

HYDE COUNTY, SD

ONLINE  
BIDDING

# LAND AUCTION

**FRIDAY, DECEMBER 13, 2019 • 11AM**

**AUCTION LOCATION - HIGHMORE AUDITORIUM**



**554.52+/- ACRES | CROP & PASTURE LAND**



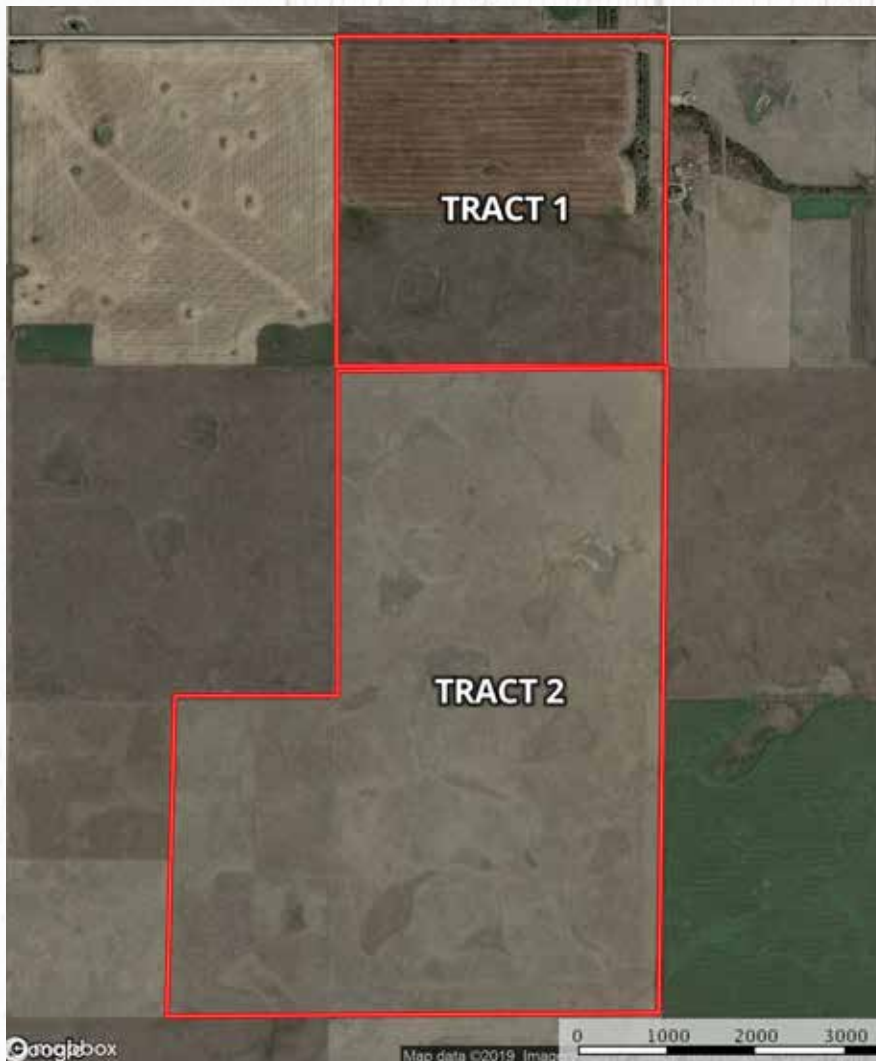
**ADVANTAGE**  
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**EXPOSE**  
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# overall aerial map



## Combination

**Acres:** 554.52+/-

- 324.81+/- Acres of Class II Soils
- 134.89+/- Total Cropland Acres
- Overall Soil PI of 59.1
- 37.97 Total Base Acres



## Tract 1: Crop Land

**Acres:** 160+/-

- 74.82+/- Acres of crop land
- 3+/- Acres of Trees
- 80.92+/- Acres of Hay ground
- 102.94+/- Acres of Class II Soils
- Easy Access – 183rd St & 335th Ave
- 16.88 Base Acres

