

597.08 +/- ACRES | HAND CO. SD.

ONLINE BIDDING AVAILABLE

5 TRACTS

LAND AUCTION

THURSDAY, MAY 19, 2022 • 11AM



OPEN HOUSE: TUESDAY, APRIL 26 | NOON-6PM



ADVANTAGE
Land Co.

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snapshot

Auction Date: May 19, 2022 @ 11am
Miller Community Center - 526 N. Broadway, Miller, SD 57362

Online Bidding Starts: May 17th

Open House: April 26, 2022 | 12pm-6pm
Address: 1901 N. Broadway, Miller, SD 57362

Total Acres: 597.08+/- **Total Taxes:** \$7,188.33

Legal: Government Lots 1 and 2 of Sec.4-T112N-R68W; Tract 5 of Peterka's Addition (Less a tract of land 300'x300' in the Southwest Corner of the SW4NW4), The SE4NE4 (EXCEPT Lots H1 and H2) AND the NE4SE4 (EXCEPT Lot A and EXCEPT BW. Scherr DBA Scherr Imp., Inc., Subdivision, and EXCEPT Lots H1 and H2), Tract 4 of Peterka's Addition, and Tract 2 of Peterka's Addition, all in Sec.3-T112N-R68W, Miller Twp, Hand County, South Dakota.

Tracts 1 & 2 Directions from Miller, SD: From the Hwy 14/45 intersection in Miller, head West for $\frac{3}{4}$ of a mile. Turn right (North) on 359th Ave. and follow for a $\frac{1}{4}$ mile. Tract 2 starts on the East side of the road. Continue for another $\frac{1}{2}$ mile, and Tract 1 starts on the West side of the road.

Tracts 3 & 5 Directions from Miller, SD: From the Hwy 14/45 intersection head North for about $\frac{1}{4}$ mile. Tract 5 starts on the West side of Hwy 45. Continue for another $\frac{1}{4}$ mile, Tract 4 lies on the West side and Tract 3 starts on the East side of Hwy 45.

Electric Services: Dakota Energy Cooperative - 605-352-8591 | **Propane Services:** Bob's Gas - 605-853-3710

Water Services: City of Miller - 605-853-2705 & Mid-Dakota Rural Water - 605-853-3159

tract 1

Acres: 146.65 +/- **Taxes:** \$1,452.40 **Buyer's Credit:** \$7,850

Legal: Government Lots 1 and 2 of Sec.4-T112N-R68W, Miller Twp, Hand Co. SD

- 131.12 FSA Cropland Acres
- Majority Class II Loams - 84% PI
- Ability to Fall Graze
- Certified Wetland Determination Completed

With easy access off 359th Ave., Tract 1 offers 146.65+/- acres, currently utilized as cropland, with a gently rolling topography, grass waterways, and a dugout for Fall grazing. According to FSA, there are 131.12 cropland acres, and an estimated 85.91 acre corn base with an 85 bu. PLC Yield. This parcel is mostly comprised of Class II Houdek-Prosper loams, with an 84% soil PI. If a tiling project were to be carried out, the grass waterways could be used as a drain tile outlet.



tract 2

Acres: 372.34+/- **Taxes:** \$3,722.84 **Buyer's Credit:** \$21,525

Legal: Tract 5 of Peterka's Addition (Less a tract of land 300'x300' in the Southwest Corner of the SW4NW4), Sec.3-T112N-R68W, Miller Twp, Hand Co. SD

- 359.56 estimated FSA Cropland Acres
- Overall Soil PI of 73%
- 450+/- ft. of Hwy 14 Frontage
- Recreational Attributes - 2 Dugouts, CRP, Mature Trees & Ree Creek

Similar in style, Tract 2 offers 374.41+/- acres currently in crop production, two dugout water sources for Fall grazing, easy access off 196th Street, and 450+/- feet of SD Hwy. 14 frontage. There are 359.56 estimated FSA cropland acres, with a 235.62 acre corn base with an 85 bu. PLC Yield. Over 75% of this tract is comprised of Class II soils, with a majority soil PI of 84% Houdek-Prosper Loams. This parcel includes 3.10 acres of CRP expiring in the Fall of 2032 with an Annual Contract Payment of \$400, mature trees, and Ree Creek flowing through the Southern portion of the property, adding a corridor for Whitetails and upland game birds.





