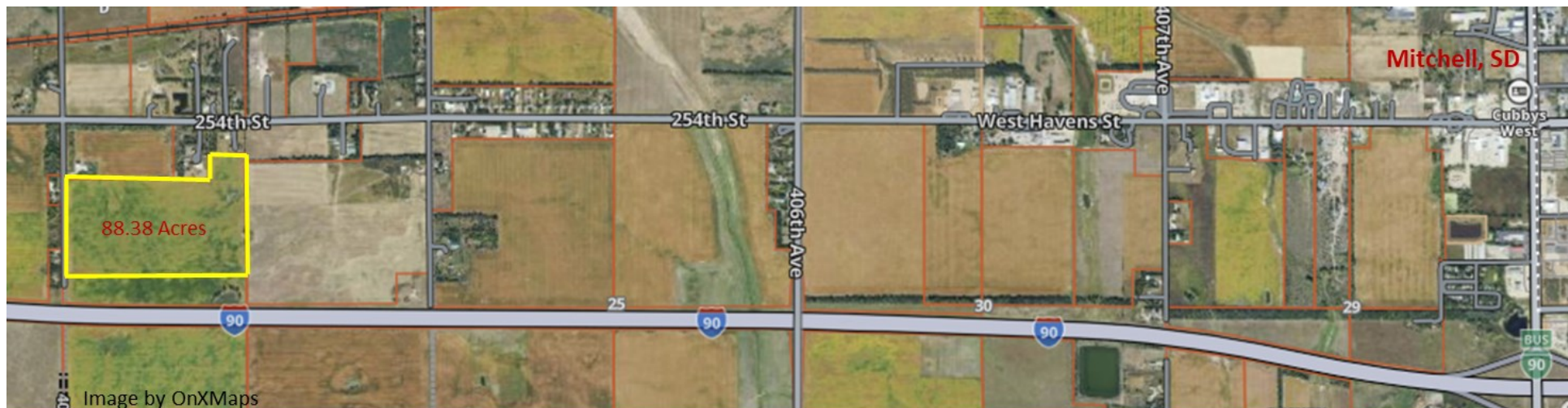


# 88.37 +/- Acres of Highly Productive Davison County Crop Ground

Live Auction will be conducted at the Davison County 4H Building - 40698 W Havens Ave, Mitchell, SD

## Saturday, November 23, 2024 @ 11:00 AM



Property Location: 4 miles West of Cubby's/Hwy 37 ByPass (245th St) then 1/4 mile South on 404th Ave. Mitchell, SD

**Legal Description:** NW 1/4 Ex W 428' of E 969' of N 838' & Ex N 838.14' of W 1671' & Ex S 418' & Ex Tract 1 R.H. Swenson Tract, 26-103-61 Beulah Twp, Davison County, South Dakota

**2023 due in 2024 Taxes:** \$1,469.14 / Year

**Description:** 88.37 +/- Taxable Acres. This Parcel consists of 85.63 acres of highly productive crop ground with a Soil Productivity Index of 83.2. Great location and good access to competitive grain markets. Opportunities like this don't happen everyday! If you are looking to expand your farm operation, don't overlook this property.