## Tract 2: Pasture

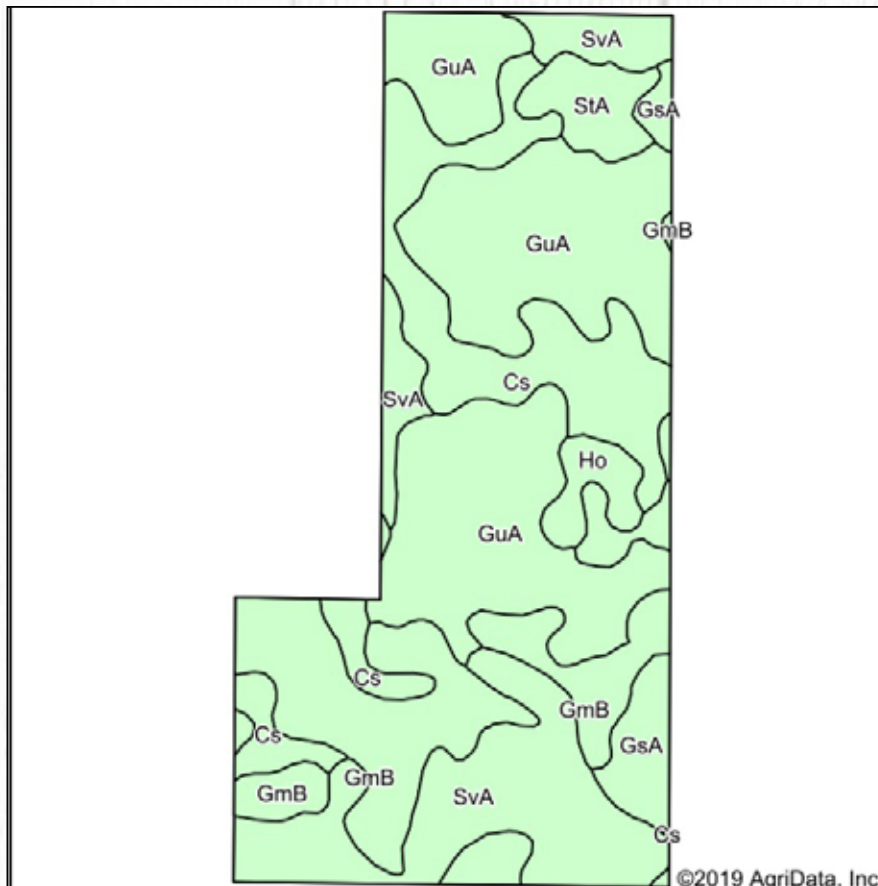
**Acres:** 394.52+/-

- Access to Tract 2 on dirt trail
- Large dugout
- 227.06+/- Acres of Class II Soils
- 60.07+/- Cropland Acres
- 21.09 Base Acres

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# soil map



Area Symbol: SD069, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
GuA	Glenham-Stickney-Hoven complex, 0 to 4 percent slopes	193.33	35.2%	IIIs	58
GmB	Glenham-Java-Prosper loams, 1 to 6 percent slopes	109.98	20.0%	IIe	77
SvA	Stickney-Java-Hoven complex, 0 to 4 percent slopes	104.73	19.1%	IIIIs	55
Cs	Cavo-Stickney loams	89.59	16.3%	IVs	47
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	21.50	3.9%	IIe	68
StA	Stickney-Java loams, 0 to 4 percent slopes	17.86	3.2%	IIIIs	66
Ho	Hoven silt loam, 0 to 1 percent slopes	12.64	2.3%	VIIs	15
Weighted Average					59.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

# EXPOSE YOUR DIRT®





# snap shot

**Legal:** E ½ of Sec 34-T115N-R72W and NE ¼ & E1/2 of the NW1/4 of Sec 3-T114N-R72W, Hyde County, SD

**Total Acres:** 554.52+/-

**Total Taxes:** \$1,180.39

**Directions:** From Highmore: Head north on SD Hwy 47 for 15 miles, turn left onto 183rd St and continue west for 1 mile, the property will be on the south side of the road.

