

465.5 ACRES | BEADLE CO, SD | 2 TRACTS

# ONLINE LAND AUCTION

AUCTION ENDS

**THURSDAY, JULY 9, 2020 • 11AM**

Place Your Bid at [AdvantageLandCo.com](http://AdvantageLandCo.com)

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# snapshot

**Auction Opens: 8 am • July 3rd, 2020**  
**Auction Ends: 11 am • July 9th, 2020**

**Total Acres:** 465.5+/- | **Total Taxes:** \$6,301.08

**Utilities:** \$30+/- avg per month for Mid Dakota Rural Water

**From Huron:** Head north on SD-37 for 3.5 miles, turn right onto 205th St and continue east for 1 mile. The property will be on the south side of the road.



## tract 1

**Acres:** 305.5+/- | **Taxes:** \$3,861.66

**Legal:** E1/2 excluding the portion of land lying and being on the east side of the James River of Sec 20-111N-61W Valley Twp, Beadle Co. South Dakota

- SE1/4 wasn't grazed in 2019
- Easy Access
- Borders James River
- Water Tank – Mid Dakota Rural Water
- Dugout
- Updated Fences – New in the Last 5/6 Years
- Available to Graze this Year

**Owners: C&C Cattle Company, LLC**



## tract 2

**Acres:** 160+/- | **Taxes:** \$2,439.42

**Legal:** E1/2 excluding the portion of land lying and being on the east side of the James River and the NW1/4 of Sec 20 T111N-R61W Valley Twp, Beadle County, South Dakota.

- Corrals
- Dugout
- Holding Pen
- Available to Graze this Year
- Mid Dakota Rural Water Tap
- Easy Access
- Updated Fences – New in the Last 5/6 Years



# broker notes

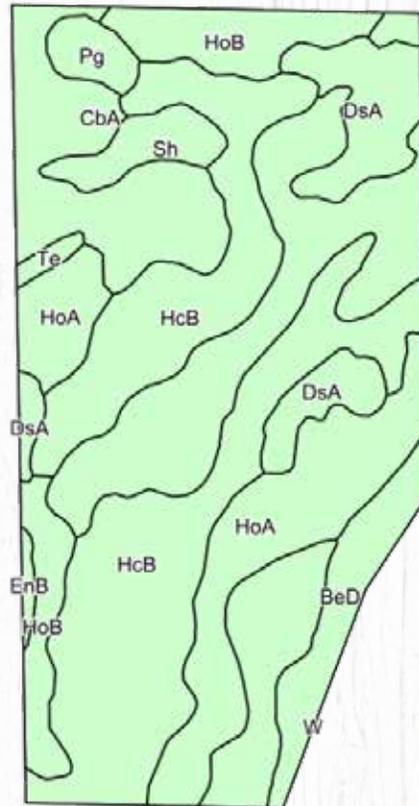
Located 5 miles northeast of Huron, this property presents 465.5+/- acres of prime pasture that has been in the family around 90 years! Offering convenience with easy access, this property lies on 205th St and 401st Ave, and boasts a gently rolling topography with 0-9% slopes, plentiful grass, and updated fences. With majority virgin sod, today's offering is equipped with ample water including dugouts, Mid Dakota tanks, and the James River. This grassland easement land is free and clear to rent or ranch for the 2020 season. It takes 3.5 acres to run a cow/calf pair according to the seller; moreover, they didn't graze the SE1/4 in 2019 as they had plenty of grass in the N1/2. Buy this property in two separate tracts, or with the combination of both tracts. Tract one is comprised of 305.5+/- acres of grass and borders the banks of the James River. Tract one can be accessed easily from 205th St, and ample water supplies this tract as there is a dugout to the north, a water tank, and the James River. Enjoy these turnkey pastures as they are fenced with newly updated 4 wire fences. To reiterate, the southeast quarter was not grazed in 2019 making the grass bountiful for your cattle this year! Tract two is comprised of 160+/- acres with a 35+/- acre holding bay, grass, and trees. This tract is accessible from 205th St. and 401st Ave. There is a set of corals along 401st Ave making it easy to haul cattle and/or work them on location. This tract is equipped with a dugout and a rural water tap. The pasture has been fenced with newly updated 4 wire fence that has been replaced in the last 5 years. Invest and enjoy this prosperous property and take Advantage of this opportunity! The addition of this property would highlight any existing ranching operation or portfolio, so let this parcel become part of your legacy today.

## terms

Closing and possession will be on or before August 11th, 2020 as this land is free and clear for the 2020 grazing season. This land is sold subject to grassland and wetland easement. 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. Possession is available the day of the sale with 20% non-refundable earnest money deposit at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 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 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 Beadle County Zoning Ordinances. A survey will not be provided and will be the purchasers responsibility if needed or requested. 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 5% Buyer's Premium. This sale is subject to seller confirmation. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15 minute mark.



