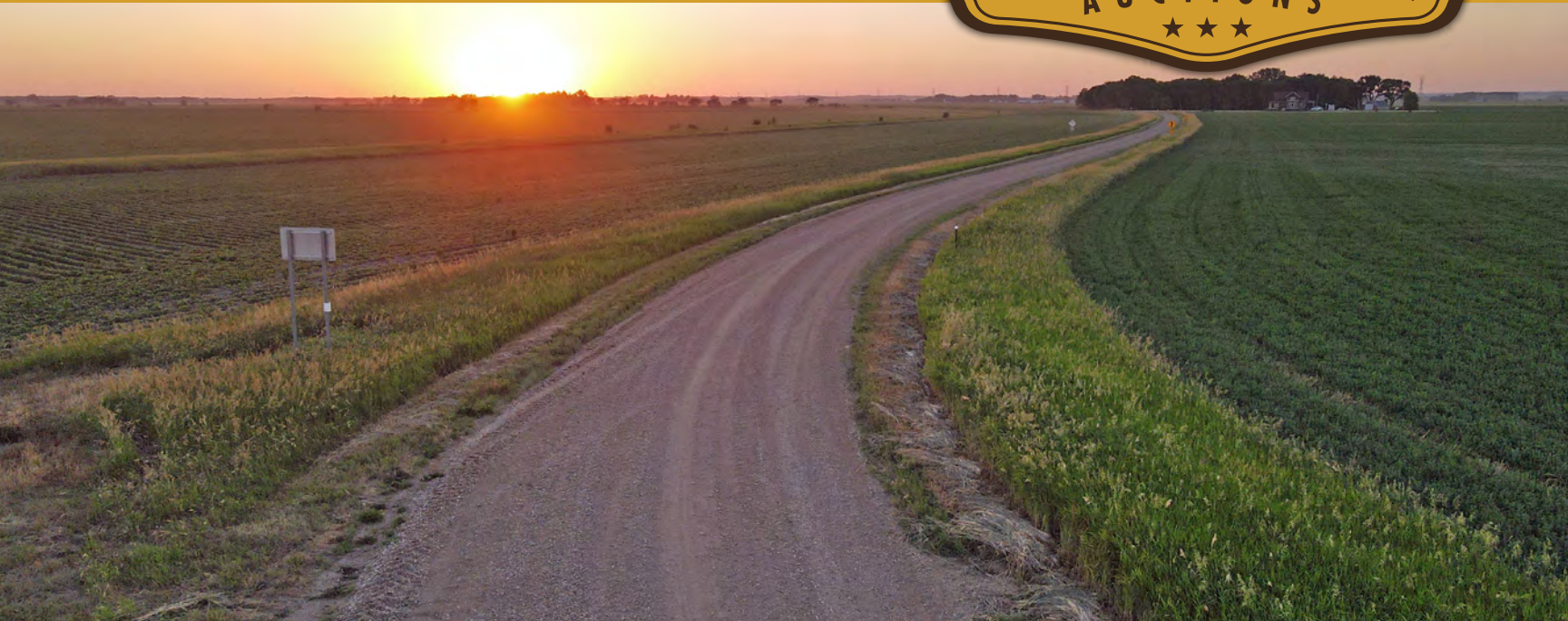


LAND AUCTION



149.49 AC± | 1 TRACT | YANKTON CO, SD

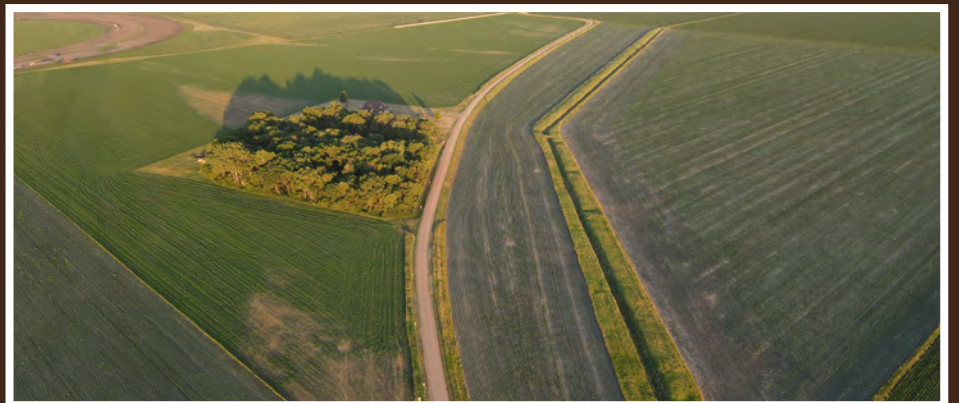
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/24/22 | AUCTION TIME: 11:00 AM

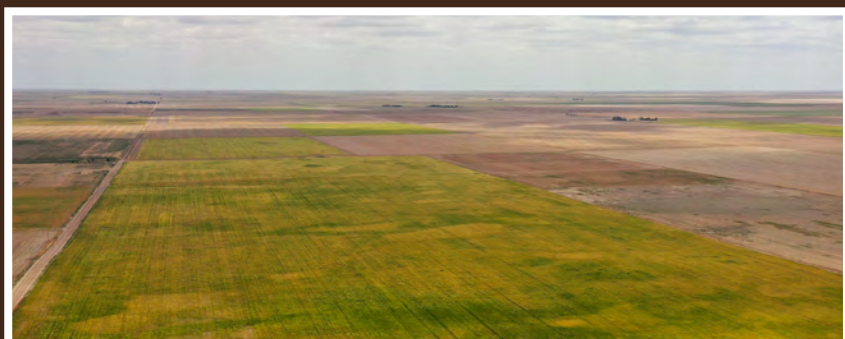
**AUCTION LOCATION: GAYVILLE COMMUNITY CENTER
404 WASHINGTON STREET | GAYVILLE, SD 57031**

This Yankton County farm consists of 149.49 ± till-able acres. The Crop Productivity Index is 75.26 consisting of Lakeport Silty Clay Loam, Forney Silty Clay Loam, Luton Silty Clay, Depressional and Blencoe-Gayville complex soils. Located 1-mile North of Gayville on 451st Ave to 309th St, then west 1 mile to 450th Ave, then North 0.25 miles to the Southeastern corner of the property. The property is in Section 34 of Gayville Township. Open tenancy for 2023.



TRACT 1: 149.49 ± ACRES

- Tract #: 1
- Deeded acres: 149.49
- FSA Farmland Acres: 148.94
- DCP Cropland Acres: 147.80
- Soil Types: Lakeport silty clay loam, Forney silty clay loam, Luton silty clay, Blencoe-Gayville complex
- Soil PI/NCCPI/CSR2: 74.5 PI
- Base acres and Yield: Corn Base acres 6320?PLC yield 76, Soybean base acres 53.10/PLC yield 27
- CRP Acres/payment: No CRP
- 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: S34 T94N R54W
- PIDs: 02.034.300.250; 02.034.100.200; 02.034.200.300
- Lat/Lon: 42.9173, -97.2095



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRETT KLEINSCHMIT, AGENT: 605.660.6566 | brett.kleinschmit@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136, Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc Lic RE17833 | Brett Kleinschmit, Whitetail Properties Agent/Land Specialist, 605.660.6566