



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

5 TRACTS

496+/- ACRES - SANBORN COUNTY, SD  
**FOR SALE!**

**PUT YOUR BID IN TODAY!**

5 Tracts of Recreational Crop Land



ADVANTAGE *Land* CO.



**Owners: Wetlands America Trust, Inc.**

605.692.2525

AdvantageLandCo.com



# FARMERS | INVESTORS | HUNTERS

## 5 Tracts of Recreational Crop Land



**Priced at: \$3,100/Acre or \$1,538,437**  
Each Tract Priced Separately

**Land Location from Letcher:** 5 miles north on 404th Ave, turn left onto 236th St for 4.5 miles, Tract 1 will be on the south side of the road.

**Snap Shot:** 5 Tracts in a 5 Mile Proximity, Good Access, Majority Class III Soils, 468+/- Crop Land Acres, Located Between Mitchell and Huron, a Hunting Haven!

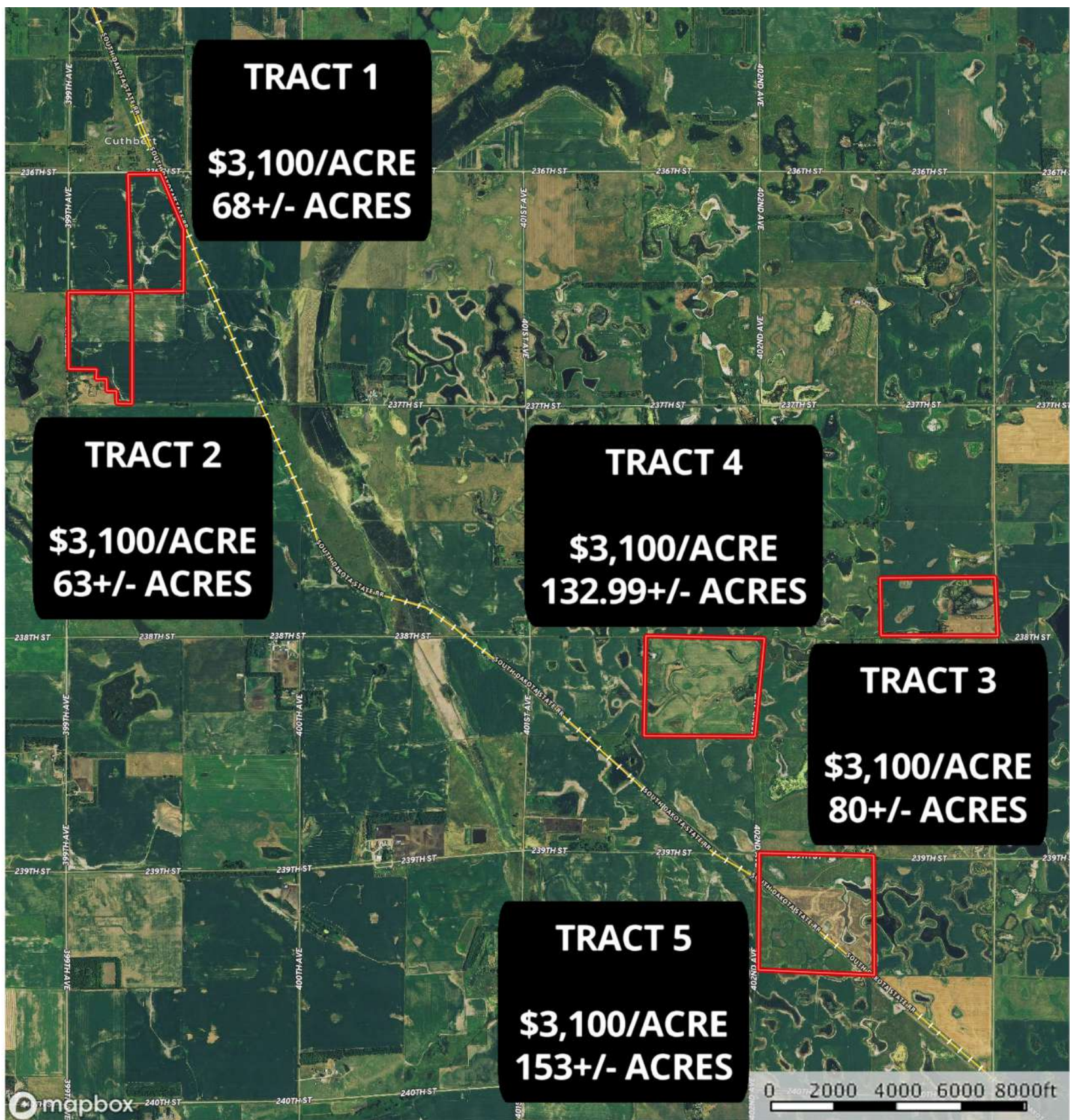
**Legal Description:** **T1:** E1/2NW1/4 except east of RR Sec 25-106N-62W, Twin Lake Twp **T2:** W1/2SW1/4 less Lot A GERE ADDN Sec 25-106N-62W, Twin Lake Twp **T3:** S1/2SE1/4 Sec 33-106N-61W, Logan Twp **T4:** NE1/4 Sec 5-105N-61W, Letcher Twp **T5:** NW1/4 Sec 9-105N-61W, Letcher Twp, Sanborn Co, SD

