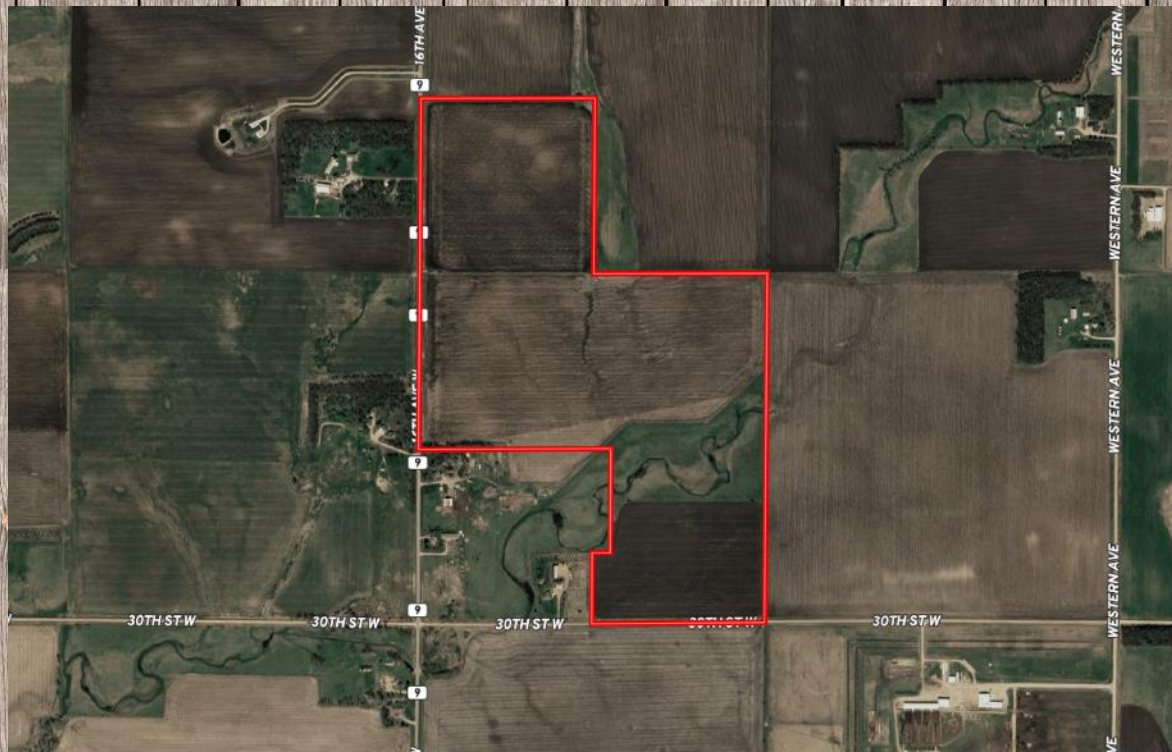


TRACT 1 - LOCATED IN §10-110-50



156.63 +/- ACRES OF BROOKINGS COUNTY CROPLAND WITH HARD SURFACE COUNTY ROAD ACCESS, LOCATED LESS THAN 2 MILES FROM BROOKINGS, SOUTH DAKOTA. WITH OVER 54% OF THE PROPERTY CONSISTING OF CLASS 1 SOILS AND NEW DRAINAGE TILE BEING INSTALLED IN THE FALL OF 2024, THIS LAND WILL SERVE OPERATORS WELL THROUGH HIGH-YIELDING CROPS OR ITS NEW OWNERS AS A HIGHLY DESIRABLE RENTAL PROPERTY.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

BROOKINGS COUNTY LAND SALE

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

CROPLAND AUCTION

156.63 +/- Acres of Brookings County Cropland located in Section 10-110N-50W

- 54.3% Class 1 Soils
- Property Currently Leased until December 31, 2027.
Annual Rental Income: \$61,430.40 or \$395.00 per leased acre
- Excellent Field Access:
 - Paved Road Access on County Road 9 (16th Ave W)
 - Gravel Road Access on 30th St. W.
- Updated Wetland Certification Map completed in September 2024 for the installation of drainage tile. See "Exhibit A" for Scheduled Drainage Tile Installation with Meyers Services Inc. in — 2024.
- Conveniently located near Brookings, I-29, and multiple grain processors for increased rental interest and market appreciation.