tract 3

Acres: 66.37+/- **Taxes:** \$757.84 **Buyer's Credit:** \$3,775

Legal: The SE4NE4 (EXCEPT Lots H1 and H2) AND the NE4SE4 (EXCEPT Lot A and EXCEPT BW. Scherr DBA Scherr Imp., Inc., Subdivision, and EXCEPT Lots H1 and H2), Sec.3-T112N-R68W, Miller Twp, Hand Co. SD

- Drain Tile Installed Throughout
- 2,300+/- feet of Hwy 45 Frontage
- 63.04 FSA Cropland Acres
- Overall Soil PI of 75%

With over 2,300+/- feet of SD Hwy 45 frontage and convenient access, Tract 3's location on the North edge of Miller makes it a prime potential development site for you to build your business between the John Deere Implement and the Miller Golf Course. Currently zoned ag land and utilized as cropland, this parcel offers 66.37+/- acres and over 85% of Class II dirt. This farm has drain tile installed and has a majority soil composition of Houdek-Prosper Loams with a soil PI of 84%.



tract 4

Acres: 2.48+/- **Taxes:** \$1,133.58 **Address:** 1901 N. Broadway, Miller, SD 57362

Legal: Tract 4 of Peterka's Addition, Sec.3-T112N-R68W, Miller Twp, Hand Co. SD

- Beautiful Acreage Site
- 68'x40' Cement-Floored Pole Shed
- Several Updates & Amenities
- 1987 Home - 2bd. 1¾ ba. - Insulated 2-Stall Attached Garage

A perfect picture of country living greets you when you pull into Tract 4 off Hwy 45. A paved driveway lined with mature trees offers the protection you want, and the privacy that you deserve. A beautiful 1987 home is equipped with 1,232 sqft of living space, with 2 bedrooms, 1¾ baths, a 24'x24' insulated 2-stall attached garage and amenities including: an irrigation system around the house, new shingles in 2017, new windows on the South side of the home, refrigerator, new glass top range, over-the-range microwave, dishwasher, pantry, built-in hutch, sliding door closets, and main-level laundry! This tract also features a 68'x40' cement-floored shop, which was built in 1981, and 340+/- feet of Hwy 45 frontage.



tract 5

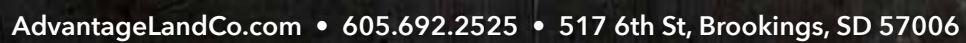
Acres: 9.24+/- **Taxes:** \$658.42 **Buyer's Credit:** \$350

Legal: Tract 2 of Peterka's Addition, Sec.3-T112N-R68W, Miller Twp, Hand Co. SD

- Location - Location - Location
- Estimated 5.77 Cropland Acres
- Excellent Development Potential
- Entirely Class II Soils - 84% PI