**From Onida:** Head east on Onida Rd for 22 miles, turn left onto 327th Ave and continue north for 2 miles, turn right onto 183rd St and continue east for 6 miles, the property will be on the south side of the road.



## broker notes

Located north of Highmore and east of Onida, this land presents an opportunity to add both quality grass and crop land to an existing operation, or to add a strong investment to any portfolio. With 325+/- acres of Class II Glenham Complex soils and a nearly level topography, these 554 acres will be offered in 2 tracts and the combination of both. Tract one is the north quarter of the property and provides easy access off 183rd St and 335th Ave. The balance is made of 102.94+/- acres of Class II soils, 80+/- acres of hay ground, and a 3+/- acre tree belt on the east side for a total of 160+/- acres. According to FSA, there are 74.82 cropland acres and 16.88 base acres having a 3.79 acre wheat base with a 45 bu PLC yield, a 0.3 acre oat base with a 104 bu PLC yield, a 5.02 acre corn base with a 106 bu PLC yield, a 1.69 acre sunflower base with a 1740 bu PLC yield, and a 6.08 acre soybean base with a 33 bu PLC yield. This tract would make a great addition to any operation. Tract two can be accessed by a dirt trail leading from the north, south on 335th Ave, and from the east on





184th St. These 394.52+/- acres boast a large healthy dugout that supplies water to the entire pasture, 227+/- acres of Class II soils, and a soil productivity index of 59.9. According to FSA, there are 60.07 cropland acres and 21.09 base acres having a 4.73 acre wheat base with a 45 bu PLC yield, a 0.38 acre oat base with a 104 bu PLC yield, a 6.26 acre corn base with a 106 bu PLC yield, a 2.11 acre sunflower base with a 1740 bu PLC yield, and a 7.61 acre soybean base with a 33 bu PLC yield. This large pasture of excellent native prairie grasses would be ideal for any livestock producer. With no grassland easements, one has the opportunity to turn this into row crop production, as many surrounding acres are cropped. The entirety of this property is located in the grass plains of northcentral Hyde County and provides a large variety of wildlife including waterfowl, upland game birds, and whitetail deer. According to FSA, this property contains 134.89 cropland acres with 37.97 base acres. If you are looking for a large tract of productive grass and crop land with the ability to improve, take Advantage and get this land working for you!

**Owners: David & Glenda More**

## terms

Closing and possession will be on or before January 14th, 2020 as this land is free and clear for the 2020 farming & ranching season. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% 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 2019 RE taxes due and payable in 2020 will be paid by the seller as a credit at closing based on most current tax information. The 2020 taxes payable in 2021 will be the purchaser's responsibility. 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 is 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 Hyde County Zoning Ordinances. 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. Said property is sold as is. This is a cash sale. This sale is subject to a 5% buyer's premium. This sale is subject to seller confirmation. Not responsible for accidents.

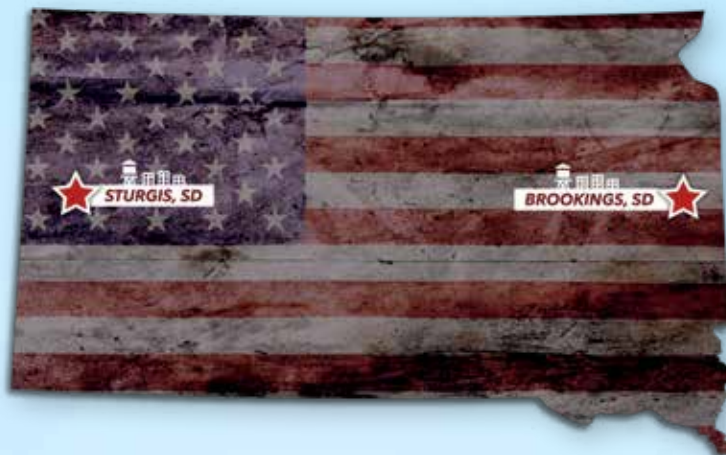




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