



ADVANTAGE *Land* CO.

EXPOSE YOUR DIRT®

160+/- ACRES - MARSHALL CO, SD FOR SALE

Put Your Bid In Today!

NOW THAT'S GOOD DIRT



ADVANTAGE *Land* CO.

Owner: Deb Satrang

605.692.2525

Advantage*Land*Co.com

ROW CROP FARMERS | INVESTORS NOW THAT'S GOOD DIRT



FOR SALE:
\$5,500/Acre

Land Location From Amherst: 1 mile West on 114th St. to 414th Ave,
Land will be on the North side of the road.

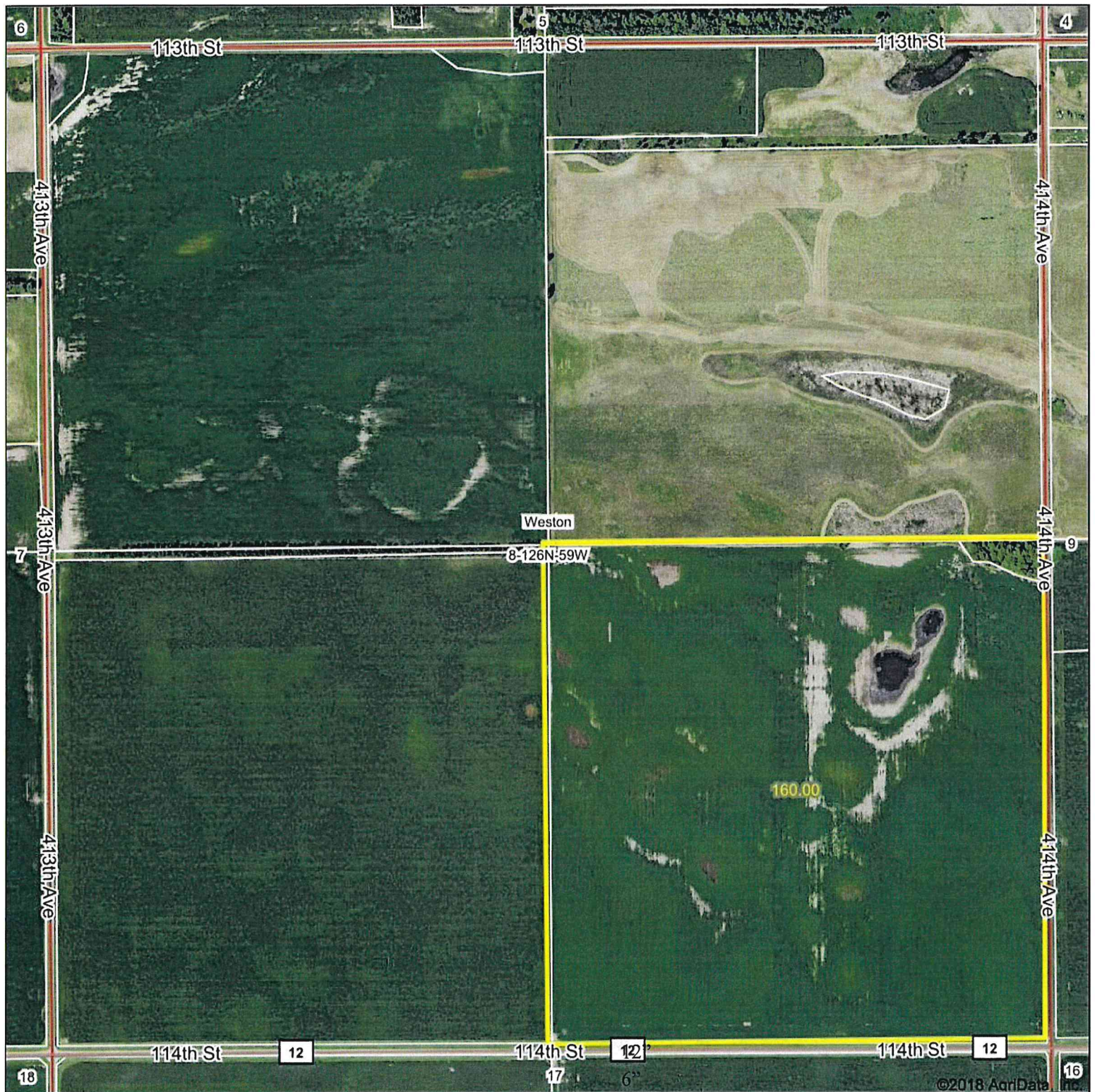
Snap Shot: Square Quarter Northeast of Aberdeen SD, High Percentage
Tillable with 156+ Cropland Acres Accd. to FSA, 137+/- acres of Class II
Dirt, Good Access in a Productive Agricultural Area of South Dakota.

Legal Description: SE 1/4 of Sec 8-T126N-R59W Weston Twp, Marshall
County, SD.

Estimated Taxes: \$2,904.08

Owner: Deb Satrang

Aerial Map



United
Country
ADVANTAGE *Sand* CO.

