

955.25± ACRES | HAND CO. SD.

**ONLINE
BIDDING
AVAILABLE**

6 TRACTS

LAND AUCTION

Thursday, January 23rd 2025 • 11AM

AUCTION LOCATION: American Legion, 402 S Broadway Ave, Miller, SD



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
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snapshot

Auction Date: Thursday, Jan 23, 2024 @ 11am

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

Online Bidding Starts: Tuesday, Jan 21, 2024

Total Acres: 955.25± **Total Taxes:** \$8,716.08

Legals: **T1:** SW1/4 SEC 15-T110N-R68W in Hand County, South Dakota; **T2:** SW1/4 SEC 23-T110N-R68W in Hand County, South Dakota; **T3:** SE1/4 SEC 23-T110N-R68W in Hand County, South Dakota; **T4:** NW1/4 SEC 17-T110N-R67W in Hand County, South Dakota; **T5:** SW1/4 SEC 17-T110N-R67W in Hand County, South Dakota; **T6:** SW1/4 SEC 14-T110N-R67W in Hand County, South Dakota.

- Available to Farm, Graze or Rent in 2025!
- 825± Acres of Class II Soils.
- Potential to Convert into Row Crop Production.
- Overall Soil Rating of 73.5%.
- Fence Lines and Dugouts for Quality Grazing.
- Currently 336± Acres Crop and 617± Acres Pasture.



broker notes

Let your roots run deep and your livestock grow in Hand County, South of Miller, SD. This 955.25± acres of high quality soils with easy access right on SD HWY 45 is proudly presented at auction by Advantage Land Company. This property has abundant possibilities and is comprised of grassland, hay land, and cropland that has been owned and well stewarded by the Fawcett Family for two generations. There are 825.42± acres of Class II soils, with 640.35± acres generating a high average soil productivity index between 82% and 86%, and an overall productivity index of 73.5% across all the acres. FSA reports a total of 336 Cropland acres with 186.07 total base acres comprised of a 19.07 acre Wheat base with a 45 bu PLC yield, an 11.76 acre Oat base with a 72 bu PLC yield, a 74.15 acre Corn base with a 113 bu PLC yield, a 55.93 acre Soybean base with a 38 bu PLC yield, and a 25.16 acre Sunflower base with a 1320 lb PLC yield. With a gentle rolling typography, strong soils and adjacent field production, this property has loads of possibilities to be turned to row crop, if desired. The fence lines and water sources also provide structure and sustainable grazing possibilities. The location of this property is ideal for outdoor enthusiasts as it is in a well-known wildlife area, with abundance of upland game birds and whitetails! With land that contains all this potential and infinite variety, this property would be an investment to last for generations to come. Bid to buy January 23rd!



soil maps

tract 1

PI 80.5%



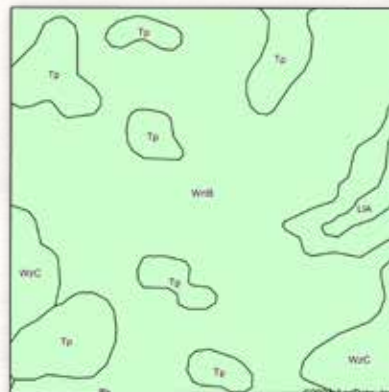
tract 2

PI 75.2%



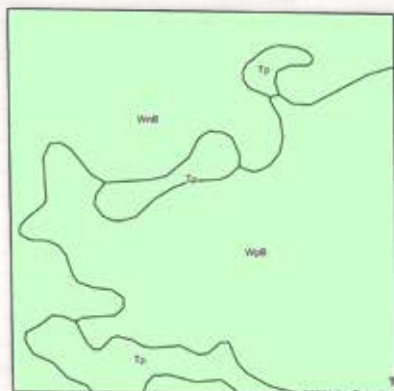
tract 3

PI 74.2%



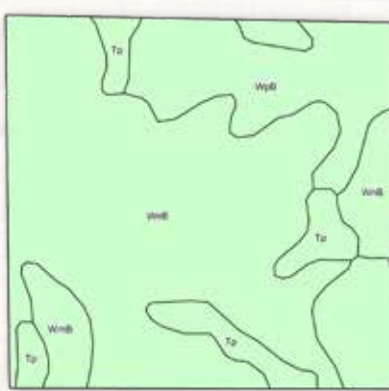
tract 4

PI 67.3%



tract 5

PI 73.7%



tract 6

PI 69.9%



**OVERALL
SOIL
RAITING
73.5%**

Area Symbol: SD059, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Productivity Index
WnB	Glenham-Propser loams, 1 to 6 percent slopes	555.85	57.6%	Ile	82
WpB	Glenham-Cavo loams, undulating	185.07	19.2%	Ile	58
Tp	Tetonka silt loam, 0 to 1 percent slopes	96.98	10.1%	IVw	56
WmB	Glenham loam, undulating	61.88	6.4%	Ile	82
WzC	Glenham-Java loams, rolling	34.88	3.6%	IIle	58
WnA	Glenham-Prosper loams, 0 to 2 percent slopes	22.62	2.3%	Iic	86
Hv	Hoven silt loam, 0 to 1 percent slopes	5.39	0.6%	VIIs	15
LIA	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	2.25	0.2%	VIw	34
Weighted Average				2.27	73.5



tract 1

Acres: 160+/- **Taxes:** \$1,654.38

Legal: SW1/4 SEC 15-T110N-R68W in Hand County, South Dakota.



