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ADVANTAGE *Land* **CO.**

400+/- ACRES - STANLEY CO, SD LAND AUCTION

January 18th, 2011 - 10:00am

Holiday Inn Ft. Pierre, SD

HAY LAND WITH CROP POTENTIAL

Tract 1: \$2,200/A
Tract 2: \$1,800/A
Tract 3: \$1,800/A



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

Owner: Robert Calkins

605.692.2525

Advantage**Land**Co.com

400 ACRES ALL CONTIGUOUS ROW CROP POTENTIAL



January 18th, 2011 at 10:00am
Auction Location: Holiday Inn Ft Pierre, SD

Land Location: From Hayes, SD: 8.5 miles East on US HWY 14 to 263rd Ave then South 1 mile and property will be sitting on the East side of road.

Snap Shot: These contiguous 400 acres are conveniently located one mile south of US HWY 14 near Hayes, SD. This virgin sod has the potential to become a high producing row crop farm which lays nearly level. This property has an overall soil rating of 64.8%.

Legal Description: T1: 160+/- acres, NW1/4 in 34-T5N-R27E; Taxes: \$567.90 T2: 160+/- acres, NE1/4 in Section 34-T5N-R27E; Taxes: \$589.70 80+/- acres, T3: W1/2 of the NW1/4 in Sec. 35-T5N-R27E; Taxes: \$324.32

Estimated Taxes: \$1,481.92

Owners: Robert Calkins

Aerial Map



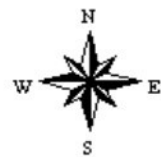
map center: 44° 21' 4.11, -100° 50' 25.35

0ft 1020ft 2041ft

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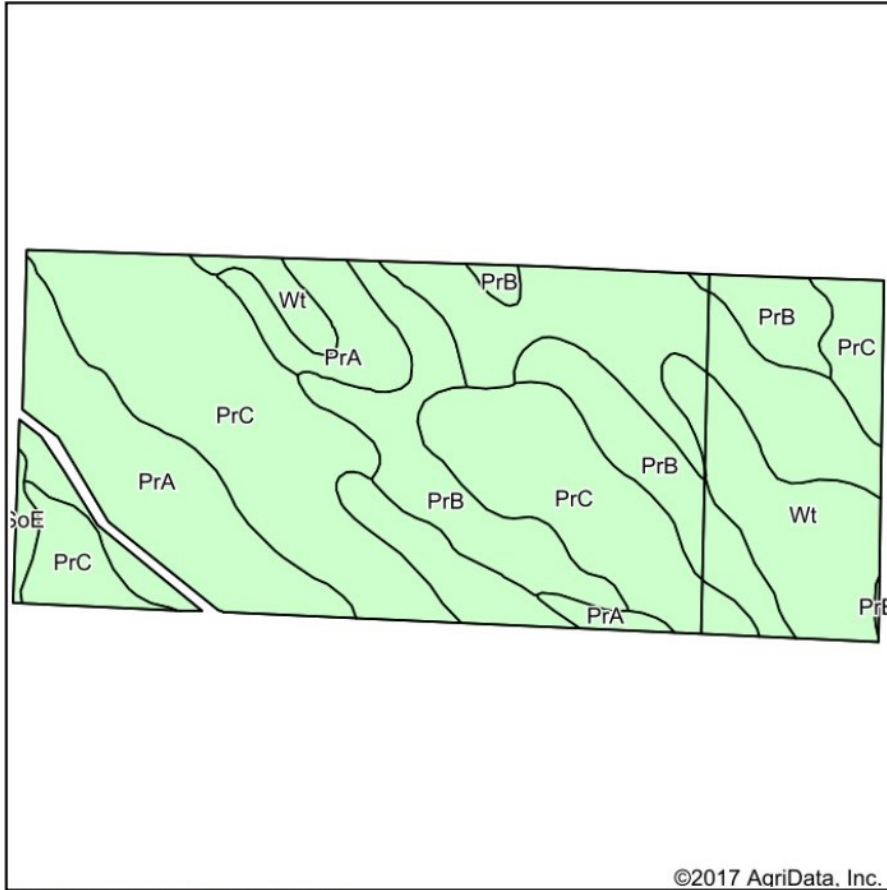
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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34-5N-27E
Stanley County
South Dakota

