



EXPOSE YOUR DIRT®

ADVANTAGE *Land* CO.

320+/- ACRES IN DEUEL CO. SD FOR SALE

PUT YOUR BID IN TODAY!

Class II Soil on 320 Contiguous Acres



ADVANTAGE *Land* CO.



Owner: Wetlands America Trust, Inc.

605.692.2525

AdvantageLandCo.com

FARMERS | INVESTORS | HUNTERS

Class II Soil on 320 Contiguous Acres



Priced at : \$3,900/Acre

Land Location: From Kranzburg: East on Hwy 212 for 7.5 miles, north on Co Rd 443 for 4 miles, east on 168th St for 2 miles. Land is on south side of road.

Snap Shot: 20 Minutes from Watertown, 267.26 Crop Land Acres, Mainly Class II Dirt with an 83% Productivity Index, Prime Habitat Attraction!

Legal Descriptions: NW1/4 Sec 16-117N-49W & NE1/4 Sec 17-117N-49W, Portland Twp, Deuel Co, SD

Estimated Taxes: \$4,805.46

Owner: Wetlands America Trust, Inc.

Overall Aerial Map



map center: 44° 56' 36.97, -96° 43' 15.62



United Country
ADVANTAGE *Land* CO.

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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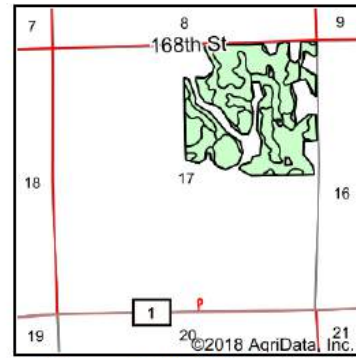
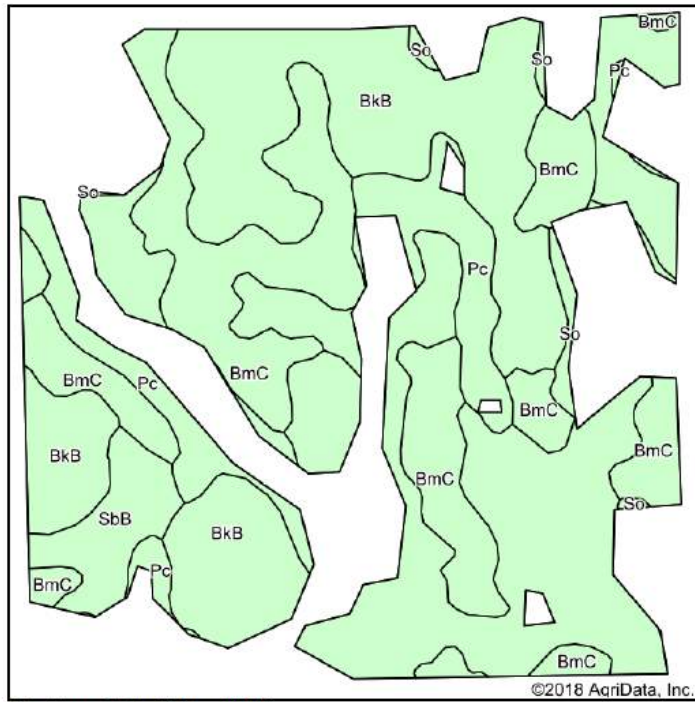
17-117N-49W
Deuel County
South Dakota



9/12/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Maps



State: **South Dakota**
 County: **Deuel**
 Location: **17-117N-49W**
 Township: **Portland**
 Acres: **114.37**
 Date: **9/12/2018**

