

LAND AUCTION



147.99 AC± | 2 TRACTS | BON HOMME CO, SD

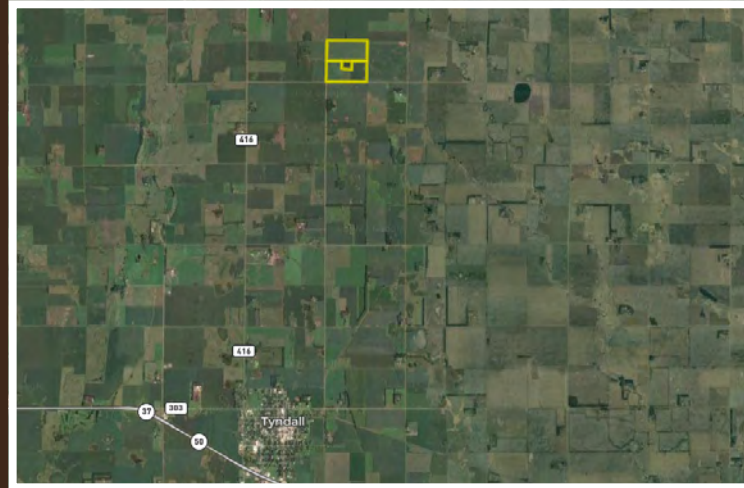
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/3/22 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: TYNDALL COMMUNITY CENTER
1609 LAUREL STREET | TYNDALL, SOUTH DAKOTA**

This Bon Homme County farm consists of +/-147.99 tillable acres and will be offered in two tracts, and combined as a single tract. The Crop Productivity Index is 79.61 consisting of Clarno-Ethan-Bonilla loams, Bonilla-Crossplain complex and Clarno-Crossplain-Davison complex soils. Located 4 miles North of Tyndall, SD on 416th Ave, then 1-mile East on 299th St to the Southwest corner of the property. The property is in the SW1/4 of Section 8 of Jackson Township.



TRACT 1: 79 +/- ACRES

Tract 1 consists of +/- 79 acres of tillable land. The Crop Production Index is 80.83 dominated with Clarno-Ethan-Bonilla loams. Located in the North 1/2 of the SW1/4 in Section 8 of Jackson Township.

Tract #: Tract 1

Deeded acres: 79 acres

FSA Farmland Acres: 76.42 acres

DCP Cropland Acres: 76.42 acres

Soil Types: Clarno-Ethan-Bonilla loams

Soil PI/NCCPI/CSR2: Average PI 80.1

Base acres and Yield: Corn 50.6 acres /PLC Yield 121, Soybeans 25.3acres/PLC Yield 38

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: N1/2 SW1/4 (79 acres) Section 8 Township 95N Range 59W Bon Homme County, SD

PIDs: 08.08.3600



TRACT 2: 68.99 +/- ACRES

Tract 2 consists of +/- 68.99 acres of tillable land. The Crop Production Index is 78.29 dominated with Clarno-Ethan-Bonilla loams. There is a driveway easement through the property. Located in the South 1/2 of the SW1/4 in Section 8 of Jackson Township.

Tract #: Tract 2

Deeded acres: 68.99 acres

FSA Farmland Acres: 69.19 acres

DCP Cropland Acres: 69.19 acres

Soil Types: Clarno-Ethan-Bonilla loams

Soil PI/NCCPI/CSR2: Average PI 77.5

Base acres and Yield: Corn 39.7 acres/PLC Yield 12, Soybeans 13.9 acres/PLC Yield 38

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: S1/2 SW1/4 Less Wanna Be-A-Ranch (68.99 acres) Section 8 Township 95N Range 59W Bon Homme County, SD

PIDs: 08.08.3800

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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