

CROP LAND & ACREAGE SITE

# LAND AUCTION

**THURSDAY, FEBRUARY 7, 2019 • 11AM**

160 +/- ACRES IN KINGSBURY COUNTY, SD



## AUCTION LOCATION

Community Center | 225 Main Street | Lake Preston, SD



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

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
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# broker's notes

**Legal:** SE ¼ of Sec 14-112N-55W Hartland Twp.(east) Kingsbury County SD

**Owners:** Doug & Carol Kazmerzak

**Total Acres:** 160+/-

**Total Taxes:** \$2,988

**Directions: From Lake Preston:** 1 mile West on Hwy. 14, then 9½ miles North onto 441st St, the property will begin on the West side of the road.

**From DeSmet:** 7 miles North on Hwy 25, then East onto 200th St for 8 miles, then North on 441st for 1 mile and the property will begin on the West side of the road.

**From Badger:** 9 miles West on 200th St, then 1 mile north on 441 Ave and property will begin on the west side of the road.

**From Lake Norden:** 6 miles South on 450 Ave (blacktop) to Badger, then 9 miles West on 200th St, then 1 mile north on 441 Ave and property will begin on the west side of the road.



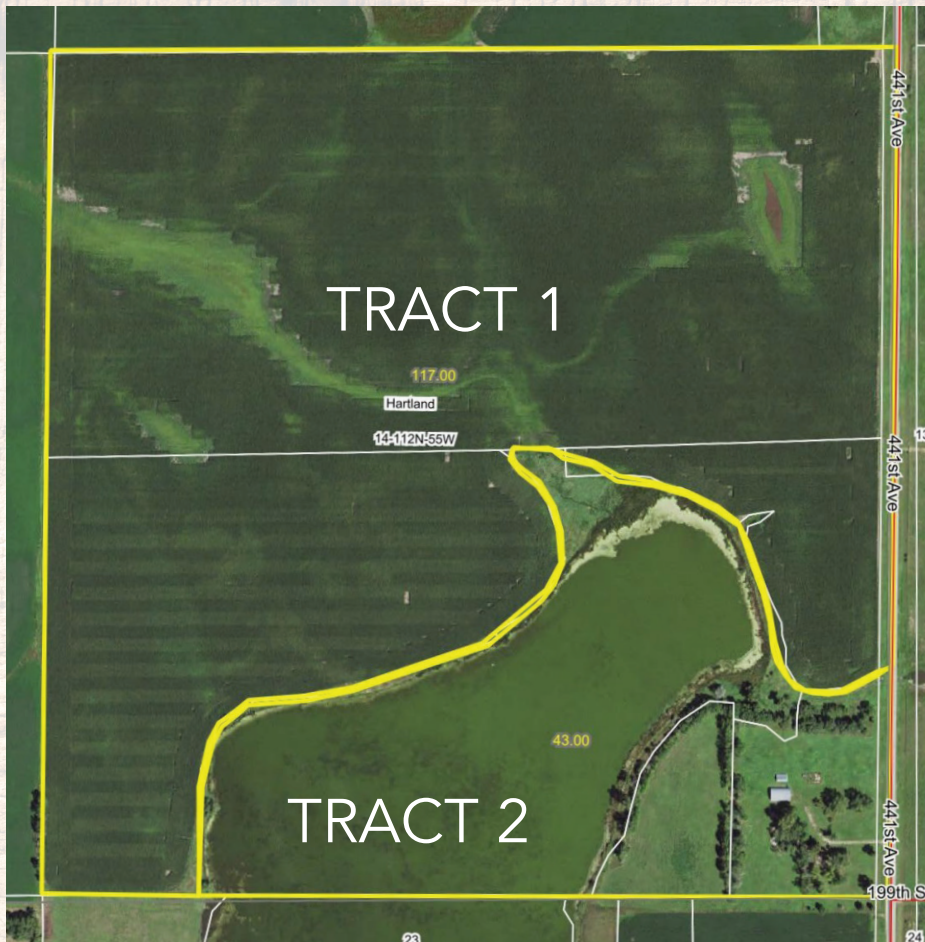
Uniquely situated and conveniently quaint, this quarter of land offers variety and versatility of crop land, recreational land and a previous acreage site with the ability to make it your own.

