

SPINK COUNTY, SD | 320 ACRES

# LAND AUCTION

**THURSDAY, JANUARY 23, 2020 • 11AM**

**AUCTION LOCATION - REDFIELD LEGION**



**ONLINE  
BIDDING**

**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

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# snap shot

**Legal:** NW ¼ & SW ¼ of Sec 21-T118N-R61W Sumner Twp, Spink County, SD

**Total Acres:** 320+/-

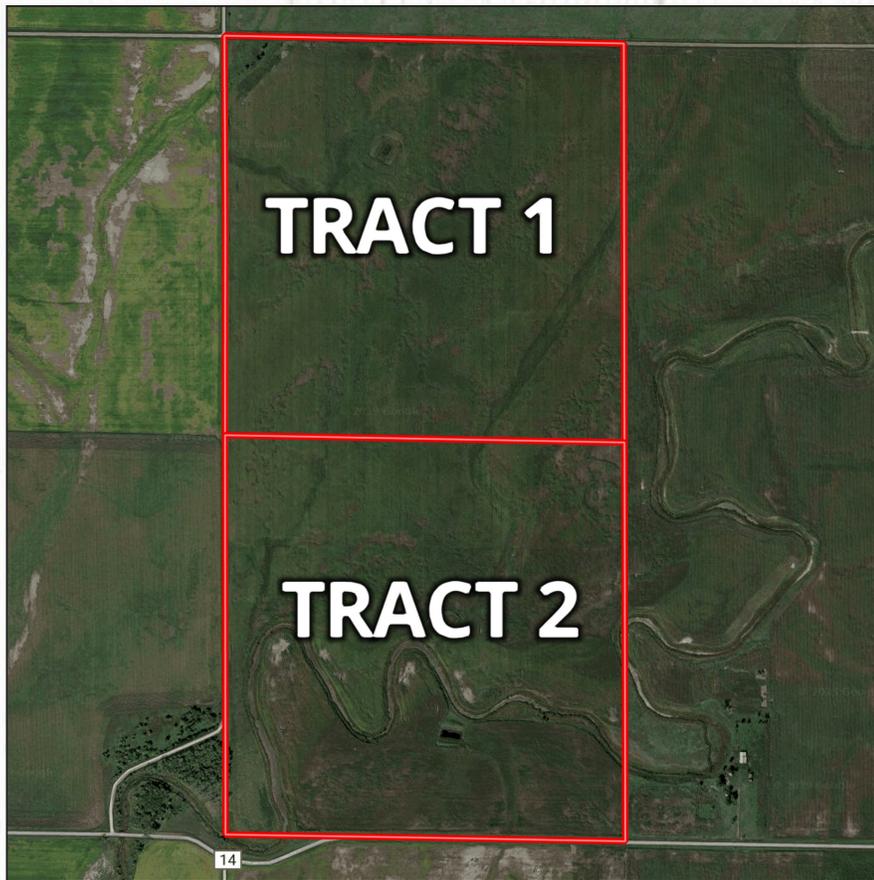
**Total Taxes:** \$3,551.66

**Directions: From Redfield:** Head east on Hwy 212 for 14.5 miles, turn left on 400th Ave and head north for 8 miles, turn right on 164th St and head east for 2 miles, the property will be on the north side of the road.

**From Doland:** Head west on Hwy 212 for 4 miles, turn right on 402nd Ave and head north for 8 miles, turn right on 164th St and the property will be on the north side of the road.



# aerial map



## Tract 1

**Acres:** 160+/- **Taxes:** \$1,834.64

**Legal:** NW ¼ of Sec 21-T118N-R61W  
Sumner Twp, Spink County, SD

- Half-mile rounds with minor obstacles
- Soil PI 66.4
- 103.85+/- Acres of Class II & III Soils
- Majority 0-2% Slopes
- Easy access – 402nd Ave