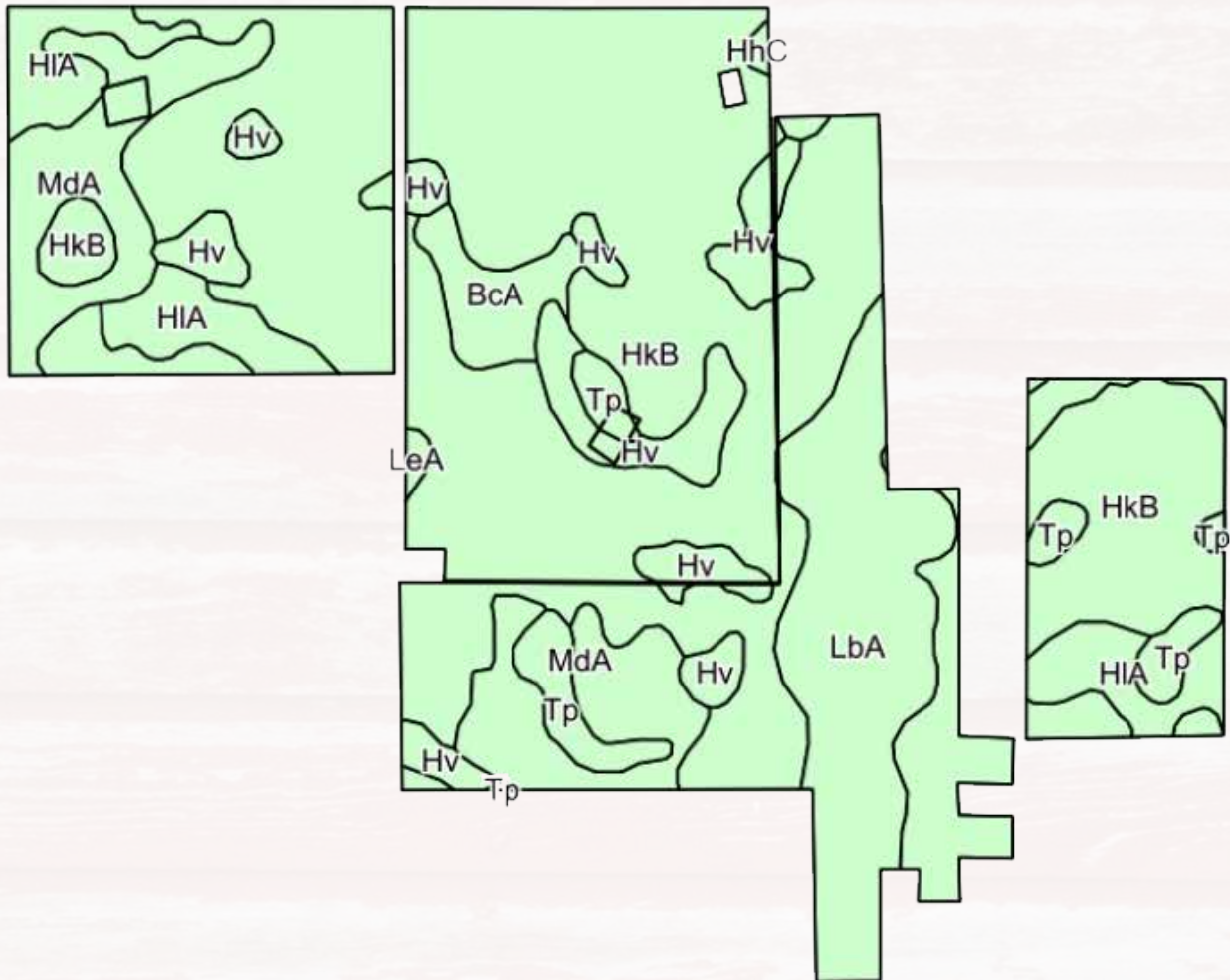
If you're in the market to build your own peaceful paradise with acres, Tract 5 gives you the opportunity to build to suit! This parcel offers 9.27 acres with a protective tree grove, 210+/- feet of Hwy 45 frontage, and an estimated 5.77 acres of cropland with an estimated 3.77 acre corn base with an 85 bu. PLC yield, and is completely comprised of Class II soils with an 84% PI.







overall soil map



Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	348.85	60.2%	Ile	84
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	62.14	10.7%	Ilc	84
MdA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	56.20	9.7%	IVs	28
Hv	Hoven silt loam, 0 to 1 percent slopes	39.80	6.9%	Vls	15
HIA	Houdek-Dudley complex, 0 to 2 percent slopes	38.41	6.6%	Ilc	61
Tp	Tetonka silt loam, 0 to 1 percent slopes	18.38	3.2%	IVw	56
BcA	Prosper-Stickney loams, nearly level	12.60	2.2%	Ilc	84
HhC	Houdek loam, 6 to 9 percent slopes	1.68	0.3%	IIle	64
LeA	Bon-Northville complex, nearly level	1.20	0.2%	Ilc	91
Weighted Average				2.54	71.4

