

144.57+/- ACRES | BROOKINGS CO. SD.

**ONLINE
BIDDING
AVAILABLE**

LAND AUCTION

Thursday, , January 30, 2025 • 11AM

AUCTION LOCATION: On-Site



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: January 30, 2025 @ 11am

Auction Location: On-Site

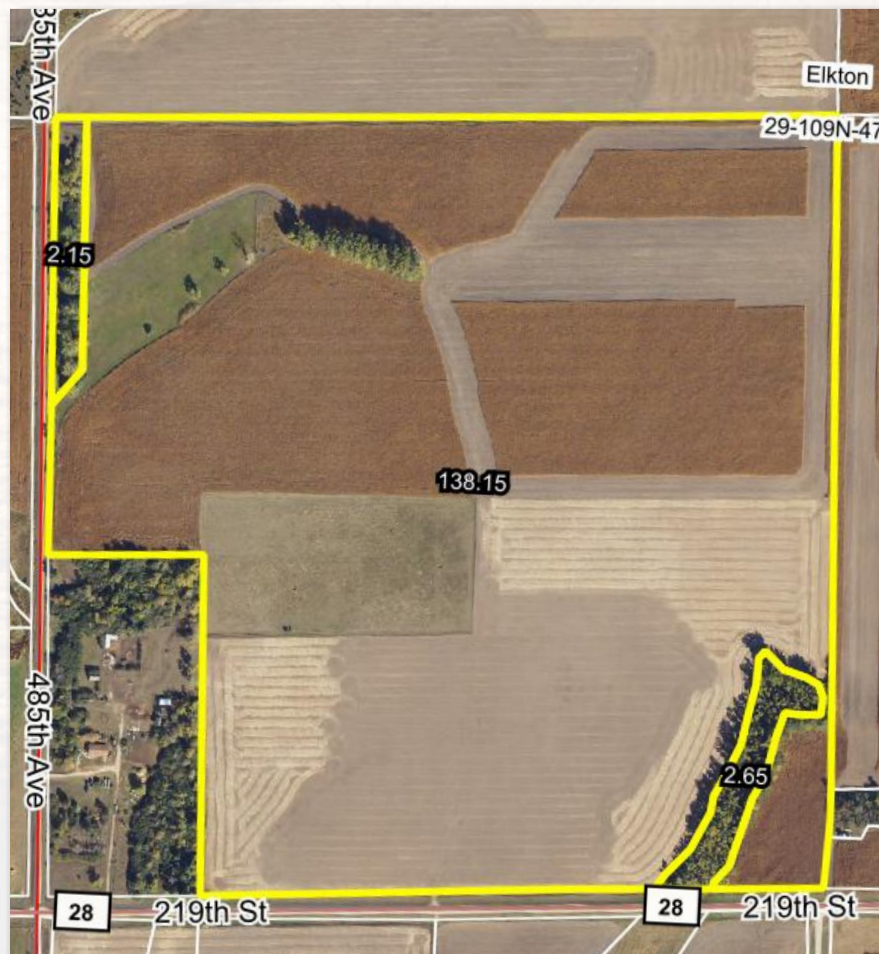
Online Bidding Starts: Tuesday, January 28, 2025

Total Acres: 144.57+/- **Total Taxes:** \$3,485.42

Legal: SW1/4 (Excluding S 1200' of W 560') SEC 29-T109N-R47W in Elkton Township, Brookings County, SD.

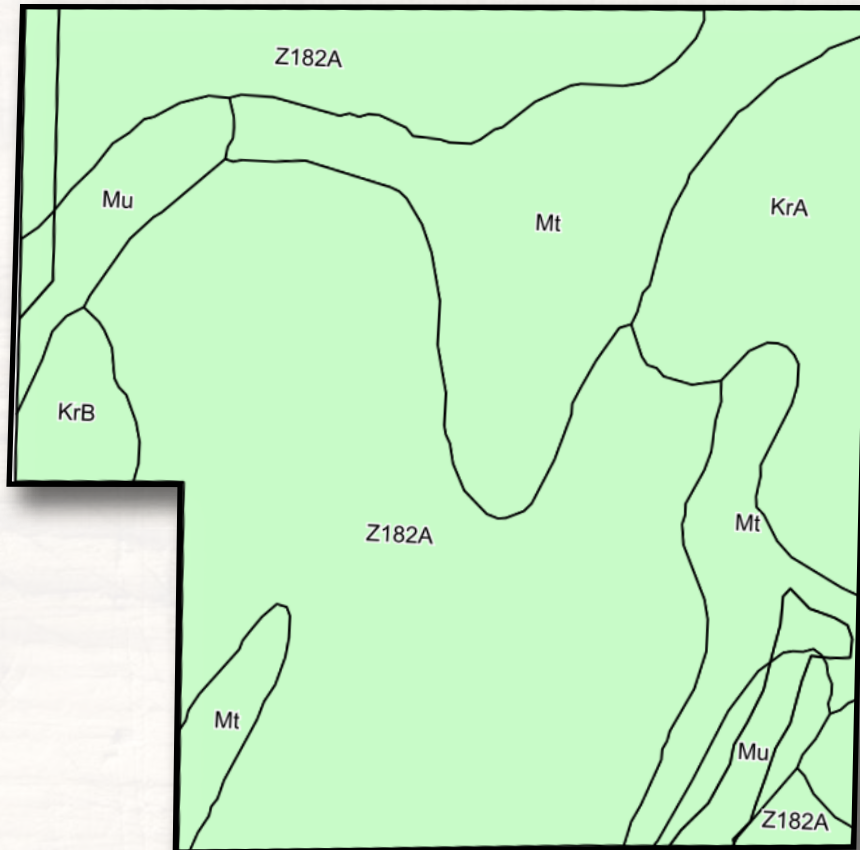
- Quality Dirt Available in 2025!
- All Class I and Class II Soils.
- Soil Types to Improve with Drain Tile.
- 3 Different Mature Tree Belts.
- Grass Paddock to be Converted.

