

HANSON COUNTY LAND SALE



ATTENTION INVESTORS

194.51+/- ACRES OF HANSON COUNTY LAND
HIGH RETURN OPPORTUNITY

194.51 ACRES OF PRIME REAL ESTATE WITH AN EXTREMELY STRONG INCOME STREAM ONLY MINUTES EAST OF MITCHELL, SD. THE COMBINATION OF THIS INCOME STREAM AND PROSPECTIVE APPRECIATION DUE TO THE PROPERTY'S PROXIMITY TO MITCHELL MAKES THIS A UNIQUE INVESTMENT. A HUNTERS PARADISE STEWARDED BY JIM KEYSER AND HIS FAMILY WITH THE INTENT OF CREATING EXCELLENT HABITAT FOR WILDLIFE AND ALLOWING THE OPPORTUNITY FOR EVERYONE TO EXPERIENCE THE THRILL OF THE HUNT. NOT ONLY DOES THIS PROPERTY OFFER A LUCRATIVE FINANCIAL INVESTMENT FOR YOUR PORTFOLIO, BUT IT ALSO ALLOWS YOU TO ENJOY THE BOUNTIFUL HUNTING OPPORTUNITY IT PROVIDES.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

HANSON COUNTY LAND SALE

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

HIGH INCOME PRODUCING PROPERTY

194.51 +/- Taxable Acres

See Full Legal Description in "Exhibit A" of this sales packet.

- 194.51 +/- acres of Hanson County Land located only minutes from Mitchell, SD. Lying 1 mile South of I-90, this unique property has a competitive cash flow coupled with a great location making it an excellent long term investment.

194.51 +/- Acres



ANNUAL CONTRACT INCOME

\$43,595.04

CRP & CREP CONTRACT

EXPIRATION:

9/30/2032

SOIL PRODUCTIVITY:

74.9

- 60% CLASS 2 SOILS
- 181.06 PREVIOUS CROPLAND ACRES

LOCATION:

- 5 MILES EAST OF MITCHELL
- 1 MILE SOUTH OF INTERSTATE 90
- 6 MILES WEST OF ALEXANDRIA
- 55 MILES WEST OF SIOUX FALLS

Additional Sale Terms:

American Land Agency, LLC represents the rights and interests of Seller only.

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

Offers are to be submitted to the American Land Agency Office located 315 N. Broadway Ave., P.O. Box 45, Miller, SD 57362.

Closing Date shall take place no later than 60 days after the execution of a purchase agreement. The Title Company will be handling the closing of this sales.

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

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 taxes due in 2023: \$3,016.38

Information About CREP:

Administered by the USDA's Farm Service Agency and South Dakota Game Fish and Parks, this program is a "state-sponsored" Conservation Reserve Program; providing additional undisturbed habitat for wildlife and public hunting access.

CREP participants receive higher rental rates than if they were to just enroll their land in CRP. Every acre enrolled in CREP is open to public hunting and fishing.

For more information please visit <https://habitat.sd.gov>



Real Property Legal Description

The Southwest Quarter (SW1/4) of Section Thirty-four (34) and that portion of the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-four (34), lying south of the railroad right-of-way, specifically including that portion sometimes referenced as Outlots C & D, all in Township One Hundred Three (103) North, Range Fifty-nine (59), West of the 5th P.M., Hanson County, South Dakota

All that portion of the Southwest Quarter (SW1/4) and the South Half of the Northwest Quarter (S1/2NW1/4), Section Thirty-four (34), Township One Hundred Three (103) North, Range Fifty-nine (59) West of the 5th P.M., Hanson County, South Dakota lying East of the West line of First Avenue and North of the South Line of Moll Avenue to specifically include: Platted Blocks One (1) through Eight (8); Platted First Street, Second Street, Third Street, Fourth Street and Main Street, to include the extensions thereof to section line right-of-way; Platted Railway Avenue, Bard Avenue and Moll Avenue, to include the extensions thereof to section line right-of-way; All as shown on the recorded plat of Burton filed for record May 12, 1887 and recorded in Book 1 of plats on Page 11 thereof.