This land is conveniently located just a mile north of the black top, 200th St, within minutes of Erwin, Badger, DeSmet, Lake Norden & Lake Preston. With the acreage site, a good foundation has been laid on high ground with mature trees, and a sturdy Quonset with exceptional scenic views as it is bordered by a 26+/- acre pond. The setting truly is charming and offers the rare opportunity to make it your own hobby farm with protected pasture and country views in a wildlife friendly area.

The balance is 113.76 quality crop land acres, predominately made up of Class II soils. According to FSA information, there are a total of 117.91 cropland acres, with 4.15 acres of those acres currently used as hay land on the acreage site. The overall Productivity Index on the entire crop land is 73%, comprised mainly of Barnes-Buse loams, with a gently rolling topography. There are 77 base acres and a 2.6 acre wheat base with a 26bu plc yield, a 73.3 acre corn base with a 134bu plc yield, and a 1.1 acre soybean base and a 35bu plc yield.

The cropland, pond and potential building site combined, makes this a unique offering with the tangible recreational value it offers. Take Advantage of this gem the Kazmerzak's are offering on the open market!





## Tract 1: Crop Land

**Acres:** 117+/-

- 113.76+/- cropland acres according to FSA
- Predominantly Class II soils, Barnes-Buse loams
- Overall soil rating of 72.9%
- Gently rolling topography
- Excellent access from 441st Ave (county road)
- If tracts sold separately, there will be a Tile/Drainage Easement put in place at closing for Tract 1 to drain into the pond on Tract 2; in the event one was to tile after obtaining a wetland determination from NRCS.

