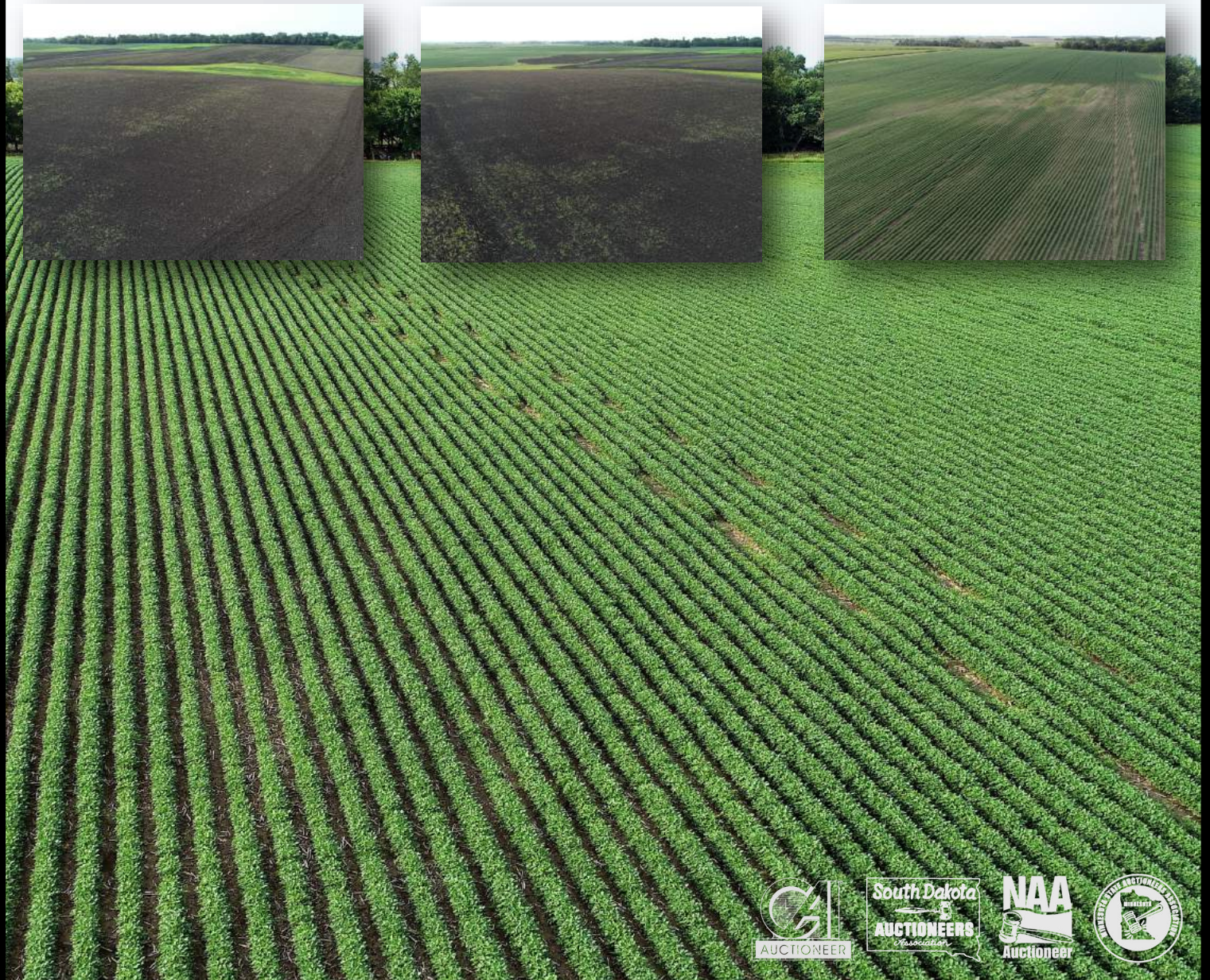


BROOKINGS COUNTY, SD

LAND FOR SALE

123.4 +/- ACRES NEAR LAKE POINSETT
PUT YOUR BID IN TODAY!



