

ADVANTAGE
Land Co.

PROUD
AFFILIATES
OF

**United
Country**
Real Estate

634.26+/- ACRES IN HYDE CO. SD LAND AUCTION

Thursday, April 21, 2016 - 10:00am | Auditorium in Highmore

Choice Dirt for Optimal Stocking Rates!



**United
Country**

ADVANTAGE *Land Co.*

Owner: Wetlands America Trust, Inc.

605.692.2525 - Advantage**Land**Co.com

634.26+/- ACRES HYDE CO, SD

Choice Dirt for Optimal Stocking Rates!



Thursday, April 21, 2016 at 10:00am

Auction Location : Memorial Auditorium in Highmore S.D.

Land Location Tract 1: From Highmore: 16 miles north on Hwy 47, 4 miles west on 181 St, land starts on the south side.

Tract 2: From Holabird: 6 miles north on Holabird Grade, 1/2 mile east on 191 St, land is on the south side.

Snap Shot: 4 Quarters of Quality Grass, Rural Water, Dugouts, New Fence on a Portion, Productive Soils, & Cross Fencing!

Legal Descriptions:

Tract 1: N1/2 Sec 19-115-72 & NE1/4 Sec 24-115-73 Hyde Co.

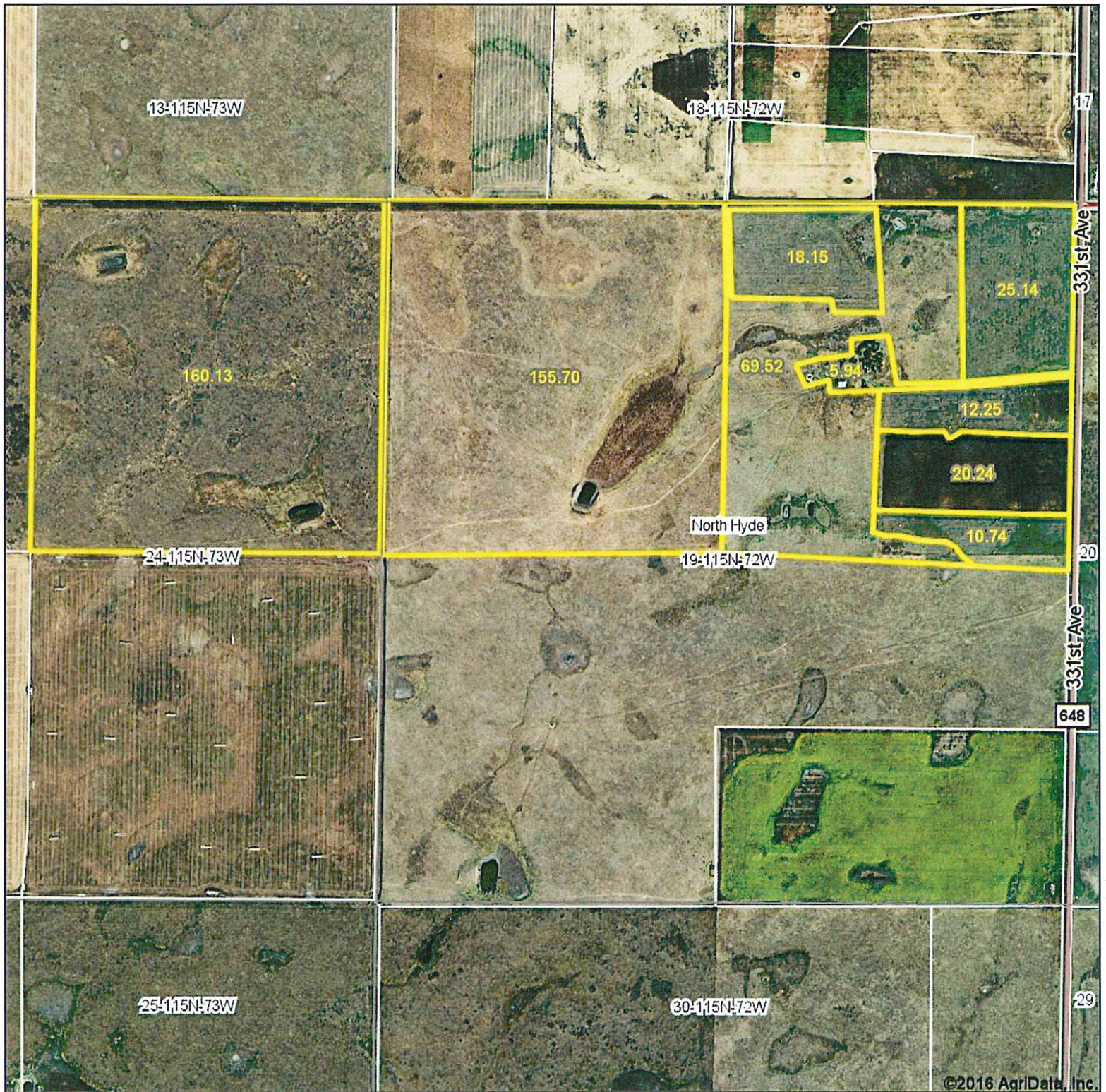
Tract 2: NE1/4 Sec 10-113-73 Hyde Co S.D.