**Total Taxes:** \$6,096.44

**Owner: Wetlands America Trust, Inc.**



# Overall Aerial Map





# Tract 1 & 2 Aerial Map

TRACT 1

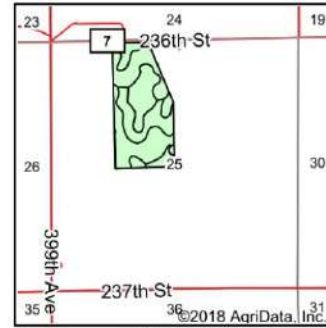
\$3,100/ACRE  
68+/- ACRES

TRACT 2

\$3,100/ACRE  
63+/- ACRES



# Tract 1 Soils Map



State: **South Dakota**  
 County: **Sanborn**  
 Location: **25-106N-62W**  
 Township: **Twin Lake**  
 Acres: **69.39**  
 Date: **9/10/2018**

United Country  
**ADVANTAGE Land CO.**

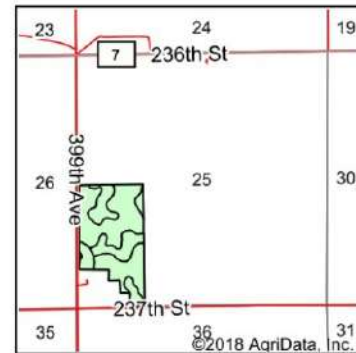
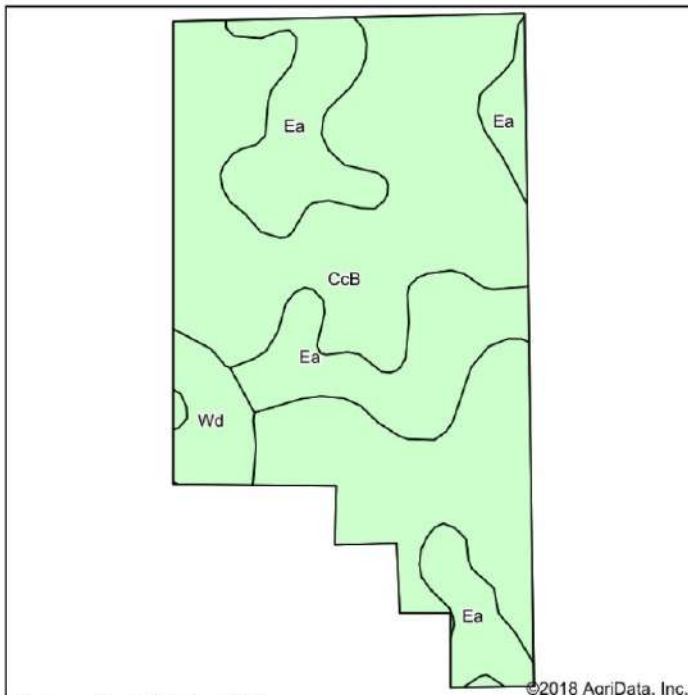
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	NCCPI Soybeans
CcB	Carthage-Hand fine sandy loams, 2 to 6 percent slopes	24.67	35.6%	IIIa	68	57	46
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	13.71	19.8%	IIw	70		35
Wd	Woonsocket fine sandy loam	13.56	19.5%	IIIe	66	60	34
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	12.50	18.0%	IIIe	64	57	46
CaA	Carthage fine sandy loam, 0 to 2 percent slopes	3.05	4.4%	IIIe	69	62	47
Ea	Elsmere loamy fine sand, loamy substratum	1.90	2.7%	IVe	66	60	27
Weighted Average					67.7	46.6	41

# Tract 2 Soils Map



State: **South Dakota**  
 County: **Sanborn**  
 Location: **25-106N-62W**  
 Township: **Twin Lake**  
 Acres: **63.39**  
 Date: **9/10/2018**

