

240 +/- Acres – Gregory County, SD
Offered in 2 Tracts



AUCTION

Live & Online Simulcast Bidding
April 4th, 2025 – 1:30 P.M.
Community Civic Center – Burke, 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

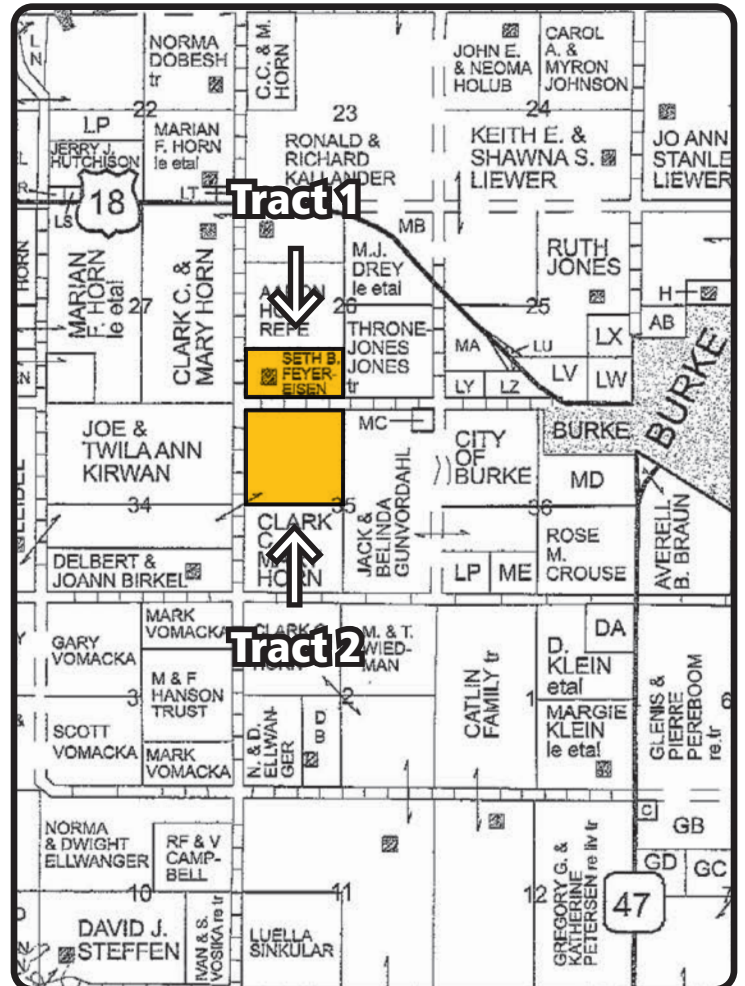
DEEDED ACRES: 240 +/- acres being offered in 2 tracts

PROPERTY LOCATION: From Burke, SD, 2 miles west on US Hwy 18/47 to 342nd Avenue, then 1 mile south to the subject properties.

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-2 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 on tracts 1-2 until all tracts 1-2 have been "Reserved". **(Any offers made prior to sale date would be entertained by the Sellers)**

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 July 1st, 2025, on tract 1. Tract 2 shall close on or before May 15th, 2025.** The possession will be on the date of closing. 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 throughout the sale process. Any announcements made on the day of the sale shall supersede any previously given information. Final sale is subject to seller approval.

Boundary lines are for visual aid only.





TRACT 1 – DEEDED ACRES: 80 +/- Acres – Consisting of the ranch headquarters

LEGAL DESCRIPTION: S ½ SW ¼ Section 26, Township 97 North, Range 72 West of the 6th P.M., Gregory County, SD.

PROPERTY DESCRIPTION: This tract is very versatile consisting of gently sloping topography for natural drainage and over ¾ mile of mature shelter belts for excellent livestock winter protection from all directional winds. A new water line recently installed to 9 heated livestock waterers.