## Tract 2

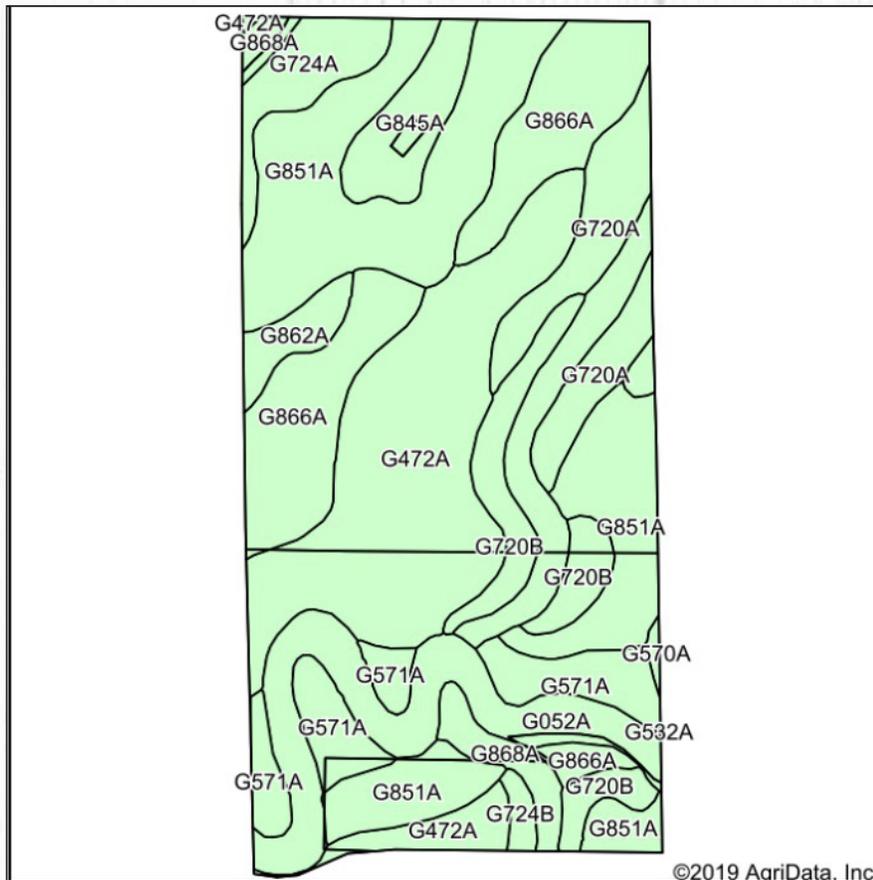
**Acres:** 160+/- **Taxes:** \$1,717.02

**Legal:** SW ¼ of Sec 21-T118N-R61W Sumner  
Twp, Spink County, SD

- Timber Creek flowing through offering a potential tile outlet
- Has wildlife corridor
- Soil PI 60.2
- 100.93+/- Acres of Class II & III Soils
- Easy access – 402nd Ave & 164th St

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# soil map



Area Symbol: SD115, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	73.33	23.2%	IVs	46
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	65.31	20.7%	IIIs	59
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	40.47	12.8%	IIs	80
G052A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	27.43	8.7%	Vlw	24
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	21.45	6.8%	IIw	71
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	20.49	6.5%	IIc	95
G571A	LaDelle silt loam, 0 to 2 percent slopes, occasionally flooded	20.05	6.3%	IIc	92
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	17.73	5.6%	IIe	88
G845A	Exline-Aberdeen-Nahon silt loams, 0 to 2 percent slopes	12.02	3.8%	VI s	38
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	10.04	3.2%	IIc	87
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	5.38	1.7%	II s	92
G724B	Great Bend-Putney silt loams, 2 to 6 percent slopes	1.87	0.6%	IIe	83
G570A	LaDelle-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.59	0.2%	Vlw	45
<b>Weighted Average</b>					<b>63.3</b>

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# broker notes

Situated in Spink County, north of Doland, and only minutes from SD Hwy 212 and 37, this property offers 320+/- contiguous acres with 299+/- crop land acres suitable for any existing operation or portfolio. This property will be offered in two tracts and the combination of both. With 200+/- acres of Class II & III soils, this property can be easily accessed from 164th St to the south and 402nd Ave to the west. The balance of this property is made of Timber Creek flowing through the southern portion of the farm and nearly level terrain with 0-6% slopes. In the event an owner wanted to install tile, the most important piece of the puzzle is having a tile outlet, which Timber Creek provides. According to FSA, there are 299.38+/- cropland acres with 180.87 base acres having a 100.45 corn base with a 118 bu PLC yield and an 80.42 soybean base with a 32 bu PLC yield. Being only minutes from the Pheasant Capital of the World, this property possesses many outdoor opportunities. This farm is what buyers keep patient for, minimal waste acres, few obstacles, ability to improve, and the known farming community in which this property resides. If you are looking for a strong addition to an existing farming operation or investment portfolio with recreational benefits, take Advantage of this piece today!

**Owner: Belinda Block**

## terms

Closing and possession will be on or before February 26th, 2020 as this land is free and clear for the 2020 farming 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 2019 RE taxes due and payable in 2020 will be paid by the seller as a credit at closing based on most current tax information. The 2020 taxes payable in 2021 will be the purchaser's responsibility. 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 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 Spink 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 a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.



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