United Country  
**ADVANTAGE Land CO.**

Maps Provided By:  
**surety**  
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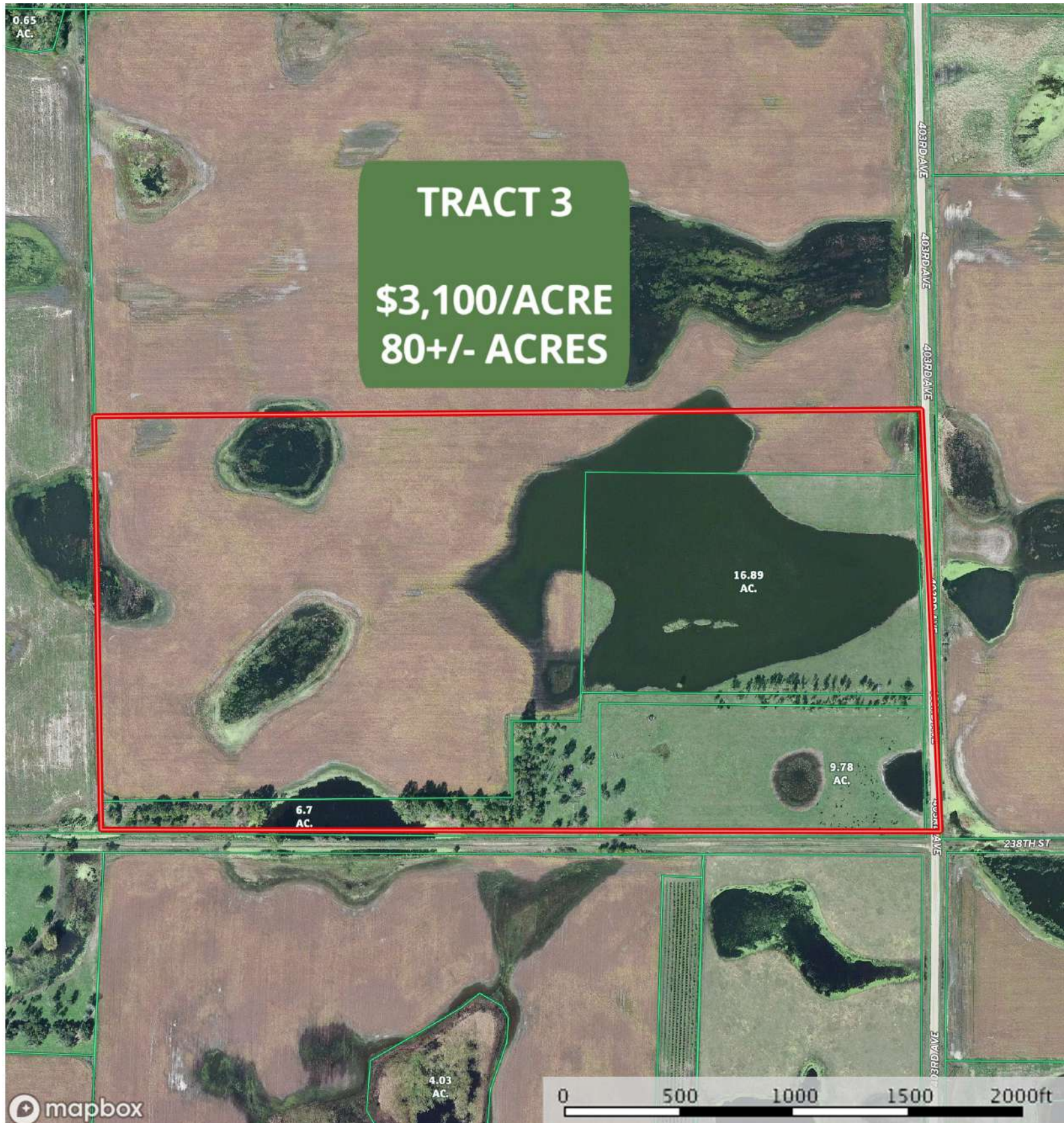


Area Symbol: SD111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	NCCPI Soybeans
CcB	Carthage-Hand fine sandy loams, 2 to 6 percent slopes	41.48	65.4%	IIIe	68	57	46
Ea	Elsmere loamy fine sand, loamy substratum	18.69	29.5%	IVe	66	60	27
Wd	Woonsocket fine sandy loam	3.22	5.1%	IIIe	68	60	34
Weighted Average					67.4	58	39.8

