



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

160+/- ACRES IN KINGSBURY CO. SD LAND AUCTION

Thursday, April 18th, 2013 - 10:00 AM

On Site

High Caliber Class I & II Dirt

SOLD
\$8,215 / Acre!



ADVANTAGE *Land* CO.

Owners: Brooks Gard and Jean Callahan

605.692.2525

Advantage**Land**Co.com

ROW CROP FARMERS | HUNTERS | INVESTORS

IF YOUR GOING TO FARM, FARM THE BEST.



Thursday, April 18th, 2013 at 10:00 AM
Auction Location: On Site

Location: From Oldham, SD: 4 miles north on 445th Ave (blacktop), 1.5 miles west on 214 St, property is on north side of road.

From Lake Preston, SD: 6.5 miles south on 441 Ave (blacktop), 2 miles east on 215 St, 1.25 miles north on 443 Ave, property is on east side of road.

Features: High Caliber Soils, High Percentage Tillable, Excellent Eye Appeal with Good Access, a \$40,000 Buyer Credit for 2013!

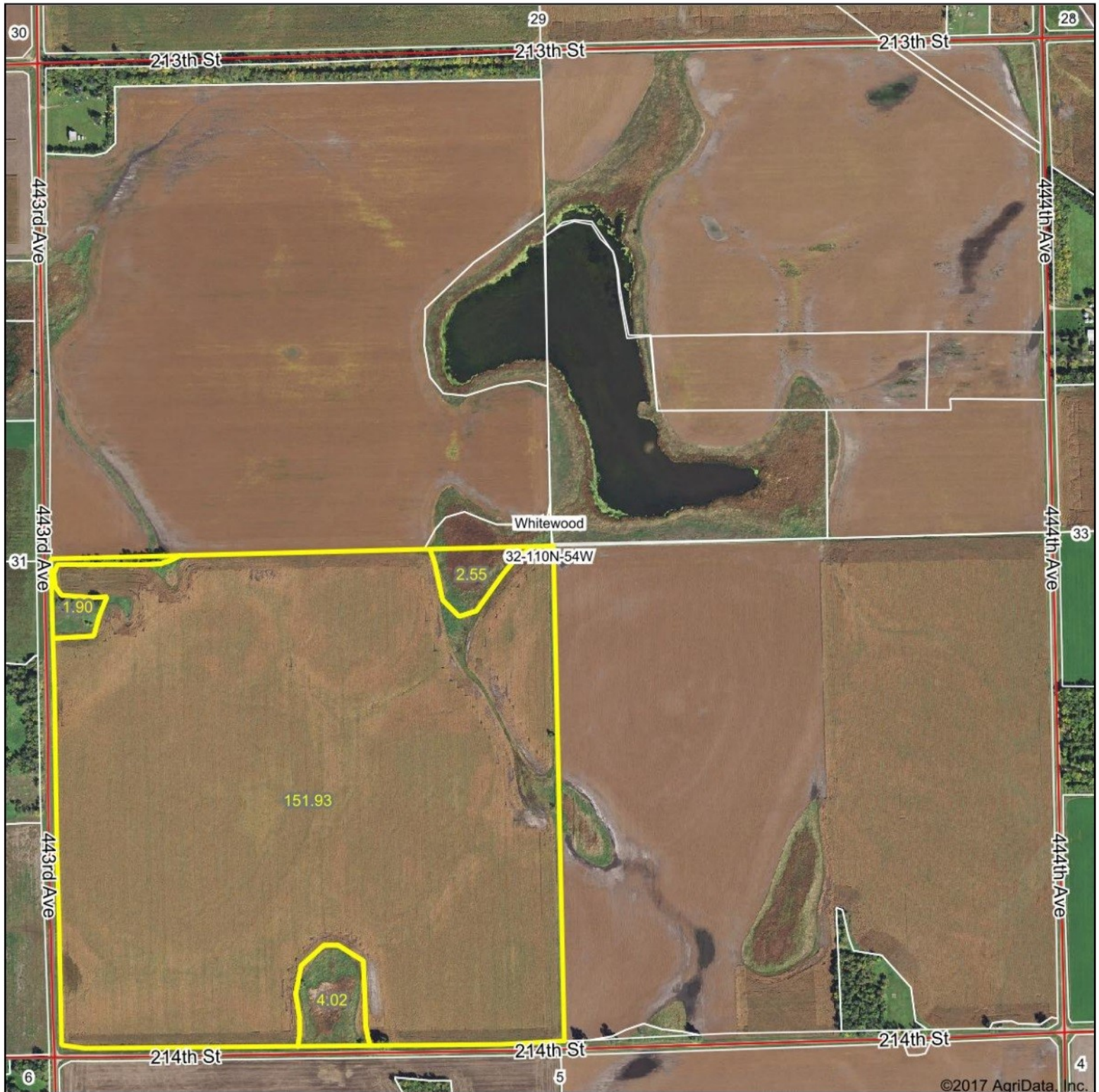
Legal Description: SW1/4 of Section 32-T110N-R54W, "North" Whitewood Township, Kingsbury County, SD, 160+/- Acres.

Taxes: \$2,210.40 (2012 due in 2013)

Owner: Brooks Gard and Jean Callahan

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Aerial Map



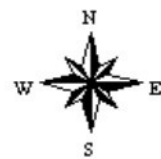
map center: 44° 17' 20.79, -97° 20' 28.87

0ft 827ft 1654ft

United Country
ADVANTAGE Land CO.

