

367.57 ACRES | SPINK CO, SD | 2 TRACTS

ONLINE LAND AUCTION

AUCTION ENDS

THURSDAY, SEPTEMBER 3, 2020 • 11AM

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OPEN HOUSE
August 19 | 4-6pm

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snapshot

Auction Opens: 8 am • Aug 28, 2020

Auction Ends: 11 am • Sept 3, 2020

Legal: E1/2 of Section 9-T118N-R62W, 320+/- acres, Clifton Township, Spink County, SD. And the Jacobs-Christopherson Subdivision in the SE1/4 of Sec 4-T118N-R62W Clifton Twp Spink Co SD.

Total Acres: 367.57+/- | **Total Taxes:** \$3,011.55

From Turton: Get on 161st St and head west for 9 miles, the property will be on both sides of the road.

From Brentford: Get on 395th Ave and head south for 7 miles, turn left onto 161st St and continue east for 1 mile, the property will be on both sides of the road.



Web Water: 229-4749 | \$46.50/mo +/-

Northern Electric Co-op: 225-0310 | \$65/mo +/-

tract 1: Farmstead

Acres: 47.57+/- **Taxes:** \$456.23

Legal: The Jacobs-Christopherson Subdivision in the SE1/4 of Sec 4-T118N-R62W Clifton Twp Spink Co SD.

- Farmhouse – Built in 1918
 - » 4 Bedrooms Upstairs
 - » 1 Bathroom on Main floor
 - » Steel Roof – Put On in 2011
- 4.49+/- Acres of Crop Land w/ Soil PI of 93.6%
- 5+/- Acre Mature Tree Grove
- 31.15+/- Acres of Pasture
- 2 Red Barns (One with Steel Roof)
- Garage (Steel Roof)
- Free Flowing Artesian Well - Well Agreement Easy Access - 161st St - Paved Road
- Items that Do Not Go With Property
 - » Appliances in House
 - » Propane Tank
 - » Calving Pen
 - » 5 Gates
 - » Calf Shelter
 - » Hay Bales

Owner: Doug Christopherson



tract 2: Crop & Pasture Land

Acres: 320+/- | **Taxes:** \$2,555.32

Legal: E1/2 of Section 9-T118N-R62W, 320+/- acres, Clifton Township, Spink County, SD.

- 14+/- Acres of CRP
 - » Rental Rate: \$43/Acre
 - » Expires September 30th, 2020
- 158.17+/- Acres of Crop – 71.8 PI
- 147.83+/- Acres of Pasture & Creek
 - » Dry Run Creek Flowing Through - Potential Tile Outlet
- Easy Access – 161st St – Paved Road
- Access to Artesian Well
- Items That Do Not Go With Property:
 - » Red Building
 - » 2 Wind Breaks
 - » Creep Feeder



