

LAND AUCTION



ABSOLUTE AUCTION

99.2 AC± | 1 TRACT | BUTTE CO, SD

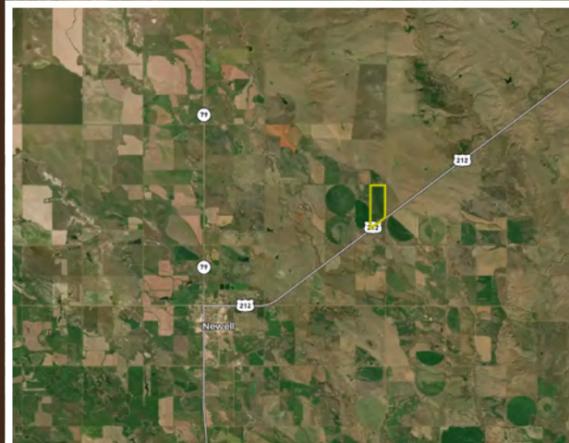
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/23/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: THE OLD CITY HALL
108 3RD STREET | NEWELL, SD 57760**

Selling Absolute. 99.2+/- acres. Agriculture and/or hunting land. Close enough to the Black Hills to be available for your home if you choose. Excellent access as Hwy 212 runs along the southern border and is near town. To be enjoyed are two stocked fishing ponds, trees, deer, and antelope! Irrigated acres with a waterway running through the property. Production is mixed forages and native grass and is yours to appreciate. Perimeter fences are excellent and are four-strand barbed wire, with a little portion of woven wire. Gates are excellent. All irrigation equipment currently on the property sells with the land. Domestic water service (Butte/Meade Water) is beside the property, with electricity across the road. Did I mention the view?! Wow!!



TRACT 1: 99.2 ± ACRES

Deeded acres: 99.2 deeded acres

FSA Farmland Acres: 88.72 FSA acres

DCP Cropland Acres: 88.72 FSA acres

Soil Types: Kyle Clay, Pierre clay

Soil PI/NCCPI/CSR2: 57.1 Productivity Index

Base acres and Yield: Wheat base acres 14.73/PLC yield 29, Corn base acres 6.6/PLC yield 71, Pats Base 5.84/PLC yield 25

CRP Acres/payment: No CRP

Taxes: TBD

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: 99.20+/- acres located E1/2 NE ¼ S15T9N R6E Butte Co, SD

PIDs: 09.6.15.13.1 and 09.6.15.11

Lat/Lon: 44.7435, -103.3536

Zip Code: 57760



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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