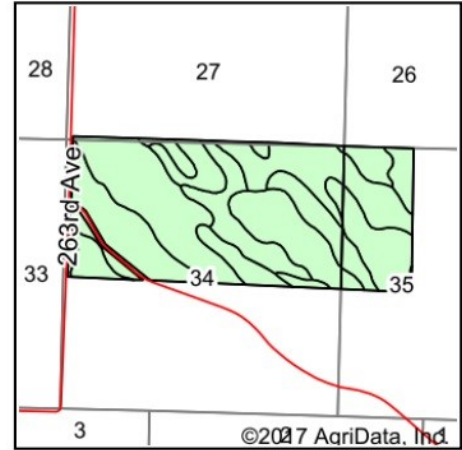


1/4/2018

Overall Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Stanley**
 Location: **34-5N-27E**
 Township: **South Stanley**
 Acres: **415.19**
 Date: **1/4/2018**

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Area Symbol: SD117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
PrC	Promise clay, 6 to 9 percent slopes	146.62	35.3%	IVe	IVe	55
PrA	Promise clay, 0 to 3 percent slopes	133.63	32.2%	IIIIs	IIIIs	68
PrB	Promise clay, 3 to 6 percent slopes	74.39	17.9%	IIIe	IIIe	64
Wt	Witten silty clay, 0 to 3 percent slopes	57.68	13.9%	IIs	IIs	79
SoE	Sansarc-Opal clays, 9 to 25 percent slopes	2.87	0.7%	VIIe	VIIe	21
Weighted Average						63.9

South Dakota
Stanley
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1498
Prepared: 11/23/11 8:16 AM
Crop Year: 2012
Page: 1

Operator Name: ROBERT C CALKINS
Farm Identifier:
Recon Number:
Farms Associated with Operator:
None

Tract Number: 965 Description: N34 WNW35 527
BIA Range Unit Number:
HEL Status: Classified as not HEL
Wetland Status: Wetland determinations not complete
WL Violations: None
FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
415.2	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	0.0	0.0	0.0	0.0	

Owners: ROBERT C CALKINS
Other Producers: None



400 ACRES ALL CONTIGUOUS ROW CROP POTENTIAL

BROKERS NOTE: This multi-parcel auction presents an excellent opportunity for farmers, investors, and ranchers to purchase 80 acres and up to 400 acres of land for an investment or add to an existing operation. This farm in central South Dakota has a strong soil productivity, is contiguous and is conveniently located one mile south of Hwy 14, only 25 miles west of Fort Pierre and 9 miles east of Hayes, S.D. The land is currently used as hay land but has the potential to be high producing tillable ground and lays nearly level with good eye appeal. According to Surety AgriData, the average soil productivity index on the entire parcel is 64.8%, comprised predominately of Promise clay and Witten clay. This farm is free and clear to farm or rent for 2012. Hunting/Recreational opportunities include whitetail deer, mule deer, antelope, pheasants, quail, and other upland game birds, only 25 miles from the Missouri River. Plan to attend this auction and come prepared to buy.

TERMS: This is a cash sale. Closing will be scheduled on or before February 13th 2012. 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. All the 2011 RE taxes payable in 2012 will be paid by the seller. All of the 2012 RE taxes due and payable in 2013 will be paid by the buyer. Possession will be given at closing. This property will be free and clear for the 2012 farming season. 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, reservation or highways of record, if any, as well as any or all Stanley 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 sale is subject to seller confirmation.



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510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525
Fax: 605.692.2526
Info@advantagelandco.com
AdvantageLandCo.com
AdvantageLandCo.net
Ucalco.com

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