

160 +/- Acres – Gregory County, South Dakota



AUCTION

Live & Online Simulcast Bidding
December 1, 2022 – 1:30 P.M.

Bonesteel Community Center (610 Mellette St.), Bonesteel, SD



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 160 Acres More or Less in two tracts

PROPERTY LOCATION:

From Bonesteel, SD 3.5 miles West on Hwy 18 then 2 miles South on 358th Ave. to the subject property.

FSA INFORMATION:

Cropland Acres:	153.78	(Subject to FSA Recon)
Wheat Contract Acre Base:	9.4	PLC Yield: 20 Bu.
Oats Contract Acre Base:	8.1	PLC Yield: 42 Bu.
Corn Contract Acre Base:	29.9	PLC Yield: 61 Bu.
Soybean Contract Acre Base:	4.1	PLC Yield: 22 Bu.
Barley Contract Acre Base:	1.9	PLC Yield: 40 Bu.

REAL ESTATE TAXES: \$1,882.22

SELLERS: Philip Schonebaum, Brenda Schonebaum, Brock Schmitz, Jeri Quiring

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1 or 2 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue until both tracts 1-2 have been sold. No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before January 20, 2023**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.



TRACT 1

DEEDED ACRES: 80+/- Acres

LEGAL DESCRIPTION: N1/2 NW1/4 Section 16, Township 95N, Range 69 West of the 6th P.M., Gregory County, SD.

PROPERTY DESCRIPTION: Consisting of dry tillable land with Ree and Jansen Loam soils with 0%-2% slope. Good access from County maintained roads. An older livestock well as a bonus.

REAL ESTATE TAXES: Approximately \$941.11 (To be reassessed by the Gregory County Equalization office.)

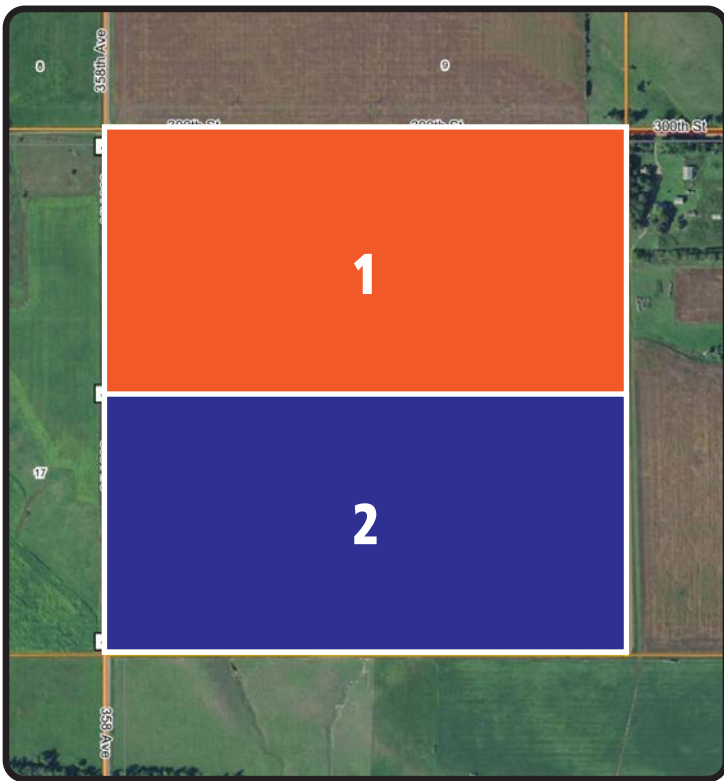
TRACT 2

DEEDED ACRES: 80+/- Acres

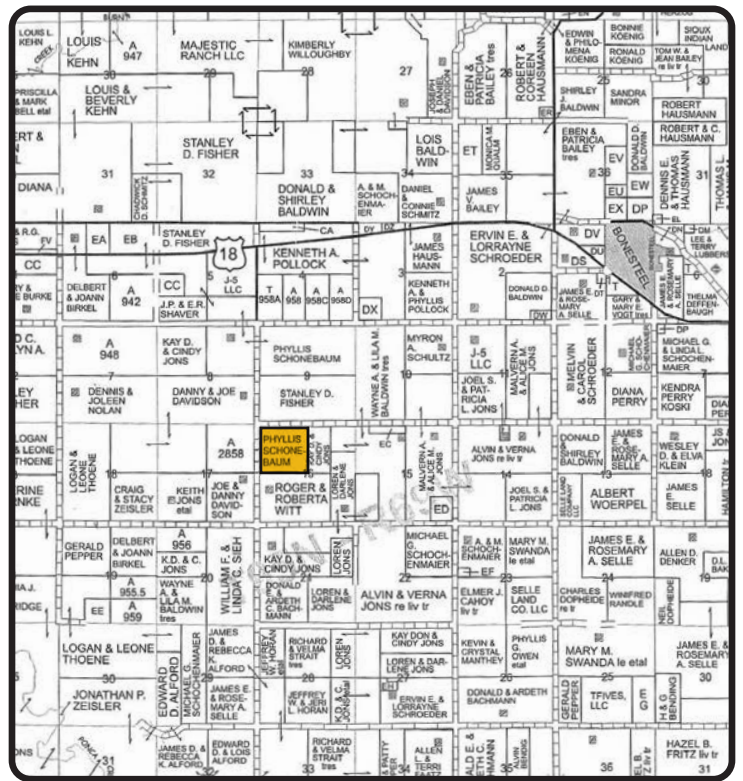
LEGAL DESCRIPTION: S1/2 NW1/4 Section 16, Township 95N, Range 69 West of the 6th P.M., Gregory County, SD.

