

315.2+/- ACRES | HAND CO. SD.

ONLINE BIDDING AVAILABLE

2 TRACTS

# LAND AUCTION

THURSDAY, JULY 7, 2022 • 11AM



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT®

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# snapshot

**Auction Date: Thurs., July 7, 2022 @ 11am**

**Auction Location: On-Site - South of Miller, SD**

**Online Bidding Starts: July 5th**

**Total Acres:** 315.2+/- **Total Taxes:** \$3,408.08

**Legal:** W1/2 of Sec 11-T111N-R68W, Logan TWP, Hand Co, SD

**Location from Miller, SD:** From the junction of US HWY 14 and HWY 45, head south on HWY 45 for 5 miles and the property will be on the left (east) side of the road.

- Overall Soil PI of 76.9%
- 273.7 FSA Cropland Acres
- Easy Access on HWY 45
- Creek bed for potential drain tile outlet
- Convert more acres into row crops
- Rural Water District:** Mid-Dakota 605.853.3159

## tract 1

**Acres:** 157.7+/- **Taxes:** \$1,764.88

**Legal:** NW1/4 Sec 11-T111N-R68W, Logan TWP, Hand Co, SD

- Over 145 acres of Class II dirt w/ 79.7% PI
- Covert over 16 acres into row crop production
- 138.12 FSA Cropland Acres
- Rural Water Hook-up

Tract 1 offers a square tract of land right on HWY 45 with the opportunity to convert more acres into row crop production. The overall soil index comes in at 79.7% PI with over 145 acres of powerful Class II dirt. FSA reports 138.12 crop land acres with 138.1 total base acres, with 69.10 acre Wheat base with a 63 bu PLC yield, a 34.50 acre corn base with a 128 bu PLC yield, and a 34.5 acre Sunflower base with a 1440 lb PLC yield. The remaining balance is made of a sparse tree belt and a grass patch totaling 16.17 acres that could easily be turned into productive crop land making this tract a square quarter to farm. The north 69 acres is currently sown to a healthy stand of alfalfa.



## tract 2

**Acres:** 157.5+/- **Taxes:** \$1,643.20

**Legal:** SW1/4 Sec 11-T111N-R68W, Logan TWP, Hand Co, South Dakota

- Crop land soils with a 78% PI
- Recreation opportunity with the creek bed
- Convenient 135 acres of cropland
- Right on HWY 45

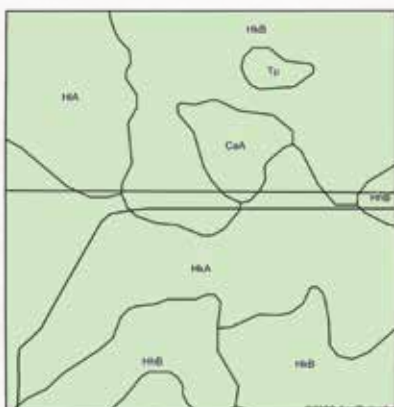
Tract 2 offers a convenient 135.61 acres to farm with the 18.17 acre grass waterway and creek bed in the SE corner. The crop land soils have a heavy punch at a 78% PI rating with the majority of a class II Houdek-Prosper loams ranked at an 88%. According to FSA there are 135.61 crop land acres with a total of 135.6 base acres, broke out to 67.8 acre Wheat base with a 63 bu PLC yield, a 33.9 acre Corn base with a 128 bu PLC yield, and a 33.9 acre Sunflower base with a 1,440 lb PLC yield. Enjoy the SE corner of this tract with the creek bed for wildlife opportunities and a potential drain tile outlet.







# soil maps



tract 1

**PI 79.7%**

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	55.39	35.9%	IIc	88
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	55.17	35.8%	IIe	84
HIa	Houdek-Dudley complex, 0 to 2 percent slopes	19.92	12.9%	IIc	61
HhB	Houdek loam, 2 to 6 percent slopes	15.03	9.7%	IIe	81
CaA	Dudley silt loam, nearly level	6.77	4.4%	IVs	37
Tp	Tetonka silt loam, 0 to 1 percent slopes	2.00	1.3%	IVw	56
Weighted Average				2.11	79.7



