

LAND AUCTION



315 AC± | 2 TRACTS | MARSHALL CO, SD

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/13/23 | **AUCTION TIME:** 10:00 AM

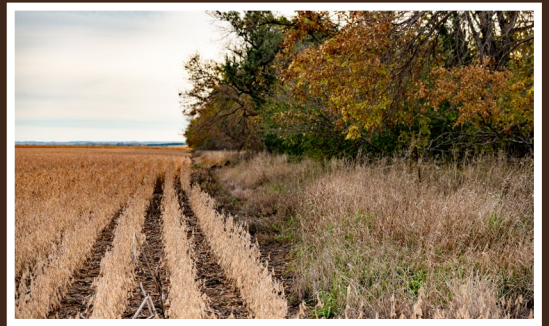
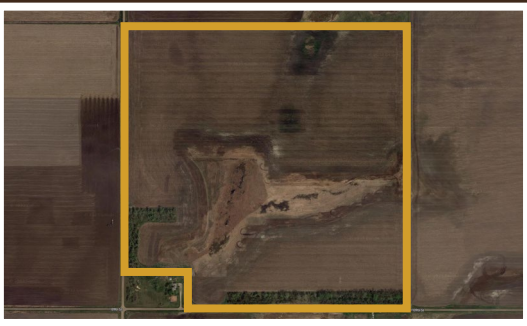
AUCTION LOCATION: MARSHALL CO. COMMUNITY BUILDING
909 MAIN STREET, BRITTON, SD 57430

Two exceptional tracts of farmland, conveniently located near the thriving County Seat of Britton, South Dakota, are being offered at auction. These expansive tracts present an outstanding opportunity for agricultural operators, investors, or those seeking to expand their agricultural portfolio. Tract 1 spans 155± acres and Tract 2 comprises 160± acres. With tenancy open for the 2024 growing season, this is a chance to hit the ground running. Contact us today for further information or to schedule a property tour.

TRACT 1



TRACT 2

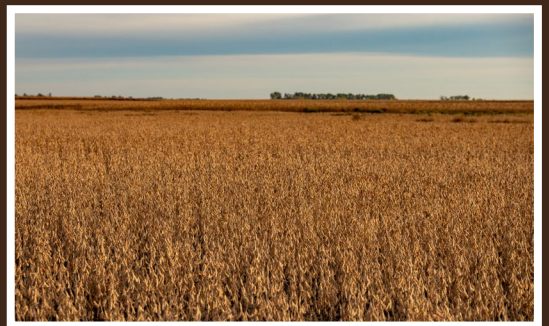
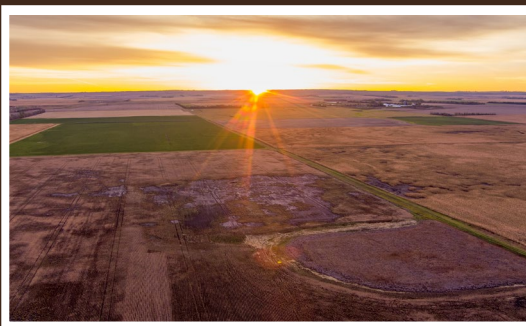


TRACT 1 - 155 ± ACRES

Northwest of Britton, SW4 15-127-58, Miller Township | Acreage: 155± ac | Tillable: 139± ac

- Location: Situated approximately 1 mile north and west of Britton in Section 15 of Miller Township.

- Soils: This tract features fertile soil that has a strong history of crop yields, making it ideal for a corn-soybean rotation. The average CPI is approximately 93.23 (NCCPI = 61.7). The 3 most common soil types are Beotia Silt Loam with 0-2% slopes (59%), Beotia- Bearden Silt Loams with 0-2% slopes (35%), and Tonka Silt Loam, Silty Substratum with silty substratum 0-1% slopes (5%).



TRACT 2 - 160 ± ACRES

South of Britton, SE4 12-126-58, Lowell Township | Acreage: 160± ac | Tillable: 154± ac

- Location: Located approximately 3 miles south of Britton in Section 12 of Lowell Township.

- Soils: This tract offers versatile soils with a strong production history in a corn-soybean rotation. The average CPI is approximately 75.63 (NCCPI = 53.02). The 3 most common soil types are Beotia Silt Loam with 0-2% slopes (46%), Nahon-Aberdeen-Exline Silt Loams with 0-2% slopes (20%), and Harmony-Aberdeen Silty Clay: Loams with 0-2% slopes (18%).



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

KATIE & BRIAN GRAEB, AGENTS (605) 690-8582 | KATIE.GRAEB@WHITETAILPROPERTIES.COM

RANCHANDFARMAUCTIONS.COM

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

Ranch & Farm Auctions, LLC, LIC #15136, Broker Jason R Schendt SD, LIC #16828 | Cody Lowderman Auctioneer, LIC #RE17833 | Katie & Brian Graeb, Whitetail Properties Agents/Land Specialists, 605.690.8582