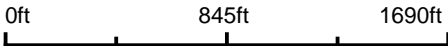
All that part of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's former station ground property in the South Half of the Northwest Quarter (S1/2NW1/4) lying south of a line fifty feet (50') southerly of as measured at right angles and parallel to the center line of the said Railroad's main track as therein established; and

All those portions of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and of the North Half of the Southwest Quarter (N1/2SW1/4) of Section Thirty-four (34) described as a parcel of ground bounded on the east by the north and south quarter section line through said Section Thirty-four (34), on the west by the east line of Fourth Street in the Village of Burton, on the north by the south line of Railway Avenue and on the south by the north line of Moll Avenue in the Village of Burton and sometimes referenced as Outlots A & B.



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Boundary Center: 43° 40' 41.93, -97° 54' 6.15



34-103N-59W
Hanson County
South Dakota

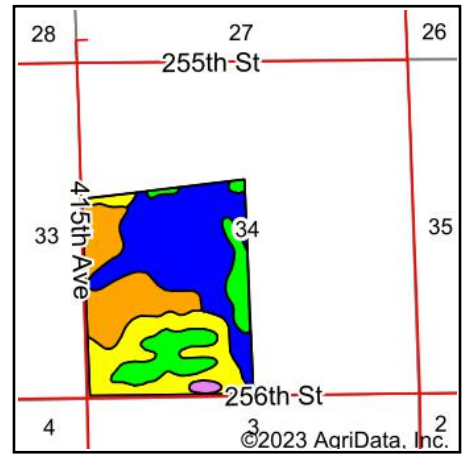
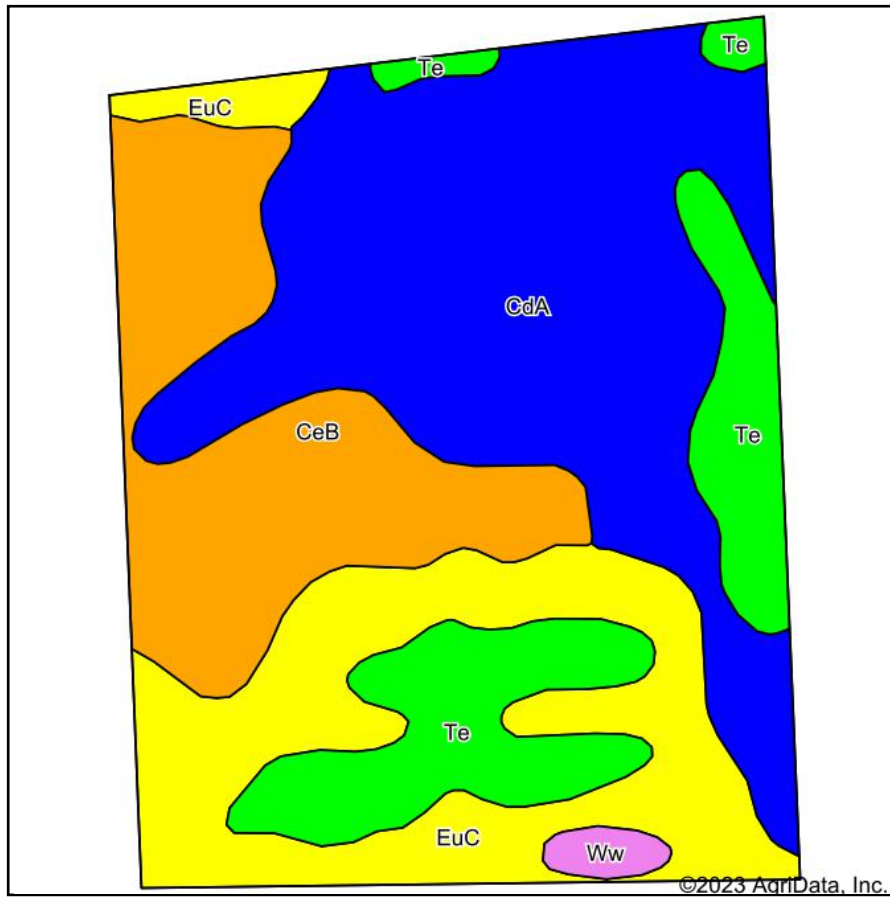