CROP HISTORY

2024 - CORN

2023 - SOYBEANS

2022 - CORN

2021 - SOYBEANS

SOIL PRODUCTIVITY:

69.2

FSA CROPLAND ACRES

144.47 ACRES

LOCATION:

- BROOKINGS, SD - 2 MILES SOUTHEAST
- VOLGA SOYBEAN PLANT - 4.5 MILES SW
- VALERO CORN FACILITY - 8 MILES SE
- BRUCE, SD - 6.5 MILES NW
- INTERSTATE 29 - 3 MILES WEST



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

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

Sale Terms and Conditions:

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

Tract has not been surveyed, so neither Seller nor its agents make any warranties as to the exact acres contained thereon.

SEALED OFFERS will be accepted until **4:00 P.M. CST on Tuesday January 28, 2025** at the American Land Agency Office, located 315 N. Broadway Ave. P.O. Box 45, Miller, SD 57362. Offer will be required to be in dollars per taxable acre amount and bid **total** on the American Land Agency Sealed Bid Form.

Offering **Must** contain the following information:

(1) Offer Amount (Signed by Bidder); (2) Name, Address, and Phone Number of Bidder; AND (3) Financial Proof of Bank Letter

Sealed bids will be opened Tuesday January 28th, 2025 and American Land Agency will attempt to notify all bidders no later than 6:00 P.M. via phone numbers provided. **Other than being invited to the Final Private Auction, no other information shall be relayed until the Final Private Auction.*

FINAL PRIVATE AUCTION will be held at The McCorry Gardens located at 631 22nd Ave. Brookings, SD on the 30th of January 2025 @ 9:00 A.M. CST.

The Five (5) Highest Bidders will be invited to the private auction and given the opportunity to raise their offer at this time. The minimum "raise" amount will be \$5 per acre.

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

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.

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 property's respective data.

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. 2023 Real Estate taxes due in 2024: \$3,799.92



TRACT 1 SEALED BID FORM

Sealed Offer Deadline: 4:00 P.M. (CST) on Tuesday, January 28, 2025

This offer is subject to the procedures, terms, and conditions of the attached notice of "Clark Family Land Auction – Brookings County, South Dakota" in regard to the following:

Legal Description: The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Ten (10) in Township One Hundred Ten (110) North, Range Fifty (50), West of the 5th P.M., Brookings County, South Dakota

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Ten (10), Except the North Seven Hundred Eighty-nine Feet (N 789') of the West One Hundred Thirty-eight Feet (W 138'), in Township One Hundred Ten (110) North, Range Fifty (50), West of the 5th P.M., Brookings County, South Dakota (156.63 Taxable Acres)

All offers will be opened at **4:00 P.M. CST on Tuesday, January 28th, 2025**, American Land Agency will attempt to notify all bidders no later than January 28th, 2025 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held **Thursday at 9:00 A.M. on January 30th, 2025 at McCort Gardens, 631 22nd Ave., Brookings, 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

