



(605) 893-2003

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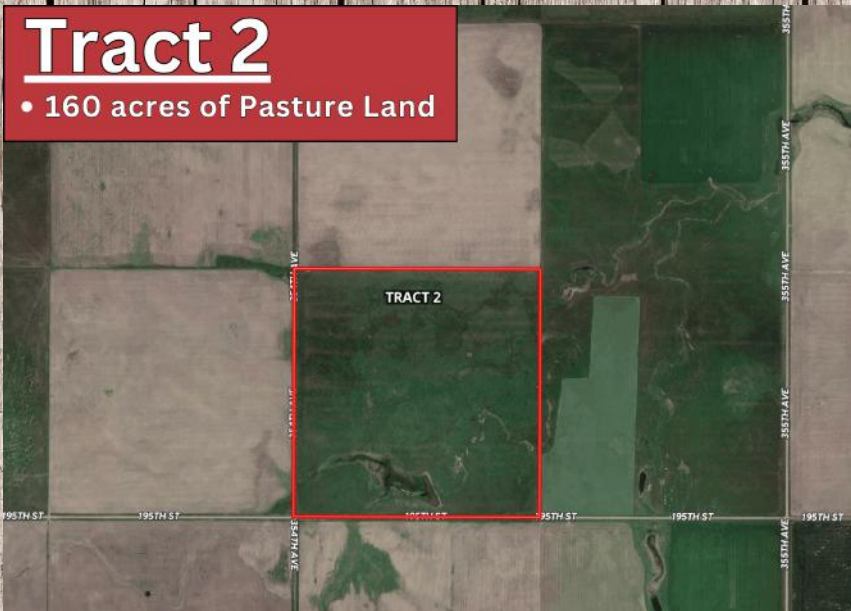
CARTER W. CANHAM
BROKER ASSOCIATE & LAND MANAGER
CLAY A. ANDERSON
LAND BROKER

TRACT 2

SW 1/4 26-113-69

Tract 2

- 160 acres of Pasture Land



AUCTION DATE

NOVEMBER 30,
2023

REGISTRATION TIME

10:50 A.M.

AUCTION TIME

11:00 A.M.
SHARP

TRACT 2
SW 1/4 26-113-69

LAND SALE INFORMATION

- High Quality Grazing Land with Great Access.
- 1 Livestock Dam
- Gravel Road Access on 195th St. and Section line access on the western edge.
- Multiple field approaches.
- No Current CRP Contracts on the Property.

Location:

- 2 mile North of U.S.-Hwy 14
- 6 miles Northwest of Miller, SD
- 5 1/4 miles Northeast of Ree Heights, SD
- 16 1/2 miles Northeast of Highmore, SD



TAXABLE ACRES

160.00 +/-

**PRODUCTIVITY INDEX
WEIGHTED AVERAGE**

55.1

**4 YEAR CROP
HISTORY**

2022 - GRASSLAND
2021 - GRASSLAND
2020 - GRASSLAND
2019 - GRASSLAND



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SALE TERMS AND CONDITIONS

Note: *All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to bid shall be based solely on Buyer's efforts to gather and analyze the parcel's respective data.*

Tracts have not been surveyed, so neither Lessor nor its agent make any warranties as to the exact acres contained thereon. The lease is based on taxable acres as listed within the marking material.

Seller accepts no contingencies in this sale, including but not limited to Buyer's ability to secure financing. All Buyers must have all financial arrangements in order prior to sending in their sealed bid offer and proof of financing or bank's letter of approval. Tract is sold "As Is" and subject to any rights, easements, restrictions and reservations of record.

The day of the final private auction, successful bidders will be required to execute a purchase agreement and write a 10% earnest money/down payment check made payable to *Hand County Title Trust Account* where it will be held until closing. Such earnest money/down payment is not refundable, and Buyer's acknowledge by bidding at this sale that "time is of the essence" regarding the executed purchase agreement. Access to the property will be given immediately after the purchase agreement has been executed and earnest money had been received.

Closing Date shall take place on or before Sixty (60) days from the purchase agreement execution. Hand County Title Company will be handling the closing of this sale.

Title insurance and the closing fee shall be split 50% Seller, 50% Buyer. Transfer fee and Deed costs shall be paid for by Seller. Deed Recording is paid for by Buyer.