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Snap Shot

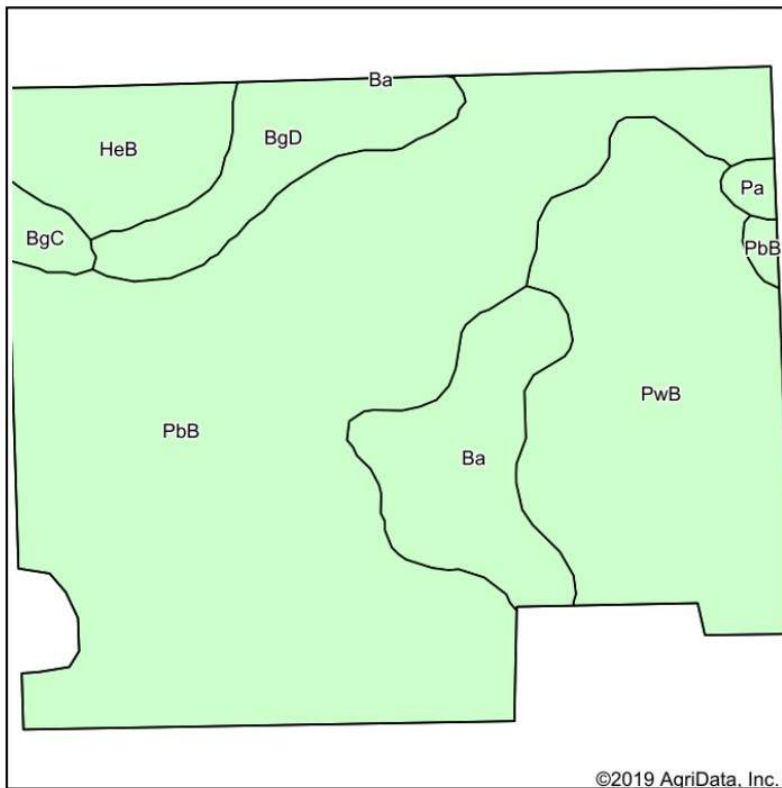
Price: \$6,825/Acre

Legal: SE ¼ of Sec 6-111N-52W Winsor Twp. Brookings County SD, Less the Acreage Site

