

148.04 ACRES | HYDE CO, SD

# ONLINE LAND AUCTION

AUCTION ENDS

**THURSDAY, AUGUST 20, 2020 • 11AM**

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



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# snapshot

Auction Opens: 8 am • Aug. 14, 2020  
Auction Ends: 11 am • Aug. 20, 2020

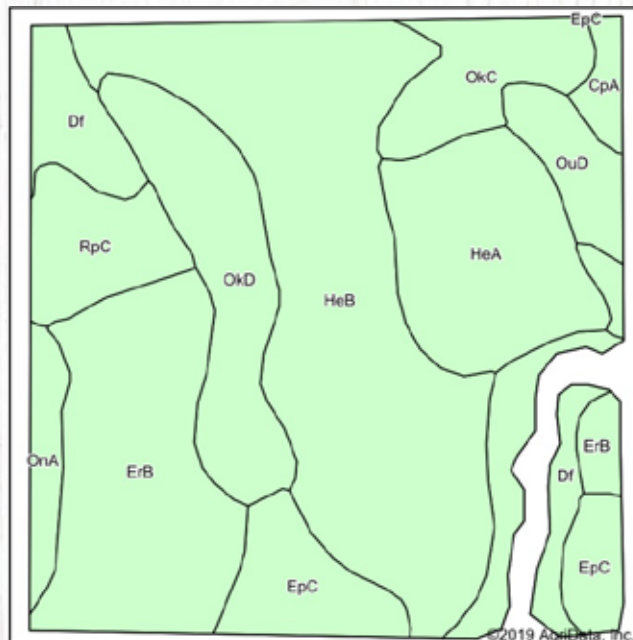
**Total Acres:** 148.04 +/- | **Total Taxes:** \$1,114.64

**From Highmore:** Get onto 337th Ave/SD-47 and go south for 9 miles, turn left onto 207th St and continue east for 2 miles, turn right onto 339th Ave and continue south for 1 mile, there will be a dirt trail on the right and follow it west for ½ mile, the property will be on the south side of the road.

## aerial map



## soil map



Area Symbol: SD069, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
HeB	Highmore silt loam, 2 to 6 percent slopes	43.41	30.2%	Ile		91
ErB	Eakin-Raber complex, 2 to 6 percent slopes	24.84	17.3%	Ile		76
HeA	Highmore silt loam, 0 to 2 percent slopes	15.82	11.0%	Ilc		92
OkD	Oko clay loam, 9 to 20 percent slopes	13.90	9.7%	Vle		19
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	12.02	8.4%	IVs		56
EpC	Eakin-Peno complex, 6 to 9 percent slopes	9.66	6.7%	IIIle		64
OkC	Oko clay loam, 6 to 9 percent slopes	7.48	5.2%	IVe		38
RpC	Raber-Peno loams, 6 to 9 percent slopes	6.99	4.9%	IIIle		52
OuD	Opal-Sansarc clays, 6 to 15% slopes	4.51	3.1%	Vle	Vle	38
OnA	Mobridge silt loam, 0 to 2 percent slopes	3.37	2.3%	Ilc		94
CpA	Carter-Promise complex, 0 to 3 percent slopes	1.88	1.3%	IVs	IVs	46
Weighted Average						70



# broker notes

Located 12 miles south of Highmore, this property presents 148.04+/- acres of prime land! Composed of predominant Class II Highmore Silt Loam & Eakin-Raber Complex soils, ½ mile rounds, gently rolling topography with 0-9% slopes, and a drainage running through, this crop land would make the perfect addition to any existing or new operation! This property has a solid soil productivity index of 70% and minimal waste with 141.84+/- crop land acres. According to FSA, there are 25.3+/- base acres with 2.81+/- base wheat acres with a 33 bu PLC yield, 19.68+/- base acres of corn with a 81 bu PLC yield, and 2.81+/- base sunflower acres with a 1848 bu PLC yield. If you are looking for a hard hitting farm perfect for modern day equipment, invest and enjoy this prosperous property and take Advantage of this opportunity today!

**Owners: Donita Weber**

## terms

Closing and landlord possession will be on or before September 23rd, 2020 as this land is leased for the 2020 farming season, expiring March 1, 2021. 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 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 2020 RE taxes due and payable in 2021 will be paid by the seller. The 2021 taxes payable in 2022 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 Hyde 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. A bank letter or email verifying sufficient funds will be needed for bidding approval.



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