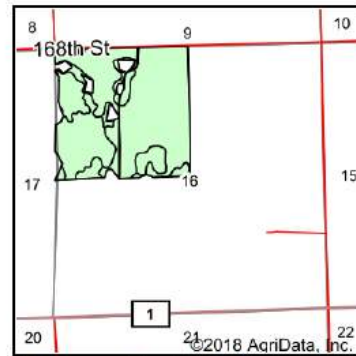
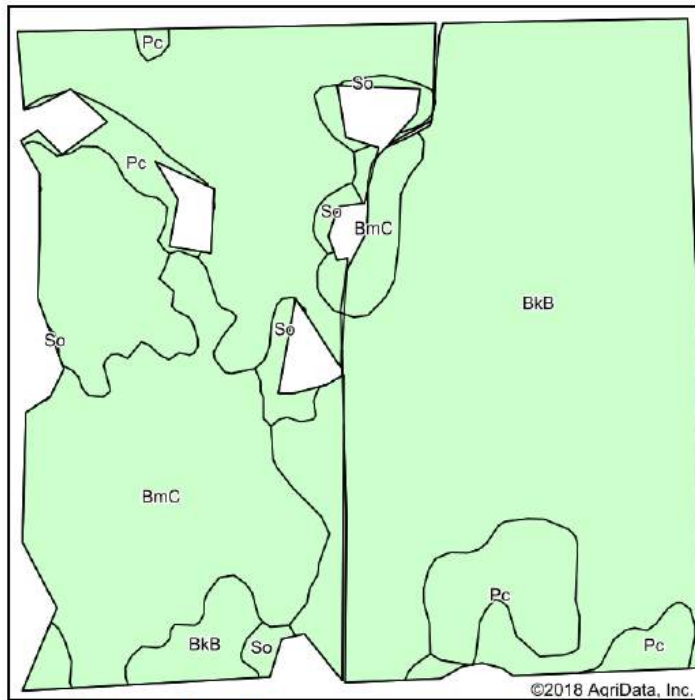
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Area Symbol: SD039, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat	NCCPI Soybeans
BkB	Barnes-Svea loams, 1 to 6 percent slopes	62.25	54.4%	Ile	83	84	31	40	51
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	29.77	26.0%	IIle	64	69	25	34	51
Pc	Parnell-Vallers complex	15.65	13.7%	VW	40	38	13	4	15
SbB	Sinai silty clay, 2 to 6 percent slopes	5.18	4.5%	IIle	71	75	28	36	43
So	Southam silty clay loam, 0 to 1 percent slopes	1.52	1.3%	VIIIw	10				2
Weighted Average					70.7	72.3	26.4	32.8	45.1



State: **South Dakota**
 County: **Deuel**
 Location: **16-117N-49W**
 Township: **Portland**
 Acres: **149.22**
 Date: **9/12/2018**

United Country
 ADVANTAGE Land CO.

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Area Symbol: SD039, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Winter wheat	NCCPI Soybeans
BkB	Barnes-Svea loams, 1 to 6 percent slopes	106.28	71.2%	Ile	83	84	31	40	51
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	29.78	20.0%	IIle	64	69	25	34	51
Pc	Parnell-Vallers complex	9.65	6.5%	VW	40	38	13	4	15
So	Southam silty clay loam, 0 to 1 percent slopes	3.51	2.4%	VIIIw	10				2
Weighted Average					74.7	76.1	27.9	35.5	47.5

SOUTH DAKOTA

DEUEL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6103

Prepared : Sep 5, 2018

Crop Year : 2018

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.05	117.03	117.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	117.03	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	12.00	0.00	0	30	
Oats	22.90	0.00	0	44	
Corn	1.00	0.00	0	109	
TOTAL	35.90	0.00			

NOTES

Tract Number : 168

Description : NE 17 117 49

FSA Physical Location : SOUTH DAKOTA/DEUEL

ANSI Physical Location : SOUTH DAKOTA/DEUEL

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : WETLANDS AMERICA TRUST, INC.