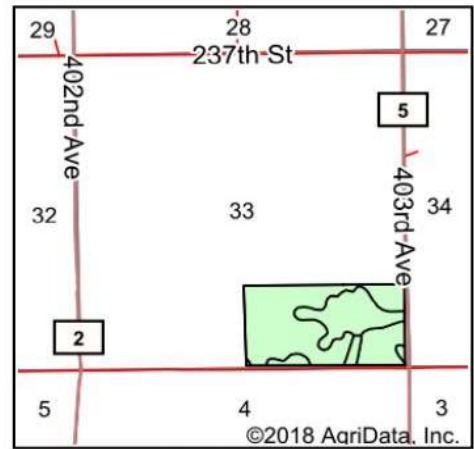
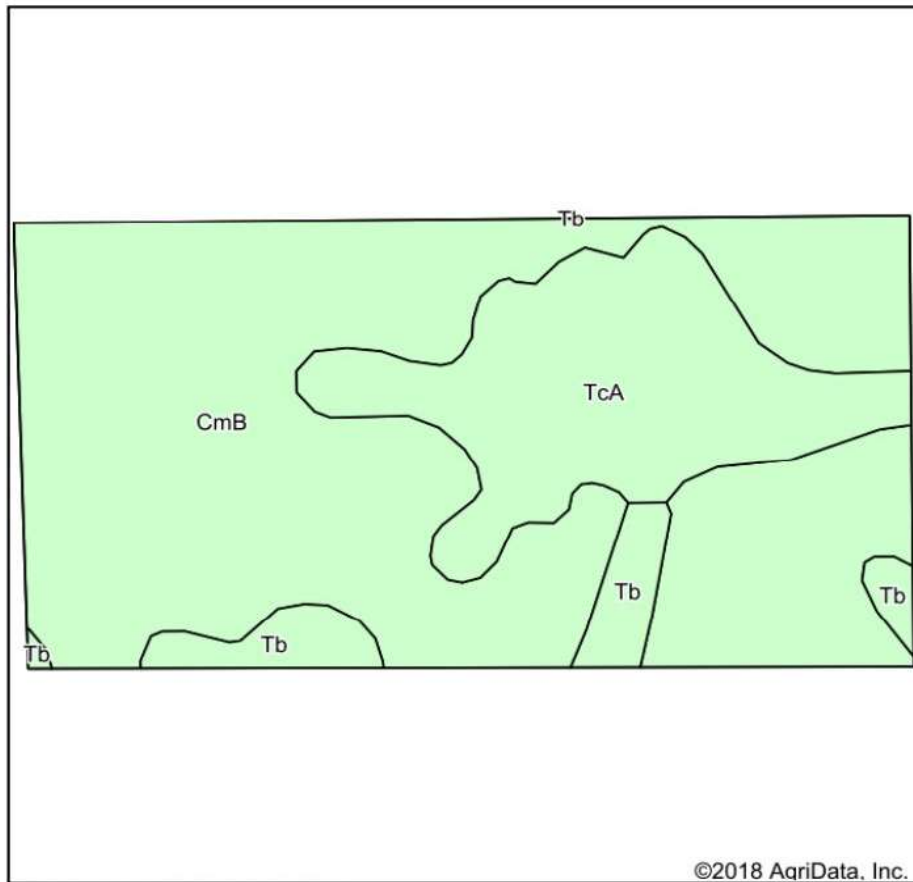


# Tract 3 Aerial Map





# Tract 3 Soils Map



State: **South Dakota**  
 County: **Sanborn**  
 Location: **33-106N-61W**  
 Township: **Logan**  
 Acres: **80**  
 Date: **9/10/2018**

**United Country**  
**ADVANTAGE Land CO.**

Maps Provided By:

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Area Symbol: SD111, Soil Area Version: 18

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	Soybeans	NCCPI Soybeans
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	56.73	70.9%	Ile	78			65
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	18.59	23.2%	IIw	70	34	1	35
Tb	Tetonka silt loam, 0 to 1 percent slopes	4.68	5.8%	IVw	56			9
Weighted Average					74.9	7.9	0.2	54.8