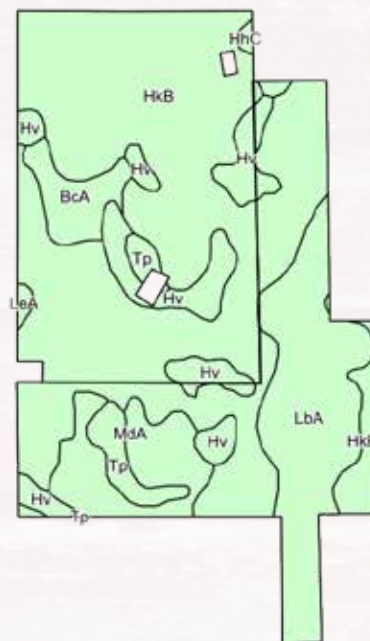


tract soil maps

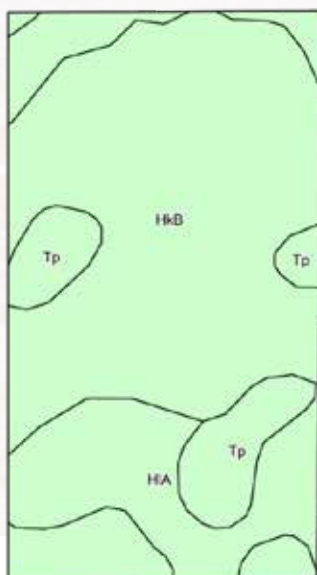
tract 1 PI 64.3%



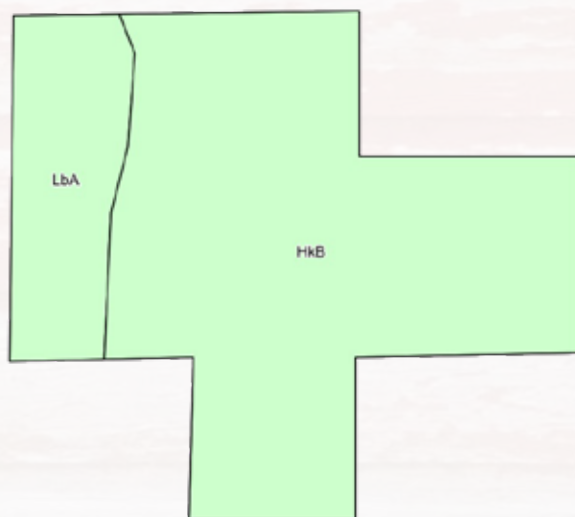
tract 2 PI 73%



tract 3 PI 75.6%



tract 5 PI 84%





broker notes

Nestled on the Northern edge of Miller, SD, Advantage Land Co. proudly presents 597.08 +/- contiguous acres of Hand County land on the auction block with well-graded cropland, a beautiful acreage sight, development potential, easy access, and 3,300+/- feet of highway frontage. With a Certified Wetland Determination completed, over 450 acres of Class II soils and a soil majority of Houdek-Prosper Loams exhibiting an 84% PI, this is your opportunity to get these powerful farms working in your portfolio! FSA reports a total of 559.49 cropland acres with 388.3 total base acres comprised of a corn base with an 85 bu. PLC Yield. This property features a 2.48+/- acre home site with a cement-floored pole shed, a 9.27+/- potential acreage site with mature trees, and an additional 66.37+/- acres of potential development cropland with drain tile throughout, making this the ideal opportunity for you to develop to suit or to make your dreams of country living a reality in close proximity to town. These parcels offer a prime location for the modern-day operator, entrepreneur, and investor alike. Properties of this caliber and location come on the open market once in a lifetime. Take Advantage of this unique opportunity and bid to buy! Available in 5 individual tracts, any combination, or as a unit.

Northfork Ranch, LLC

terms

Closing to take place on or before June 30, 2022. The cropland is under lease expiring March 1st, 2023. Seller will provide a Buyer Credit totaling \$33,500 at closing for being unable to farm or rent the cropland in 2022, which includes Tracts 1, 2, 3, & 5, see tracts for breakout. Possession on the cropland of Tracts 1, 2, 3, & 5 to take place on March 1st, 2023. Possession of Tract 4 & the bare lot of Tract 5 will be given at Closing. Buyer to assume the written month-to-month lease on the Tract 4 acreage site, with the security deposit to be credited to buyer at closing. There will be a water easement signed at closing regarding Tracts 4 & 5. Tract 2 purchaser to assume all CRP contracts and receive payments in the Fall of 2022. 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 Hand County Zoning Ordinances. Preliminary plats have been completed and will be provided. 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 5% Buyer's Premium and Seller Confirmation. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA

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