

318.96 +/- ACRES | HAND CO. SD.

**ONLINE
BIDDING
AVAILABLE**

2 TRACTS

LAND AUCTION

Thursday, February 6th, 2025 • 11AM

AUCTION LOCATION: American Legion – Miller, SD



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: February 6 @ 11am
Auction Location: American Legion - Miller, SD
Online Bidding Starts: Tuesday, February 4th, 2025

Total Acres: 318.96 ± **Total Taxes:** \$3,257.40

Legal: T1: Tract 1: SW4 SEC 29-T115N-R67W in Hand County, South Dakota; **T2:** SE4 SEC 29-T115N-R67W in Hand County, South Dakota..

- Available to Farm or Rent in 2025!
- 265 ± Acres of Class II Soil w 84% - 88% PI.
- High Percentage Tillable with Straight Rounds.
- Excellent Eye Appeal & Easy Access

Directions from St Lawrence: Head North out of St Lawrence on blacktop 363rd Ave for 14 miles, the property begins on the East side of the road, north of 183rd St.

Directions from Miller: Head North out of Miller on Hwy 45 for 14 miles, then East on 183rd St for 3 miles, the property begins on the North side of 183rd St.

broker notes

Passed down through the years, with some of the sellers' parents and aunt growing up on this farm around the 1930's, take advantage of this auction as it's the first time in 3 generations that it has been offered to the public! Boasting 270+ acres of Class II soils with productivity indexes of 81% to 88%, and an overall soil PI of 79.8%, put this high caliber farmland to work for you! Located in the middle of bountiful South Dakota, 17 miles northeast of Miller on blacktop 363rd Ave or 20 miles due west of Tulare, access this property easily also on 183rd St and enjoy the convenience of ¾ mile rounds! FSA reports a total of 308.66 Cropland acres with 96.40 total base acres comprised of a 53.9 acre Corn base with a 123 bu PLC yield, a 24.30 acre Soybean base with a 38 bu PLC yield, and a 18.20 acre Barley base with a 36 bu PLC yield. With approximately 18 acres of a long slough on the east side of the property, the attraction for wildlife including whitetail deer and upland game birds is strong! Powerful soils, easy access, high percentage tillable, and eye appeal on this farm are enough for a grand slam! Go to bat on auction day and swing for the fences.





tract 1

Acres: 158.96 ± **Taxes:** \$1,530.94 **Legal:** SW4 SEC 29-T115N-R67W in Hand County, South Dakota.



- Average Soil Rating of 81.8%!
- 154.9 FSA Cropland Acres.

Succeed with this square quarter of predominately farmland with an average soil rating across the entire farm of 81.8%! FSA reports an estimated total of 154.9 Cropland acres with 48.4 total base acres comprised of a 27.4 acre Corn base with a 123 bu PLC yield, a 12 acre Soybean base with a 38 bu PLC yield, and a 9 acre Barley base with a 36 bu PLC yield. One of the strongest quarters Hand County has to offer is on the open market, will you take advantage of it?



tract 2

Acres: 160 ± **Taxes:** \$1,426.46 **Legal:** SE4 SEC 29-T115N-R67W in Hand County, South Dakota.



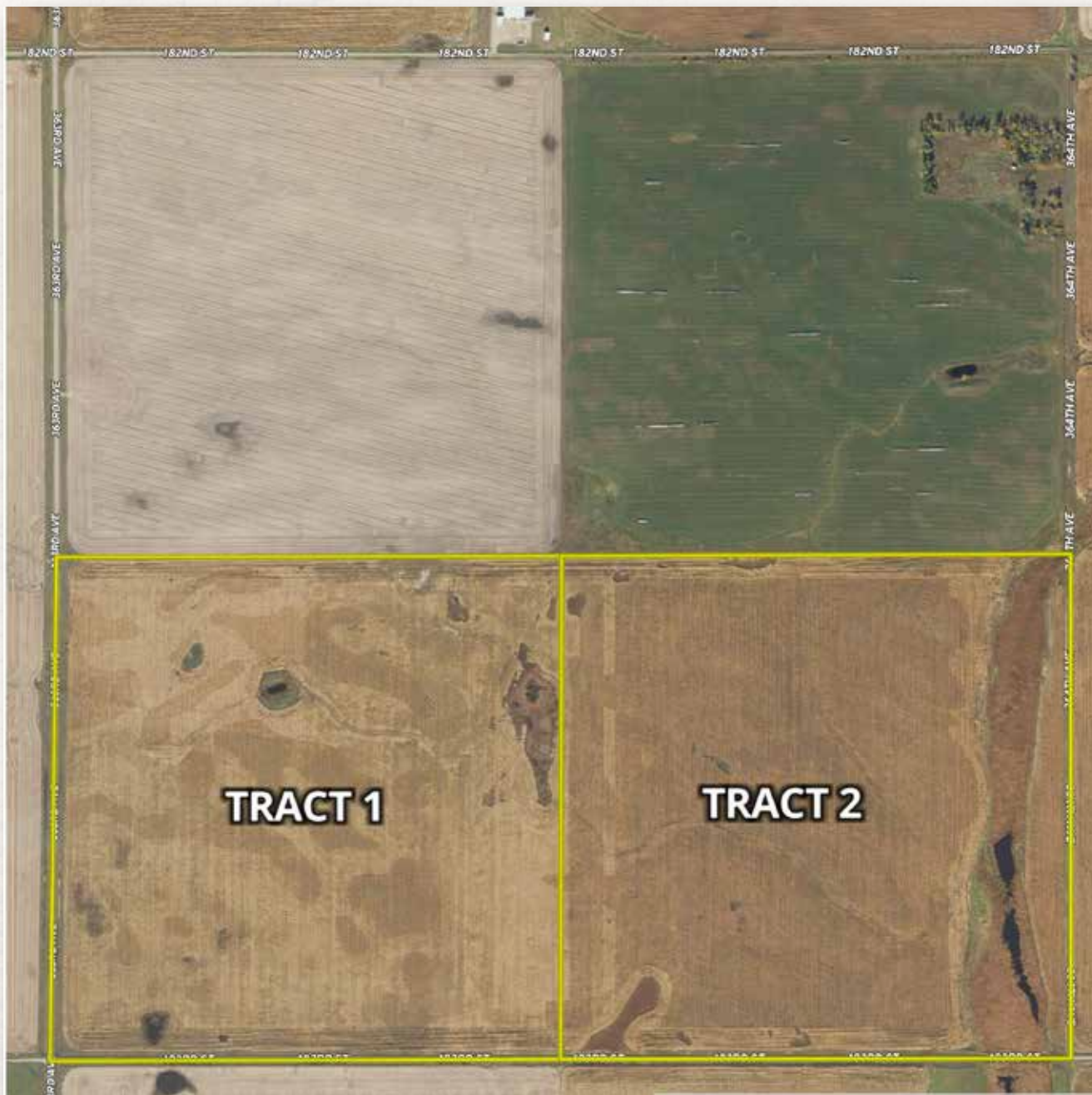
- Over 141 Acres of Class II Soils with 81%+ Soil PI.
- 153.76 FSA Cropland Acres.