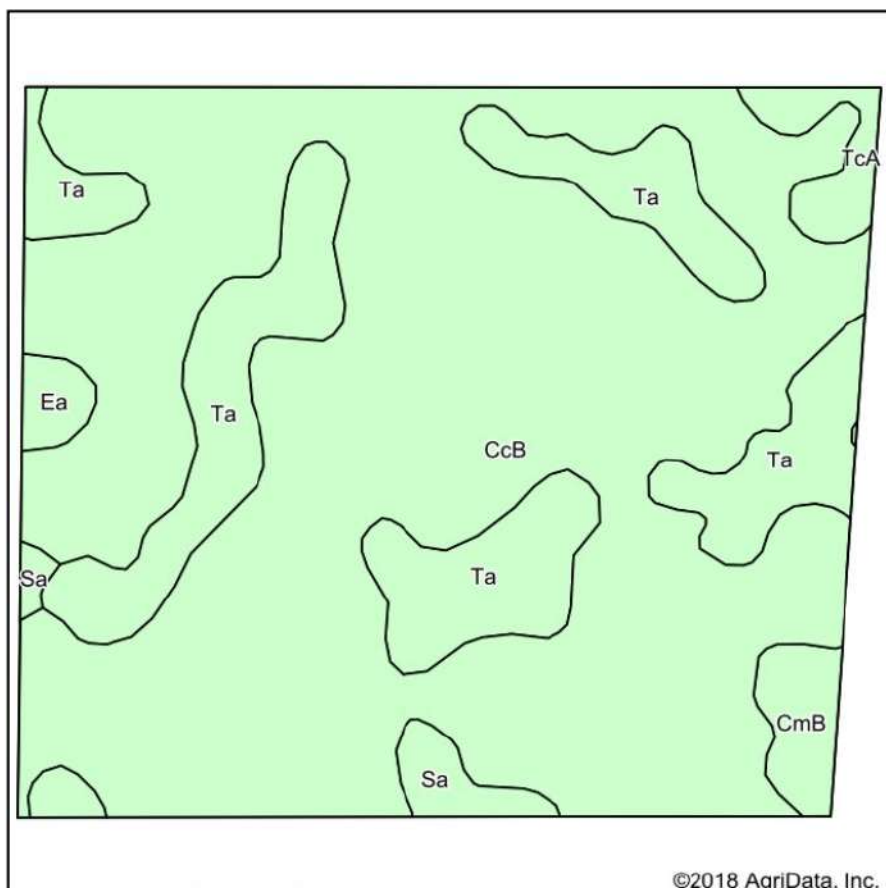


# Tract 4 Aerial Map

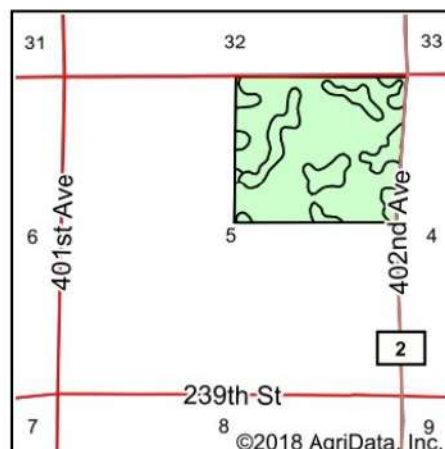




# Tract 4 Crop Land Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Sanborn**  
 Location: **5-105N-61W**  
 Township: **Letcher**  
 Acres: **131.49**  
 Date: **9/10/2018**

**United Country**  
**ADVANTAGE Land CO.**

Maps Provided By:

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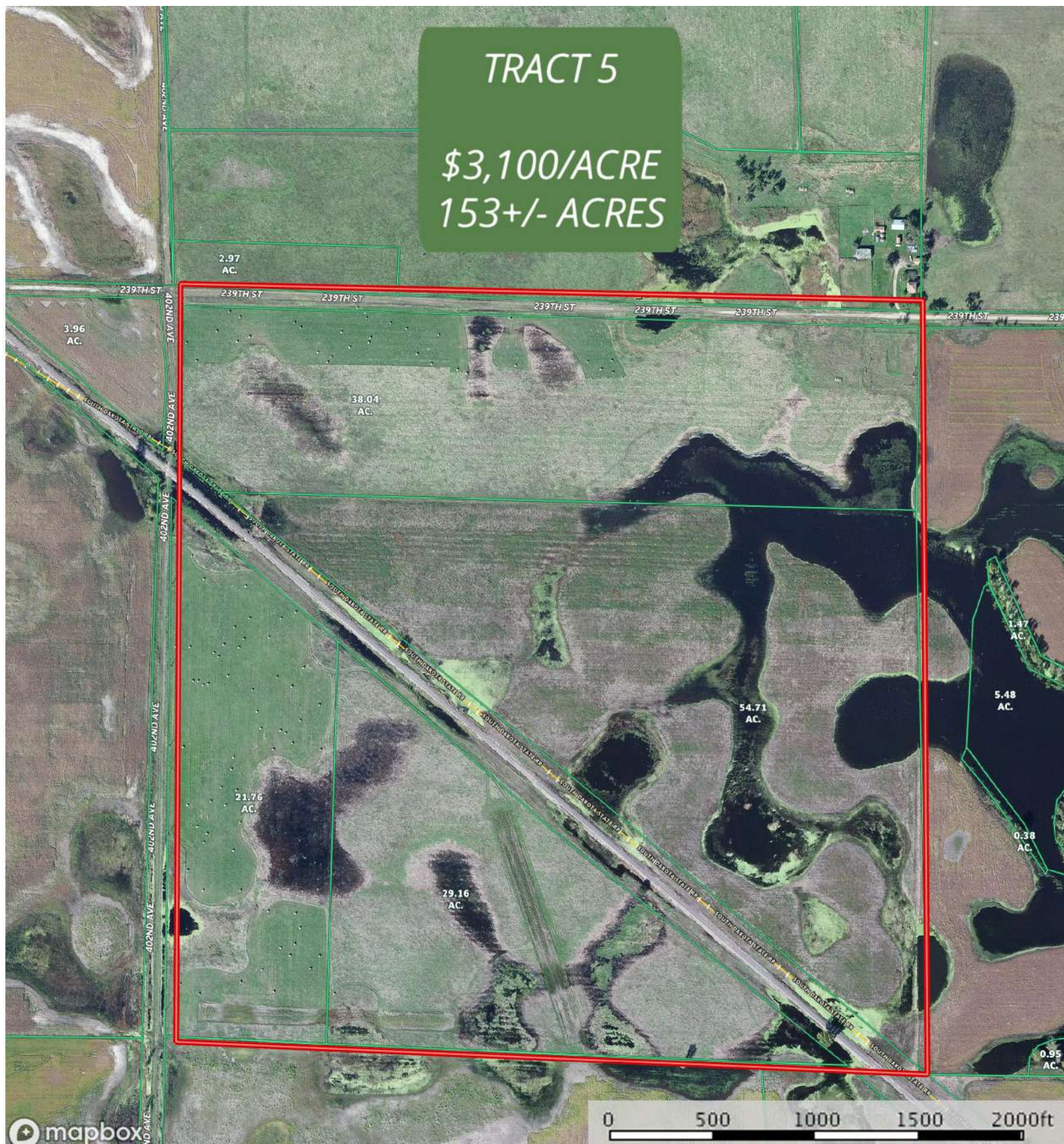
Area Symbol: SD111, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	NCCPI Soybeans
CcB	Carthage-Hand fine sandy loams, 2 to 6 percent slopes	97.33	74.0%	IIIe	68	57	46
Ta	Tetonka loamy fine sand, overblown	25.31	19.2%	IVw	57		4
Sa	Shue-Davison loamy fine sands	2.73	2.1%	IVw	61	58	39
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	2.52	1.9%	IIe	78		65
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	2.37	1.8%	IIw	70		35
Ea	Elsmere loamy fine sand, loamy substratum	1.23	0.9%	IVe	66	60	27
Weighted Average					65.9	44	37.8



