

KINGSBURY COUNTY, SD

# LAND AUCTION

ONLINE  
BIDDING

**THURSDAY, MARCH 28, 2019 • 11AM**

160+/- ACRES | CROP LAND



## AUCTION LOCATION

American Legion | 230 S Ottawa St | Iroquois, SD



 United  
Country  
**ADVANTAGE Land CO.**

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM



# snap shot

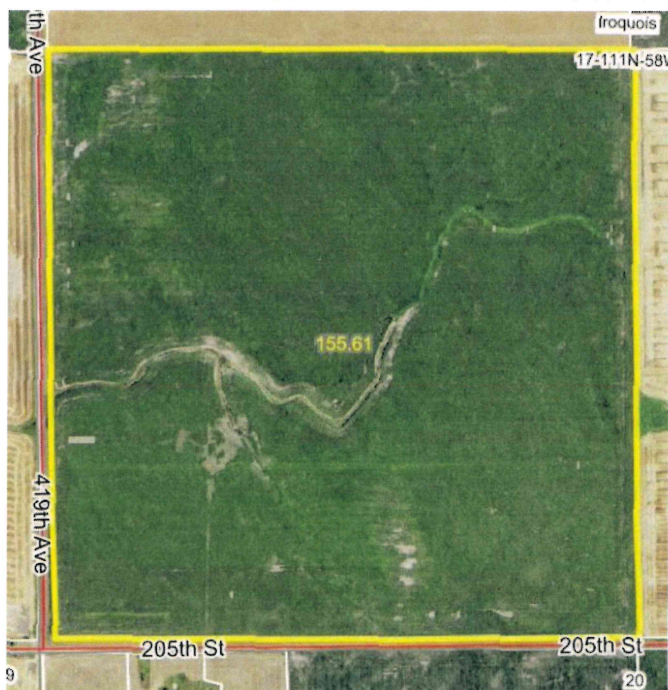
**Total Acres:** 160+/-

**Total Taxes:** \$2,000.18

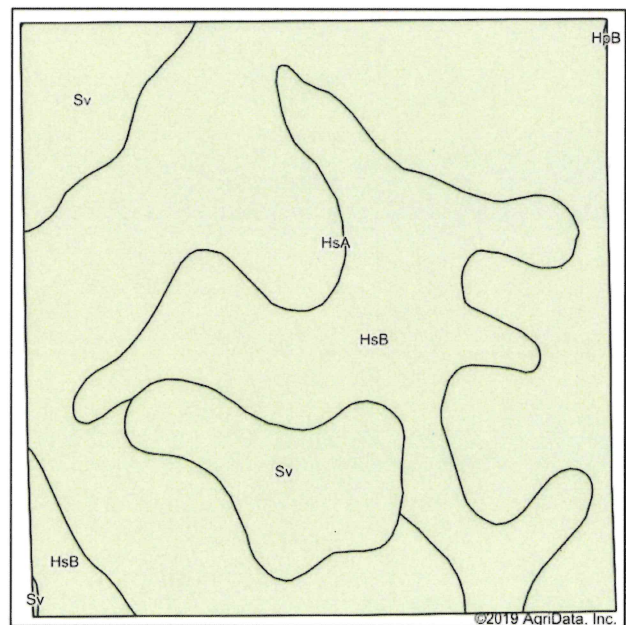
**Legal:** SW ¼ of Sec 17-111N-58W Iroquois Twp. Kingsbury County SD

**Directions: From Iroquois:** 4 miles north on 418th Ave, 1 mile east on 204th St, 1 mile south on 419th Ave, land will be on the east side of the road.

## AERIAL MAP

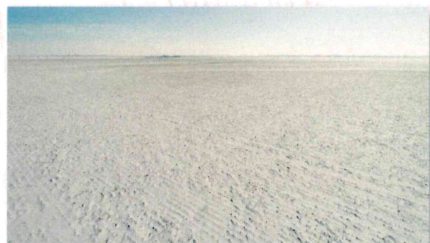
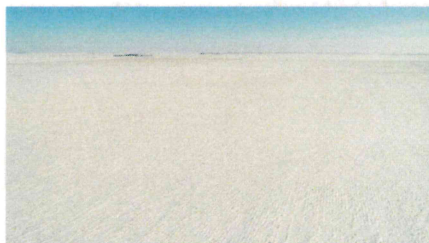


## SOIL MAP



Area Symbol: SD077, Soil Area Version: 22

| Code             | Soil Description  | Acres | Percent of field | Non-Irr Class *c | Productivity Index |
|------------------|---|-------|------------------|------------------|--------------------|
| HsA              | Houdek-Stickney complex, 0 to 2 percent slopes          | 88.61 | 56.9%            | IIC              | 77                 |
| HsB              | Houdek-Stickney complex, 2 to 6 percent slopes          | 43.58 | 28.0%            | IIE              | 74                 |
| Sv               | Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes | 23.42 | 15.1%            | IIIS             | 44                 |
| Weighted Average |   |       |                  |                  | 71.2               |



# broker notes

Located north of Iroquois, this quality crop land bears many desirable features. Available to farm and rent this year, this quarter boasts 132.19+/- acres of Class II soils with a gently rolling topography and 0-6% slopes. According to FSA information, there are 155.61 cropland acres and 155.2 base acres with 77.6 base acres of wheat with a 46 plc yield, 38.8 base acres of corn with a 142 plc yield, and 38.8 base acres of soybeans with a 36 plc yield. With a high percentage tillable, this land offers bountiful Class II Clay Houdek-Stickney Complex soils with a ranking of 77% and an overall productivity index of 71.2%. The balance is made up of a ditched waterway for ease of drainage and a potential tile outlet along with roads and ditches. Situated with good access just off 204th St and 419th Ave, this quarter section has minimal waste acres, long rounds, and quality dirt, making this property appealing for the modern day farmer. If you have been looking for a tangible long term investment, take Advantage of the opportunity to own a strong quarter of crop land in western Kingsbury County!

**Owners: Duane & Janice Baer**

## terms

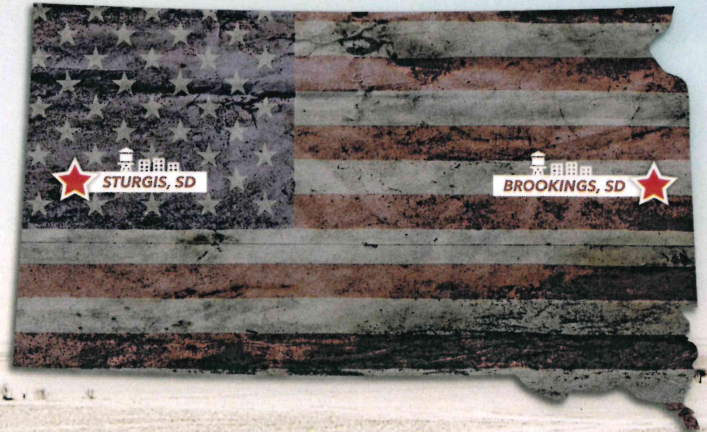
Closing and possession will be on or before April 30th, 2019. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement 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. A portable electric fence will be removed. 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. 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.



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



**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**  
**605.692.2525**  
**CALL TODAY!**



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

**EXPOSE**  
YOUR DIRT®

**605.692.2525**  
ADVANTAGELANDCO.COM