

BUFFALO CO, SD | 133.34 ACRES

ONLINE LAND AUCTION

AUCTION ENDS

THURSDAY, MAY 28, 2020 • 11AM



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snap shot

Auction Opens: 8 am • May 25th, 2020
Auction Ends: 11 am • May 28th, 2020

- Free & Clear to farm or rent this year
- 129+/- Cropland Acres (Estimated)
- Predominantly Promise clay with 0-9% slopes
- Overall productivity index 68.8%
- ½ Mile Rounds Convenient for Modern Day Equipment
- Good access from 359th Ave, just a mile west of Hwy 45

Acres: 133.34+/- | **Taxes:** \$915.11

Legal: SE ¼ less W 440' Sec 32-106N-68W Buffalo County, South Dakota. aka E. 2,200' of the SE ¼ of Section 32 T106N - R68W of the 5th PM, Buffalo County, South Dakota

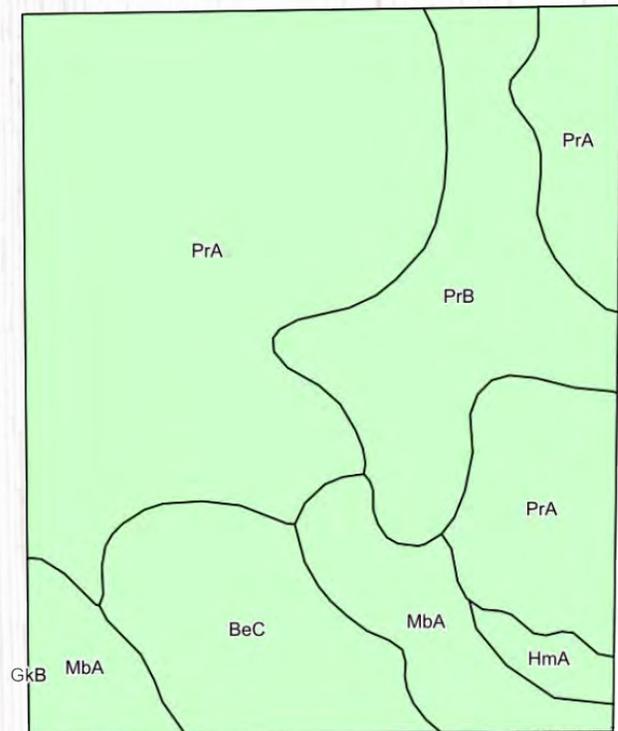
Directions from Kimball: 13 miles north on Highway 45, 1 mile west on 237th St, 1/2 mile south on 359th Ave, property will be on the west side of the road.

From Gann Valley: 6 miles south on Highway 45, 1 mile west on 237th St, 1/2 mile south on 359th Ave, property will be on the west side of the road.

AERIAL MAP



SOIL MAP



| Area Symbol: SD603, Soil Area Version: 23 | | | | | | |
|---|---|-------|------------------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | Productivity Index |
| PrA | Promise clay, 0 to 3 percent slopes | 77.14 | 57.9% | IIIIs | IIIIs | 68 |
| PrB | Promise clay, 3 to 6 percent slopes | 23.06 | 17.3% | IIIle | IIIle | 64 |
| BeC | Beadle loam, 6 to 9 percent slopes | 16.05 | 12.0% | IVe | | 54 |
| MbA | Millboro silt loam, 0 to 3 percent slopes | 14.84 | 11.1% | IIIs | IIIs | 87 |
| HmA | Highmore-Mobridge silt loams, 0 to 4 percent slopes | 2.25 | 1.7% | IIc | | 87 |
| Weighted Average | | | | | | 68.1 |



broker notes

This strong American short quarter of cropland is free to farm and rent this 2020 season. This property is located between Gann Valley and Kimball, a mile west of Hwy 45, this quarter of land is nicely situated on the Buffalo/Brule County line with access from 359 Ave. This area is rich with ring neck pheasants and whitetail deer, along with other upland game birds and the occasional mule deer. This crop land offers sleek ½ mile rounds with modern farm equipment and a high percentage tillable. There are approximately 129+/- cropland acres with the balance of a slew, a dugout, ditches, and roads. This land is equipped with mainly Class III Promise – Clay soils with an overall productivity index of 68.6%. The topography is gently rolling with 0-9% slopes. There are an estimated 88 base acres and a 47 acre wheat base with a 55bu plc yield, a 17 acre corn base with a 99bu plc yield, and a 24 acre soybean base and a 34bu plc yield. The addition of this property would highlight any existing farming operation or portfolio, so let this parcel become part of your “Advantage” today.

Owners: Novey Estate

terms

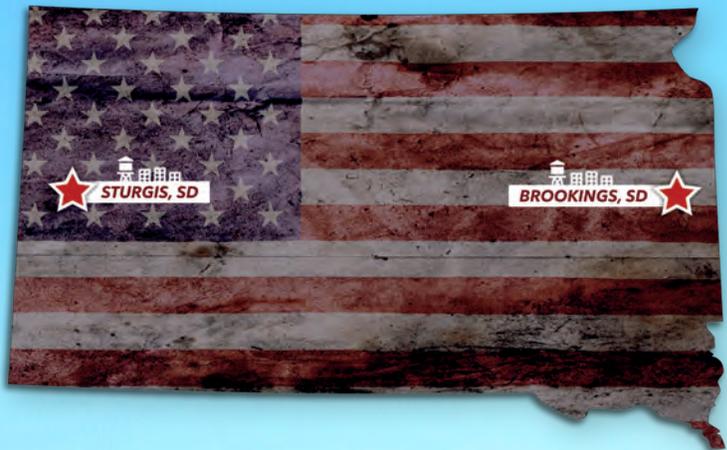
Closing and landlord possession will be on or before June 25, 2020. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction and possession will be at closing. Possession is available the day of the sale with 20% non-refundable earnest money deposit at the conclusion of the auction as this land is free and clear for the 2020 farming season. 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 real estate taxes due in 2020 will be paid by the seller. All the 2020 RE taxes due and payable in 2021 will be 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. A survey will not be provided and will be the purchasers responsibility if needed or requested. 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 Buffalo 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. Subject to a 7% Buyer's Premium. This sale is subject to seller confirmation. Not responsible for accidents. Auction will be extended if there are bids placed in the final minutes of the auction.



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