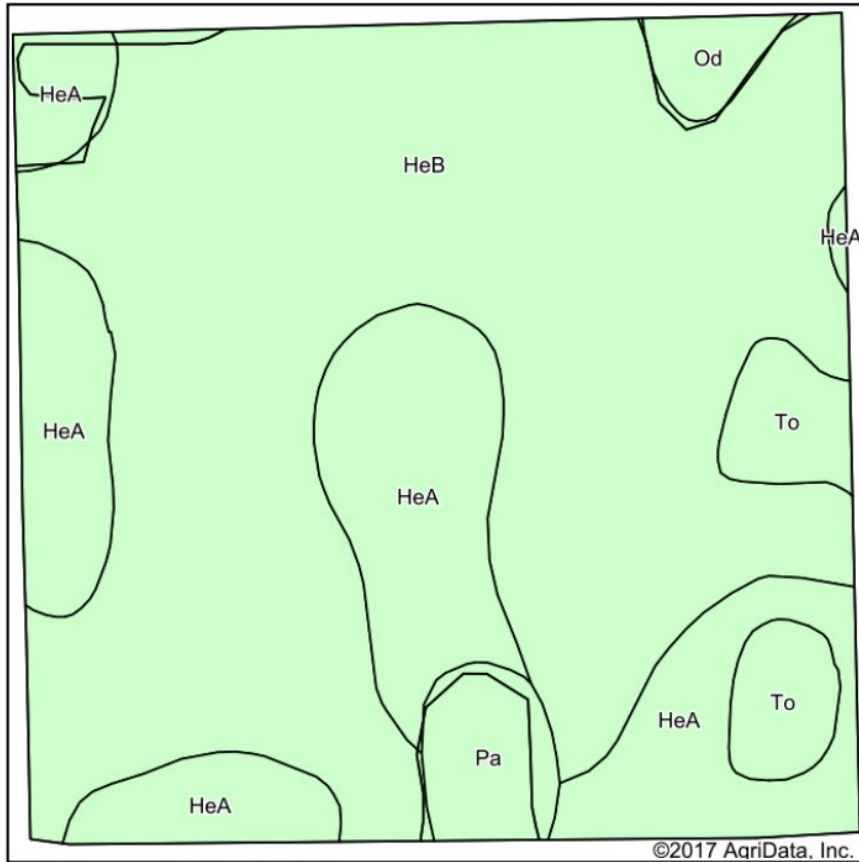
Maps Provided By
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32-110N-54W
Kingsbury County
South Dakota

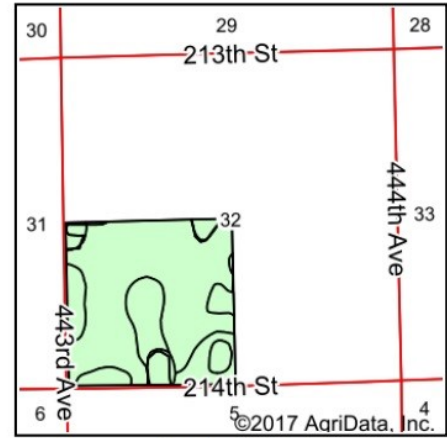


10/19/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Kingsbury**
 Location: **32-110N-54W**
 Township: **Whitewood**
 Acres: **160.4**
 Date: **10/19/2017**

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Area Symbol: SD077, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
HeB	Hetland silty clay loam, 2 to 6 percent slopes	106.70	66.5%	Ile	84		
HeA	Hetland silty clay loam, 0 to 2 percent slopes	39.13	24.4%	Is	89		
To	Tonka silty clay loam, 0 to 1 percent slopes	7.17	4.5%	IVw	58		
Pa	Parnell silty clay loam	4.99	3.1%	Vw	34	28	11
Od	Oldham silty clay loam	2.41	1.5%	Vw	34	28	10
Weighted Average					81.8	1.3	0.5



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BROKERS NOTES:

This high producing quarter of land has been in the Gard Family since 1928! With a high percentage tillable and mostly Class I and II soils, this farm has easy access and is conveniently situated 7+/- miles southeast of Lake Preston. The farm is rented for the 2013 crop year. According to FSA Information, this parcel contains 158.5 cropland acres with a 133.2 acre corn base with a 65bu direct and 65bu cc yield and a 24.7 acre soybean base with a 31bu direct yield and 31bu cc yield. Surety Agridata reports an excellent overall soil rating of .827, predominately comprised of Hetland Silty clay loam with 0-6% slope. The seller will be crediting the buyer \$40,000 at closing for the 2013 crop year. Farms of this caliber are hard to come by; if you are looking for productive farm land in Kingsbury County to add to your operation or for an investment, plan to attend this auction and come prepared to buy.

TERMS:

This is a cash sale. Closing will be on or before May 16th 2013. 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. Landlord possession will be given at closing as this property is sold subject to an existing lease for the 2013 crop year, expiring March 1st, 2014. This farm will be free and clear to farm or rent for the 2014 crop year. All the 2012 real estate taxes payable in 2013 will be paid by the seller. All of the 2013 RE taxes due and payable in 2014 will be paid by the buyer. Seller to credit buyer \$40,000 at closing for the 2013 crop year. 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 Kingsbury County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. If a boundary survey is required it will be the responsibility of the purchaser. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This sale is subject to a 5% buyer premium. This sale is subject to seller confirmation.



REGIONS LAND BROKER



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