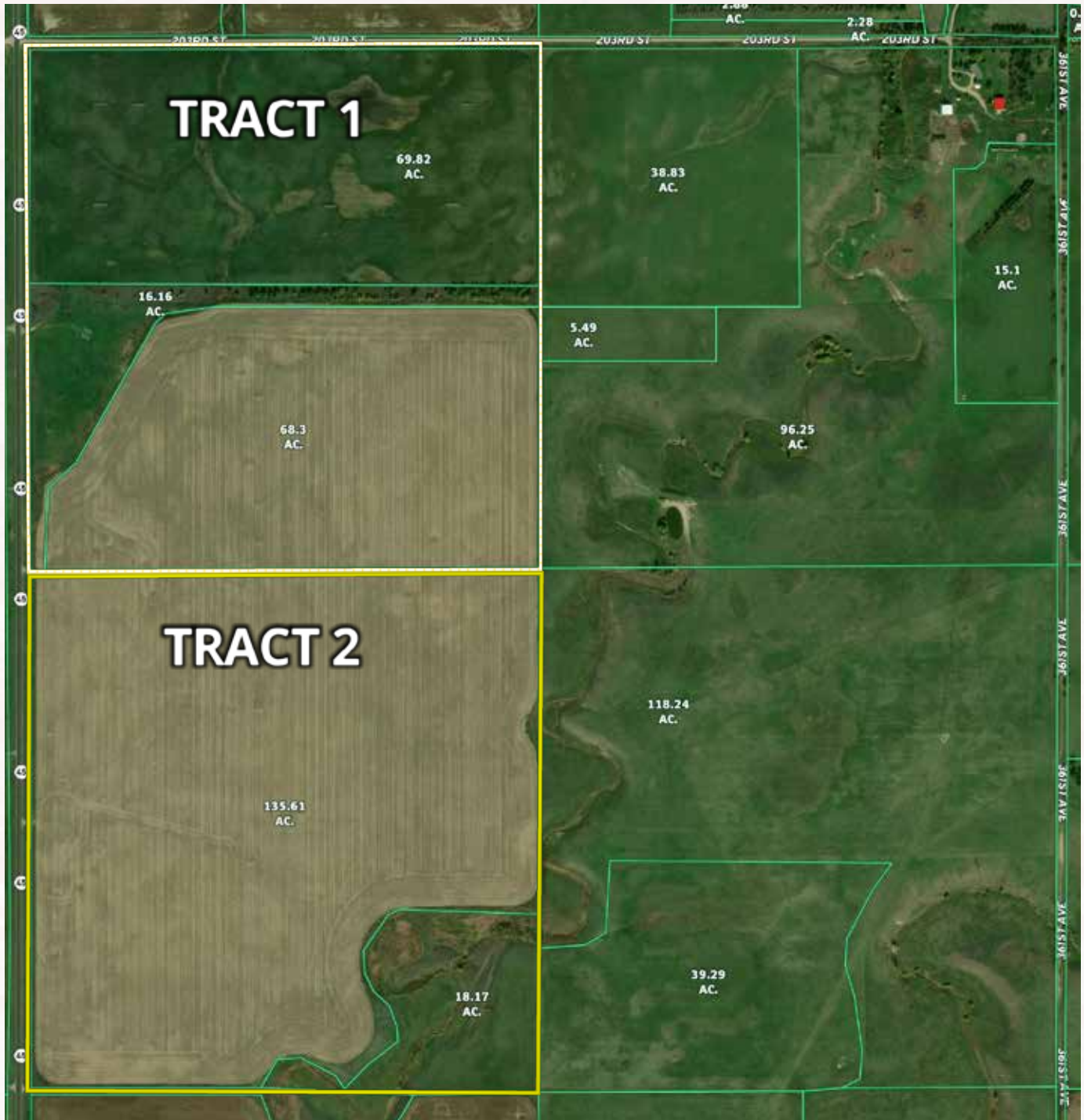
tract 2

**PI 74%**

Area Symbol: SD059, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	87.60	57.0%	IIc	88
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	21.40	13.9%	IIe	84
ZhE	Betts-Ethan loams, 15 to 40 percent slopes	12.60	8.2%	VIIe	18
HhB	Houdek loam, 2 to 6 percent slopes	9.08	5.9%	IIe	81
LIA	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	7.85	5.1%	VIw	34
Hv	Hoven silt loam, 0 to 1 percent slopes	6.60	4.3%	VIIs	15
BcA	Prosper-Stickney loams, nearly level	4.99	3.2%	IIc	84
Tp	Tetonka silt loam, 0 to 1 percent slopes	2.18	1.4%	IVw	56
W	Water	1.48	1.0%	VIII	0
Weighted Average				2.87	74

aerial map







# broker notes

Located in the quality row crop farming community of Miller, SD, Advantage Land Co. proudly presents 315.2 +/- acres of well-stewarded dirt with strong cropland soils, gentle to nearly level slopes and a high percentage tillable. This parcel is comprised of over 85% class II power-packed soils, and exhibits an overall Productivity Index of 76.9%. FSA reports 273.73 Cropland Acres and 273.7 Base Acres, including a 136.9 acre Wheat Base with a 63 bu. PLC Yield, a 68.4 acre Corn Base with a 128 bu. PLC Yield and a 68.4 acre Sunflower base with a 1440 lb PLC yield. The remaining balance of the land consists of an old 6.58 +/- acre tree belt, 9.59 acre grass patch with a Rural Water hook-up, and an 18.17 acre grass water way for a potential drain tile outlet which also adds recreational opportunities. One could convert the 9.59 acre grass patch and remove the sparse 6.58 acre tree belt to take an already convenient parcel to the next level. These two tracts of land complement each other well. All operators and investors, if you're looking to add quality dirt to your portfolio in the known farming region of Hand County South Dakota, take Advantage of this opportunity and come prepared to sign the purchase agreement!

**Mary T. Hafner Estate – Barbara Walker, PR**

## terms

Closing to take place on or before August 17th 2022. The cropland is under lease expiring February 28th, 2023. 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 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 Hand 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 be sale is subject to a 5% buyer premium. This sale is subject to Seller Confirmation. Not responsible for accidents.





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