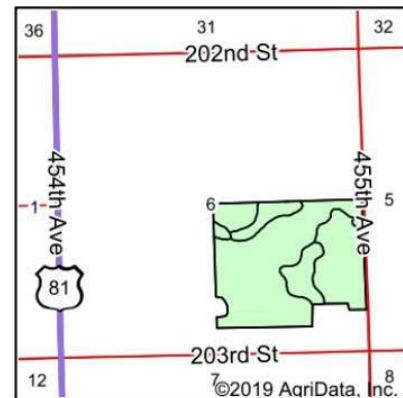
Estimated Acres: 123.4+/-

Estimated Taxes: \$ 3,939 as the whole quarter is \$5,108.38

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **6-111N-52W**
 Township: **Winsor**
 Acres: **122.06**
 Date: **8/12/2019**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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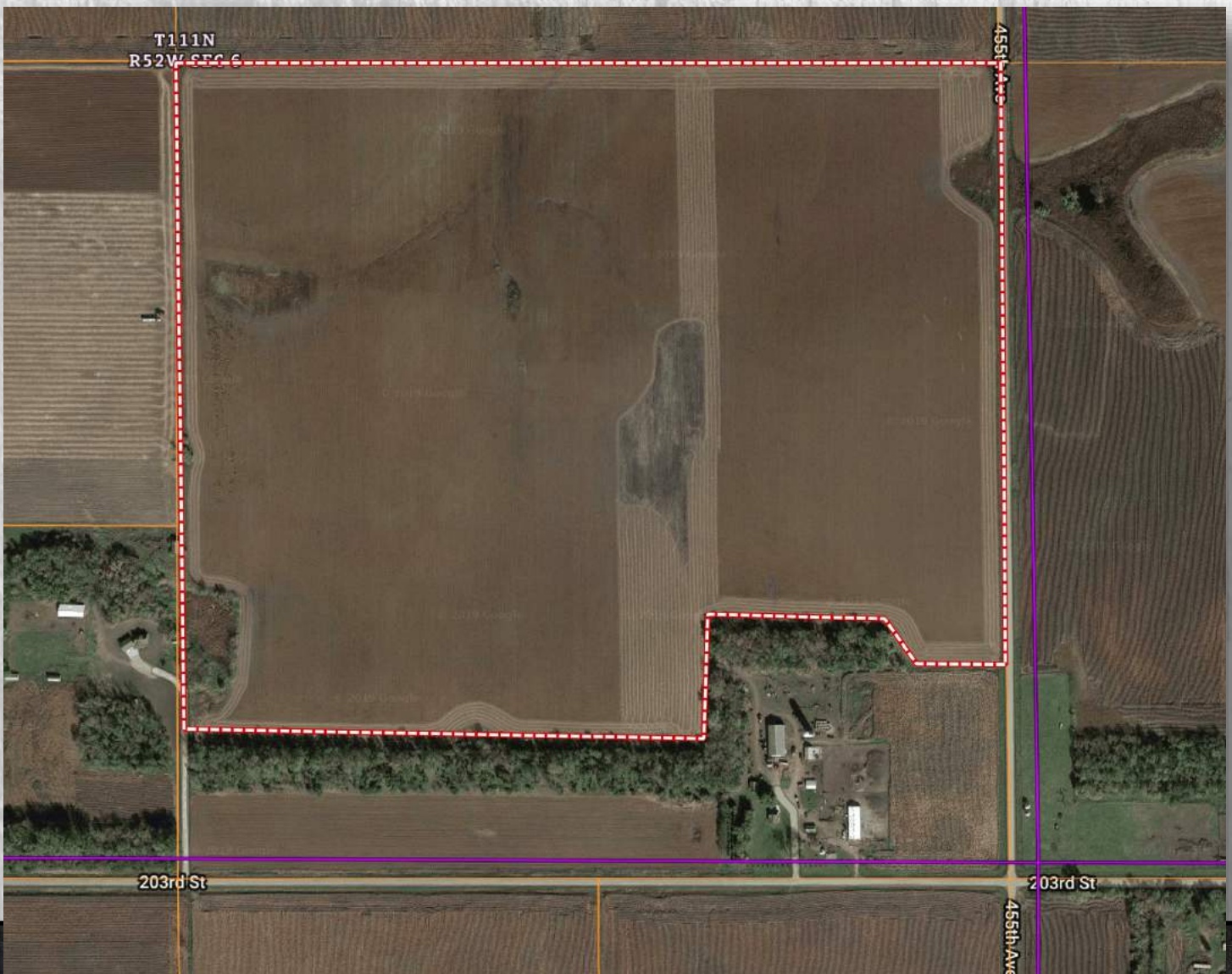
Area Symbol: SD011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	66.87	54.8%	IIe	81
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	28.12	23.0%	IIe	89
Ba	Badger silty clay loam, 0 to 1 percent slopes	10.13	8.3%	IIw	80
HeB	Hetland silty clay loam, 2 to 6 percent slopes	7.42	6.1%	IIe	84
BgD	Buse-Barnes loams, 9 to 20 percent slopes	7.41	6.1%	VIe	34
BgC	Buse-Barnes loams, 6 to 9 percent slopes	1.42	1.2%	IVe	58
Pa	Parnell silty clay loam, 0 to 1 percent slopes	0.69	0.6%	Vw	32
Weighted Average					79.5

Location

Directions: From Arlington: Get on Hwy 81 and head north for 5.1 miles, turn right on 203rd St and head east for 1 mile, turn left onto 455th Ave and head north for 0.1 miles, the property will be on the west side of the road.

From Lake Poinsett: Get on Hwy 81 and head south for 9 miles, turn left onto 203rd St and head east for 1 mile, turn left onto 455th Ave and head north for 0.1 miles, the property will be on the west side of the road.



Broker Notes

Located north of Arlington, south of Lake Poinsett, and in the middle of a heavy wildlife area, this productive row crop operation is being offered on the open market. These 123.4+/- acres boast majority Class II, Poinsett-Buse-Waubay Complex soils with a soil PI of 79.5%. Of the total acres, there are 112.54+/- acres of Class II soils with a soil PI over 81%. Access to this property is convenient with paved roads and only one mile of gravel. According to FSA, there are 122.06 cropland acres with 98.7 base acres. This farm offers 71.1 estimated base acres of corn with a 113 bu PLC yield and 27.6 estimated base acres of soybeans with a 34 bu PLC yield. The balance is made of gently rolling topography, ditches, and small wetland sloughs. The nearby trees and wetlands cater to the outdoor enthusiast in close proximity to additional recreational opportunities. Not only does this farm offer heavy dirt, it boasts a great location. To make this property yours, take *Advantage* and put your bid in today!

Owner: Gordon Converse

Terms

Possession will be given after the 2019 crop harvest. A plat will need to be done with the cost to be split 50/50 between the buyer and seller. 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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