

1,568.86+/- ACRES | FAULK CO. SD.

**ONLINE
BIDDING
AVAILABLE**

6 TRACTS

LAND AUCTION

Tuesday, December 3rd 2024 • 11AM

AUCTION LOCATION: Spink County 4-H Building in Redfield, SD



ADVANTAGE
Land Co.

EXPOSE
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snapshot

Auction Date: Tuesday, Dec 3rd, 2024 @ 11am

**Auction Location: Spink County 4-H Building
17415 US HWY 281, Redfield, SD.**

Online Bidding Starts: Monday, Dec 2nd, 2024

Total Acres: 1,568.68+/- **Total Taxes:** \$8,107.66

Legals: **T1:** NE1/4 SEC 26-T118N-R66W in Faulk County, South Dakota; **T2:** E1/2 SEC 34-T118N-R66W in Faulk County, South Dakota; **T3:** SEC 33 (except N1/2 NW1/4) -T118N-R66W in Faulk County, South Dakota; **T4:** NW1/4 SEC 5-T117N-R66W in Faulk County, South Dakota; **T5:** S1/2 SEC 4 (except S1/2SE1/4) -T117N-R66W in Faulk County, South Dakota; **T6:** NE1/4 SEC 16 (except Zell Lake) -T117N-R66W in Faulk County, South Dakota

- Available to Farm, Graze or Rent in 2025!
- 180± Acres of Hayland Currently Being Utilized.
- 557± Acres of Class II Soils w/ 70-77% PI Range.
- 513.21 FSA Cropland Acres.
- CRP Habitat and Sloughs for Mid to Late Season Adventures.
- 5 Pastures, 1,000± Acres Perfect for Grazing in Close Proximity.