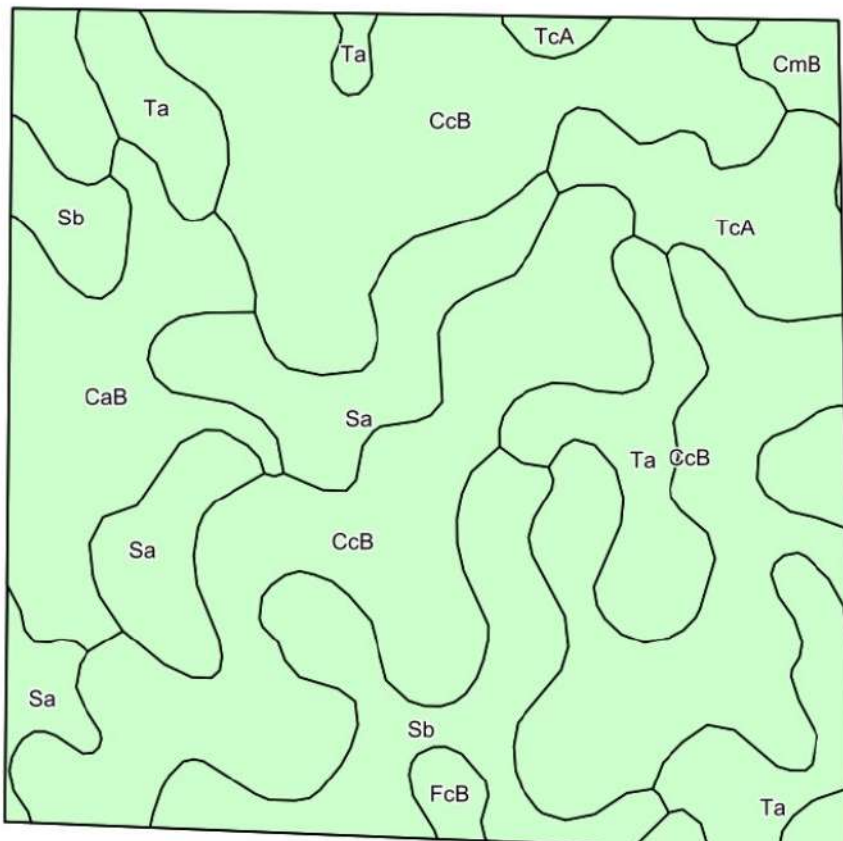


# Tract 5 Aerial Map



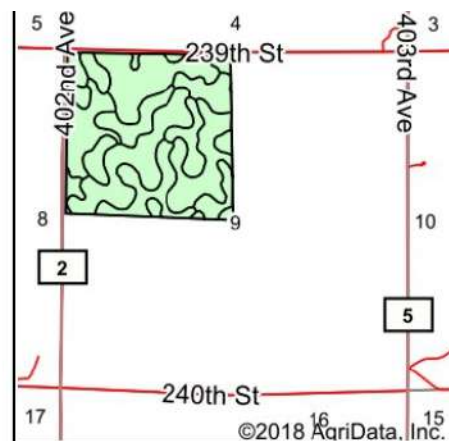


# Tract 5 Crop Land Soils Map



©2018 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2018 AgriData, Inc.