RANCH IMPROVEMENTS:

28' x 56' 3 bedroom, 2 bath, Clayton modular home, 2019 (rural water)

40' x 50' Quonset

31' x 53' Calving Barn

32' x 56' Pole Barn

32' x 50' Quonset

77' x 37' Open Pole Barn

105' x 32' Open Pole Calving Barn

FSA INFORMATION:

19.33 Cropland Acres

4.60 Oats Base PLC Yield: 41 Bu.

4.70 Corn Base PLC Yield: 42 Bu.

0.4 Sorghum Base PLC Yield: 44 Bu.

REAL ESTATE TAXES: \$1,816.24



TRACT 2 – DEEDED ACRES: 160 +/- acres offering pasture and cropland

LEGAL DESCRIPTION: NW ¼ Section 35, Township 97 North, Range 72 West of the 6th P.M., Gregory County, SD.

PROPERTY DESCRIPTION: Tract 2 offers hard grass pasture or upland hayland and 31.01 cropland acres. Livestock watered by a submersible pump centrally located and a faucet located in the NW corner supplied by the well located on Tract 1. Great access by county-maintained roads.

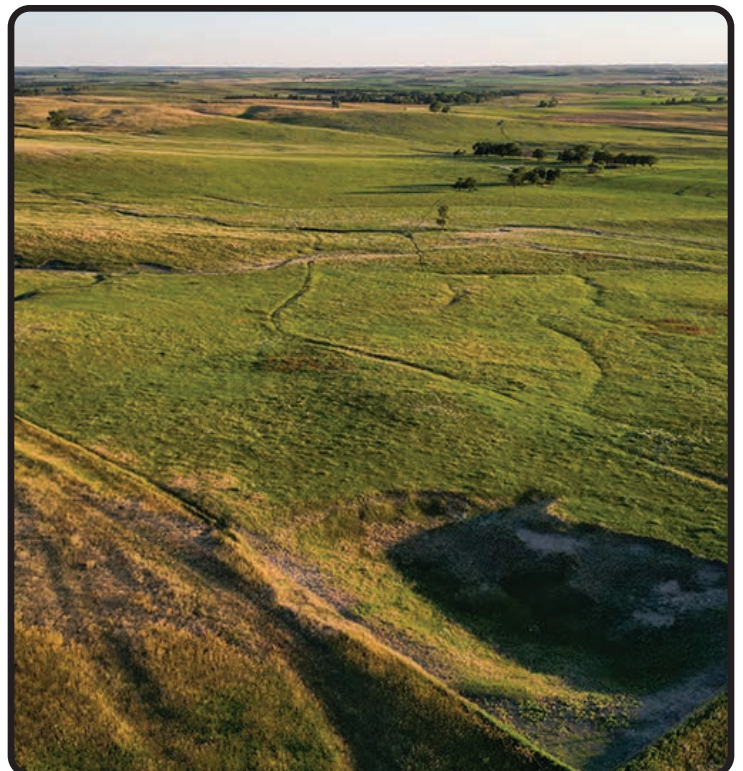
FSA INFORMATION:

31.01 Cropland Acres

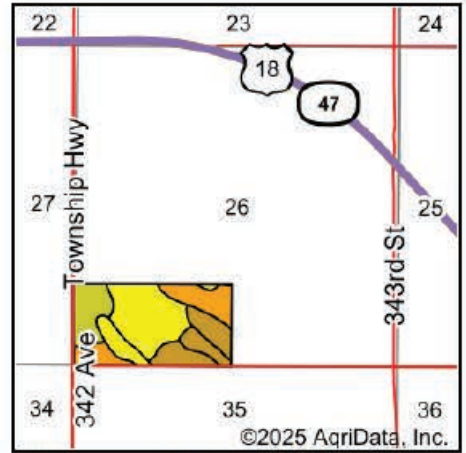
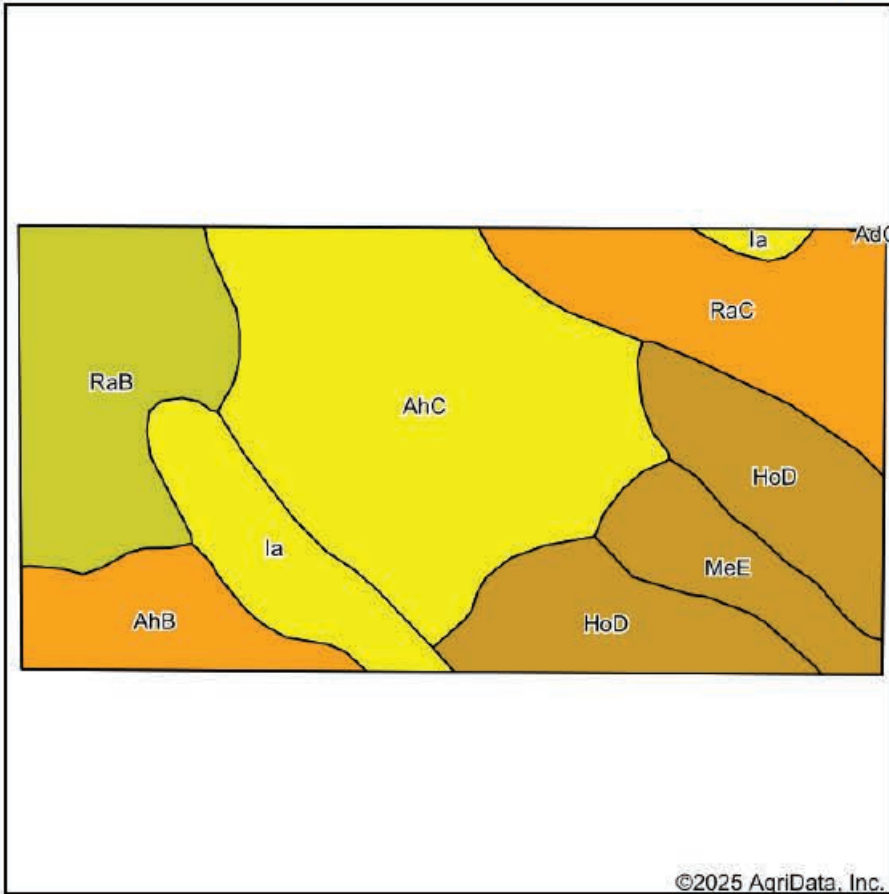
22.50 Base Acres to include

*Wheat, Oats, Corn, Sunflowers, and Soybeans

REAL ESTATE TAXES: \$1,524.94



Tract 1 Soils



State: **South Dakota**
 County: **Gregory**
 Location: **26-97N-72W**
 Township: **Rhoades**
 Acres: **80.35**
 Date: **2/12/2025**



Maps Provided By:
surety[®]
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