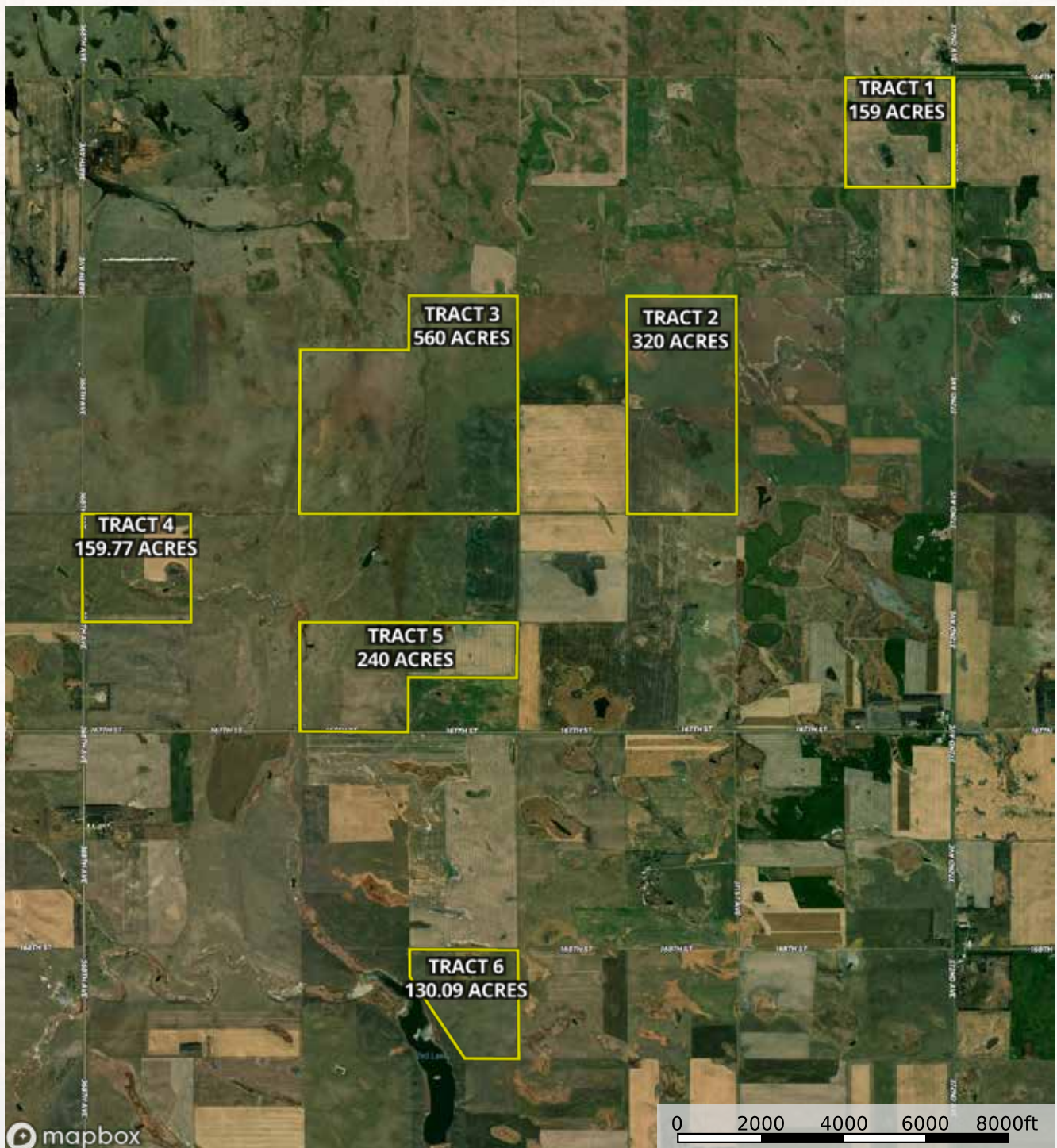
broker notes

Farmers, ranchers, and investors alike, appreciate the abundant opportunities this land provides! Let your roots grow deep in Faulk County, just minutes northwest of Redfield, South Dakota, with 1,568.68+/- acres at auction proudly presented by Advantage Land Company. All located within 5 miles, this property is comprised of grassland, hayland, cropland and CRP that has been owned and well stewarded by the Jungwirth Family for more than 70 years. Between the 5 pastures, suitable fence lines and water sources, this property is perfect for grazing your herd in close proximity with a span of about 1,000 acres of grass. There are 557+/- acres of Class II soils generating a soil productivity index between 70% and 77%, with a 55% index across all the acres the land encompasses. FSA reports a total of 513.21 Cropland acres with 273.52 total base acres comprised of an 82.57 acre Wheat base, an 84.18 acre Corn base, an 84.39 acre Soybean base, a 16.3 acre Sunflower base, a 1.88 acre Sorghum base, a 1.10 acre Barley base, and a 3.10 acre Oat base. This property has a unique balance of grain, grass and slough acres attracting a plethora of wildlife, including waterfowl, upland game birds and whitetails! Enjoy the benefits the infinite variety brings to the land. Bid to buy December 3rd!



location

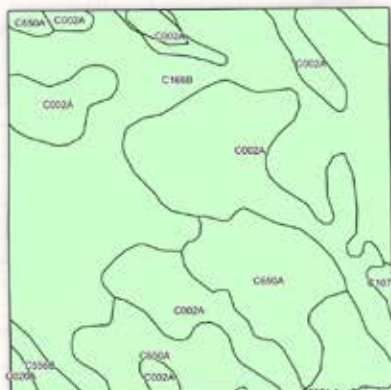
Directions From Redfield, SD to Tract 1: At the intersection of US HWY 212 and US HWY 281, head West out of Redfield on Hwy 212 for 11 miles and turn North onto 372nd Avenue. Travel 372nd Avenue for 8.5 miles Tract 1 begins on the West side of the road.