Taxes Tract 1: \$3,264.54

Taxes Tract 2: \$912.64

Owners: Wetlands America Trust, Inc.

Tract 1 - Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 44° 45' 29.68, 99° 32' 50.95

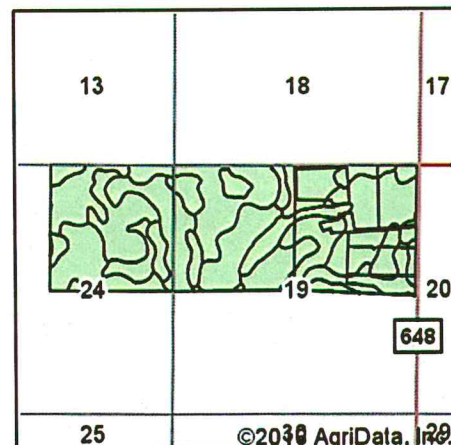
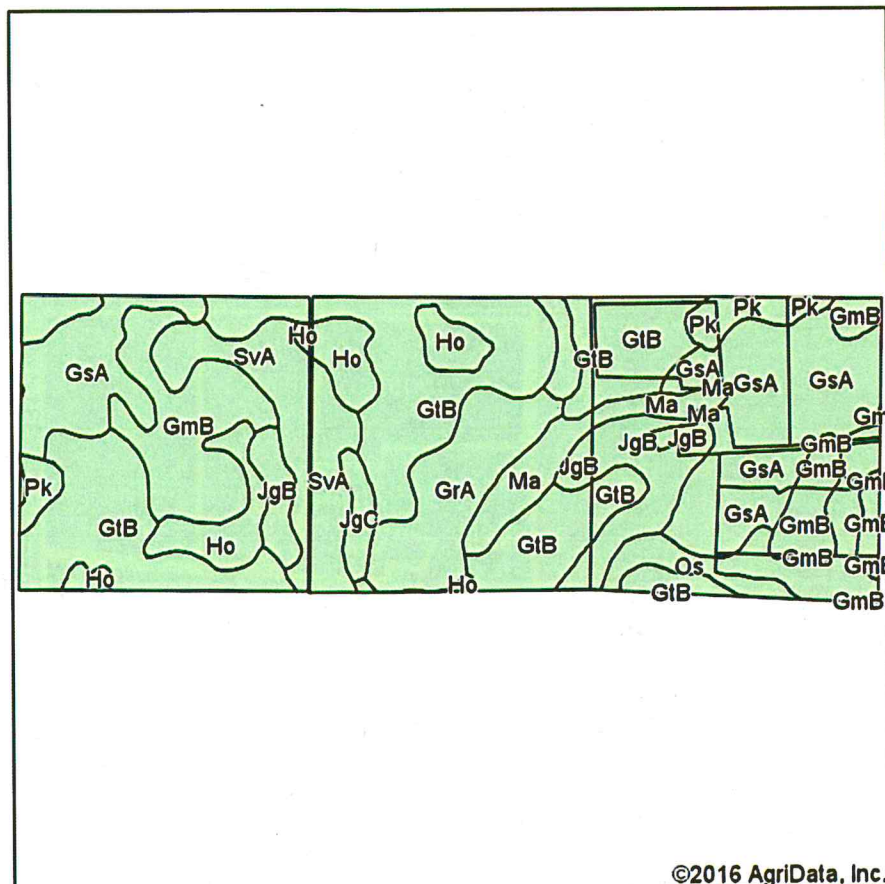
19-115N-72W
Hyde County
South Dakota

0ft 1171ft 2343ft



3/18/2016

Tract 1 - Soils Map



State: South Dakota
 County: Hyde
 Location: 19-115N-72W
 Township: North Hyde
 Acres: 477.81
 Date: 3/18/2016