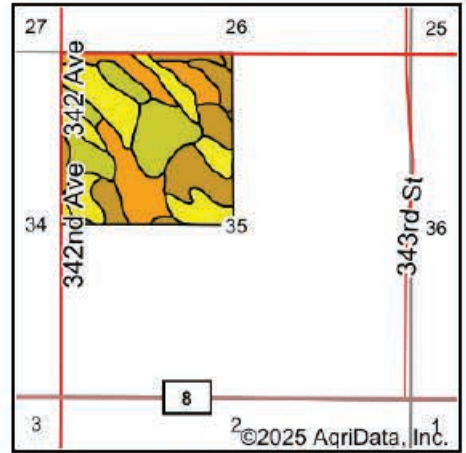
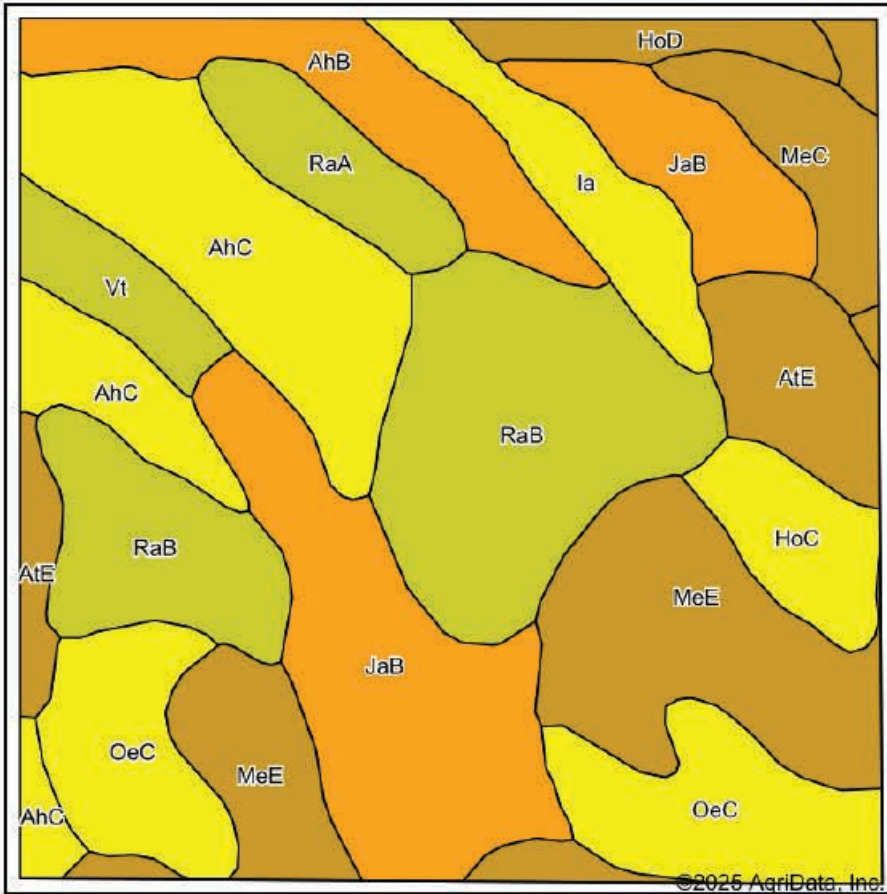
Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
AhC	Anselmo-Holt fine sandy loams, 6 to 9 percent slopes	25.80	32.1%		IVe	
HoD	Holt fine sandy loam, 9 to 15 percent slopes	13.90	17.3%		VIe	
RaB	Ree loam, 3 to 6 percent slopes	12.52	15.6%		IIe	IIe
RaC	Ree loam, 6 to 9 percent slopes	10.48	13.0%		IIIe	IIe
la	Inavale loamy sand	6.87	8.6%		IVe	IIIe
AhB	Anselmo-Holt fine sandy loams, 2 to 6 percent slopes	5.76	7.2%		IIIe	
MeE	Meadin sandy loam, 9 to 25 percent slopes	5.02	6.2%		VIe	
Weighted Average					3.96	*-

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Tract 2 Soils



State: **South Dakota**
 County: **Gregory**
 Location: **35-97N-72W**
 Township: **Rhoades**
 Acres: **157.52**
 Date: **2/12/2025**



Soils data provided by USDA and NRCS.

Area Symbol: SD053, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
RaB	Ree loam, 3 to 6 percent slopes	26.84	17.1%		Ile	Ile
JaB	Jansen loam, 2 to 6 percent slopes	24.27	15.4%		IIle	IIle
MeE	Meadin sandy loam, 9 to 25 percent slopes	21.88	13.9%		VIIs	
AhC	Anselmo-Holt fine sandy loams, 6 to 9 percent slopes	21.25	13.5%		IVe	
OeC	Oneill fine sandy loam, 2 to 6 percent slopes	15.90	10.1%		IVe	IVe
AhB	Anselmo-Holt fine sandy loams, 2 to 6 percent slopes	9.18	5.8%		IIle	
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	8.75	5.6%		VIe	
la	Inavale loamy sand	6.61	4.2%		IVe	IIle
RaA	Ree loam, 0 to 3 percent slopes	5.40	3.4%		IIc	Is
MeC	Meadin sandy loam, 3 to 9 percent slopes	5.24	3.3%		VIIs	
HoC	Holt fine sandy loam, 6 to 9 percent slopes	5.01	3.2%		IVe	IVe
Vt	Vetal fine sandy loam, 0 to 3 percent slopes	4.00	2.5%		Ile	Ile
HoD	Holt fine sandy loam, 9 to 15 percent slopes	3.19	2.0%		VIe	
Weighted Average					3.82	*-

*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.