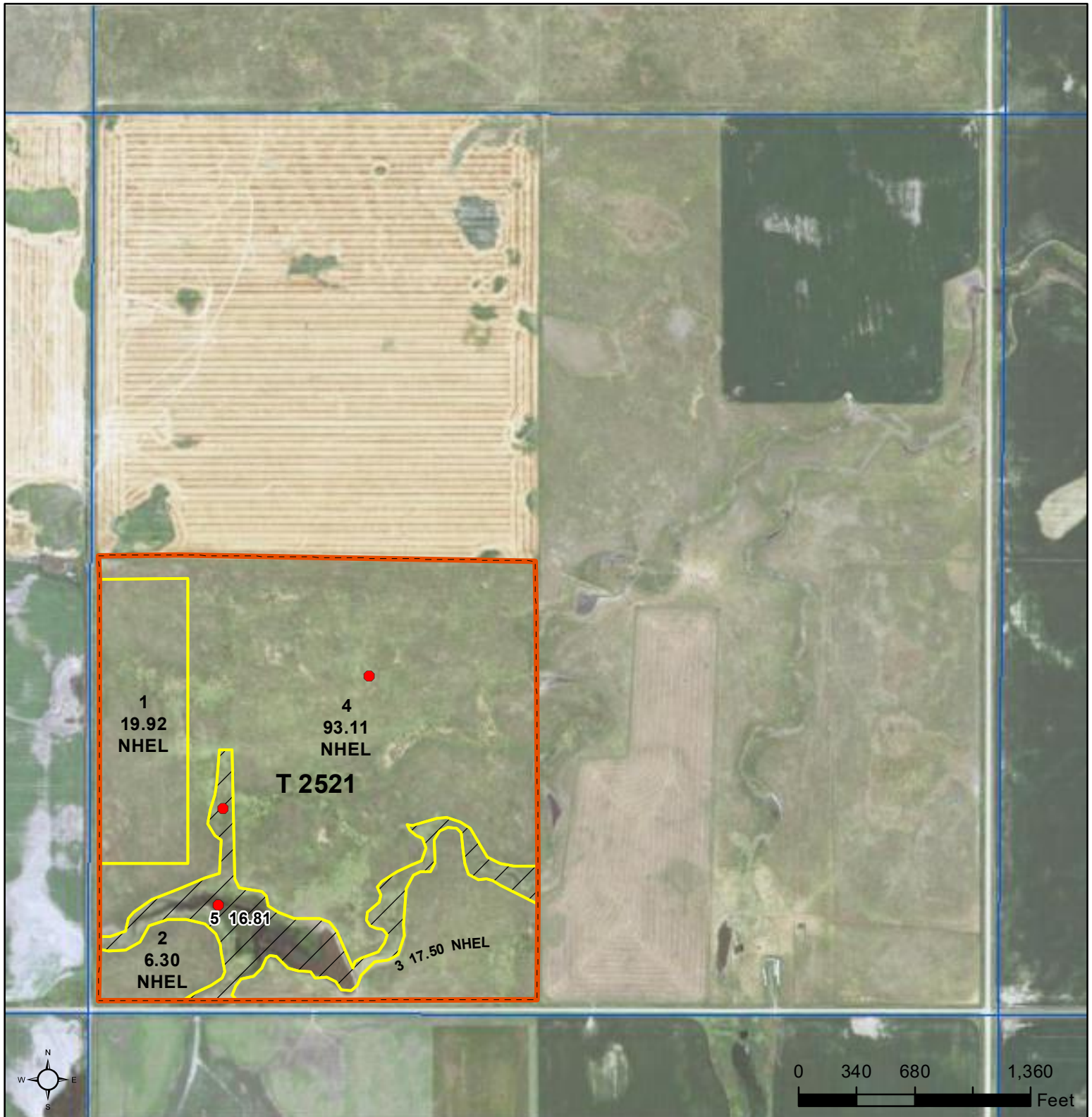
Property Taxes shall be prorated to the date of closing.