Maps Provided By:
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11/8/2023

Exhibit A

Soils Map



State: **South Dakota**
 County: **Hanson**
 Location: **34-103N-59W**
 Township: **Hanson**
 Acres: **194.51**
 Date: **11/8/2023**

Maps Provided By:

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Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn Bu	Corn Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	*n NCCPI Soybeans
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	76.48	39.3%		Well drained	IIc		88					64
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	44.67	23.0%		Well drained	IVe		64					62
CeB	Clarno-Davison loams, 2 to 4 percent slopes	40.31	20.7%		Well drained	Ile	IIle	79	72	125	27	32	52
Te	Tetonka silt loam, 0 to 1 percent slopes	31.17	16.0%		Poorly drained	IVw		56					14
Ww	Worthing silty clay loam, 0 to 1 percent slopes	1.88	1.0%		Very poorly drained	Vw		30					4
Weighted Average						2.81	*-	74.9	14.9	25.9	5.6	6.6	*n 52.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

4 Year Crop History

Exhibit A

Owner/Operator:

Address:

Address:

Phone:

Date:

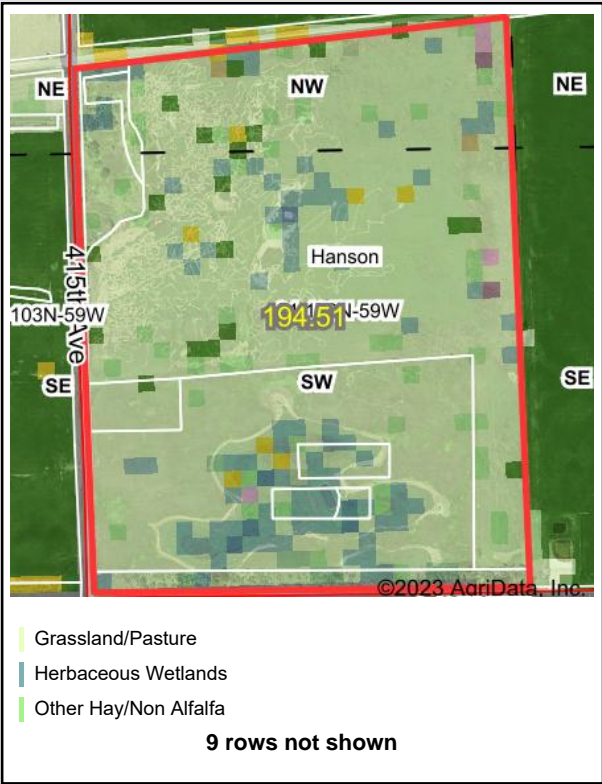
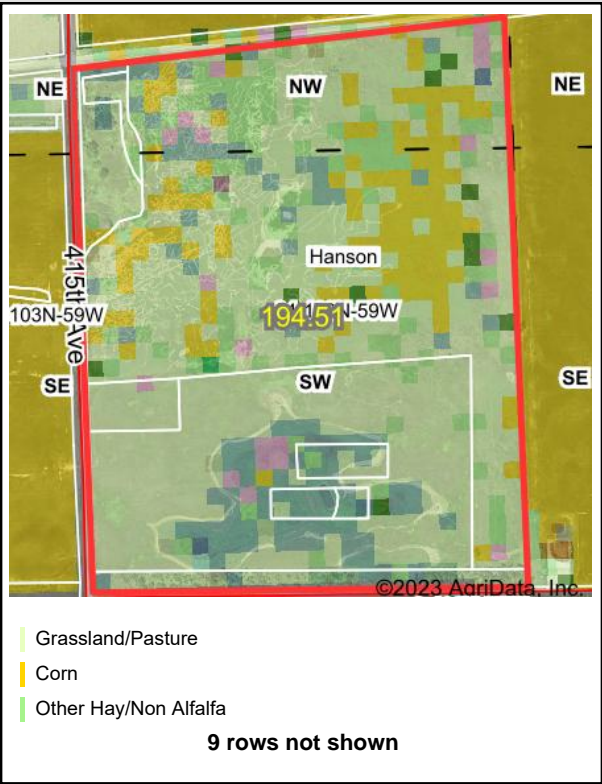
Farm Name:

Field ID:

Acct. #:

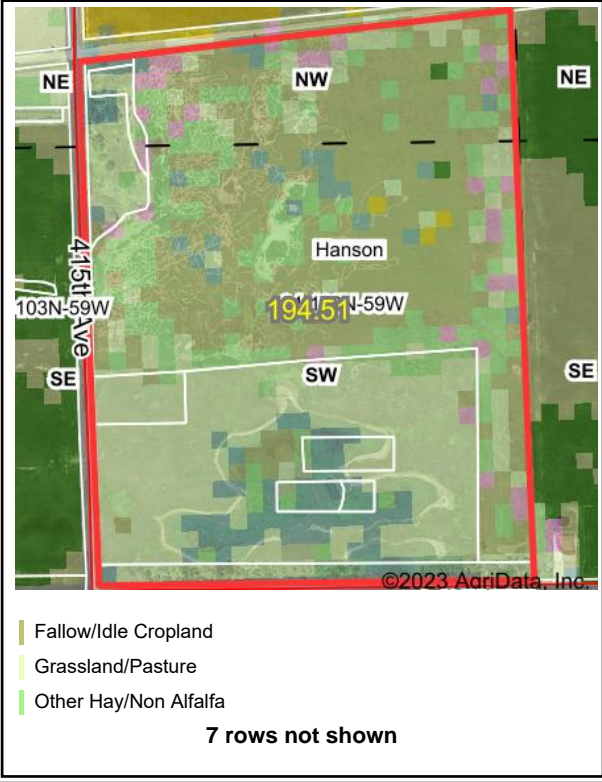
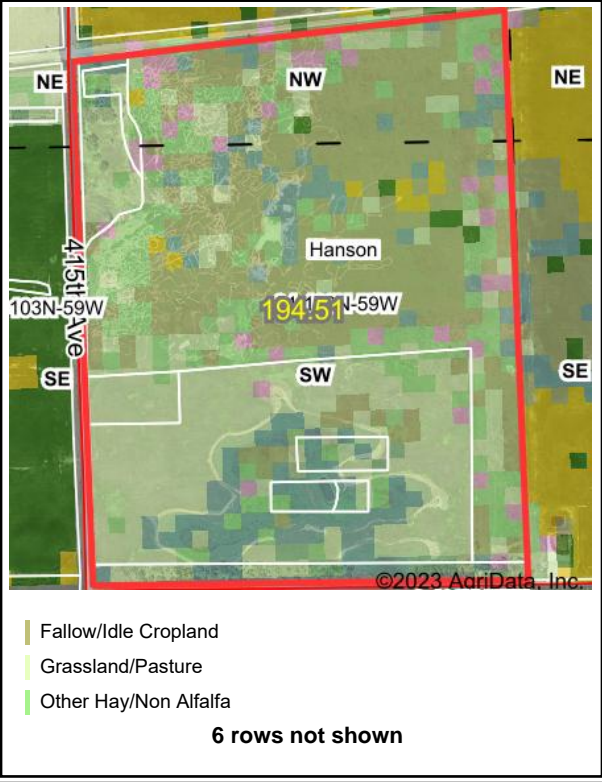
Crop Year:

Crop Year:



Crop Year:

Crop Year:



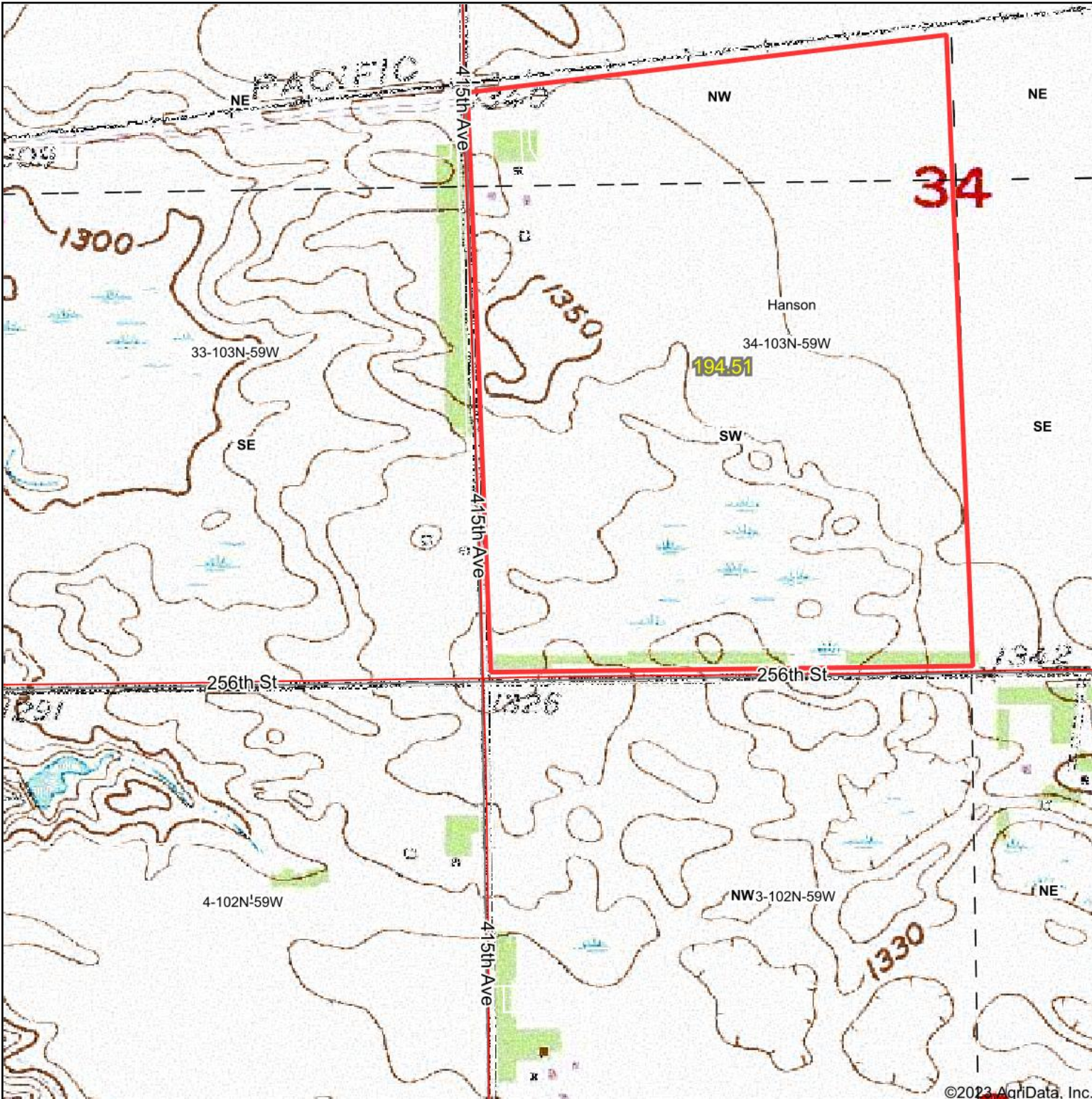
Boundary Center: 43° 40' 41.93, -97° 54' 6.15

State: SD County: Hanson

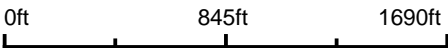
Legal: 34-103N-59W Twnshp: Hanson

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





Map Center: 43° 40' 31.53, -97° 54' 18.73



34-103N-59W
Hanson County
South Dakota



11/8/2023