Equipped with over 141 acres of Class II soil with an 81% soil PI or greater, this cropland is ready to be put to work by you this year! FSA reports an estimated total of 153.76 Cropland acres with 48 total base acres comprised of a 26.5 acre Corn base with a 123 bu PLC yield, a 12.3 acre Soybean base with a 38 bu PLC yield, and a 9.2 acre Barley base with a 36 bu PLC yield. Come one, come all, and bid to buy auction day!





aerial map





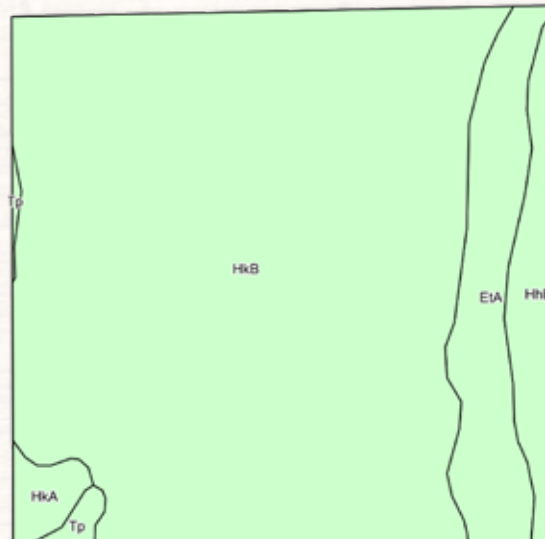
soil maps



**OVERALL
SOIL
RATING
81.8%**

Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	89.67	56.4%	Ile	84
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	44.97	28.3%	IIc	88
Tp	Tetonka silt loam, 0 to 1 percent slopes	8.64	5.4%	IVw	56
HhC	Houdek loam, 6 to 9 percent slopes	8.46	5.3%	IIIe	64
HaA	Davison loam, nearly level	5.67	3.6%	Ile	78
MdA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	1.55	1.0%	IVs	28
Weighted Average				2.18	81.8



**OVERALL
SOIL
RATING
77.8%**

Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	128.89	80.5%	Ile	84
EtA	Durrstein silty clay loam, nearly level	17.12	10.7%	VIIs	30
HhB	Houdek loam, 2 to 6 percent slopes	9.57	6.0%	Ile	81
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	2.83	1.8%	IIc	88
Tp	Tetonka silt loam, 0 to 1 percent slopes	1.59	1.0%	IVw	56
Weighted Average				2.45	77.8



terms

Closing and possession to take place on or before March 13, 2025. 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. 2024 RE Taxes due and payable in 2025 will be paid by the seller as a credit at closing, using the most current tax information available. 2025 taxes due and payable in 2026 and all future payments will be the responsibility of the buyer. 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, restrictions, reservations, or highways of record, if any, as well as any or all Hand 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. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange if Seller participates in this Exchange. This is a cash sale. Property is sold "as is". 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 and as a unit. Purchase Agreements will be signed according to how the bids were placed at auction.

Owners: Daryl Foushee, Marvin Foushee, Janet Foushee, Brian Holt, Diane Holt, David Holt, Alan Holt, Beth Juliar, Neal Juliar





SOUTH DAKOTA & MINNESOTA

LAND BROKERS

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CALL TODAY!



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