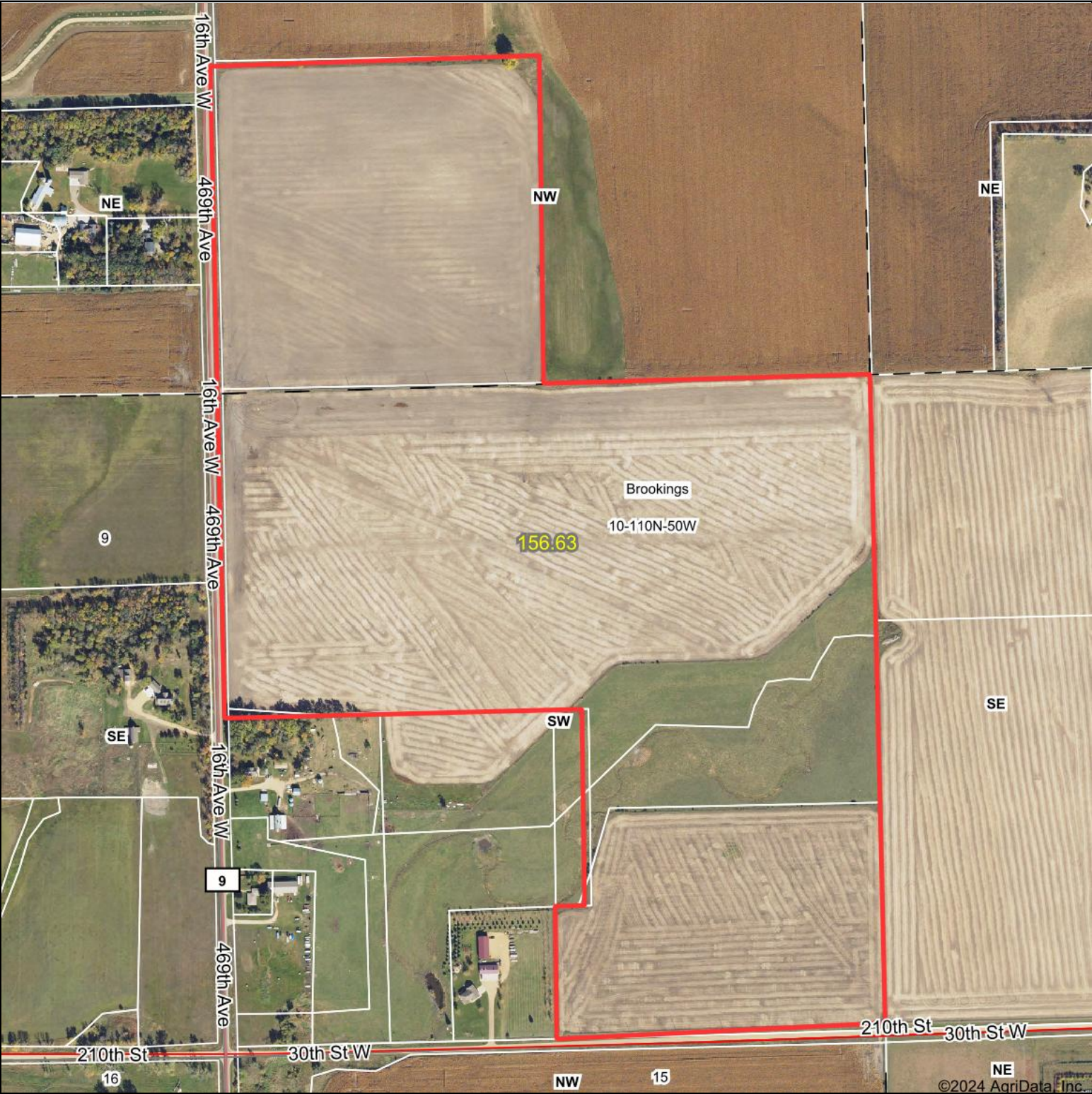
Or

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.