PROPERTY DESCRIPTION: Approximately 88% dry land tillable acres with Ree and Jansen loam soils. Approximately 9 acres in the SW corner is suitable for a new building site with County Road access and mature shelter belts.

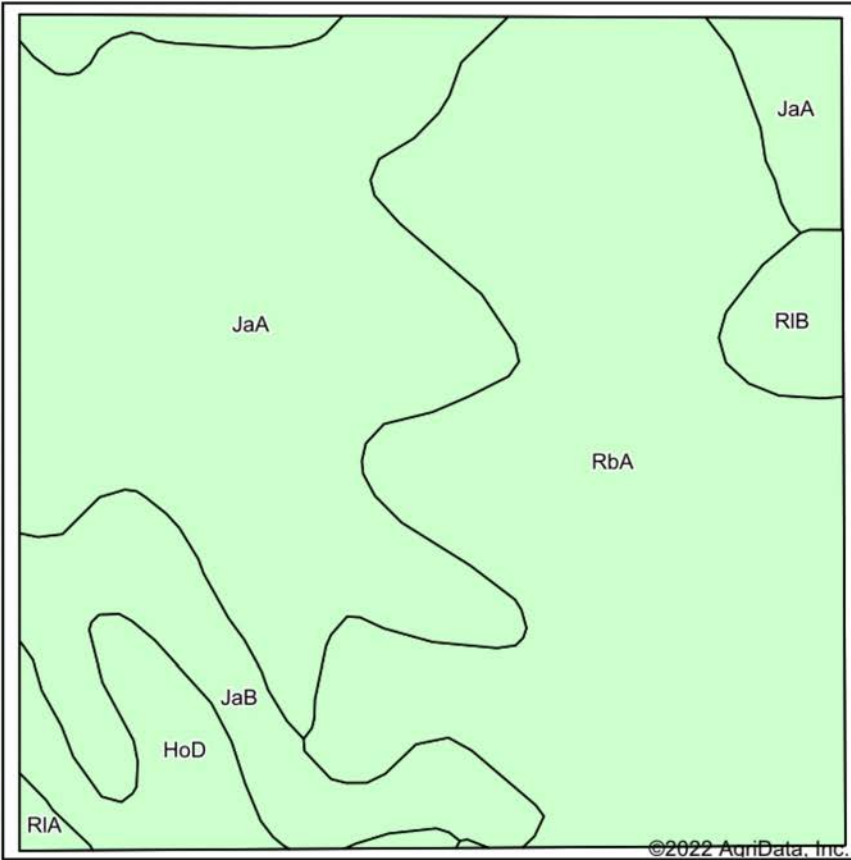
REAL ESTATE TAXES: Approximately \$941.11 (To be reassessed by the Gregory County Equalization office.)



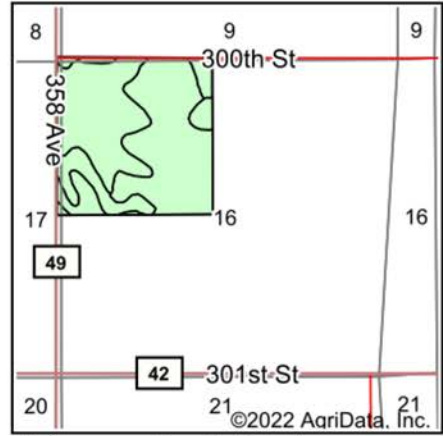
Boundry lines are for visual aid only.



Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Gregory**
 Location: **16-95N-69W**
 Township: **Pleasant Valley**
 Acres: **158.19**
 Date: **10/11/2022**



Maps Provided By:



Area Symbol: SD053, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
RbA	Ree loam, gravelly substratum, 0 to 2 percent slopes	73.26	46.3%		IIc	86	38	58
JaA	Jansen loam, 0 to 2 percent slopes	58.36	36.9%		IIIs	53	33	26
JaB	Jansen loam, 2 to 6 percent slopes	14.47	9.1%		IIIe	53	32	25
HoD	Holt fine sandy loam, 9 to 15 percent slopes	7.72	4.9%		VIe	31	26	31
RIB	Reliance silty clay loam, 3 to 6 percent slopes	3.72	2.4%		IIe	89	38	53
RIA	Reliance silty clay loam, 0 to 3 percent slopes	0.66	0.4%		IIc	89	35	51
Weighted Average					2.29	68.2	*n 35	*n 41.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