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Area Symbol: SD069, Soil Area Version: 19

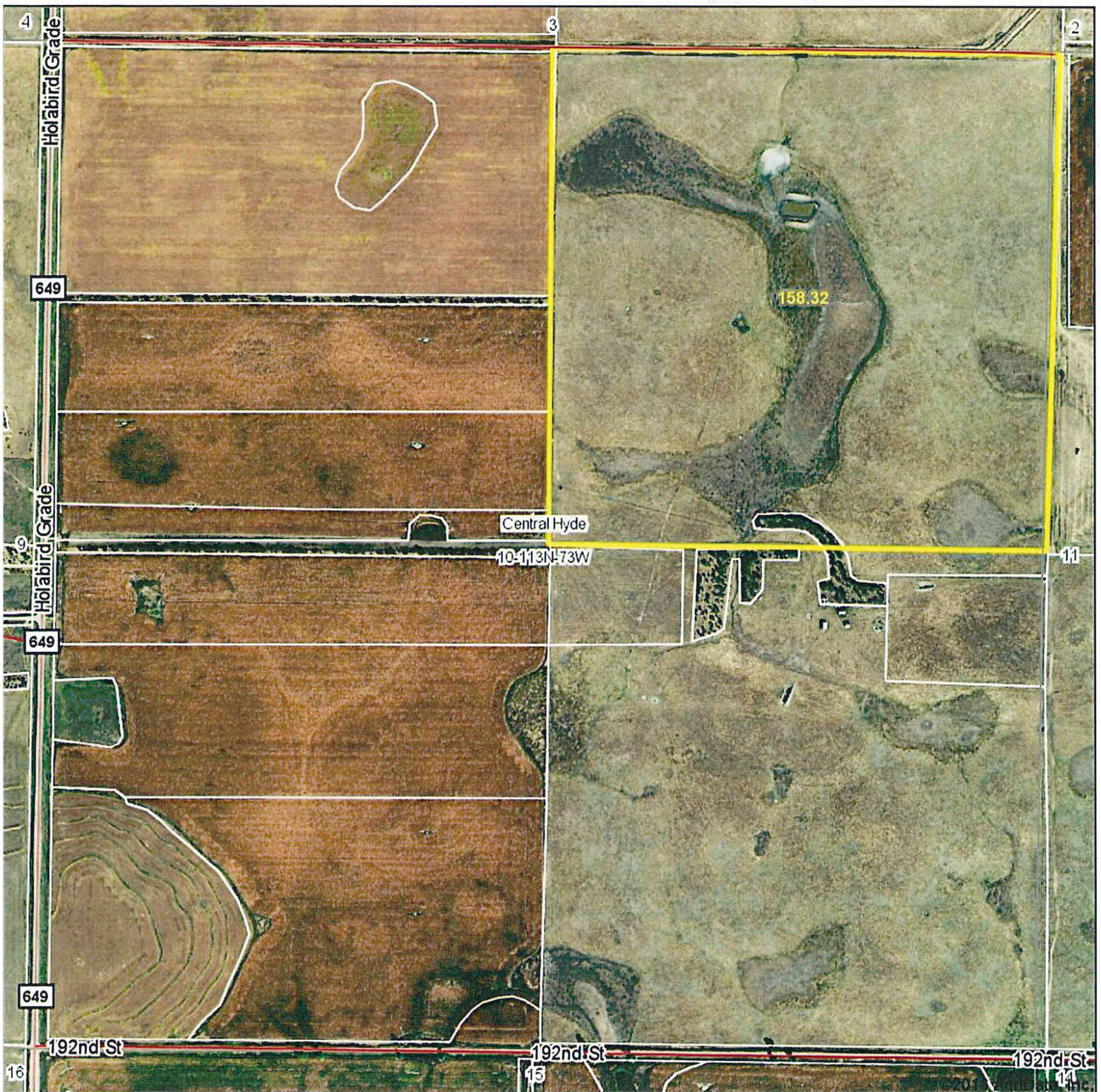
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Winter wheat
GtB	Glenham-Prosper-Java loams, 1 to 6 percent slopes	136.88	28.6%	Ile	74	40	32
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	86.53	18.1%	Ile	68	35	31
GmB	Glenham-Java loams, 2 to 6 percent slopes	53.56	11.2%	Ile	74	32	31
SvA	Stickney-Java-Hoven complex, 0 to 4 percent slopes	37.85	7.9%	IIIs	55	24	26
JgB	Java-Glenham loams, 2 to 6 percent slopes	35.53	7.4%	IIle	70	30	30
Ho	Hoven silt loam, 0 to 1 percent slopes	33.68	7.0%	VIIs	15		
GrA	Glenham-Prosper loams, 0 to 2 percent slopes	33.06	6.9%	IIc	86		
Os	Onita-Hoven silt loams	22.80	4.8%	IIc	59	33	25
Ma	Macken silty clay loam	17.22	3.6%	Vw	28		
Pk	Plankinton silt loam	14.79	3.1%	IVw	51	20	18
JgC	Java-Glenham loams, 6 to 9 percent slopes	5.91	1.2%	IVe	55	25	25
Weighted Average					64.5	28	24.6