**DCP Cropland Acres:** 85.63

Wheat Base Acres: 19.9

PLC Yield: 57

Corn Base Acres: 39.8

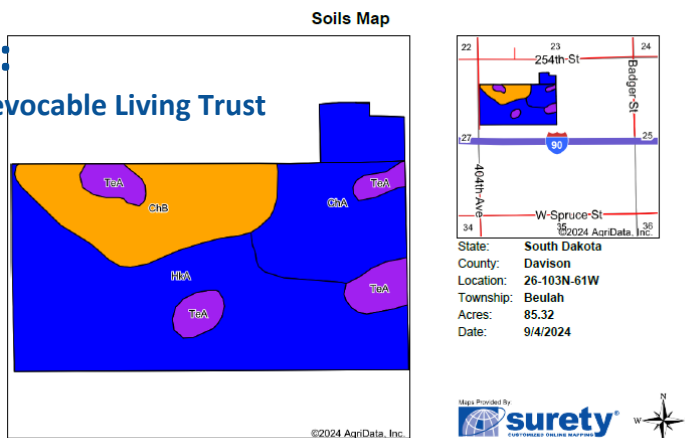
PLC Yield: 140

Soybean Base acres: 19.5

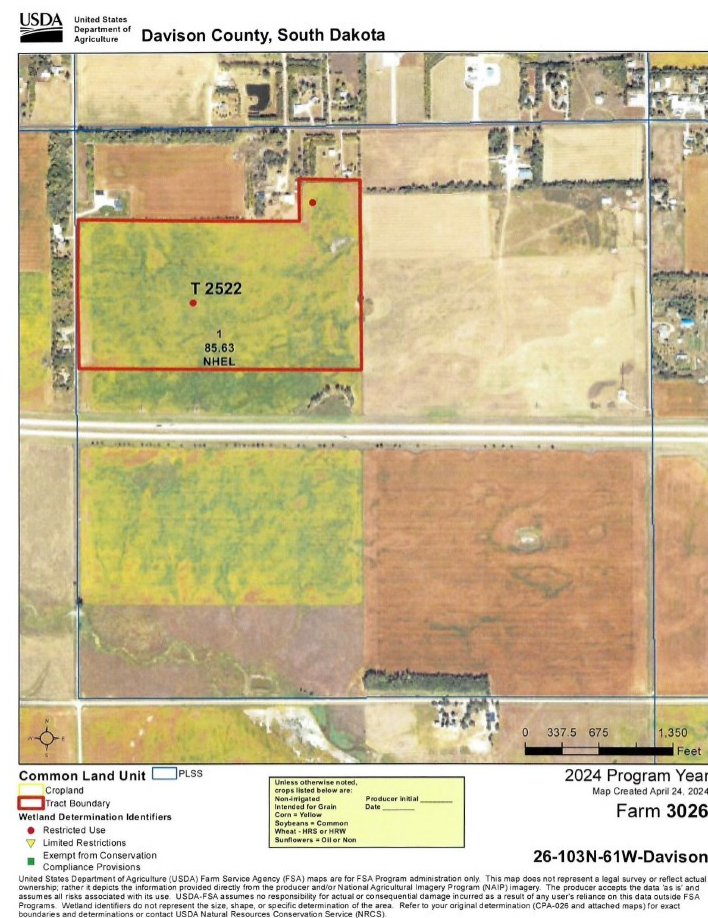
PLC Yield: 41

### Owners:

Robert H. & Beverly Swenson Revocable Living Trust



| Code                    | Soil Description                                 | Acres | Percent of field | PI Legend | Non-irr Class | Productivity Index | % NCCPI Soybeans |
|-------------------------|--|-------|------------------|-----------|---------------|--------------------|------------------|
| H8A                     | Houdek-Prosser loams, 0 to 2 percent slopes      | 41.88 | 49.1%            | Blue      | 88            | 88                 | 63               |
| ChA                     | Clamo-Bonilla loams, 0 to 2 percent slopes       | 18.77 | 22.0%            | Orange    | 88            | 88                 | 64               |
| ChB                     | Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes | 17.24 | 20.2%            | Yellow    | 78            | 78                 | 62               |
| TeA                     | Tetanka silt loam, 0 to 1 percent slopes         | 7.45  | 8.7%             | Purple    | 56            | 56                 | 14               |
| <b>Weighted Average</b> |  |       |                  |           | <b>2.17</b>   | <b>83.2</b>        | <b>58.7</b>      |



# DEAN EDWARDS

REAL ESTATE & AUCTION

[www.DEANEDWARDSAUCTION.com](http://www.DEANEDWARDSAUCTION.com)

Justin Dean Broker/RE Auctioneer - 605-999-4239  
 Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250  
 Austin Messmer - Broker Associate - 605-353-5001  
 Kelbi Dean-Messmer - Broker Associate - 605-999-8812  
 Bill Maddocks - Broker Associate - 605-933-0246

Accommodations for phone bidding may be made by talking with Auctioneers prior to the auction and a \$5000.00 Earnest Money Deposit made payable to Dean Edwards Trust Account must be in our possession prior to bidding or a past history of registered bidder with Dean Edwards Real Estate and Auction. If bidder is successful, the balance of Earnest Money Deposit will be delivered within the day of sale or by arrangements and all paperwork signed. **Live bidding only for this auction.**

**TERMS:** A 15% non-refundable earnest money deposit along with a signed Purchase Agreement is required the day of the auction. No contingency for financing will be accepted. Possession at closing on or before December 20, 2024. Title Insurance & closing service fees will be divided equally between Sellers & Buyers with closing to be held at Davison County Title, Mitchell, SD. Cash at Closing. 2024 RE Taxes due & payable in 2025 will be paid in full by Seller. Real Estate Taxes 2025 and beyond will be the responsibility of the Buyer. Information on this property was obtained from the Davison County governmental offices & is deemed reliable but is not guaranteed by the Sellers or Dean/Edwards Real Estate & Auction, who are representing the Sellers only in this transaction. Sellers retain the right to reject any and/or all offers. No warranty is being made or implied as to the property boundaries, soil productivity, water supply, or environmental hazards, if any. Announcements made day of auction will take precedence over printed materials.