broker notes

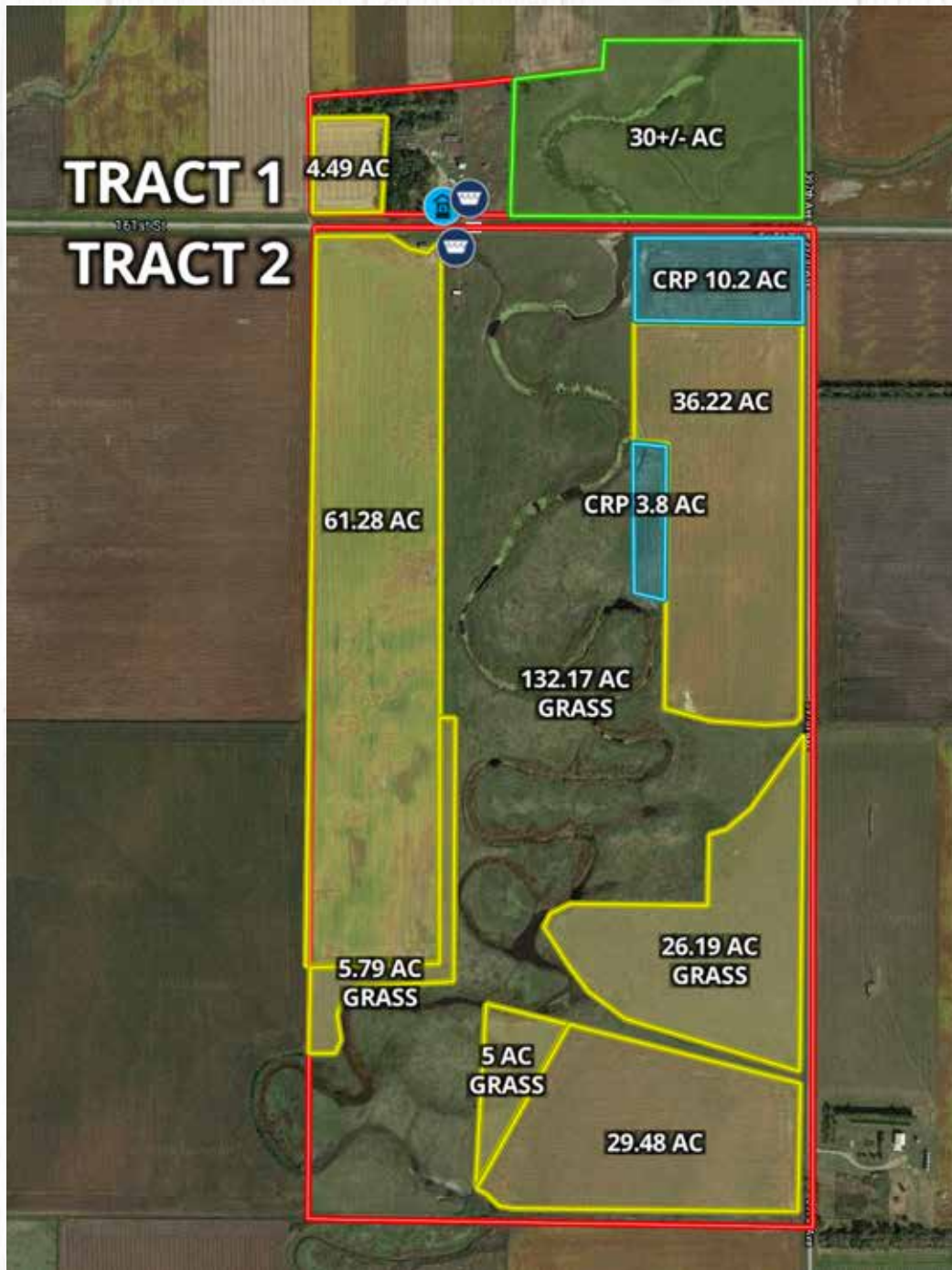
Located 9 miles west of Turton, we proudly present 367.57+/- acres of crop, pasture and a farmsite that is easily accessed from 161st St; a paved county road. Split into two tracts, this property is composed of majority Class II soils, nearly flat to gently rolling topography with 0-6% slopes, and Dry Run Creek running through for a potential tile outlet. This property is a great investment opportunity, or a great addition to any operation! Tract one is comprised of 47.57+/- acres and features a farmhouse, prime crop land, pasture, and a mature tree grove. The house was built in 1918 with 4 bedrooms upstairs and 1 bathroom on the main floor. The house has an updated steel roof. This farmstead features 4.49+/- acres of crop, 5+/- acres of trees, 30+/- acres of pasture, and multiple outbuildings including: 2 red barns (one with a steel roof), a garage with a steel roof, and a free flowing artesian well. If you are looking for a farm outside of Redfield, SD – do not miss this opportunity! Tract two consists of 320+/- acres of crop, pasture. This tract is comprised of 14 acres of native grass mix CRP with a rental rate of \$43/acre. There are currently 126.98+/- acres of crop land with a soil productivity index of 71.8%, 169.15+/- acres of pasture with Dry Run Creek flowing through. According to FSA, there are 177.96+/- cropland acres with 147.37+/- base acres. There are 49.87+/- base wheat acres with a 39 bu PLC yield, 2.77+/- base oat acres with a 73 bu PLC yield, 45.11+/- base corn acres with a 108 bu PLC yield, and 49.62+/- base soybean acres with a 31 bu PLC yield. With a well agreement in place, access to the 1,000+ ft. deep artesian well is a must have in any livestock operation. If you're looking for a long-term investment, an addition to an operation, or a lifestyle property in rural South Dakota, take Advantage today; the future is now!