Area Symbol: SD069, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2 - Aerial Map



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map center: 44° 36' 47.26, 99° 36' 17.87

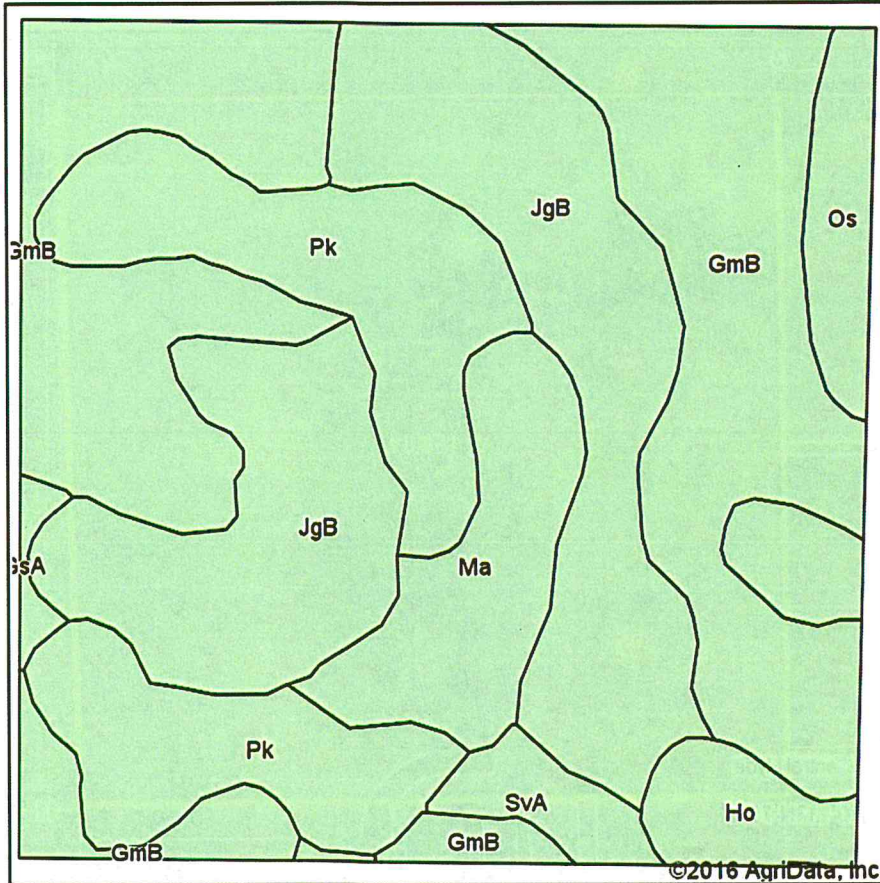
10-113N-73W
Hyde County
South Dakota

0ft 817ft 1634ft

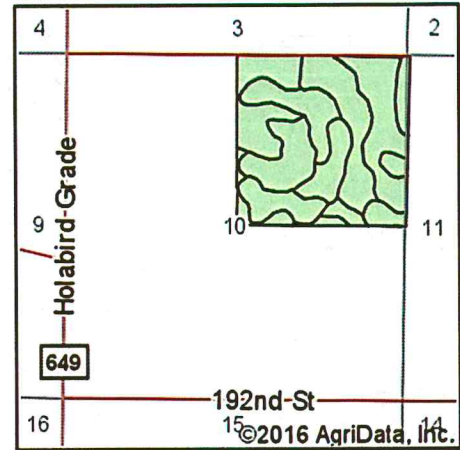


3/18/2016

Tract 2 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hyde**
 Location: **10-113N-73W**
 Township: **Central Hyde**
 Acres: **158.32**
 Date: **3/18/2016**

