

1,120± ACRES | HAND CO. SD.

**ONLINE
BIDDING
AVAILABLE**

LAND AUCTION

Thursday, , February 20, 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 20, 2025 @ 11am

**Auction Location: American Legion - Miller, SD
402 S Broadway Ave, Miller, SD**

Online Bidding Starts: Tuesday, February 18, 2025

Total Acres: 1,120±

Total Taxes: \$8,340.06

Property Address: 34560 178th St, Orient, SD

Legal: NE1/4 and the N1/2 of the SE1/4 of Section 31, Section 32, NW1/4 of Section 33, and the N1/2 of the SW1/4 of Section 28 all in T116N-R70W Hand County, South Dakota.

- Nearly All Contiguous Working Ranch.
- 6 Cross-Fenced Pastures with Good Fence.
- 156.14 FSA Cropland Acres Sewn to Alfalfa/Grass Mix.
- Headquarters: 2 Bed/1 Bath House, 2 Quonsets, & More.
- Excellent Water Source: 1 Well - Feeds 3 Tanks.
- Cattail Sloughs & Natural Wildlife Corridors.
- Kohler Automatic Backup Generator.
- \$95,000 Buyer Credit at Closing.



broker notes

Hard work, a vision, and a good property, that is what they say is needed to be successful in the ag industry. And with this property, the latter is check marked. This nearly all contiguous 1,120 acre estate is proudly offered at auction by Advantage Land Co. Located in the heart of cattle country northwest of Polo, South Dakota, this ranch provides both scenery and efficiency with 6 cross-fenced pastures, hay land, headquarters, a well for the water source supplying 3 water tanks, trees for winter protection, and cattail sloughs for wildlife habitat. Convenient access has been established as this property is situated on the north side of 178th St, a good township gravel. A successful working ranch not only needs summer grass but feed for winter, and with the 156± Cropland acres strengthening the ranch this property provides independence year round. The ranch offers over 800 acres of Class II and III soils with an overall productivity index rating across the ranch of a 48.1%. FSA reports a total of 156.14 Cropland acres with 123.50 total base acres comprised of a 123.5 acre Corn base with a 78 bu PLC yield. The headquarters has roughly 20 acres of tree protection, holding pens, hay land, and a yard to call home. Overlooking the property to the north is a cattail slough to enjoy watching the wildlife in their element. The building site is made up of a ranch style home consisting of 2 beds/1 bath with a main level laundry room and a single stall attached garage. There are several outbuildings consisting of: a large quonset (36'x62') with cement footings, dirt floor interior, a 14'x14' overhead door; a smaller quonset (26'x33') with a cement floor interior; a well house/garden shed (14'x17'); and a steel shed currently used to store equipment (56'x84'). The lone 80, a ¼ mile north, has an easement through the US Dept. of Agriculture Farmers Home Administration (NRCS office administers) which one will need a special use permit in order to graze livestock. There is currently a special use permit in place to graze for a total duration of 5 years, however, the permit does not transfer to the new buyer. The new buyer would have to reapply to finish the term ending 12.31.2029. There is a similar easement in Section 31 on 60 acres, however, grazing rights are not restricted, so one can include this 60 acres in the ranch and graze without missing a beat. This is a true working ranch with a mix of cross fenced pastures, well water tanks, crop land utilized as hay land, and headquarters with pens for year-round operation. The Wieseler Family has developed this ranch since 1956, now its time for someone new to make it their own, so take Advantage of this powerhouse property as opportunities like this are once in a lifetime.