2022 Real Estate Tax Amount: \$1,308.20



United States
Department of
Agriculture

Hand County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted, crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

Producer initial _____
Date _____

2023 Program Year

Map Created April 03, 2023

Farm 4607

26-113N-69W-Hand

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

SOUTH DAKOTA

HAND

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 4607

Prepared : 10/13/23 2:30 PM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	None
Transferred From	:	None
ARCPLC G//F Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.64	136.83	136.83	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	136.83		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SORGH, BARLY	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	56.00	0.00	23	
Oats	14.00	0.00	42	
Corn	0.70	0.00	44	0
Grain Sorghum	0.60	0.00	41	
Barley	11.60	0.00	36	
TOTAL	82.90	0.00		

NOTES

Tract Number	:	2521
Description	:	SW 26-113-69 (M6)
FSA Physical Location	:	SOUTH DAKOTA/HAND
ANSI Physical Location	:	SOUTH DAKOTA/HAND
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract contains a wetland or farmed wetland
WL Violations	:	None
Owners	:	S & D TRUST
Other Producers	:	None
Recon ID	:	None



Abbreviated 156 Farm Record

Tract Land Data

Tract 2521 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.64	136.83	136.83	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	136.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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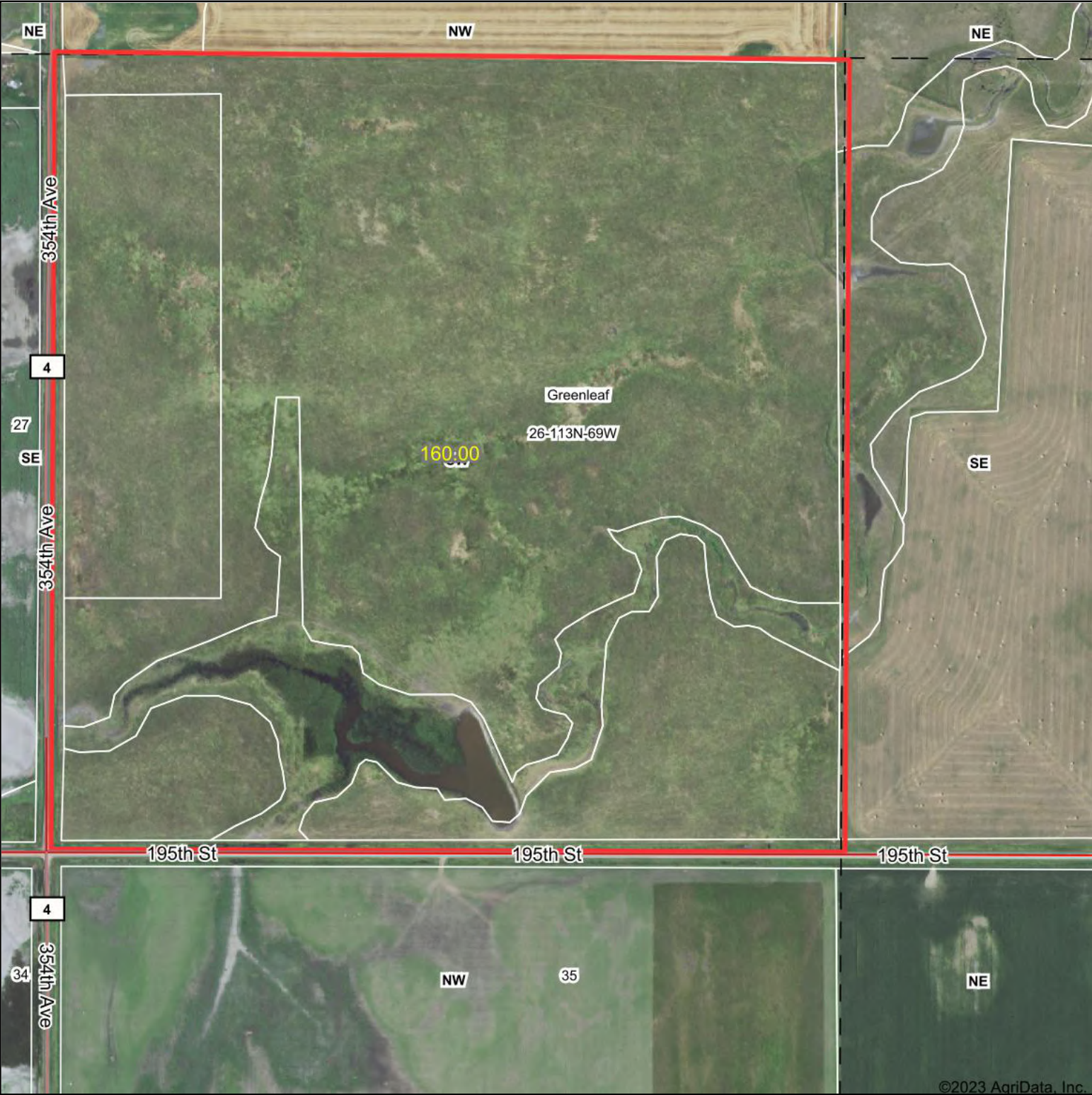
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

