

153.3 +/- ACRES | BROOKINGS CO. SD.

ONLINE BIDDING AVAILABLE

# LAND AUCTION

WEDNESDAY, MAY 25, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

605.692.2525  
ADVANTAGELANDCO.COM



# snapshot

**Auction Date: May 25, 2022 @ 11am**  
**On-Site - Southeast of Brookings.**

**Online Bidding Available**

**Total Acres:** 153.3+/- **Est. Taxes:** \$4,549.87 **Buyer's Credit:** \$22,000.00

**Legal:** SE4 (Exc. the East 470.0 Feet of the North 622.0 Feet of the South 1627.0 Feet) of Sec. 8-T109N-R48W, Brookings Co. SD

**Location from Elkton, SD:** Head West out of Elkton on SD Hwy 13 for 5 miles. Turn right, onto SD 324, and continue West for 1 mile. Turn right (North) onto 480th Ave. for 1 mile, and the property lies on the West side of the road after 216th St.

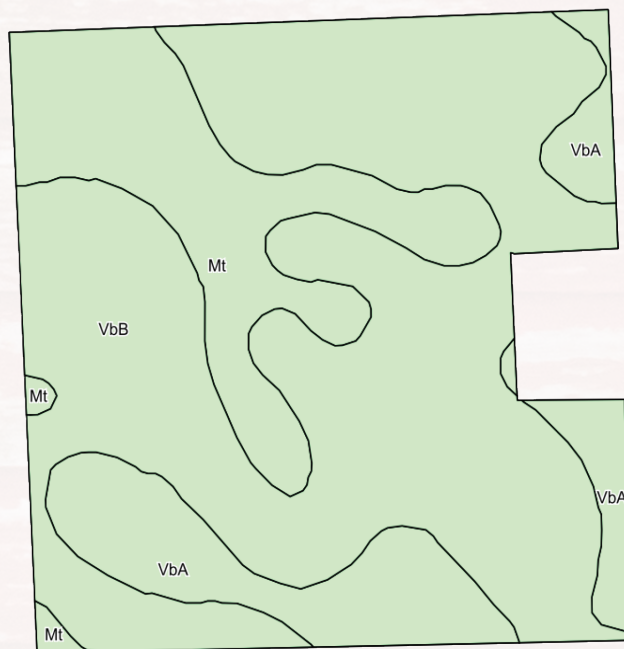
**Location from I-29 Exit 127:** Head East on SD 324 for 7 1/2 miles. Turn left (North) onto 480th Ave. for 1 mile, and the property lies on the West side of the road after 216th St.

- 147.50+/- FSA Cropland Acres
- Entirely Class I & II Soils
- Overall Soil PI of 85.2%
- Square Land Tract – High Percentage Tillable
- Easy Access off 216th St. & 480th Ave.
- Certified Wetland Determination Completed

## aerial map



## soil map



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Area Symbol: SD011, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	96.26	64.2%	Ile	86
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	29.88	19.9%	IIs	79
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	23.86	15.9%	Is	90
Weighted Average				1.84	85.2



# broker notes

Located in the heavy-hitting farming community of Parnell Township just Southeast of Brookings, SD, Advantage Land Co. proudly presents 153.3+/- acres of well-stewarded dirt with strong cropland soils, gentle slopes and a high percentage tillable. This parcel is entirely comprised of power-packed Class I & II soils, and exhibits an overall Productivity Index of 85.2%. FSA reports 147.50+/- Cropland Acres and 131.42 Base Acres, including a 65.71 acre Corn Base with a 171 bu. PLC Yield, and a 65.71 acre Soybean Base with a 43 bu. PLC Yield. A Certified Wetland Determination has been completed, eliminating any wetland questions for the new owners. There is an old 1.5+/- acre tree belt that one could remove to take an already convenient parcel to the next level. All operators and investors, if you're looking for some dirt in the garden spot Brookings County South Dakota with few obstacles, half-mile rounds, and Grade A quality, take Advantage of this opportunity and add this tract to your operational portfolio!

**Owner: Rodney Greve**

## terms

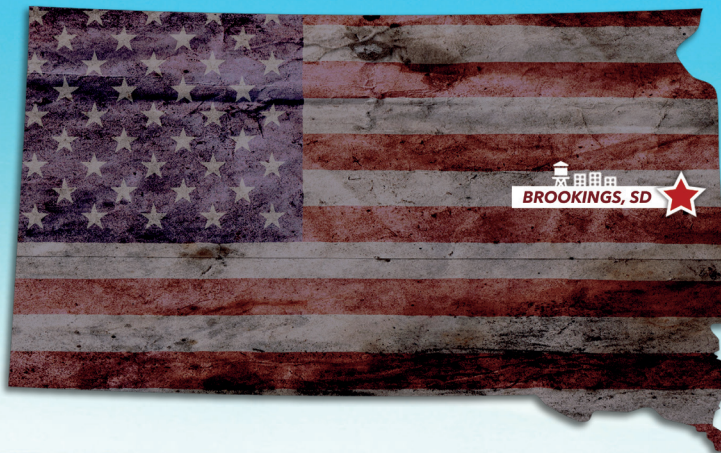
Closing to take place on or before June 30, 2022. The cropland is under lease expiring March 1, 2023. Seller will provide a Buyer's Credit of \$22,000 at closing for being unable to farm or rent the cropland in 2022. Possession will be given March 1, 2023. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If the 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 2021 RE Taxes due and payable in 2022 will be paid by the seller. The 2022 RE Taxes due and payable in 2023 will be split 50/50 between the buyer and the seller, as a credit to the buyer at closing based on the most current tax information available. 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 are 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 Brookings County Zoning Ordinances. A survey/plat 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. This is a cash sale. Property is sold as is. This sale is subject to Seller Confirmation. Not responsible for accidents.



**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

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**CALL TODAY!**



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