Directions from Elkton, SD: Head West on SD-13 for 1 mile. Turn South on 485th Avenue for 1.5 miles. The property begins on the East side of the road.





soil map



**OVERALL
SOIL
RATING
73.8%**

Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	79.32	55.5%	Ils	66
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	33.76	23.6%	Ils	79
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	17.56	12.3%	Is	93
Mu	McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes	8.85	6.2%	Ils	80
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	3.46	2.4%	Ile	87
Weighted Average				1.88	73.8



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broker notes

If you're going to farm, farm with convenience and ease. With an average soil rating of a 73.8% PI, this good dirt provides a once in a lifetime investment opportunity in Brookings County, just outside Elkton, SD. Advantage Land Co. proudly presents this 144.57+/- acres with soil types one could pursue for future drain tile projects and increase the productivity of the farm. Currently there are roughly 10 acres of grass used for Horse Polo, which could be converted back into row crop production. FSA reports a total of 138.15 Cropland acres with 128.80 total base acres comprised of a 68.60 acre Soybean base with a 38 bu PLC yield, a 49.10 acre Corn base with a 140 bu PLC yield, and a 11.10 acre Wheat base with a 59 bu PLC yield. There are 4.80 acres outside the cropland acres comprised of two tree lines, one in the NW corner and the other in the SE corner. With the different tree belts, this property builds character along with soil conservation creating minimal soil and wind erosion and is ready to produce this 2025 growing year for your operation or investment portfolio. This lifetime investment provides quality along with character and the ability to enhance production on acres, so take Advantage of this opportunity and build your base.

Owners: Dwayne Myers Estate

terms

Closing to take place on or before February 27th, 2025. Full possession to be given at closing as this property is free and clear to farm or rent for the 2025 growing season. 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. The 2025 RE Taxes due and payable in 2026 will be paid by 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. 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 Brookings County Zoning Ordinances. No warranty is made or implied for the property boundaries, mineral rights owned, or water supply. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange if Seller participates in this Exchange. 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. This sale is subject to Seller Confirmation. This sale is subject to a 5% buyer premium. Announcements made day of sale take precedence over any written materials. Not responsible for accidents. Temporary posts and fence will be removed around the grass field in the spring after favorable weather.

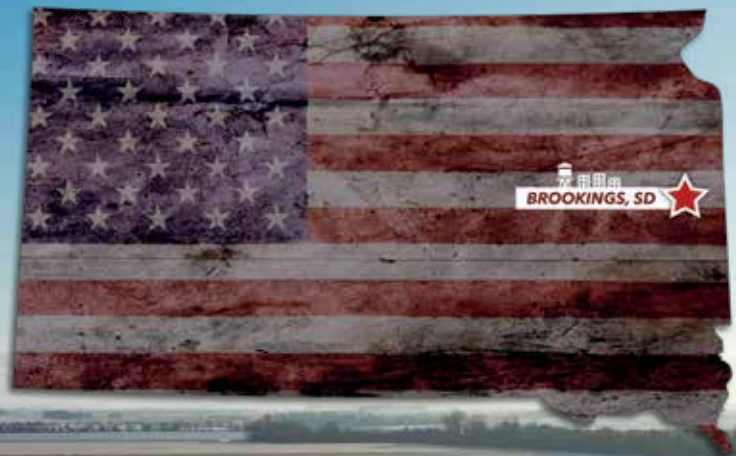


SOUTH DAKOTA & MINNESOTA

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