

LAND AUCTION



313 AC± | 2 TRACTS | BROWN CO, SD

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/25/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: GROTON COMMUNITY CENTER
109 N 3RD ST | GROTON, SD 57445**

High productivity soils and excellent access along a blacktop county road are the two most important features of this tillable land in Brown County. The property is conveniently located on blacktop 410th Avenue just 1.5 miles south of Claremont and 38 miles northeast of Aberdeen, South Dakota. Britton, Langford, and Groton offer grain elevators within minutes of the property. Tract 1 is on the east side of the blacktop in the NW quarter of Section 14, and Tract 2 is on the west side of the blacktop in the northeast quarter of Section 22. The farm has a strong record of producing high yields of corn and soybeans. Tenancy is open beginning in 2024, but if it suits the buyer, the current operator could be interested in staying on.

TRACT 1

Approximate Boundary



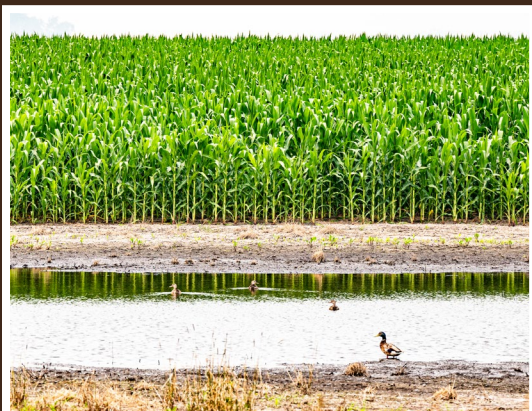
TRACT 2

Approximate Boundary



TRACT 1 - 156 ± ACRES

This tract includes an approximately 11ac building site with 10 grain bins, a quonset building, and a machine shed. Farm Services Agency (FSA) estimates 115.91 tillable acres, and approximately 26.5ac of Conservation Reserve Program, paying approximately \$4,750/yr. The CRP contract is for CP23A and in effect through 9/30/2025. The majority of the soils are Class II (90%) and Class IV (10%), and the top 3 soil types are Beotia-Rondell silt loams with 0-2% slopes (44%), Beotia silt loam with 0-2% slopes (16%), and Beotia-Winship silt loams with 0-2% slopes (11%). The Crop Productivity Index (CPI) averages 87.19, and the National Commodity Crop Productivity Index (NCCPI) averages 60.19.



TRACT 2 - 157 ± ACRES

This tract includes an approximately 14ac building site with 2 grain bins. There also are 3 buildings suited for demolition: house, barn, and granary. Farm Services Agency reports 100.6 tillable acres, and approximately 26.9ac of Conservation Reserve Program, paying approximately \$4,814/yr. The CRP contract is for CP23A and in effect through 9/30/2025. The majority of the soils are Class II (87%) and Class III & VI (13%), and the top 3 soil types are Beotia-Rondell silt loams with 0-2% slopes (29%), Great Bend-Putney silt loams with 0-2% slopes (23%), and Harmony-Beotia silt loams with 0-2% slopes (11%). The Crop Productivity Index (CPI) averages 83.77, and the National Commodity Crop Productivity Index (NCCPI) averages 57.07.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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