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Area Symbol: SD069, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Winter wheat
GmB	Glenham-Java loams, 2 to 6 percent slopes	55.97	35.4%	Ile	74	32	31
JgB	Java-Glenham loams, 2 to 6 percent slopes	44.27	28.0%	IIle	70	30	30
Pk	Plankinton silt loam	28.88	18.2%	IVw	51	20	18
Ma	Macken silty clay loam	12.06	7.6%	Vw	28		
Ho	Hoven silt loam, 0 to 1 percent slopes	7.53	4.8%	VIIs	15		
Os	Onita-Hoven silt loams	4.96	3.1%	IIc	59	33	25
SvA	Stickney-Java-Hoven complex, 0 to 4 percent slopes	3.64	2.3%	IIIIs	55	24	26
GsA	Glenham-Prosper-Hoven complex, 0 to 4 percent slopes	1.01	0.6%	Ile	68	35	31
Weighted Average					61.4	25.2	24.2

Area Symbol: SD069, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 1 - 474.26+/- Acres

Legal: N1/2 Section 19-T115N-R72W Illinois Twp & NE1/4 Section 24-T115N-R73W Spring Lake Twp, Hyde Co. S.D.

Taxes: \$3,264.54 **Repairs:** Wetland Restoration, Dugout filled in, Acreage site Razed. This 474.26+/- contiguous acre tract is a turn key operation with three cross fenced pastures, rural water with two tanks, three dugouts, an old acreage site, 43+/- acres currently utilized as hay land and a sizeable amount of new fence. Inclusive of a grassland & waterfowl management rights easement, this pasture lays nearly level with an overall soil rating of .645, mainly Class II soils ranked at a .74! In 2015, moderate stocking rates were managed on the grass and 20 acres of the hayland was reseeded to a cool season grass mix including 10-15% alfalfa. The old acreage site is excluded from the grassland easement, having the potential to be used to meet the needs of your operation, whether a new home site, corals or calving barn are in order. The rural water, hydrant & rubber tire tank is located near the old acreage site, also providing water from an above ground hose to the shared rubber tire tank between the west two pastures. There are sufficient dugouts and wetlands on this tract as well, which two small drained wetlands will be restored prior to August 1st, 2016. Conveniently access this land from the east side on 331 Ave. Get this operation working for you the auction day, as this offering is a strong addition to any ranching operation or investment portfolio!

Tract 2 - 160+/- Acres

Legal: NE1/4 Section 10-T113N-R73W Loomis Twp, Hyde Co. S.D.

Taxes: \$912.64 **Repairs:** Partial breach in dam to be repaired.

Six miles north of Holabird, with access from 191 St on the north, this 160+/- acre pasture is equipped with a sufficient dugout, good fence, a few mature trees and mainly class II soils ranked at .74! The topography of the quarter is nearly level with 0-6% slopes and an overall productivity index of .614. A new shared fence was implemented on the southern boundary in 2015. The partial breach of the wetland & dugout will be restored prior to August 1st, 2016. This pasture is covered with a grassland and waterfowl management rights easement and is a quality investment to any cattle operation.

BROKERS NOTES: If you are a cattle producer looking for a turn-key, rotational grazing operation with quality grass for your herd or if you are looking for an investment with recreation, your opportunity is here to own four quarters of grassland in northern Hyde County S.D. Put these pastures to work for you this year and come prepared to take *Advantage* of this public auction!

TERMS: This is a cash sale. Closing and possession will be on or before May 24th, 2016. 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. Buyers to sign an Affidavit of Prior Knowledge document the day of sale for Wetlands/dams being restored, building site being razed and demolished, and a dugout being filled in and also for the Waterfowl Managements Rights and Grassland easements to be filed and recorded by the end of 2016. If buyer wants possession day of sale a 20% non refundable earnest money deposit is required. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and 10% or 20% 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 buyer and seller. All of the 2015 RE taxes due and payable in 2016 will be paid by the seller. The 2016 real estate taxes due in 2017 will be the responsibility of the purchaser. 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. A survey will not be provided and will be the purchasers responsibility if needed or requested. 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 Hyde County Zoning Ordinances. 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 sale is subject to seller confirmation. Not responsible for accidents.



It Takes A Family To Serve One

United Country[®] **ADVANTAGE *Land* CO.**

510 Main Ave Ste 4
 Brookings, SD 57006
 Office: 605.692.2525
 Fax: 605.692.2526
 Info@advantagelandco.com
 AdvantageLandCo.com
 AdvantageLandCo.net
 Ucalco.com

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