

YANKTON COUNTY, SD | 314 ACRES

LAND AUCTION

THURSDAY, FEBRUARY 27, 2020 • 11AM

AUCTION LOCATION: ELKS LODGE CLUB - YANKTON, SD



**ONLINE
BIDDING**

ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snap shot

Legal: SE1/4 of Sec 8-96N-57W, SW1/4 SW1/4 & Lot 6 exc that part of Gov't lot 6 that lies north of existing Co Road of Sec 9-96N-57W, and W1/2 NW1/4 of Sec 16-96N-57W all of Odessa Twp, Yankton Co. South Dakota

Utilities: B-Y Electric and B-Y Water may be contacted for further utility questions, respectively at 605.463.2507 and 605.463.2531

Total Acres: 314.37+/- | **Total Taxes:** \$3,840.78

Directions: From Menno: Head south on 431st Ave for 6 miles, turn right onto NW Jim River Road and continue west for 1 mile, the property will be on the south side of the road.

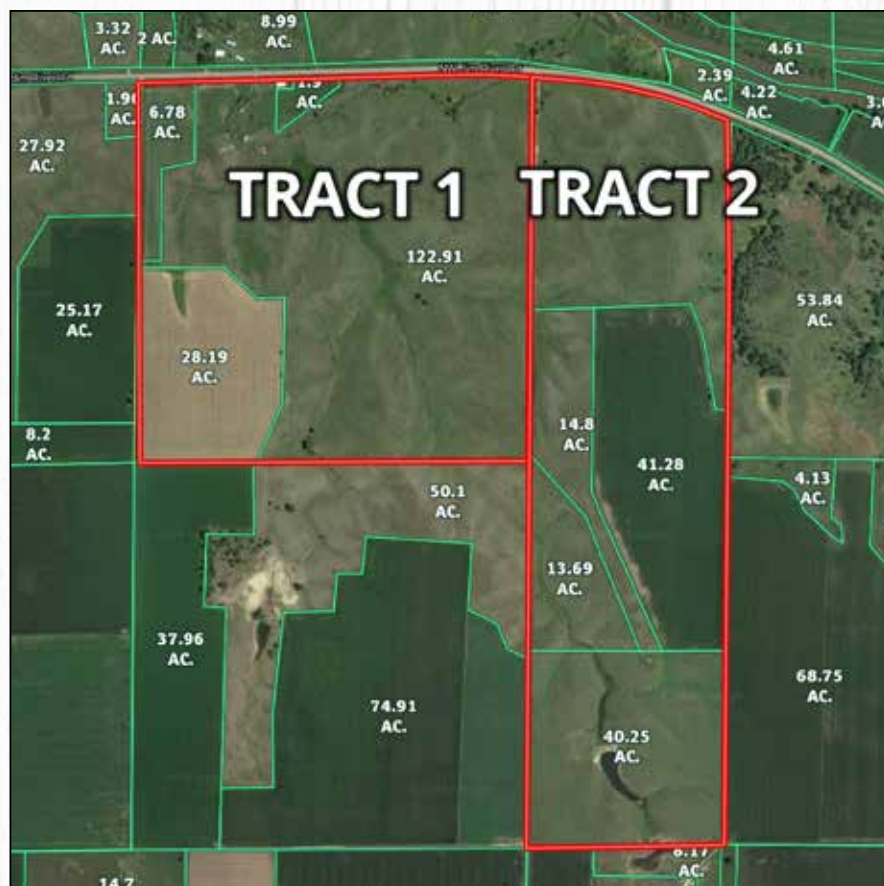
From Scotland: Head east on 292nd St / NW Jim River Rd for 5.5 miles, and the property will be on the south side of the road.

broker notes

The Palmer and Eirleen Foss Family Farm (aka Jim River Ranch), dates back to when Jarle Foss immigrated to this area from Norway in 1910 at 16 years of age. After serving in WWI, he returned to America, his new adopted country and started farming again in 1919. Working through the dirty thirties, the Jarle & Inga Foss family continued to purchase more land over several years as Jarle was quoted saying "the time to buy land is when no one else wants it." Their son Palmer Foss, a WWII Veteran, took over the family farm and called this "home" for 86 years. Palmer & wife Eirleen raised Karen & Jerry, their two children here and continued to put this unit together as it was owned by a few different families. This strong offering in an astounding location overlooking the James River, could be yours after having been part of the Foss Family legacy for so many decades. Located at 42958-42930 NW Jim River Road (Co Rd 217) and 6 ½ miles east of Scotland, this property presents 314.37+/- acres that have been stewarded with care. Currently, this land equipped with bountiful rolling prairie, cropland, an Artesian well, a dam, natural springs, natural ravines, updated 5 wire fencing and an old building site. This property provides the perfect setup to any cattle operator or investor with easy blacktop access located immediately on NW Jim River Road with optional access from the north via section line dirt road off 294th St. The draws on the property provide protection for cattle and a natural corridor for both large and small game for your outdoor adventures. With the Eastern Red Cedar known all too well in the area for taking grazable acres, one can see the tree management has been in full force, providing a high percentage for usable grazing acres. According to FSA, there are 92.95+/- cropland acres with 47.3 total base acres. There are 5.3 base acres of oats with a 48 bu PLC yield, 26.7 base acres of corn with a 123 bu PLC yield, and 15.3 base cares of soybeans with a 40 bu PLC yield. The cropland offers an overall tillable soil index of 84% and mainly Class I and II soils. This property will be offered in two tracts and a combination of both. Join us on auction day and take Advantage of this well-rounded, third generation Foss property, perfect for a rancher, farmer, hunter, and investor!