State: **South Dakota**

County: **Sanborn**

Location: **9-105N-61W**

Township: **Letcher**

Acres: **153**

Date: **9/10/2018**

**United Country**  
**ADVANTAGE Land CO.**

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: SD111. Soil Area Version: 18

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	NCCPI Soybeans
CcB	Carthage-Hand fine sandy loams, 2 to 6 percent slopes	75.06	49.1%	IIIe	68	57	46
Ta	Tetonka loamy fine sand, overblown	17.33	11.3%	IVw	57		4
Sb	Shue variant loamy fine sand	16.64	10.9%	Vw	31		6
Sa	Shue-Davison loamy fine sands	15.75	10.3%	IVw	61	58	39
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	14.52	9.5%	IIIe	64	57	46
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	10.71	7.0%	IIw	70		35
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	1.77	1.2%	Ile	78		65
FcB	Forestburg-Ethan loamy fine sands, 2 to 6 percent slopes	1.22	0.8%	IVe	62	53	33
Weighted Average					61.8	39.8	35.5





South Dakota

Sanborn

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4767

Prepared: 8/29/18 2:55 PM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	18-38	

Farms Associated with Operator:

4386

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
278.35	277.21	277.21	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	277.21	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	193.71		123	0.0
SOYBEANS	69.07		39	0.0
<b>Total Base Acres:</b>	262.78			

Tract Number: 5934 Description: ENW25xc6acEofRR;SW25xcblsite&amp;67acWofRRnSE25-10662

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
278.35	277.21	277.21	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	277.21	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	193.71		123	0.0
SOYBEANS	69.07		39	0.0
<b>Total Base Acres:</b>	262.78			

Owners: WETLANDS AMERICA TRUST, INC.

Other Producers: None



South Dakota

Sanborn

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4689

Prepared: 8/29/18 2:55 PM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	17-25	

Farms Associated with Operator:

4118, 4401

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.34	70.64	70.64	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	70.64	0.0	0.0	0.0			

Crop	Base Acreage	CTAP Tran Yield	ARC/PLC		CCC-505 CRP Reduction
			ARC-IC NONE	ARC-CO CORN, SOYBN	
CORN	59.34				0.0
SOYBEANS	11.3				0.0
Total Base Acres:	70.64				

Tract Number: 5881 Description: S SE 33-106-61

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.34	70.64	70.64	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	70.64	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	59.34		117	0.0
SOYBEANS	11.3		35	0.0
Total Base Acres:	70.64			

Owners: WETLANDS AMERICA TRUST, INC.

Other Producers: None



South Dakota

Sanborn

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4521

Prepared: 8/29/18 2:55 PM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	15-7	

Farms Associated with Operator:

3653, 3774

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
128.45	123.23	123.23	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	123.23	0.0	0.0	0.0			

## ARC/PLC

ARC-IC  
NONEARC-CO  
NONEPLC  
WHEAT, OATS, CORN  
BARLEYPLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	3.5		43	0.0
CORN	30.1		104	0.0
BARLEY	1.8		31	0.0
Total Base Acres:	35.4			

Tract Number: 4467

Description: NE 5-105-61

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
128.45	123.23	123.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	123.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	3.5		43	0.0
CORN	30.1		104	0.0
BARLEY	1.8		31	0.0
Total Base Acres:	35.4			

Owners: WETLANDS AMERICA TRUST, INC.

Other Producers: None



South Dakota

Sanborn

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4512

Prepared: 8/29/18 2:55 PM

Crop Year: 2018

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	15-2	

## Farms Associated with Operator:

None

## CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
143.67	143.67	143.67	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	143.67	0.0	0.0	0.0			

## ARC/PLC

ARC-IC  
NONEARC-CO  
OATS , CORNPLC  
NONEPLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	22.79		47	0.0
CORN	54.08		104	0.0
Total Base Acres:	76.87			

Tract Number: 5752 Description: NW 9-105-61

## BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
143.67	143.67	143.67	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	143.67	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	22.79		47	0.0
CORN	54.08		104	0.0
Total Base Acres:	76.87			

Owners: WETLANDS AMERICA TRUST, INC.

Other Producers: None



# PROPERTY BREAKOUT

## TRACT 1

ACRES: 68.39+/- Acres

PRICE: \$3,100/Acre

TAXES: \$927.65 (estimated)

LEGAL: E1/2NW1/4 except east of RR Sec 25-106N-62W, Twin Lake Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Cuthbert, this property offers 67.25 cropland acres. There are a total of 63.8 base acres having a 47 acre corn base with a 123 bu plc yield, and a 16.8 acre soybean base with a 39 bu plc yield. The balance of this land consists of a cattail sloughs and grassy waterways providing good hunting opportunities for whitetail deer and upland game birds. Invest in this tangible asset conveniently located between Mitchell and Huron and enjoy hunting memories for years to come. Access this land from 236<sup>th</sup> St to the north and know this land is covered with a Waterfowl Management Rights Easement.