Aerial Map

Exhibit A



Boundary Center: 44° 20' 46.65, -96° 49' 24.71

0ft 628ft 1256ft

10-110N-50W
Brookings County
South Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

9/23/2024

Field borders provided by Farm Service Agency as of 5/21/2008

4 Year Crop History

Exhibit A

Owner/Operator:

Date:

Address:

Farm Name:

Address:

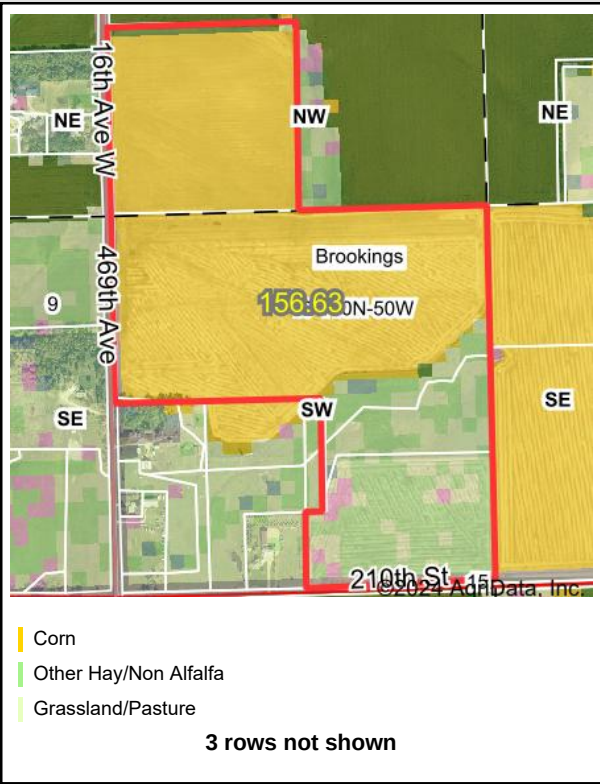
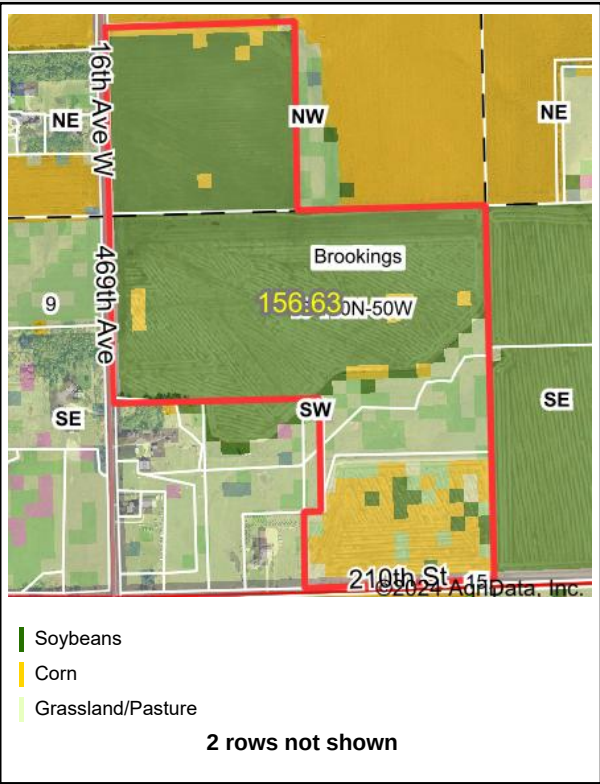
Field ID:

Phone:

Acct. #:

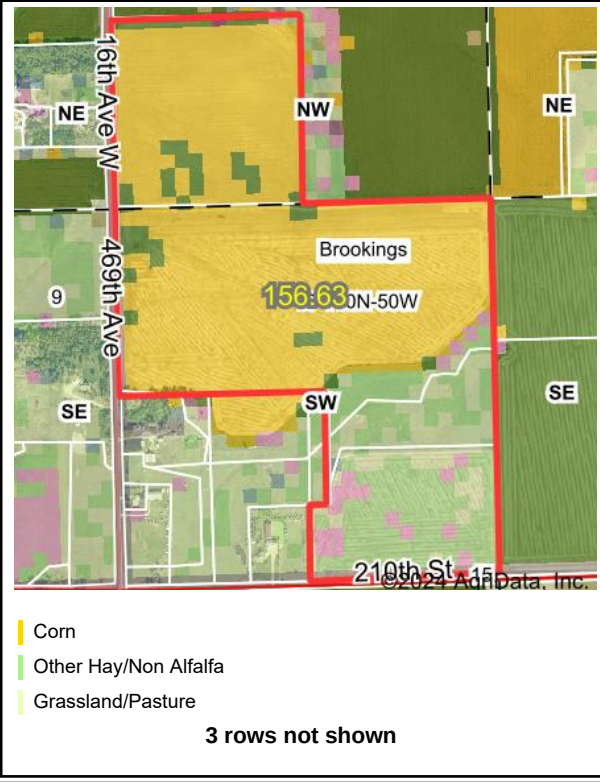
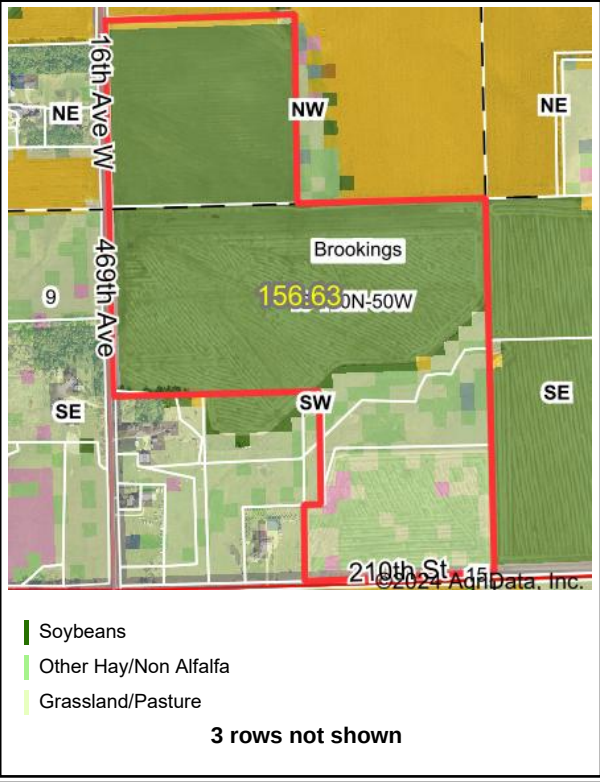
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 20' 46.65, -96° 49' 24.71

State: SD

County: Brookings

Legal: 10-110N-50W

Twnshp: Brookings

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:

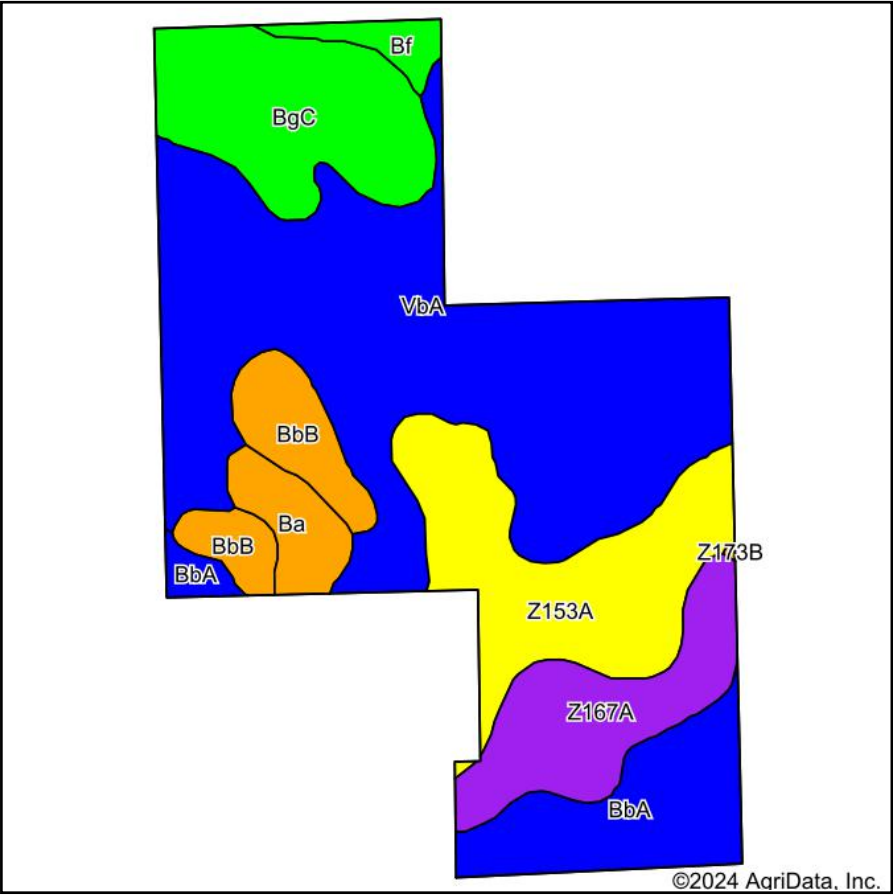


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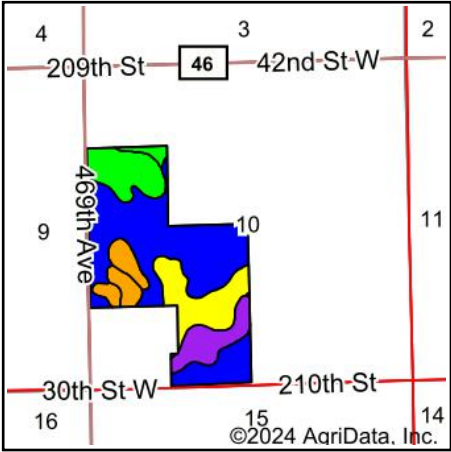
www.AgriDataInc.com

Exhibit A

Soils Map



Soils data provided by USDA and NRCS.



State: South Dakota

County: Brookings

Location: 10-110N-50W

Township: Brookings

Acres: 156.63

Date: 9/23/2024

Maps Provided By:



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Area Symbol: SD011, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	66.98	42.8%		Well drained	Is	90
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	23.70	15.1%		Poorly drained	VIw	13
BgC	Buse-Barnes loams, 6 to 9 percent slopes	19.17	12.2%		Well drained	IVe	58
BbA	Barnes clay loam, 0 to 2 percent slopes	15.53	9.9%		Well drained	Iw	86
Z167A	Renwash loam, 0 to 2 percent slopes, rarely flooded	14.65	9.4%		Somewhat excessively drained	IIIs	47
BbB	Barnes clay loam, 2 to 6 percent slopes	8.92	5.7%		Well drained	Ile	80
Ba	Badger silty clay loam, 0 to 1 percent slopes	5.03	3.2%		Somewhat poorly drained	IIw	80
Bf	Brookings silty clay loam, 0 to 2 percent slopes	2.59	1.7%		Moderately well drained	Iw	96
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	0.06	0.0%		Somewhat excessively drained	IVs	34
Weighted Average						2.40	69.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



©2024 AgriData, Inc.

Source: USGS 3 meter dem

0ft 658ft 1315ft

Interval(ft): 3.0

Min: 1,628.1

Max: 1,685.1

Range: 57.0

Average: 1,641.6

Standard Deviation: 10.73 ft



9/23/2024

10-110N-50W
Brookings County
South Dakota

Boundary Center: 44° 20' 46.65, -96° 49' 24.71

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008



United States
Department of
Agriculture

Brookings County, South Dakota



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

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

Producer initial _____
Date _____

2024 Program Year

Map Created May 02, 2024

Farm 10132

10-110N-50W-Brookings

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

BROOKINGS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10132

Prepared : 9/25/24 10:45 AM CST

Crop Year : 2024

Operator Name : 4J FAMILY FARMS INC
CRP Contract Number(s) : None
Recon ID : 46-011-2023-134
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
44.28	33.23	33.23	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	33.23	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.83	0.00	44	
Corn	15.36	0.00	140	0
Soybeans	0.95	0.00	33	0