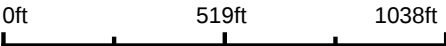
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Aerial Map



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Boundary Center: 44° 33' 55.99, -99° 6' 18.94

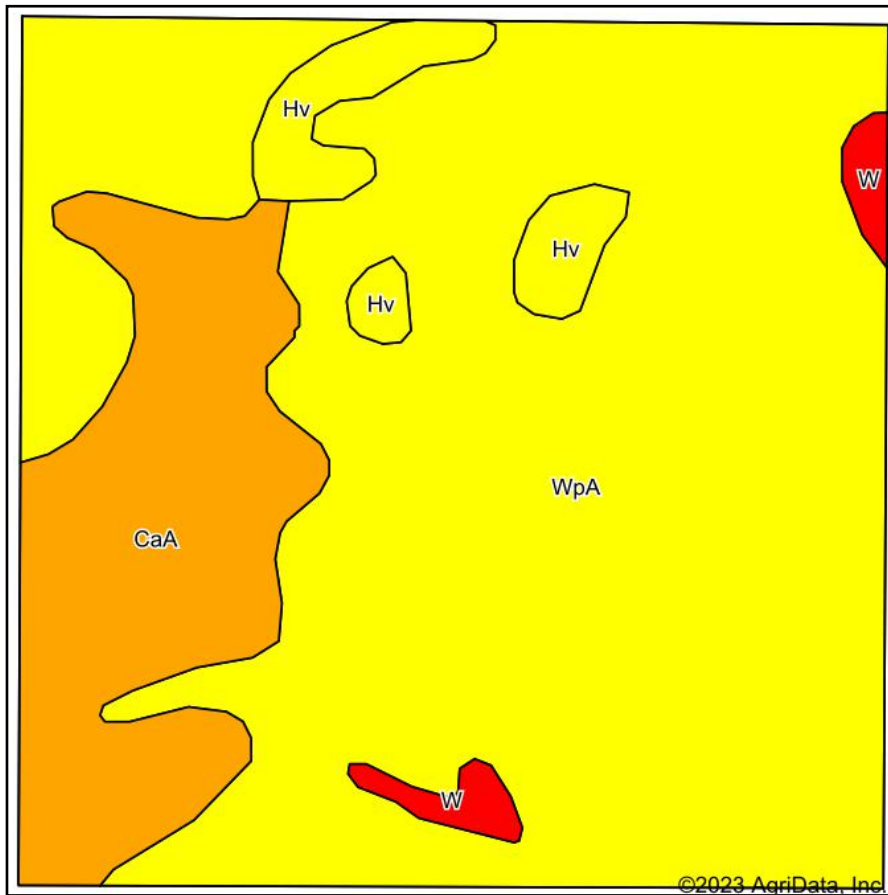


26-113N-69W
Hand County
South Dakota

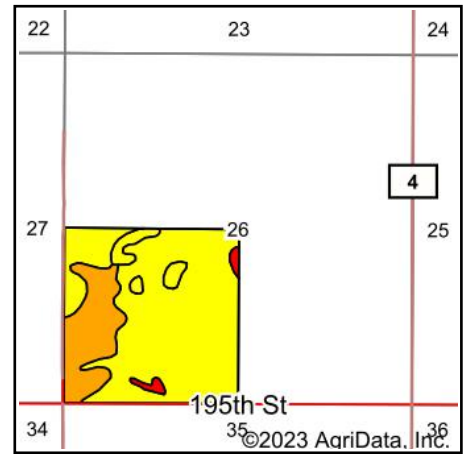


10/9/2023

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hand**
 Location: **26-113N-69W**
 Township: **Greenleaf**
 Acres: **160**
 Date: **10/9/2023**

Maps Provided By:



Area Symbol: SD059, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	*n NCCPI Soybeans
WpA	Glenham-Cavo loams, nearly level	120.81	75.5%		Well drained	IIc	63	39	44
CaA	Dudley silt loam, nearly level	29.61	18.5%		Moderately well drained	IVs	37	26	34
Hv	Hoven silt loam, 0 to 1 percent slopes	7.12	4.4%		Poorly drained	VIIs	15		5
W	Water	2.46	1.5%			VIII	0		
Weighted Average						2.64	55.1	34.3	*n 39.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

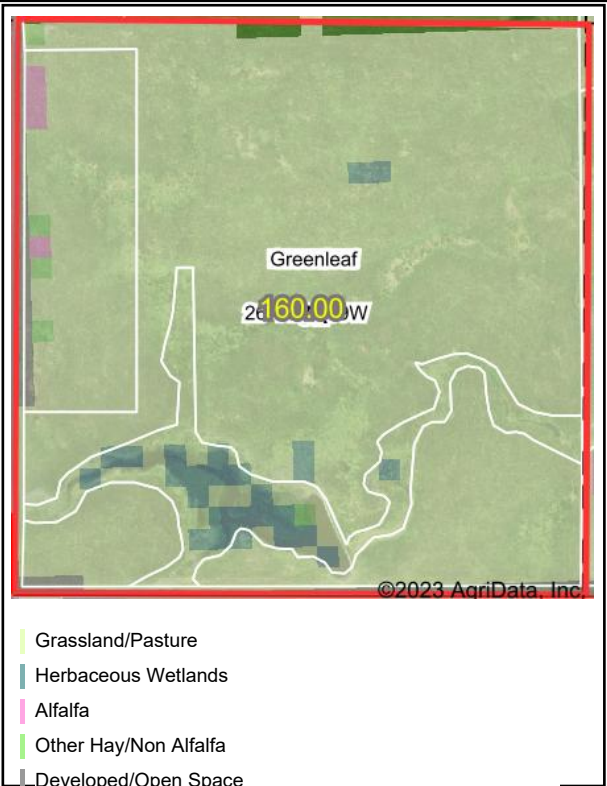
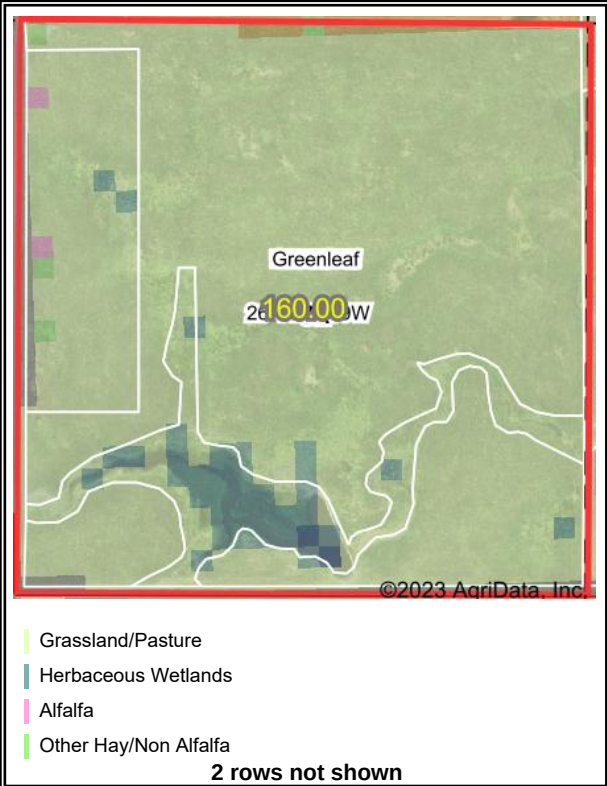
4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

Date:
Farm Name:
Field ID:
Acct. #:

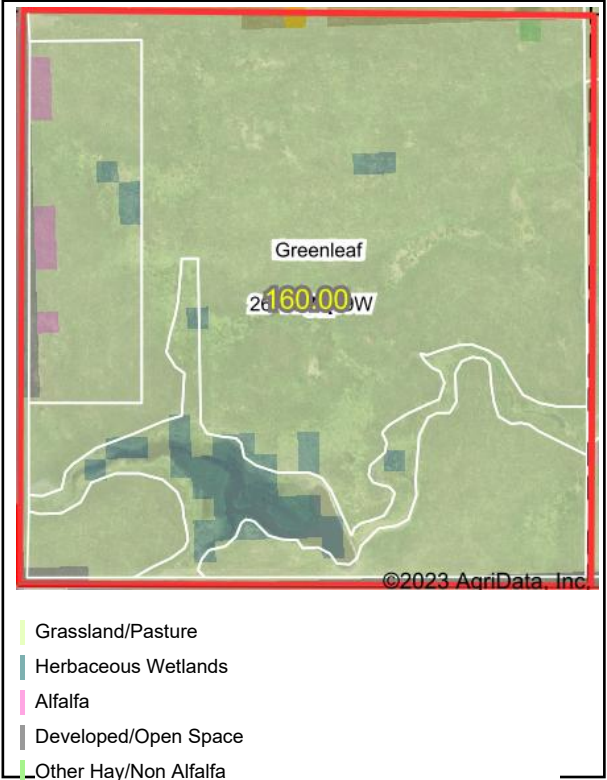
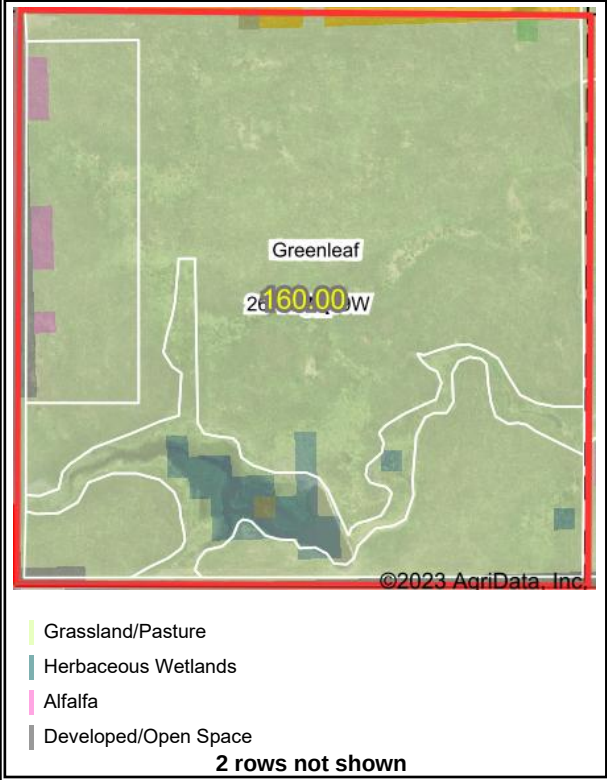
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 33' 55.99, -99° 6' 18.94

