

153.74+/- ACRES | KINGSBURY CO. SD.

ONLINE BIDDING AVAILABLE

# LAND AUCTION

**THURSDAY, JULY 28, 2022 • 11AM**



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM





# snapshot

**Auction Date: July 28, 2022 @ 11am**

**On-Site - NE of De Smet, SD**

**Online Bidding Starts: July 28**

**Total Acres:** 153.74+/- **Total Taxes:** \$2,776+/-

**Legal:** SW1/4 Sec 7-T111N-R55W De Smet TWP, Kingsbury Co., SD

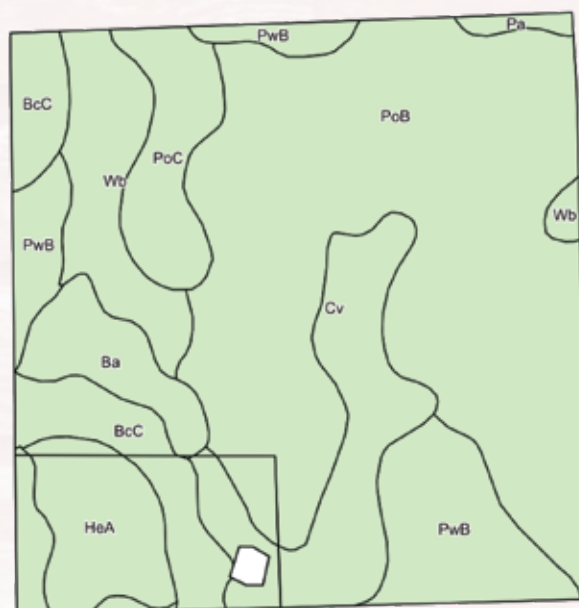
**Location from De Smet, SD:** From the junction of US HWY 14 & HWY 25, travel north on HWY 25 for 3 miles, turn right on 204th St heading east for 3 miles and the property will start on the North side of the road.

- Easy Access Off County Road
- Strong Soil Rating of 80.3% PI
- Nearly 100% tillable, 153.09 FSA Cropland Acres
- Square Farm with Convenient Rounds

## aerial map



## soil map



Area Symbol: SD077, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	71.65	46.8%	Ile	81
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	18.67	12.2%	Ile	89
Cv	Cubden-Badger silty clay loams, coteau, 0 to 2 percent slopes	15.82	10.3%	Ils	81
BcC	Barnes-Buse loams, 6 to 9 percent slopes	11.18	7.3%	IIle	55
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	11.09	7.2%	Iw	91
HeA	Hetland silty clay loam, 0 to 2 percent slopes	8.85	5.8%	Is	89
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	8.53	5.6%	IIle	69
Ba	Badger silty clay loam, 0 to 1 percent slopes	6.37	4.2%	Ilw	80
Pa	Parnell silty clay loam	0.93	0.6%	Vw	34
Weighted Average				2.02	80.3





# broker notes

Located in the productive farming country of De Smet, SD, Advantage Land Co. proudly presents 153.74+/- acres of well-stewarded crop land with minimal waste acres, choice soils, and gently rolling slopes. This parcel exhibits 132+ acres of Class I & II soils ranging from 80% to 91% Soil Productivity Index, with an overall Productivity Index of an 80.3%. FSA reports at a nearly perfect crop acreage ratio from assessed acres at 153.09 Cropland Acres and 134.8 total Base Acres, including a 100.37 acre Corn Base with a 160 bu. PLC Yield, a 34.43 acre Soybean Base with a 44 bu. PLC Yield. The remaining balance of the land consists of a dugout in the southern part of the property. Buyers of all types, if you're looking for quality dirt in a strong production area of Kingsbury County South Dakota, take Advantage of this opportunity at hand.

**Lonna Albrecht, LeeAnn Bowes, Leslee Jacobson, Leroy Bowes**

## terms

Closing to take place on or before August 26th 2022. The cropland is under lease expiring December 31st, 2022. Possession will be given January 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 paid by 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 Kingsbury County Zoning Ordinances. A Survey will not be provided and will be the buyers 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 a 5% buyer premium. This sale is subject to Seller Confirmation. Not responsible for accidents.





SOUTH DAKOTA & MINNESOTA  
**LAND BROKERS**

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