TOTAL 18.14 0.00

NOTES

Tract Number : 6667

Description : PT E1/2SW1/4 10 110 50 BK150PG617 071116
FSA Physical Location : SOUTH DAKOTA/BROOKINGS
ANSI Physical Location : SOUTH DAKOTA/BROOKINGS
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 : VERNA J CLARK REVOCABLE TRUST
Other Producers : LEROY VOSS
Recon ID : 46-011-2018-135

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.28	33.23	33.23	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 6667 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.83	0.00	44
Corn	15.36	0.00	140
Soybeans	0.95	0.00	33
TOTAL	18.14	0.00	

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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.

SOUTH DAKOTA

DEUEL

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6708

Prepared : 4/5/24 3:17 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-039-2023-28
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
111.42	111.24	111.24	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	111.24		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	5.97	0.00	50	
Corn	50.44	0.00	140	0
Soybeans	3.15	0.00	34	0

TOTAL 59.56 0.00

NOTES

Tract Number : 5117

Description : PT NSW1/4 10 110 50 BK150PG617 071116
FSA Physical Location : SOUTH DAKOTA/BROOKINGS
ANSI Physical Location : SOUTH DAKOTA/BROOKINGS
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VERNA CLARK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.09	71.91	71.91	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
DEUEL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6708
Prepared : 4/5/24 3:17 PM CST
Crop Year : 2024

Tract 5117 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.97	0.00	50
Corn	33.24	0.00	140
Soybeans	2.05	0.00	34
TOTAL	39.26	0.00	

NOTES

Tract Number : 5118

Description : SW1/4NW1/4 10 110 50 BK150PG617 071116
FSA Physical Location : SOUTH DAKOTA/BROOKINGS
ANSI Physical Location : SOUTH DAKOTA/BROOKINGS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VERNA CLARK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.33	39.33	39.33	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	39.33	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.00	0.00	50
Corn	17.20	0.00	140
Soybeans	1.10	0.00	34
TOTAL	20.30	0.00	

NOTES

SOUTH DAKOTA
DEUEL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6708
Prepared : 4/5/24 3:17 PM CST
Crop Year : 2024

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United States
Department of
Agriculture

Deuel County, South Dakota

10-110N-50W-Brookings

Tract 5117
Farm 6708

2024 Program Year

CLU	Acres	HEL	Crop
1	71.91	NHEL	
2	0.18	UHEL	NC

Page Cropland Total: 71.91 acres



Map Created November 09, 2023

Unless otherwise noted,
crops listed below are:
Non-Irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non
Producer Initial _____
Date _____

