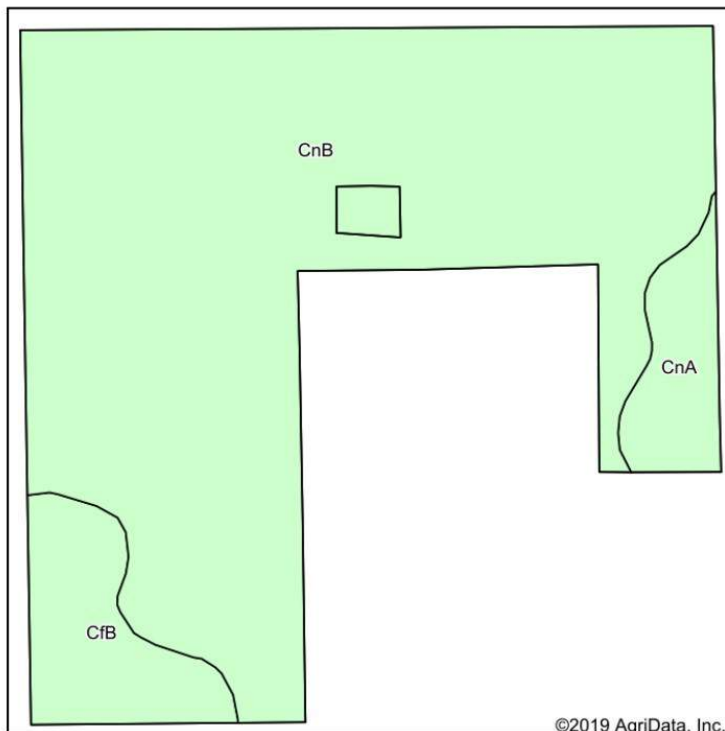




# Location

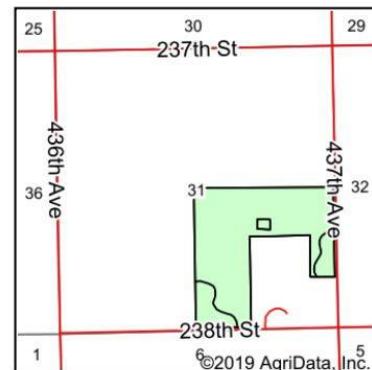
**Directions: From Howard:** Head east on SD Hwy 34 for 1 mile, turn right on 435th Ave and head south for 4 miles, turn left on 237th St and head east for 1 mile, turn right on 436th Ave and head south for 1 mile, turn left on 238th St and head east for 0.5 mile, the property will be on the north side of the road.

**From Canova:** Head east on 242nd St for 1.6 miles, turn left on 437th Ave and head north for 4.2 miles, the property will be on the west side of the road.



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **Miner**  
 Location: **31-106N-55W**  
 Township: **Clearwater**  
 Acres: **103.22**  
 Date: **9/13/2019**

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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD097, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	87.80	85.1%	IIe	69
CfB	Clarno-Bonilla loams, 1 to 6 percent slopes	9.41	9.1%	IIe	84
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	6.01	5.8%	IIc	75
Weighted Average					70.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# Broker Notes

Located 7.5 miles southeast of Howard and 6 miles northeast of Canova, this property presents itself with convenient access from 238th St and 437th Ave. This property provides a stable investment with strong returns, a great addition to any existing operation, and exceptional recreational opportunities. According to FSA information, this parcel contains 102.21 crop land acres with a 30.9 acre corn base with 113 bu PLC yield and a 13.8 acre soybean base with 35 bu PLC yield. The landscape is made of nearly level to gently rolling topography with slopes of 0-6% and strong Class II Clarno-Stickney-Tetonka complex soils with an overall soil PI of 70.7%. This area is known for a variety of recreational opportunities with wildlife including, but not limited to pheasant, upland game birds, whitetail deer & waterfowl. If you are looking for productive land with stability, opportune location, and recreational activities, take Advantage and don't miss this Auction!





# Terms

Closing and possession will be on or before November 7th, 2019 as this land is free and clear for the 2020 season. 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 2018 real estate taxes due in 2019 will be paid by the seller. All the 2019 RE taxes due and payable in 2020 will be paid by the seller as a credit to the buyer at closing based on the most current tax information. The following years are the responsibility of the buyer. 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 are subject to Miner 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 Miner 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.



Owner: Leslie Palmquist



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