Other Producers : THEODORE L NELSON, CHRISTOPHER A NELSON

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.05	117.03	117.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	117.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	12.00	0.00	0	30

SOUTH DAKOTA

DEUEL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5427

Prepared : Sep 5, 2018

Crop Year : 2018

Operator Name

Farms Associated with Operator

CRP Contract Number(s)

Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.74	150.23	150.23	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	150.23	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	65.62	0.00	0	106	
Soybeans	9.88	0.00	0	30	
TOTAL	75.50	0.00			

NOTES

Tract Number : 2761

Description : NW 16-117-49

FSA Physical Location : SOUTH DAKOTA/DEUEL

ANSI Physical Location : SOUTH DAKOTA/DEUEL

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : WETLANDS AMERICA TRUST, INC.

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.74	150.23	150.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	150.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	65.62	0.00	0	106
Soybeans	9.88	0.00	0	30

PROPERTY BREAKOUT

TRACT 1

ACRES: 160+/- Acres

TAXES: \$2,190.16

LEGAL: NE1/4 Sec 17-117N-49W, Portland Twp, Deuel Co, SD

DESCRIPTION: This quarter offers 117.03 cropland acres. There are a total of 35.9 base acres having a 1 acre corn base with a 109 bu plc yield, a 12 acre wheat base with a 30 bu plc yield, and a 22.9 acre oat base with a 44 bu plc yield. The cropland is predominately made up of Barnes-Svea loams, Class II soil with a Productivity Index of 83% with the overall cropland Productivity Index averaging 70%. This property has several wetland cattail sloughs and grass valleys throughout, along with trees and row crops, making it ideal for recreational activities. The soil quality combined with the abundant wildlife breeding ground available, makes for a balanced investment for an operator or investor that enjoys return on investment and hunting. Access this gently rolling land from 168th St and know there is a Waterfowl Management Rights Easement that covers this property.

TRACT 2

ACRES: 160+/- Acres

TAXES: \$2,615.30

LEGAL: NW1/4 Sec 16-117N-49W, Portland Twp, Deuel Co, SD

DESCRIPTION: This property boasts 150.23 cropland acres. There are a total of 75.5 base acres having a 65.62 acre corn base with a 106 bu plc yield, and a 9.88 acre soybean base with a 30 bu plc yield. There are 106+/- acres of Class II Barnes-Svea loam soils with a Productivity Index of 83% with the cropland Productivity Index averaging 74.7%. The topography is gently rolling with 0-9% slopes with the balance made up of a few small wetland sloughs. This land beams with strong return on investment qualities and recreational attributes. Access this land from the north on 168th St and know there is a Waterfowl Management Rights Easement that covers this property.



FARMERS | INVESTORS | HUNTERS

Class II Soil on 320 Contiguous Acres

BROKERS NOTE:

320 contiguous acres located 20 minutes east of Watertown is now available for you to farm and hunt in 2019! With 267.26 total crop land acres mainly equipped with Class II dirt displaying an 83% Productivity Index, this offering is abundant for the American farmer and investor. This property does not just have the ability to earn an income, but also is an attraction for a variety of wild game and outdoor activities with the many cattail sloughs, grass waterways, trees and wetlands naturally situated throughout. There is a Waterfowl Management Rights Easement that covers this property with a gently rolling topography and good access from 168th St, just four miles north of US HWY 212. If you are looking for a place for yourself, children, family and friends to enjoy a healthy hobby in the great South Dakota outdoors while earning an income, buy this black dirt in the Prairie Pothole Region and watch its many facets enrich your life.

*Soil information is provided by Surety Agridata. Cropland acres are based on FSA information.

TERMS:

This is a cash sale. Said property is sold as is. Not responsible for accidents. Sold subject to USFWL Waterfowl Management Rights Easements.





REGION'S LAND BROKER



Info@AdvantageLandCo.com
AdvantageLandCo.com
AdvantageLandCo.net

Brookings Location

510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525

Sturgis Location

16331 Wilcox Rd
Sturgis, SD 57785
(605) 490-7860

Land Brokers

Jackson Hegerfeld (605)690-1353
Megan Hammond (605) 690-1376
Charles Hegerfeld (605) 692-2525
Laura Hegerfeld (605) 692-2525
Elizabeth Wilcox (605) 490-7860

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