aerial map



Tract 1

Acres: 159+/- **Taxes:** \$1,832.28

Legal: SE1/4 of Sec 8-96N-57W Odessa Twp,
Yankton Co. South Dakota

- Old Building Site with Scenic Views
- 30'x60' Pole Barn with Dirt Floor
- 220 Amp Electric Service
- 36.87+/- Cropland Acres, 19.6 Base Acres
- Tillable PI of 80.7%
- Updated Fencing
- Artesian Well – Natural Water Ways
- Underground Pipe to Tank Near Farm Site

Tract 2

Acres: 155.37+/- **Taxes:** \$2,008.50

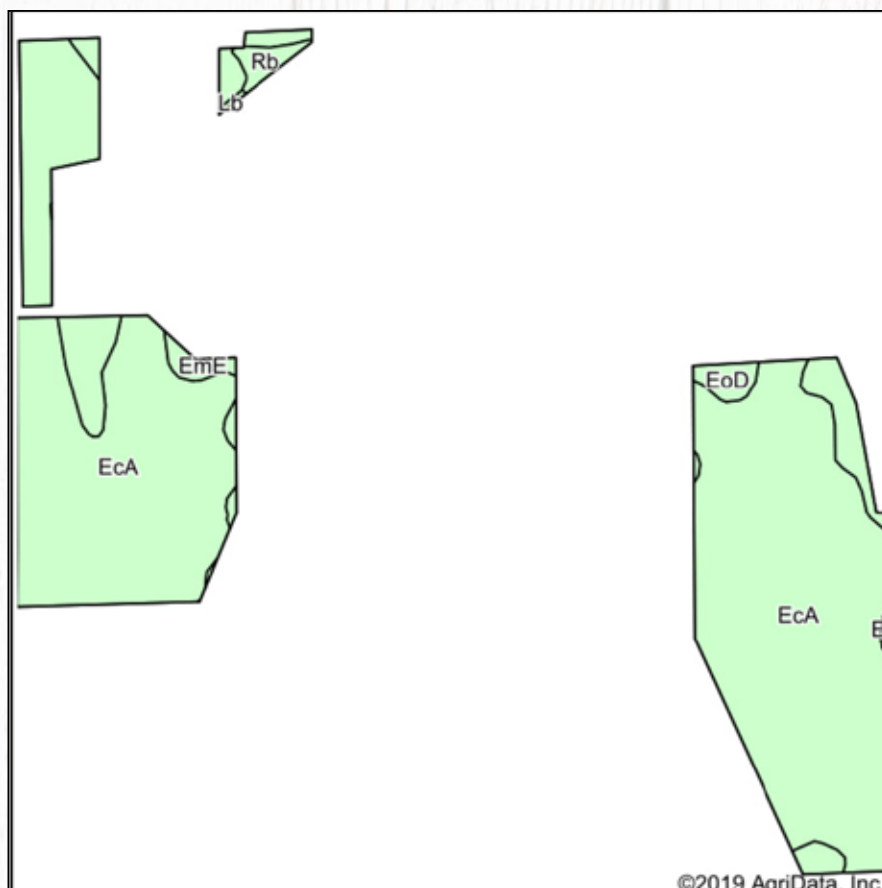
Legal: SW1/4 SW1/4 & Lot 6 exc, that part of
Gov't lot 6 that lies north of existing Co Road
of Sec 9-96N-57W, and W1/2 NW1/4 of Sec
16-96N-57W Odessa Twp, Yankton Co. South
Dakota

- 56.08 Cropland Acres, 27.7 Base Acres
- Tillable PI of 83.5%
- Large Dam – Water Source
- Natural Waterways and Springs
- Updated Fencing

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soil map



Area Symbol: SD135, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
EcA	Egan-Wentworth complex, 0 to 2 percent slopes	68.49	87.6%	I	92
EmE	Betts-Ethan loams, 15 to 40 percent slopes	6.79	8.7%	Vllc	18
EoD	Ethan-Davis loams, 9 to 15 percent slopes	1.43	1.8%	Vllc	42
Rb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.83	1.1%	Vlw	34
DaB	Davis silt loam, 2 to 9 percent slopes	0.53	0.7%	llc	84
Lb	Lamo silty clay loam	0.08	0.1%	llw	65
Weighted Average					84

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

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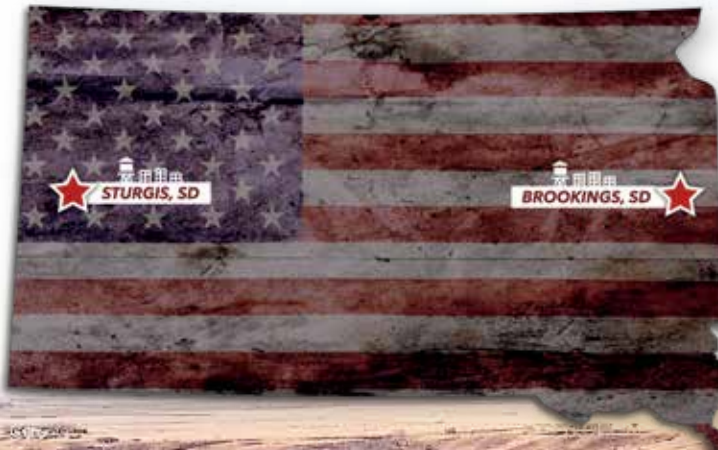
Owner: Jerry Foss & Karen Baker

terms

Closing and possession will be on or before March 31st, 2020 as this land is free and clear for the 2020 farming/grazing 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. The 2020 taxes payable in 2021 will be the purchaser's responsibility. The cattle tub and equipment located in the 30'x60' shed will be removed prior to closing. 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 Yankton 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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