

115± ACRES | CODINGTON CO. SD.

**ONLINE
BIDDING
AVAILABLE**

LAND AUCTION

Thursday, February 27th, 2025 • 11AM

AUCTION LOCATION: On-Site



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: February 27th, 2025 @ 11am

Auction Location: On-Site

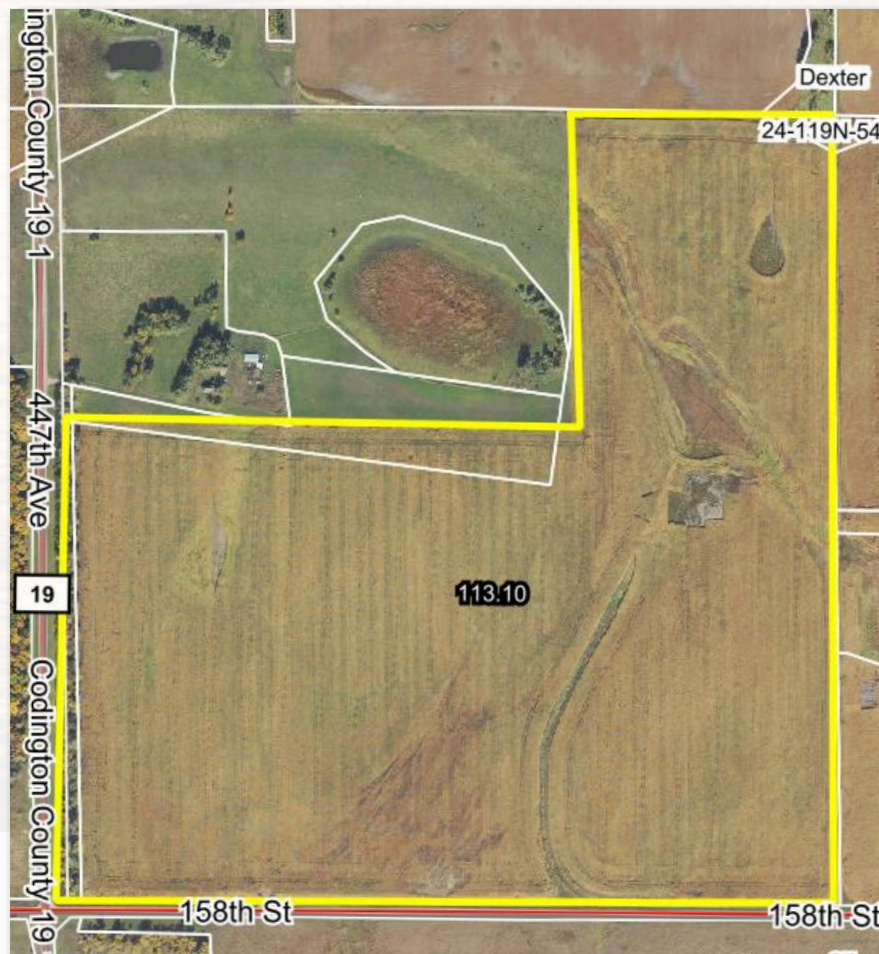
Online Bidding Starts: Tuesday, February 25th, 2025

Total Acres: 115+/- **Total Taxes:** \$2,092.16

Legal: SW1/4 Less Lot 1 H Hansen Add & Less Lot H2 & Less Hwy Row Along W Side SEC 24-T119N-R54W in Codington County, South Dakota.