terms

Closing and possession will be on or before October 6th, 2020 as this land is free and clear for the 2021 farming season. This property is leased through March 1st, 2021. A well agreement will be created at closing if there are two different buyers. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be complete 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 buyer and seller. The 2019 RE taxes due and payable in 2020 will be paid by the seller. The 2020 taxes payable in 2021 will be paid by the seller. 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 is 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 Spink County Zoning Ordinances. A survey will be provided for Tract 1 but will not be provided for Tract 2 and will be the purchasers responsibility if needed or requested. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. Subject to a 5% Buyer's Premium. This sale is subject to seller confirmation. Not responsible for accidents. Any bid placed in the last 10 minutes will extend the auction to the 15-minute mark.

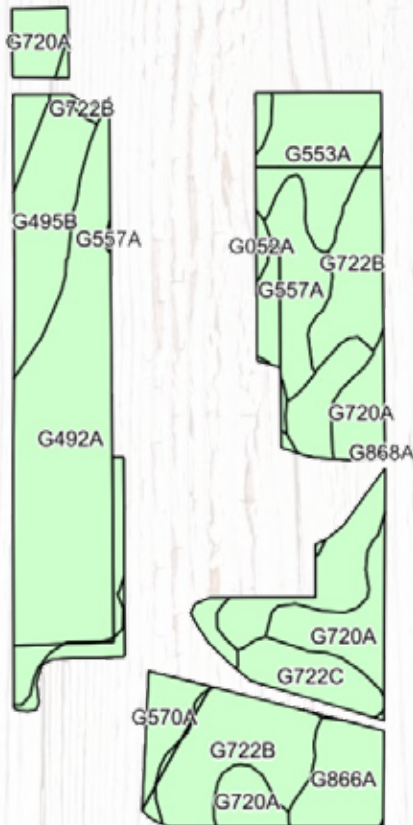


aerial map





cropland soil map

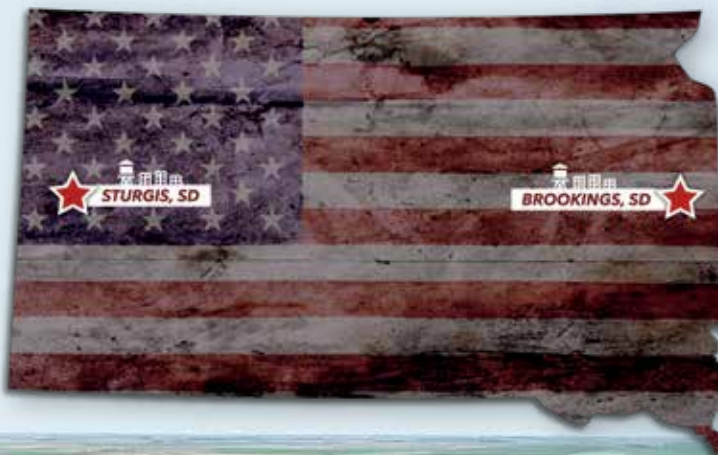


Area Symbol: SD115, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	47.38	26.0%	Ile	92
G722B	Great Bend-Zell silt loams, 2 to 6 percent slopes	27.95	15.3%	Ile	77
G720A	Great Bend-Beetia silt loams, 0 to 2 percent slopes	23.56	12.9%	Iic	95
G722E	Zell-Great Bend silt loams, 6 to 25 percent slopes	14.67	8.0%	Vle	53
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	14.60	8.0%	IVs	27
G495B	Eckman-Zell very fine sandy loams, 2 to 6 percent slopes	14.40	7.9%	Ile	77
G557A	Ranslo silty clay loam, 0 to 1 percent slopes, occasionally flooded	11.93	6.5%	IVs	31
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	9.32	5.1%	IIs	80
G570A	LaDelle-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	9.17	5.0%	VIw	45
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	7.35	4.0%	IIle	66
G052A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	2.05	1.1%	VIw	24
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	0.07	0.0%	IIw	71
Weighted Average					71.8





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