Maps Provided By:

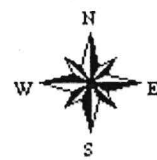


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map center: 45° 44' 26.79, -97° 56' 53.17

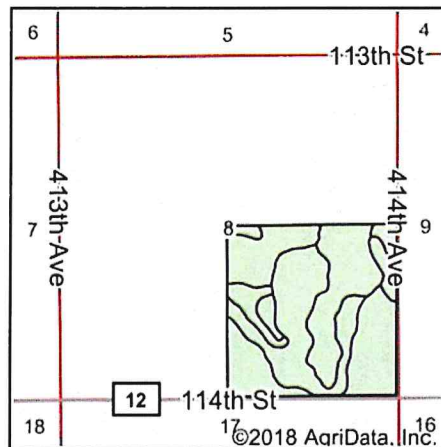
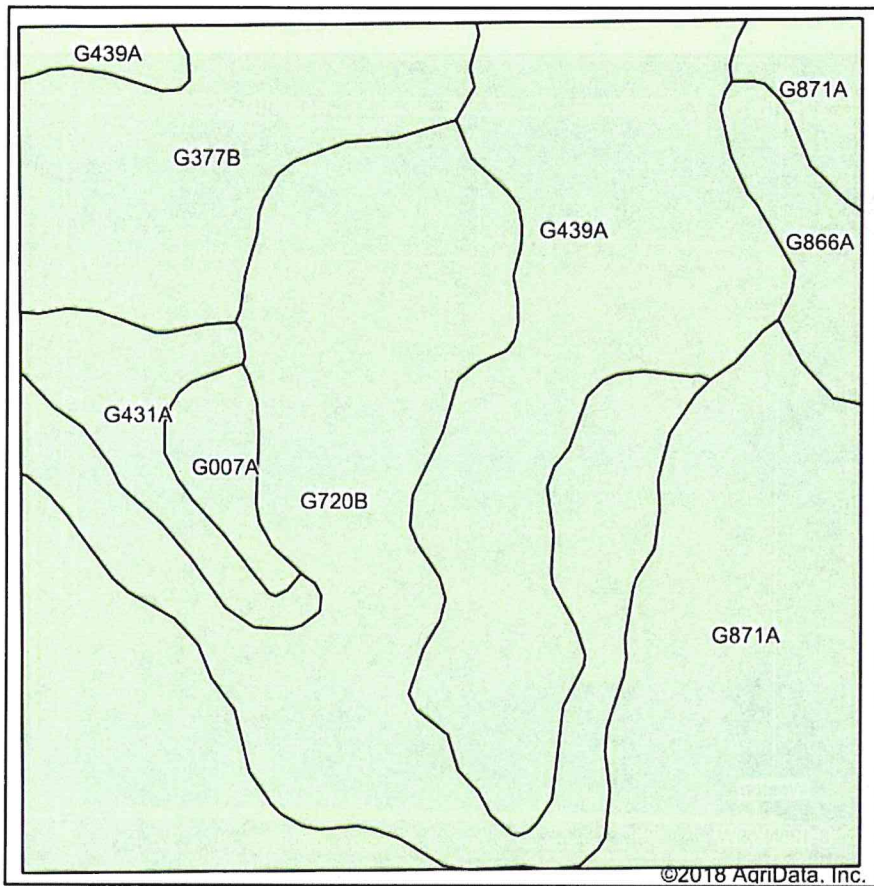
0ft 817ft 1634ft

8-126N-59W
Marshall County
South Dakota



7/23/2018

Soil Map



State: **South Dakota**
 County: **Marshall**
 Location: **8-126N-59W**
 Township: **Weston**
 Acres: **160**
 Date: **7/23/2018**

United Country
ADVANTAGE *land* **CO.**

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Cor n	Soybeans
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	45.21	28.3%	Ile	88	42	15
G871A	Beotia silt loam, 0 to 2 percent slopes	44.61	27.9%	Ilc	98	6	2
G439A	Bearden-Tonka, silty substratum silt loams, 0 to 2 percent slopes	35.13	22.0%	Ile	73	5	2
G377B	Embden-Egeland fine sandy loams, 2 to 6 percent slopes	19.54	12.2%	IIIe	63		
G431A	Bearden silt loam, 0 to 2 percent slopes	7.11	4.4%	Ile	81		
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	5.10	3.2%	Ils	80	43	14
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	3.30	2.1%	IVw	43		
Weighted Average					82.9	16	5.7



South Dakota

Marshall

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2627

Prepared: 7/24/18 11:09 AM

Crop Year: 2018

Page: 2 of 2

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.

Tract Number: 1036

Description:

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
158.18	156.74	156.74	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	156.74	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	85.89		136	0.0
SOYBEANS	69.71		37	0.0
Total Base Acres:	155.6			

Owners: DEBORA JUNE SATRANG

Other Producers: None



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BROKERS NOTES:

This family land legacy started a century ago, when Harman F. Alberts purchased this land in 1918, a month after WWI ended.

Currently owned by Harman's granddaughter, this land is located on the Marshall/Brown County line, a highly productive territory for South Dakota crop land. Just 30 minutes northeast of Aberdeen, this farm proudly displays quality dirt with over 137 acres of Class II soils with the top two soil types across 89+ acres having an 88% & 98% productivity index, making this a golden offering.

According to FSA, this farm offers 156.74 cropland acres and 155.6 base acres with an 85.89 acre corn base with 136 bu. yield and a 69.71 acre soybean base with a 37 bu. yield. The topography of this land is nearly level with 0-6% slopes and easy access on 114th St from the south. The balance of this land includes depressions that hold water, a 1.44 acre mature tree patch in the north east corner, and roadways. One would have the ability to order a wetland determination to pinpoint prior converted wetlands, if any, to install drain tile where needed to help mitigate immobile water. The land is situated in a known migratory arena in the central flyway east of Sand Lake National Refuge also offering other hunting opportunities that include upland game birds and Whitetails.

There is a reason this land has been in the family for a century. One rarely has an opportunity to buy a farm of this caliber on the open market. Harman Alberts had a vision 100 years ago, make this family farm work for you and yours for generations to come.

*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

TERMS:

This property is sold as is. This is a cash sale. Not responsible for accidents.





Live & Online Auctions | Private Sales | Farm Management



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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
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