State: SD County: Hand

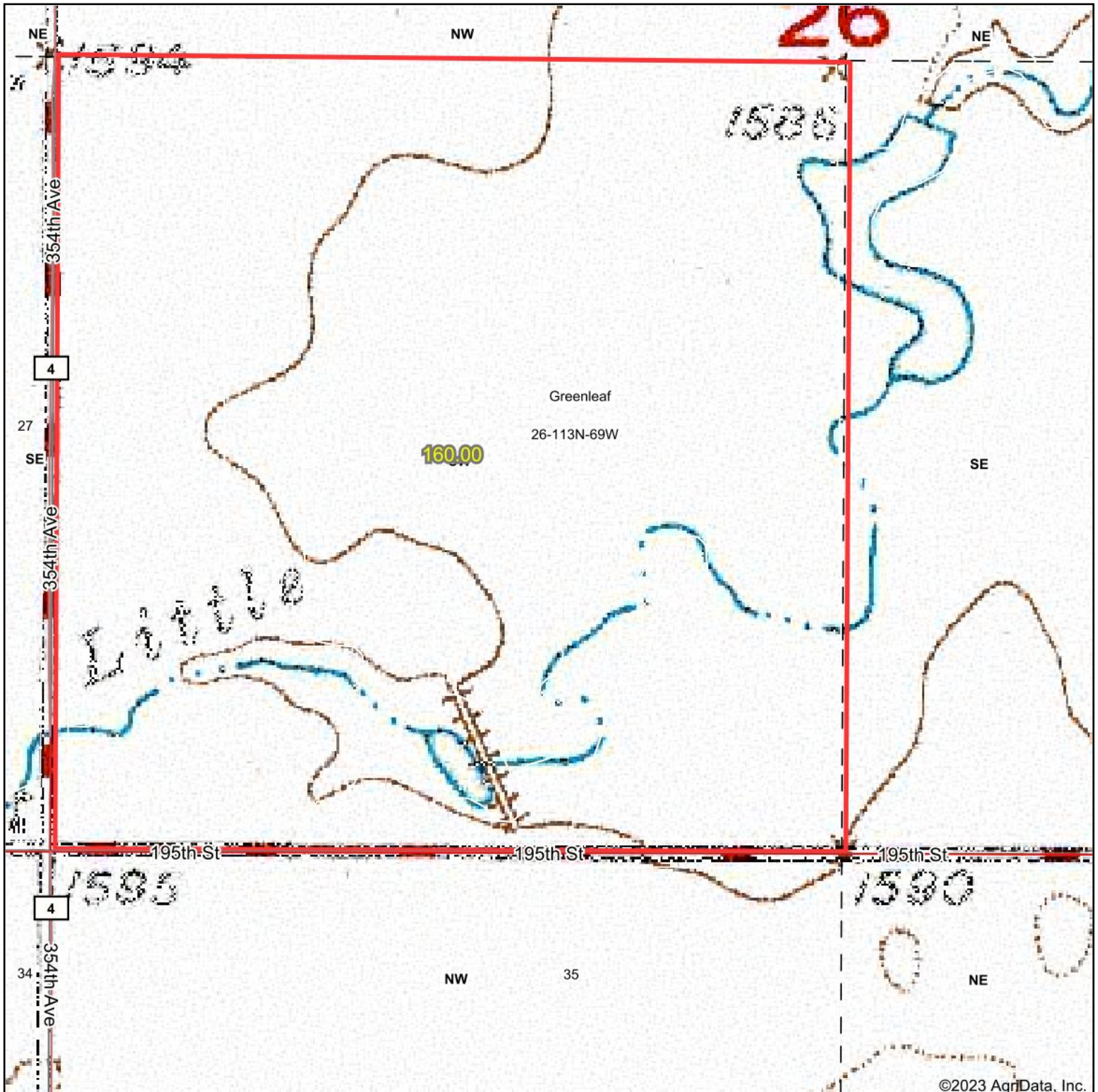
Legal: 26-113N-69W Twnshp: Greenleaf

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Topography Map



Map Center: 44° 33' 52.85, -99° 6' 14.52

0ft 519ft 1038ft

26-113N-69W
Hand County
South Dakota

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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SEALED BID FORM

Sealed Offer Deadline: 4:00 P.M. (CST) on Tuesday, November 28th, 2023

This offer is subject to the procedures, terms, and conditions of the attached notice of “S & D Trust Land Auction – Hand County, South Dakota” in regard to the following:

TRACT 2: The Southwest Quarter (SW1/4) of Section Twenty-six (26) in Township One Hundred Thirteen (113) North, Range Sixty-nine (69), West of the 5th P.M., Hand County, South Dakota

All offers will be opened at **4:00 P.M. CST on Tuesday, November 28th, 2023**, American Land Agency will attempt to notify all bidders no later than November 28th, 2023 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held at **11:00 A.M. on November 30th, 2023 at American Land Agency, 315 N. Broadway Ave., Miller, SD.** The five highest bidders will be given the opportunity to raise their offer, until either: 1) a bidder chooses to not raise their offer; or 2) an offer is accepted by the Seller. The Seller reserves the right to reject any and all offers.

Amount of Offer: \$ _____ / per taxable acre. **Total Offer:** \$ _____

Bidder is: ☐ Individual ☐ Partnership ☐ Trustee ☐ Corporation

Name & Title: _____

Street Address: _____

City, State, Zip Code: _____

Telephone: _____

Email: _____

Fax Number: _____

Signature: _____

Buyer's Agent Name & Firm, if any: _____

Telephone: _____

Email: _____

I hereby acknowledge and agree that the above offer may be accepted by the Seller, and in that event, I agree to execute and complete the closing for this tract.

Mail this form to: American Land Agency, LLC, P.O. Box 45, Miller, SD 57362

Or

Email this form to: office@AmericanLandAgency.com where our office will confirm that it has been received.

No absentee or telephone bids will be accepted without prior approval. Any Buyer's Agency or Agent representing a Buyer must be disclosed in writing on American Land Agency, LLC's Sealed Bid Form prior to submission; furthermore, any Buyer's Agency compensation shall be the sole responsibility of Buyer.