- 157.7 FSA Cropland Acres.
- 150.41± Acres of Class II Soils with 82% & 86% Ratings!

With easy access ½ mile from SD HWY 45, this quarter offers 160± acres with an overall soil Productivity Index of 80.5% with the majority soils rated at 82%. FSA reports a total of 154.7 Cropland acres with 109.03 total base acres comprised of an 11.17 acre Wheat base with a 45 bu PLC yield, a 6.89 acre Oat base with a 72 bu PLC yield, a 43.45 acre Corn base with a 113 bu PLC yield, a 32.77 acre Soybean base with a 38 bu PLC yield, and a 14.75 acre Sunflower base with a 1320 lb PLC yield. Nestled in a versatile landscape directly West of Sunshine Bible Academy, this property offers some of the best dirt Hand County has to offer, making it a perfect blend for any operator and investor.



tract 2

Acres: 158.49+/- **Taxes:** \$1,487.90

Legal: SW1/4 SEC 23-T110N-R68W in Hand County, South Dakota.



- 125.23± Acres of Class II Soils with 82% PI.
- 158.49± Fenced Acres with a Dugout

This property provides loads of possibilities for any farmer or rancher. Let your cattle graze on 158.49+/- acres of fenced, belly deep grass with a dugout for water or break this strong and fertile ground into row crop production. With 125.23 ± acres of Class II soils comprised of 82% PI, this property has the potential to produce strong harvests for any operator and/or investor.





tract 3

Acres: 160±

Taxes: \$1,474.40

Legal: SE1/4 SEC 23-T110N-R68W in Hand County, South Dakota.



- 113± Class II Soils with 82% PI Average.
- 22.93 Cropland Acres.

This 160± acres of pasture and hayland brings loads of potential to any operator or investor. With a dugout and 22.93± acres of cropland/hayland fenced out, this pasture lets the livestock graze in belly-deep grasses. This quality dirt also has the ability to get converted to row crop production with 113± Acres of Class II soils with a strong 82% PI average.



tract 4

Acres: 160±

Taxes: \$1,333.02

Legal: NW1/4 SEC 17-T110N-R67W in Hand County, South Dakota.



- 158.57 FSA Cropland Acres.
- Over 144 Acres of Class II Dirt.

This one is for the farmers! With corner to corner row crop and hay production, this property brings something special for everyone! FSA reports a total of 158.57 Cropland acres with 60.88 total base acres comprised of a 6.24 acre Wheat base with a 45 bu PLC yield, an 3.85 acre Oat base with a 72 bu PLC yield, a 24.26 acre Corn base with a 113 bu PLC yield, an 18.30 acre Soybean base with a 38 bu PLC yield, and an 8.23 acre Sunflower base with a 1320 lb PLC yield. With over 144 acres of Class II dirt, you will want to add this to your portfolio.





tract 5

Acres: 158.96±

Taxes: \$1,384.48

Legal: SW1/4 SEC 17-T110N-R67W in Hand County, South Dakota.



- 73.6% Overall Average PI Rating.
- Potential to Convert to Row Crop Production.

Discover the perfect blend of grasses on this 158.96± acres up for auction with a serious look to convert into row crop production. The overall weighted average productivity index of this tract is 73.6% with high quality Class II dirt. A few miles North of Spring Lake and surrounded by Waterfowl Production Areas, this property has opportunity for waterfowl, pheasants and whitetails!



tract 6

Acres: 158.8±

Taxes: \$1,381.90

Legal: SW1/4 SEC 14-T110N-R67W in Hand County, South Dakota.



- Virgin Sod, Quality Grasses with Dugout.
- 143± Acres of Class II Dirt!

This 158.8± acres of pasture features 143± Acres of Class II dirt! With strong fences and a deep dugout, let this grassland produce for you for years to come. The gentle slopes of the landscape create potential for this property to be converted into row crop production in 2025. Whether you're looking to expand your ventures or create a recreational retreat, this property is an opportunity not to be missed!





terms

Closing to take place on or before February 25th, 2025. This property is free and clear to farm, graze 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 as a credit to the buyer at closing based on most current tax information available. 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. 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 (including oil, gas & mineral reservations), or highways of record, if any, as well as any or all Hand County Zoning Ordinances. Any mineral rights currently owned by the seller will pass to the buyer, however, seller does not warranty or guarantee any. 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. Announcements made day of sale take precedence over any written materials. Not responsible for accidents. Tracts will be offered individually, any combination, and as a unit. Purchase Agreements will be signed according to how the bids were placed at auction.

Owners: Fawcett Family Living Trust





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