soil maps

tract 1

PI 63.7%



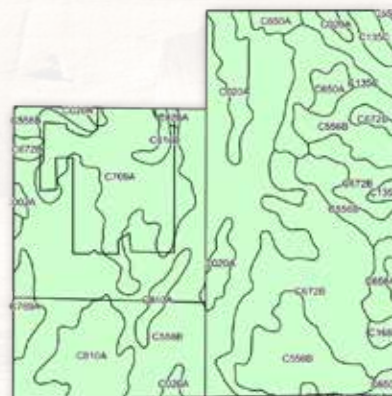
tract 2

PI 54.6%



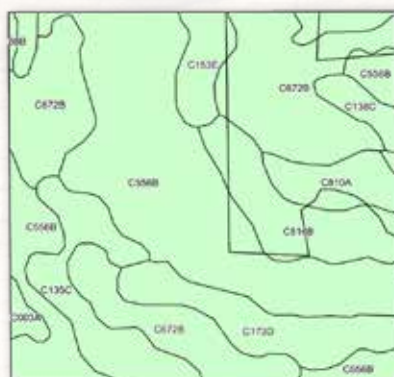
tract 3

PI 51.4%



tract 4

PI 52.2%



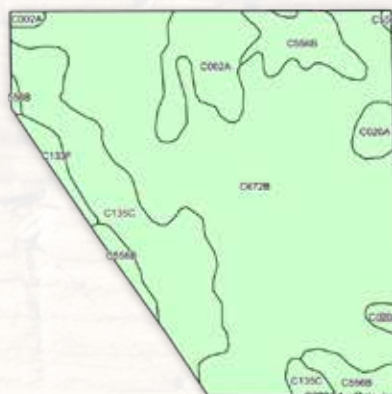
tract 5

PI 56.8%



tract 6

PI 61.6%



**OVERALL
SOIL
RAITING
55%**

Area Symbol: SD049, Soil Area Version: 27					
Code	Soil Description	Acres	Percent of field	Non-Irr Class "c	Productivity Index
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	504.44	33.1%	IVs	47
C672B	Max-Niobell-Noonan loams, 3 to 6 percent slopes	435.69	28.5%	IIc	70
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	121.20	7.9%	IIe	71
C002A	Tonka silt loam, 0 to 1 percent slopes	88.72	5.8%	IVw	48
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	79.78	5.2%	IVe	50
C650A	Niobell-Noonan-Max loams, 0 to 3 percent slopes	67.06	4.4%	IIIs	69
C769A	Tally fine sandy loam, 0 to 2 percent slopes	66.19	4.3%	IIle	63
C020A	Heil silt loam, 0 to 1 percent slopes	65.56	4.3%	VIIs	29
C810A	Bowdle loam, 0 to 2 percent slopes	38.40	2.5%	IIIs	57
C816B	Lehr loam, 2 to 6 percent slopes	16.59	1.1%	IIle	44
C173D	Williams-Zahill-Bowbells complex, 3 to 15 percent slopes	11.64	0.8%	IVe	54
C584A	Harriet loam, 0 to 2 percent slopes	8.23	0.5%	VIIs	26
C003A	Parnell silty clay loam, 0 to 1 percent slopes	7.05	0.5%	Vw	29
C153E	Zahl-Max loams, 15 to 25 percent slopes	4.94	0.3%	VIIe	37
C030A	Rimlap silt loam, 0 to 1 percent slopes	3.76	0.2%	IVw	53
C138C	Zahl-Williams-Bowbells loams, 3 to 9 percent slopes	2.82	0.2%	IVe	63
C769B	Tally fine sandy loam, 2 to 6 percent slopes	2.60	0.2%	IIle	63
C133F	Zahl-Zahill complex, 15 to 40 percent slopes	1.98	0.1%	VIIe	29
C167A	Max-Arnegard loams, 0 to 3 percent slopes	1.54	0.1%	IIc	83
Weighted Average			3.26		



tract 1

Acres: 159+/- **Taxes:** \$1,559.94 **CRP Payments:** \$3,061 **Legal:** NE1/4 SEC 26-T118N-R66W in Faulk County, South Dakota.