## TRACT 2

ACRES: 63.39+/- Acres

PRICE: \$3,100/Acre

TAXES: \$895.39 (estimated)

LEGAL: W1/2SW1/4 less Lot A GERE ADDN Sec 25-106N-62W, Twin Lake Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Cuthbert, this property offers 63.39 cropland acres. There are a total of 60.2 base acres having a 44.36 acre corn base with a 123 bu plc yield, and a 15.8 acre soybean base with a 39 bu plc yield. With easy access off 399<sup>th</sup> Ave, the balance is made up of grassy waterways and a few wetlands. This property is versatile for any farmer, rancher, or outdoor enthusiast, so take advantage of this offering and let it help meet your goals! This land is covered by a Waterfowl Management Rights Easement.

## TRACT 3

ACRES: 80+/- Acres

PRICE: \$3,100/Acre

TAXES: \$977.64

LEGAL: S1/2SE1/4 Sec 33-106N-61W, Logan Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, south of Forestburg, this property offers 70.64 cropland acres. There are a total of 70.64 base acres having a 59.34 acre corn base with a 117 bu plc yield, and a 11.3 acre soybean base with a 35 bu plc yield. There are about 34 acres in use for crop production, 29+/- acres in use for pasture with about 4 acres made up of mature trees. With easy access off 403<sup>rd</sup> Ave, wetlands, and mature trees, this property provides ample hunting opportunities for several species of game. If you are in the market for a diverse piece of land with row crop, pasture and hunting opportunities, add this piece to your portfolio. This land is covered with a Waterfowl Management Rights Easement.

## TRACT 4

ACRES: 132.99+/- Acres

PRICE: \$3,100/Acre

TAXES: \$1,561.86

LEGAL: NE1/4 Sec 5-105N-61W, Letcher Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, north of Letcher, this property offers 123.23 cropland acres. There are a total of 35.4 base acres having a 30.1 acre corn base with a 104 bu plc yield, 3.5 acre oat base with 43 bu plc yield, and a 1.8 acre barley base with a 31 bu plc yield. The balance of this property consists of wetlands, grassy ditches and sloughs, along with row crops providing both farming and hunting opportunities. With a square quarter of dirt and endless outdoor activities, enjoy the recreation and return on investment this land brings. Access this land from 402 Ave and 238 St and know this land is covered with a Waterfowl Management Rights Easement.

## TRACT 5

ACRES: 153+/- Acres

PRICE: \$3,100/Acre

TAXES: \$1,733.90

LEGAL: NW1/4 Sec 9-105N-61W, Letcher Twp, Sanborn Co, SD

DESCRIPTION: Located in Sanborn County, north of Letcher, this property offers 143.67 cropland acres. There are a total of 76.87 base acres having a 54.08 acre corn base with a 104 bu plc yield and a 22.7 acre oat base with 47 bu plc yield. This property provides easy access off 239<sup>th</sup> St and 402<sup>nd</sup> Ave with the rail road running through. With row crops and a large wetland area, the opportunities for wild game are endless for any outdoor enthusiast. Take advantage of this property today! This land is covered with a Waterfowl Management Rights Easement.



# FARMERS | INVESTORS | HUNTERS

## 5 Tracts of Recreational Crop Land

### BROKERS NOTES:

These 5 tracts encompass a total of 496+/- acres of crop, grass and slough conveniently situated in the territory between Huron and Mitchell, in Sanborn County. With 468.18+/- cropland acres and 306.91+/- base acres, this land has a strong spread of crop land located within 5 miles of one another. The balance is made up of a 29 acre pasture, mature trees, cattail sloughs, wetlands and grassy waterways. The predominate soil across the entire offering is Class III soils with a gently rolling topography. This land is covered by a Waterfowl Management Rights Easement, also making this land a prime attraction for several species of game. Generate a return on your investment while having the opportunity to make memories hunting with your family and friends for years to come.

\*Soil information is provided by Surety Agridata. Cropland acres are based on FSA information.

### TERMS:

This is a cash sale. Said property is sold as is. Not responsible for accidents. Sold subject to USFWL Waterfowl Management Rights Easements.







## REGION'S LAND BROKER



Info@AdvantageLandCo.com  
AdvantageLandCo.com  
AdvantageLandCo.net

### Brookings Location

510 Main Ave Ste 4  
Brookings, SD 57006  
Office: 605.692.2525

### Sturgis Location

16331 Wilcox Rd  
Sturgis, SD 57785  
(605) 490-7860

### Land Brokers

Jackson Hegerfeld (605)690-1353  
Megan Hammond (605) 690-1376  
Charles Hegerfeld (605) 692-2525  
Laura Hegerfeld (605) 692-2525  
Elizabeth Wilcox (605) 490-7860

EXPOSE YOUR DIRT®