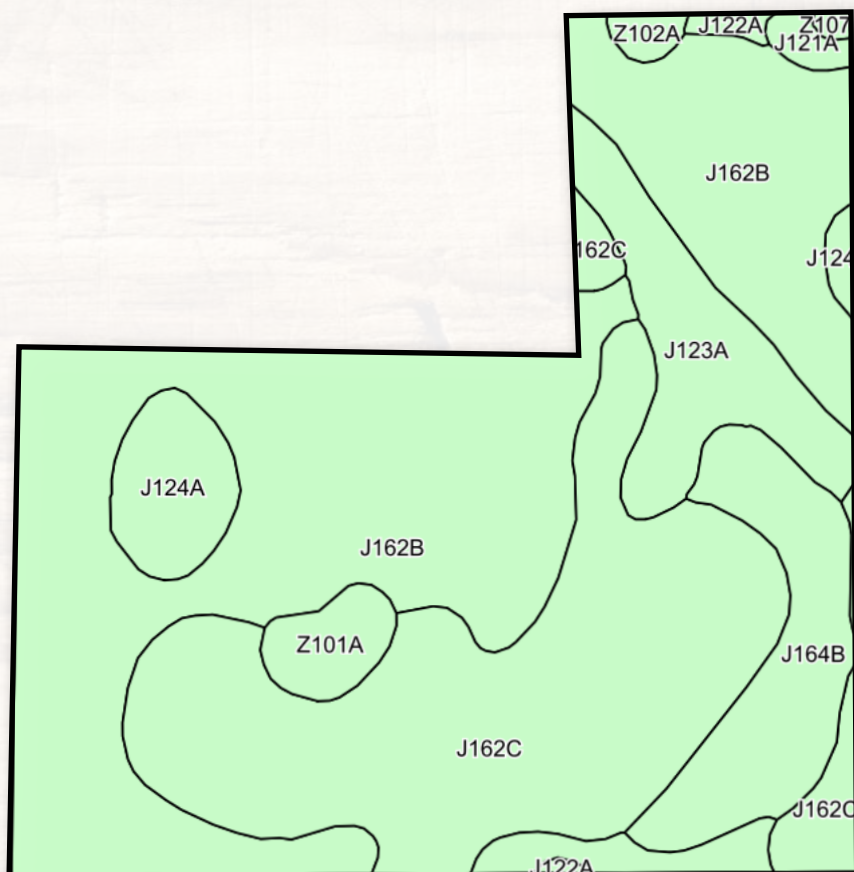
- Available to Farm or Rent in 2025!
- 112.62± FSA Cropland Acres.
- Majority Class II Dirt w/ 76.7% PI Rating.
- Strong Shelter Belt Along Co HWY 19.
- Scenic View for Future Building Site.
- Drain Tile Installed.

Directions from Florence, SD: Head East out of Florence, SD on 161st Street for 2 miles. Turn left (North) onto 447th Street for 3 miles. The property begins on the East side of the road.





soil map



**OVERALL
SOIL
RATING
76.7%**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J162B	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	52.41	46.4%	Ile	81
J162C	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	34.34	30.4%	IIle	69
J164B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	9.01	8.0%	Ile	89
J123A	Cubden-Badger silty clay loams, coteau, 0 to 2 percent slopes	8.31	7.3%	Ils	81
J124A	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	4.58	4.0%	Ils	71
Z101A	Tonka silty clay loam, 0 to 1 percent slopes	2.28	2.0%	IVw	58
J121A	Colvin silty clay loam, till substratum, 0 to 1 percent slopes	0.72	0.6%	IVw	46
Z102A	Badger-Tonka silty clay loams, coteau, 0 to 1 percent slopes	0.68	0.6%	IIw	73
J122A	Cubden silty clay loam, 0 to 2 percent slopes	0.57	0.5%	Ils	77
Z107A	Parnell silty clay loam, coteau, 0 to 1 percent slopes	0.20	0.2%	Vw	32
Weighted Average				2.36	76.7



broker notes

Invest in your legacy with this prime piece of South Dakota dirt on the auction block February 27th, 2025! Advantage Land Company proudly presents 115± acres that pack a punch with an overall soil rating of 76.7% located in Codington County, Northeast of Florence, South Dakota. This property provides high quality dirt with a 10" main and 6" lateral tile lines currently installed in the Northeast portion with a forced outlet on the West property line providing minimal waste acres and ease for farming. This property includes 75.56± acres of Class II soils, with 69.73± acres achieving an impressive average soil productivity index of 81% to 89% and an overall productivity index of 76.7% across all acres. FSA reports 112.62 cropland acres, with 108.60 base acres, comprised of a 36.21 acre corn base with a 167 bu PLC yield and a 72.39 acre soybean base with a 33 bu PLC yield. With a gentle roll and highly productive soils, this property is well-suited for efficient row crop farming, and with the mature tree belt along HWY 19, one could potentially build a home with county living at its finest. Whether you're seeking a productive addition to your operation or a lasting investment, this property offers a rare opportunity. Be ready to bid to buy February 27th!

Owners: David Maag

terms

Closing to take place on or before March 27th, 2025. This property is free and clear to farm or rent for the 2025 season. Full possession to be given at closing. 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. 2025 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. Any mineral rights currently owned by the seller will pass to the buyer, however, the seller does not warranty or guarantee any. 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 easements, restrictions, reservations, or highways of record, if any, as well as any or all Codington 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". This sale is subject to Seller Confirmation. This property is subject to a 5% buyer premium. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange if Seller participates in this Exchange. Announcements made day of sale take precedence over any written materials. Not responsible for accidents.



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LAND BROKERS

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