- 153.23 FSA Cropland Acres.
- 100.39+/- Acres of Class II Soils.
- 28.91 Acres of CRP Habitat, Expiring 9/30/2032.

With easy access from 372nd Ave, this quarter offers 124.32+/- acres of cropland and 28.91+/- acres of CRP with an overall soil Productivity Index of 63.7% with the majority soils rated at 77%. FSA reports a total of 153.23 Cropland acres with 65.32 total base acres comprised of an 18.81 acre Wheat base with a 49 bu PLC yield, a 19.22 acre Corn base with a 117 bu PLC yield, a 5.91 acre Sunflower base with a 1496 lb PLC yield, and a 21.38 acre Soybean base with a 33 bu PLC yield. Nestled in a versatile landscape, this property offers both abundant whitetail deer and pheasant habitat, making it a perfect blend of wildlife paradise and fertile farmland.



tract 2

Acres: 320+/- **Taxes:** \$2,530.16 **Legal:** E1/2 SEC 34-T118N-R66W in Faulk County, South Dakota.



- 132.44 FSA Cropland Acres.
- Majority Cropland Soil PI of 70% and 77%.
- 215+/- Acres of Strong Pasture.

This one is for the farmer, rancher and investor. Let your cattle graze on 215+/- acres of belly deep grass with a dugout for water and strong fences. There are 99+/- acres currently utilized as cropland with the Class II majority soils comprised of 70% and 77% PI. FSA reports a total of 132.44 Cropland acres with 71.07 total base acres comprised of a 24.58 acre Wheat base, a 20.41 acre Corn base, a 4.74 acre Sunflower base, a 17.14 acre Soybean base, a 3.1 acre Oat base, and a 1.1 acre Barely base.





tract 3

Acres: 560+/-

Taxes: \$3,977.56

Legal: SEC 33-T118N-R66W (except N1/2 NW1/4) in Faulk County, South Dakota.



- A Contiguous 560+/- Acres.
- 400 Acres of Quality Grassland.
- 64 Acres of Crop, 92 Acres of Hay.
- Dugout and Old Artesian Well, No Tank.

A sizable block like this is hard to come by! This 560± acres of pasture and crop land/hayland in Southeast Faulk County is currently utilized as 400 acres of pasture, 64 acres of crop and 92 acres of hay production. The weighted average soil rating across this nearly square mile is 51.4%, also offering strong fences and two water sources to include a dugout and an Artesian well head. FSA reports a total of 64.38 Cropland acres with 44.22 total base acres comprised of a 12.55 acre Wheat base with a 35 bu PLC yield, a 15.5 acre Corn base with a 95 bu PLC yield, a 1.11 acre Sunflower base with a 34 lb PLC yield, and a 15.06 acre Soybean base with 26 bu PLC yield.



tract 4

Acres: 159.8+/-

Taxes: \$1,270.36

Legal: NW1/4 SEC 5-T117N-R66W in Faulk County, South Dakota.



- 44.41 FSA Cropland Acres.
- Overall Cropland Soil Rating of 57.6% PI.
- 108+/- Hayland and/or Pasture Land.
- Waterway and Dugout.

Use this land for hay and crop production or let this be your abundant summer pasture and watch livestock roam through the grass and hydrate from the dugout or meander through the waterway. FSA reports a total of 44.41 Cropland acres with 30.52 total base acres comprised of a 8.66 acre Wheat base with a 35 bu PLC yield, a 10.70 acre Corn base with a 88 bu PLC yield, a 0.77 acre Sunflower base with a 34 lb PLC yield, and a 10.39 acre Soybean base with 26 bu PLC yield. The balance is made up of 108+/- acres of hayland and/or pasture land with a dugout and creek for a water source. Enjoy the recreational benefits the infinite variety gives to the land.