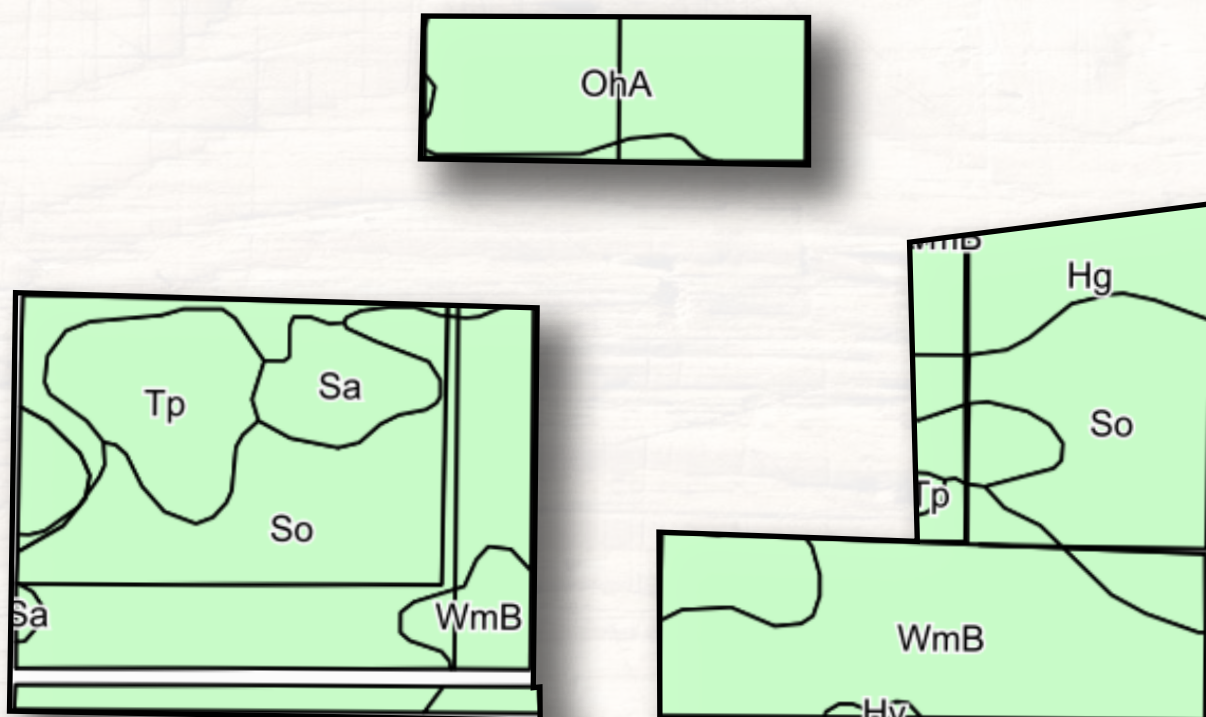
location

Directions from Polo, SD: 9 Miles West on SD HWY 26 to 345th Ave then north for 2 miles and property will be straight ahead of you to the Northeast.





soil map



**OVERALL
SOIL
RATING
48.1%**

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
So	Oahe-Delmont loams, 2 to 6 percent slopes	61.90	41.9%	IIle	46
WmB	Glenham loam, undulating	30.78	20.8%	Ile	82
Hg	Talmo gravelly loam	21.44	14.5%	VIIs	10
OhA	Oahe-Delmont loams, 0 to 2 percent slopes	17.32	11.7%	IIIIs	52
Tp	Tetonka silt loam, 0 to 1 percent slopes	10.43	7.1%	IVw	56
Sa	Egas silty clay loam	5.61	3.8%	VIIs	5
Hv	Hoven silt loam, 0 to 1 percent slopes	0.34	0.2%	VIIs	15
Weighted Average				3.42	48.1



terms

Closing to take place on or before Thursday, March 27th 2025. Possession to be given at closing however this property is sold subject to two leases, one for the building site and one for the land. The building site lease expires June 1st 2025 with full possession to be June 2nd 2025. The new buyer will assume the current building site lease at closing with payments starting April 1st 2025, in the amount of \$250/month. Full possession on the land will be given January 1st 2026 as this land is lease through December 31st 2025, including pens in the building site, which the new buyer will be credited \$95,000 at closing for being unable to farm, graze, or rent the land for the 2025 season. There is a tank and a cement tank cover that belongs to the tenant that will be removed prior to the lease expiration. 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 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. Any mineral rights currently owned by the seller will pass to the buyer, however, 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, 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. This sale is subject to a 5% buyer premium. Announcements made day of sale take precedence over any written materials. Not responsible for accidents.

**Owners: Dan Wieseler, Jane Wieseler, Pam Schwebach,
Bruce Wieseler, Rod Wieseler, Wayne Wieseler**





SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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CALL TODAY!



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