Common Land Unit
☐ Cropland
☒ Non-Cropland
☐ Tract Boundary
☐ PLSS

Wetland Determination Identifiers

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

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Deuel County, South Dakota

10-110N-50W-Brookings

SD039_T5118_10-110N-50W-Brookings

Tract 5118
Farm 6708

2024 Program Year

CLU	Acres	HEL	Crop
1	39.33	NHEL	

Page Cropland Total: 39.33 acres



Map Created November 09, 2023

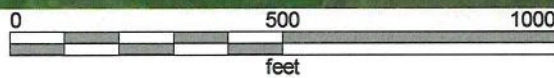
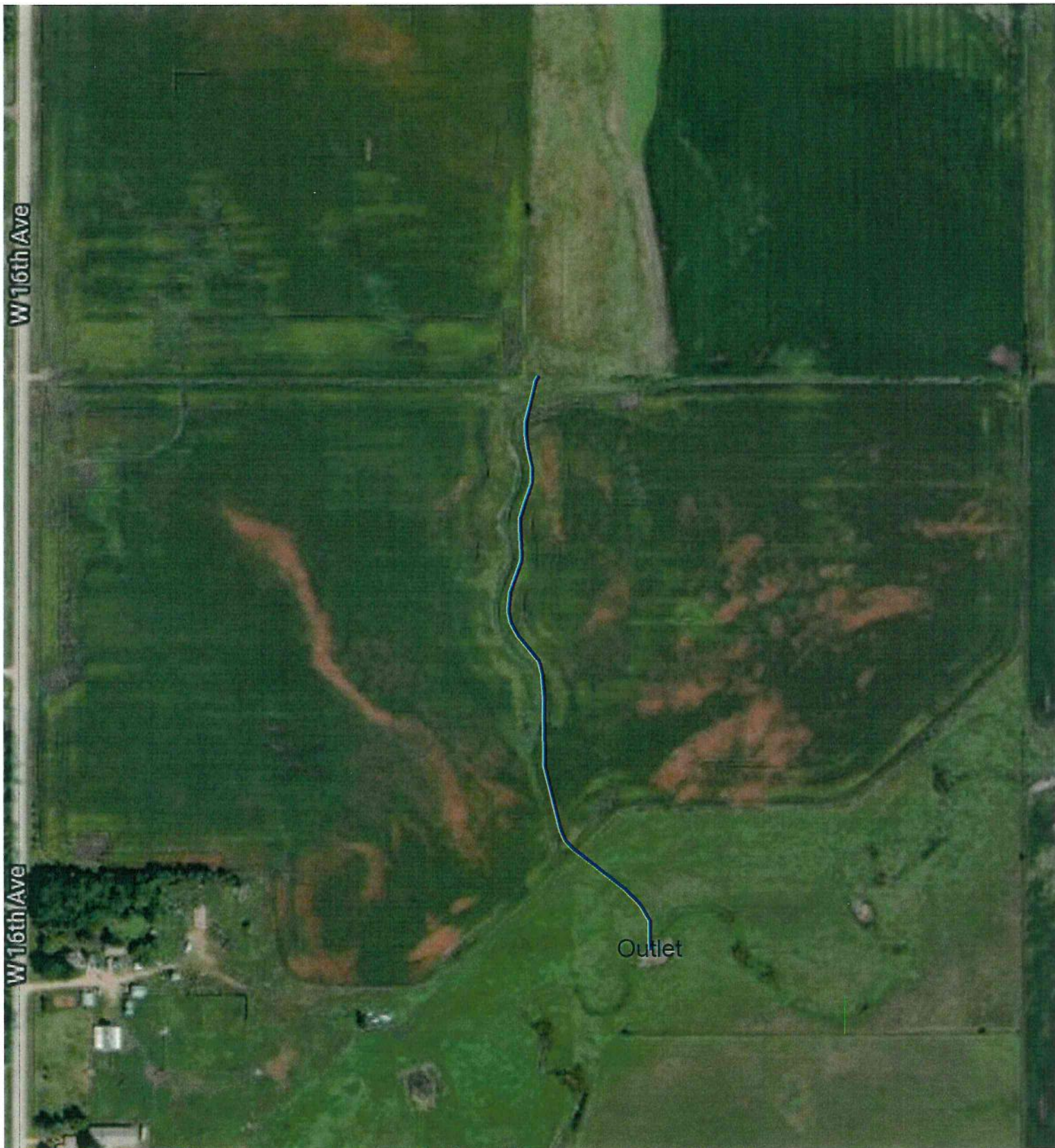
Common Land Unit
Cropland
Tract Boundary
PLSS

Unless otherwise noted, crops listed below are:
Non-Irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non
Producer Initial _____
Date _____

Wetland Determination Identifiers

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

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Client: Clark, Verna
Farm: Brookings
Field: Section 10
Name: Drainage - Planned



8" 1663.90 ft

Drain Tile Scheduled
for the Fall 2024