# tract 1



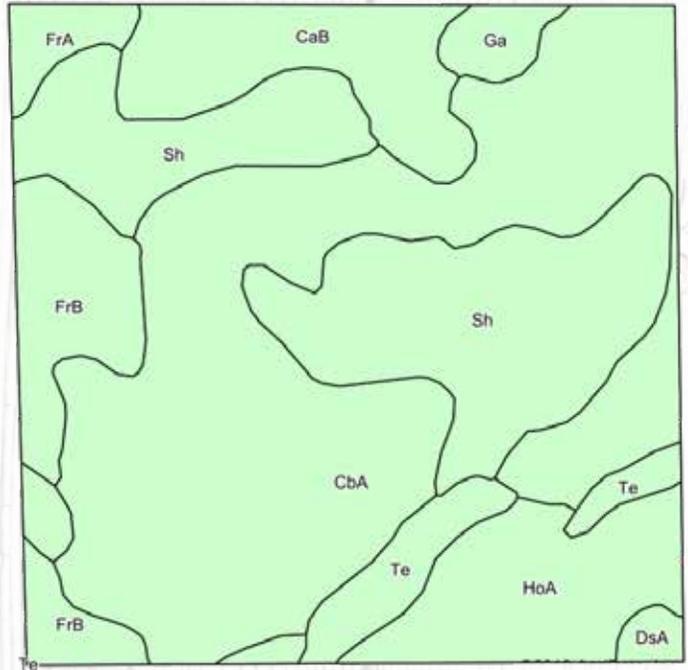
Area Symbol: SD005, Soil Area Version: 24

| Code                    | Soil Description   | Acres  | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|--------|------------------|------------------|--------------------|
| HcB                     | Houdek stony loam, 0 to 9 percent slopes                 | 105.51 | 36.4%            | Vlls             | 4                  |
| HoA                     | Houdek-Prosper loams, 0 to 2 percent slopes              | 82.69  | 28.5%            | llc              | 88                 |
| CbA                     | Carthage-Blendon fine sandy loams, 0 to 2 percent slopes | 29.26  | 10.1%            | llle             | 66                 |
| DsA                     | Stickney-Dudley silt loams, 0 to 2 percent slopes        | 22.10  | 7.6%             | llls             | 54                 |
| HoB                     | Houdek-Prosper loams, 1 to 6 percent slopes              | 21.63  | 7.5%             | lle              | 84                 |
| BeD                     | Betts stony loam, 6 to 40 percent slopes                 | 13.93  | 4.8%             | Vlls             | 10                 |
| Sh                      | Shue loamy fine sand                                     | 7.45   | 2.6%             | IVw              | 54                 |
| Pg                      | Orthents, gravelly                                       | 4.81   | 1.7%             | Vllls            | 1                  |
| Te                      | Tetonka-Hoven silt loams                                 | 1.46   | 0.5%             | IVw              | 48                 |
| EnB                     | Enet loam, 2 to 6 percent slopes                         | 1.23   | 0.4%             | llle             | 54                 |
| <b>Weighted Average</b> |  |        |                  |                  | <b>45.9</b>        |





# tract 2



Area Symbol: SD005, Soil Area Version: 24

| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|------------------|--------------------|
| CbA                     | Carthage-Blendon fine sandy loams, 0 to 2 percent slopes | 67.69 | 43.2%            | IIIe             | 66                 |
| Sh                      | Shue loamy fine sand                                     | 37.04 | 23.6%            | IVw              | 54                 |
| HoA                     | Houdek-Prosper loams, 0 to 2 percent slopes              | 14.27 | 9.1%             | IIc              | 88                 |
| CaB                     | Carthage fine sandy loam, 2 to 6 percent slopes          | 13.12 | 8.4%             | IIIe             | 62                 |
| FrB                     | Forestburg-Doger loamy fine sands, 3 to 6 percent slopes | 11.97 | 7.6%             | IVe              | 50                 |
| Te                      | Tetonka-Hoven silt loams                                 | 6.16  | 3.9%             | IVw              | 48                 |
| FrA                     | Forestburg-Doger loamy fine sands, 0 to 3 percent slopes | 2.84  | 1.8%             | IVe              | 52                 |
| Ga                      | Gral loam  | 2.51  | 1.6%             | IVw              | 49                 |
| DsA                     | Stickney-Dudley silt loams, 0 to 2 percent slopes        | 1.16  | 0.7%             | IIIc             | 54                 |
| <b>Weighted Average</b> |  |       |                  |                  | <b>62.3</b>        |

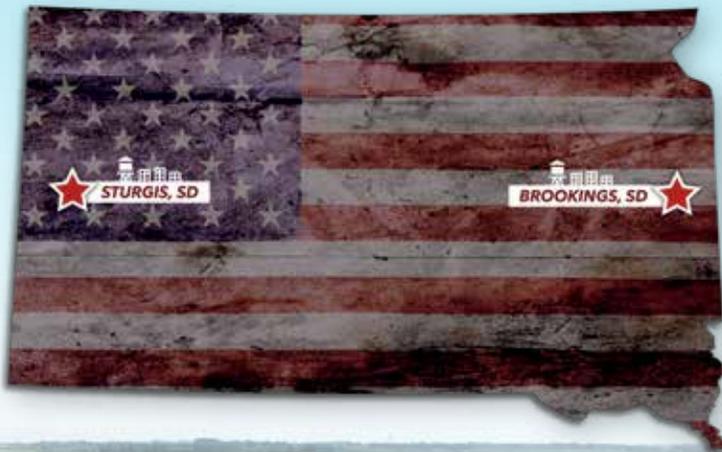




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