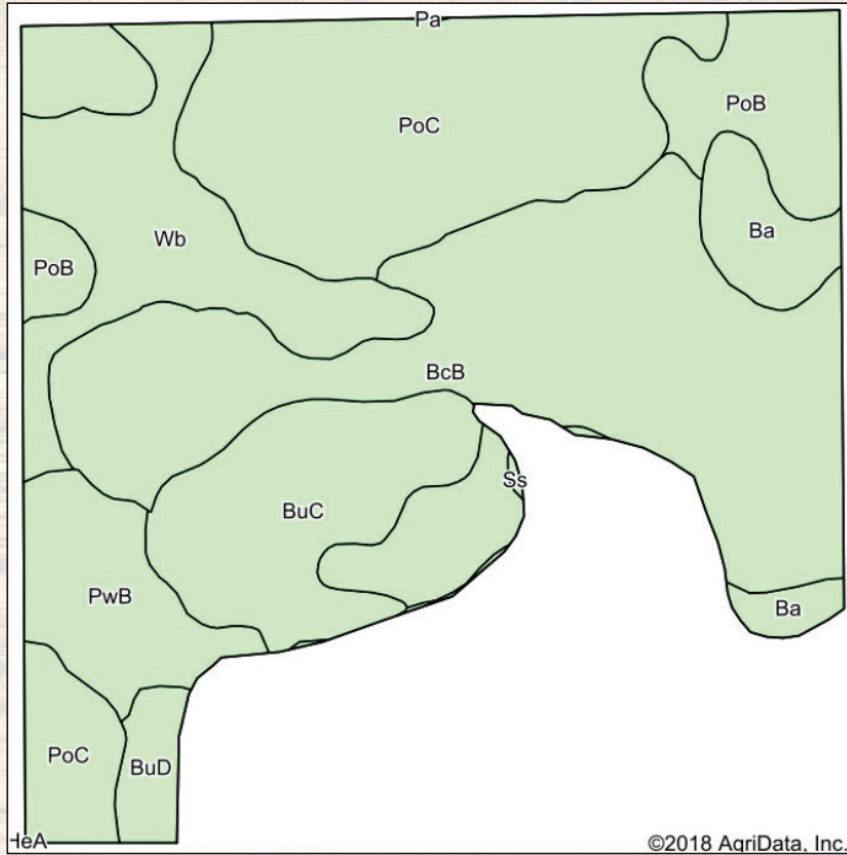
## Tract 2: Potential Building Site

**Acres:** 43 +/-

- 12.5+/- acres of land and building site overlooking a 26+/- acre pond, balance of slough, ditches and roadways
- The previous home site offers an abundance of mature trees, with a grove on the north and west sides
- Great potential for a new home site/hobby farm with exceptional views and priceless trees.
- Well-kept 40' x 60' Quonset with a cement floor and 14' high sliding doors, and an additional outbuilding
- 4.15 crop land acres according to FSA information, currently used for hay
- Excellent access from 441st Ave, one mile north of blacktop, 200th Street
- Rural water and a well was previously used on the property; however, the rural water has been disconnected and the well has not been active for several years.
- There is currently no electricity on the property.
- If tracts sold separately, there will be a Tile/Drainage Easement put in place at closing for Tract 1 to drain into the pond on Tract 2; in the event one was to tile after obtaining a wetland determination from NRCS.



# soil map



Area Symbol: SD077, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
BcB	Barnes-Buse loams, 2 to 6 percent slopes	38.68	33.1%	Ile	70
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	27.48	23.5%	IIle	69
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	13.23	11.3%	Iw	91
BuC	Buse-Barnes loams, 6 to 9 percent slopes	12.54	10.7%	IVe	60
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	10.60	9.1%	Ile	81
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	7.29	6.2%	Ile	89
Ba	Badger silty clay loam, 0 to 1 percent slopes	4.79	4.1%	IIw	80
BuD	Buse-Barnes loams, 9 to 20 percent slopes	2.13	1.8%	VIe	30
Ss	Southam silty clay loam, 0 to 1 percent slopes	0.26	0.2%	VIIIw	10
Weighted Average					72.8

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# terms

Closing and possession will be on or before March 14th, 2019. 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 2018 real estate taxes due in 2019 will be paid by the seller. All of the 2019 RE taxes due and payable in 2020 will be the responsibility of the buyer. If sold separately, the Assessor, Tammy (605.854.3593), will determine a new tax assessment for each tract. For Tract 2 to qualify for an ag levy, the owner must meet three requirements, as can be discussed with the Assessor. 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. If sold separately, a survey/plat will need to be completed and approved prior to closing and the cost to be divided three ways, between both buyers and the seller. The exact acres will be identified by the survey/plat and the purchase price will be adjusted accordingly. Tract 2 to be guaranteed the minimum of 40 acres. If Tracts 1 & 2 are sold separately, there will be a Tile/Drainage Easement signed at closing. Tract 2 (Building Site) will grant to the buyer on Tract 1 (Crop Land) the right to install a solid drain tile and a drain tile outlet, out-letting into the pond. 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 Kingsbury 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.



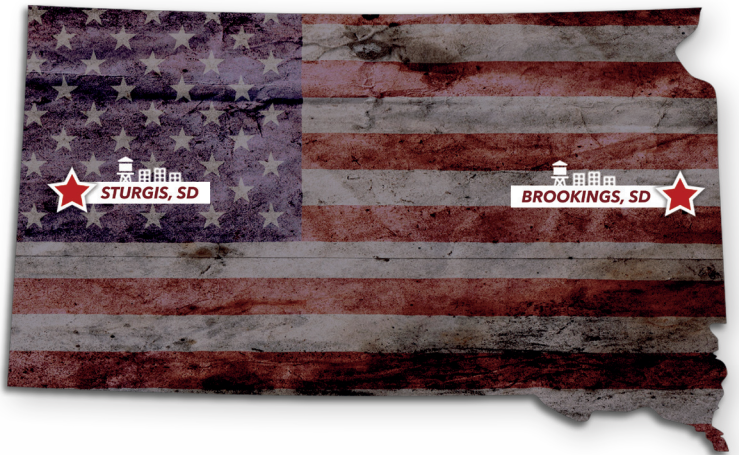




**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

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**CALL TODAY!**



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