

316.96 +/- ACRES | GRANT CO. SD.

**ONLINE
BIDDING
AVAILABLE**

2 TRACTS

LAND AUCTION

Thursday, August 14, 2025 • 11AM

AUCTION LOCATION: Milbank Community Room



ADVANTAGE
Land Co.

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snapshot

Auction Date: August 14 @ 11am
Auction Location: Milbank Community Room
1001 E 4th Ave, Milbank, SD 57252
Online Bidding Starts: Tuesday, August 12, 2025

Total Acres: 316.96 ± **Total Taxes:** \$5,614.74

Legal:

T1: SW ¼ SEC 6-T121N-R47W in Melrose Twp. Grant County, South Dakota.

T2: SE ¼ SEC 6-T121N-R47W in Melrose Twp. Grant County, South Dakota.

- 205.5± FSA Cropland Acres
- Overall Cropland Soil Rating of 78.2%
- Two Big Ponds & Grass to Graze
- Natural Wildlife Corridor with Ponds & Bluffs

Directions from Milbank, SD: Head North out of Milbank on County Road 15 for 6 miles. Turn East on 143rd St for 1 mile. Tract 1 begins on the North side of the road.





tract 1

Acres: 156.96 ± **Taxes:** \$2,191.88 **Legal:** SW ¼ SEC 6-T121N-R47W in Grant County, South Dakota.



- 64.42± FSA Cropland Acres w/ PI of 77%.
- 84.62± Acres of Two Big Ponds & Grass to Graze.
- Natural Wildlife Corridor with Water & Mature Trees.
- Beautiful Scenery in the Bluffs.

This quarter has the means to provide for investors, operators, or hunting enthusiasts, with the perfect mix of cropland, grassland, and two ponds. With a 77% Cropland soil rating, FSA reports a total of 64.42±/- Cropland acres with 63.80±/- total base acres comprised of a 33.73±/- acre Corn base with a 148 bu PLC yield, an 18.31±/- acre Soybean base with a 40 bu PLC yield, and an 11.76±/- acre Wheat base with a 36 bu PLC yield.



tract 2

Acres: 160 ± **Taxes:** \$3,423.86 **Legal:** SE ¼ SEC 6-T121N-R47W in Grant County, South Dakota.



- 141.08± Cropland Acres w/ PI of 78.8%.
- Lays Nearly Level to Rolly with Excellent Eye Appeal.
- Easy Access for Modern Day Equipment.
- Qualities to be a Top County Producer.

This property offers easy access from 143rd Street and an overall soil PI of 77.8%. With a high percentage tillable, FSA reports a total of 141.08±/- Cropland acres with 139.70±/- total base acres comprised of a 73.87±/- acre Corn base with a 148 bu PLC yield, a 40.09±/- acre Soybean base with a 40 bu PLC yield, and an 25.74±/- acre Wheat base with a 36 bu PLC yield.



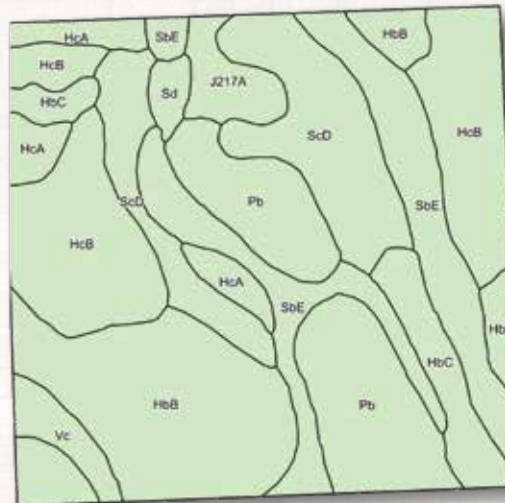


aerial map





soil maps



**OVERALL
SOIL
RATING
53.1%**

Area Symbol: SD051, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HbB	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	31.99	20.2%	IIIe	81
HcB	Heimdal-Svea loams, 2 to 6 percent slopes	30.11	18.8%	Ile	82
SbE	Sisseton-Esmond complex, 12 to 40 percent slopes	25.83	16.1%	VIIe	23
ScD	Sisseton-Esmond-Heimdal, complex, 6 to 20 percent slopes, moderately eroded	23.89	14.9%	IVe	43
Pb	Southam silty clay loam, 0 to 1 percent slopes	22.86	14.3%	VIIIw	10
HbC	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	8.72	5.4%	IVe	58
HcA	Heimdal-Svea loams, 0 to 2 percent slopes	6.87	4.3%	Iw	87
J217A	Parnell silty clay loam, frequently ponded, 0 to 1 percent slopes	4.56	2.8%	Vw	31
Vc	Vallers-Tonka complex	3.42	2.1%	IVw	52
Sd	Svea loam, 1 to 3 percent slopes	1.75	1.1%	Ile	96
Weighted Average				4.36	53.1



**OVERALL
SOIL
RATING
77.8%**

Area Symbol: SD051, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
HbB	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	89.15	55.8%	IIIe	81
HcB	Heimdal-Svea loams, 2 to 6 percent slopes	53.51	33.4%	Ile	82
Vc	Vallers-Tonka complex	15.34	9.6%	IVw	52
SbE	Sisseton-Esmond complex, 12 to 40 percent slopes	2.00	1.2%	VIIe	23
Weighted Average				2.81	77.8



broker notes

Advantage Land Company proudly presents 316.96± acres of versatile dirt to the auction block August 14th! Located just seven miles Northeast of Milbank in Grant County, SD, this property provides powerful dirt with over 205± cropland acres providing cropland soil with the majority coming in at 81% and 82%. FSA reports a total of 205.5 total Cropland acres with a cropland soil PI of 78.2%. FSA also reports a total of 203.5 base acres comprised of a 107.60 acre Corn base with a 148 bu PLC yield, a 58.40 acre Soybean base with a 40 bu PLC yield, and a 37.50 acre Wheat base with a 36 bu PLC yield. This cropland high on the flats uniquely overlooks the remaining balance of 93.86 acres, which includes two ponds down the grass bluffs with a line of mature trees creating a country scenery at its finest. With the ponds for water supply and a diverse landscape, this property is ideal to graze your livestock and can also be a premier destination for hunters and wildlife enthusiasts alike. Take ADVANTAGE of adding this prime real estate to your investment portfolio and bid to buy August 14th!

Owners: Estate of Sherrill Johns/Vincent Johns

terms

Closing to take place on or before Tuesday, September 16th, 2025. This property is sold subject a verbal lease, expiring March 1st, 2026, with full possession will be given March 1st, 2026. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the purchase price 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 will be paid by the seller. 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. Any mineral rights currently owned by the seller will pass to the buyer, however, the 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, including restrictions, reservations, or highways of record, if any, as well as any or all Grant 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. This is a cash sale. Property is sold "as is". This sale is subject to Seller Confirmation. Announcements made day of sale take precedence over any written materials. Not responsible for accidents. Tracts will be offered individually and as a unit. Purchase Agreement will be signed according to how the bids were placed at auction.



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