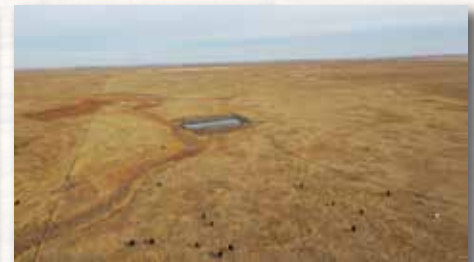
tract 5

Acres: 240+/- **Taxes:** \$2,268.90 **Legal:** S1/2 SEC 4 (except S1/2SE1/4) -T117N-R66W in Faulk County, South Dakota.



- 118.75 FSA Cropland Acres.
- 115+/- Acres of Class II Soils at 70 & 77% Pl.
- Balance of Pasture Acres w Dugout & Waterway.

Discover the perfect blend of cropland and pasture on this 240+/- acres up for auction. The overall weighted average productivity index is 56.8% with the majority cropland acres averaging 63.7%. FSA reports a total of 118.75 Cropland acres with 62.39 total base acres comprised of a 17.97 acre Wheat base with a 49 bu PLC yield, a 18.35 acre Corn base with a 117 bu PLC yield, a 5.65 acre Sunflower base with a 1496 lb PLC yield, and a 20.42 acre Soybean base with 33 bu PLC yield. With the balance of approximately 120+ acres of pasture, utilize the turnkey grassland with an existing dugout and waterway in 2025!



tract 6

Acres: 130.1+/- **Taxes:** \$1,384.12 **Legal:** NE1/4 SEC 16 (except Zell Lake) -T117N-R66W in Faulk County, South Dakota.



- Virgin Sod, Quality Grasses.
- Strong Fence Lines.
- Deep Dugout for Water Source.
- Adjacent to Zell Lake Water Production Area.

This 130.1+/- acres of pasture features some of the most fertile soils for an abundance of healthy grass that Spink County has to offer. With strong fences and a prolific dugout, let this grassland produce for you for years to come. The gentle slopes of the landscape create a picturesque environment where wildlife abounds, offering a serene backdrop for outdoor activities adjacent to the Zell Lake Waterfowl Production Area. Whether you're looking to expand your ventures or create a recreational retreat, this property is an opportunity not to be missed!





terms

Closing to take place on or before December 27th, 2024 for Tracts 1, 4 and 6. Closing to take place on or before January 16th, 2025 for Tract 2, 3 and 5. This property is sold subject to terms and conditions of leases that expires December 31st, 2024. Full possession to be given January 1st, 2025. This property will be free and clear to farm or rent in 2025. The new buyer will get hunting rights as of January 1, 2025. The 2024 rent and CRP payments belong to the seller. Buyer will assume CRP contracts and will receive CRP payments starting in 2025 through the FSA Office. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If the buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be completed 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 between the buyer and seller. The 2024 RE Taxes due and payable in 2025 will be paid by the seller as a credit to the buyer at closing based on most current tax information available. 2024 RE taxes due and payable in 2026 and all future taxes will be the buyers responsibility. 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. No warranty is made or implied for the property boundaries, mineral rights owned, or water supply. FSA yields, bases, payments, and other information are 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, including Wetland and Grassland easements, restrictions, reservations, or highways of record, if any, as well as any or all Faulk County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. A survey/plat will not be provided and will be the buyers responsibility if needed or requested. This is a cash sale. Property is sold "as is". Personal Property will be removed prior to January 1, 2025. This sale is subject to Seller Confirmation. Announcements made day of sale take precedence over any written materials. Not responsible for accidents. Tracts will be offered individually, any combination, and as a unit. Purchase Agreements will be signed according to how the bids were placed at auction.

Owners: Rose Jensen, Virginia Dietterle & Dorothy Fahrni





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