

TRACT 3 - LOCATED IN §20-110-49



51.20 +/- ACRES OF LAND IN A PRIME DEVELOPMENT LOCATION ON THE RAPIDLY GROWING EAST SIDE OF BROOKINGS. WITH RECENT MUNICIPAL IMPROVEMENTS, U.S. HIGHWAY 14 FRONTAGE, AND EASY ACCESS TO INTERSTATE 29, THIS PROPERTY OFFERS UNPARALLELED POTENTIAL FOR DEVELOPMENT. AS BROOKINGS EXPANDS EASTWARD, THIS STRATEGIC LOCATION IS POSITIONED FOR SIGNIFICANT APPRECIATION, MAKING IT AN IDEAL INVESTMENT FOR DEVELOPERS OR BUSINESSES LOOKING TO CAPITALIZE ON THE CITY'S GROWTH. DON'T MISS THIS RARE OPPORTUNITY TO SECURE A HIGHLY DESIRABLE PROPERTY WITH ENDLESS POSSIBILITIES.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

BROOKINGS COUNTY LAND SALE

PRIME DEVELOPMENT LOCATION!

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

DEVELOPMENT LAND AUCTION

51.20 +/- Acres of Brookings County Cropland located in Section 20-110N-49W (Acreage Subject to Survey)

- Rapidly Developing Commercial Property Surrounding the Property
- **Immediate Access to the Property after Closing.** Cropland Lease Terminates 12/31/2024. Previous Rental Rate: **\$435 per Leased Acre**
- **Recent Municipal Updates** on 34th Ave. (West Edge of Property)
 - New Water Treatment Plant Located North the Property (6 Million Gallons Per Day)
 - Increased Capacity Sanitary Sewer System For Growth in East Brookings
 - Installing and Upsized Water Main for Increased Utility Industrial Growth of East Brookings
- U.S. Hwy 14 (6th Street) Frontage only 1/2 Mile East of I-29 Exit 132
- Located Across the Street from the Dacotah Bank Center and Larson Ice Center
- 75.8% Class I & II Soils



CROP HISTORY

2024 - CORN

2023 - SOYBEANS

2022 - CORN

2021 - SOYBEANS

SOIL PRODUCTIVITY:

79.1

CURRENT ZONING

AG

LOCATION:

- BROOKINGS CITY LIMITS: WEST EDGE OF THE PROPERTY
- INTERSTATE 29 - 0.5 MILES W.
- U.S. HWY-14 BYPASS - 0.5 MILES E.
- SOUTH DAKOTA STATE UNIV. - 1.5 MILES



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Sale Terms and Conditions:

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

Tract will be surveyed in accordance with the proposed plat and access easement map (see next page). Seller nor its agents make any warranties as 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 McCory Gardens located at 631 22nd Ave. Brookings, SD on the 30th of January 2025 @ 12:00 P.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.

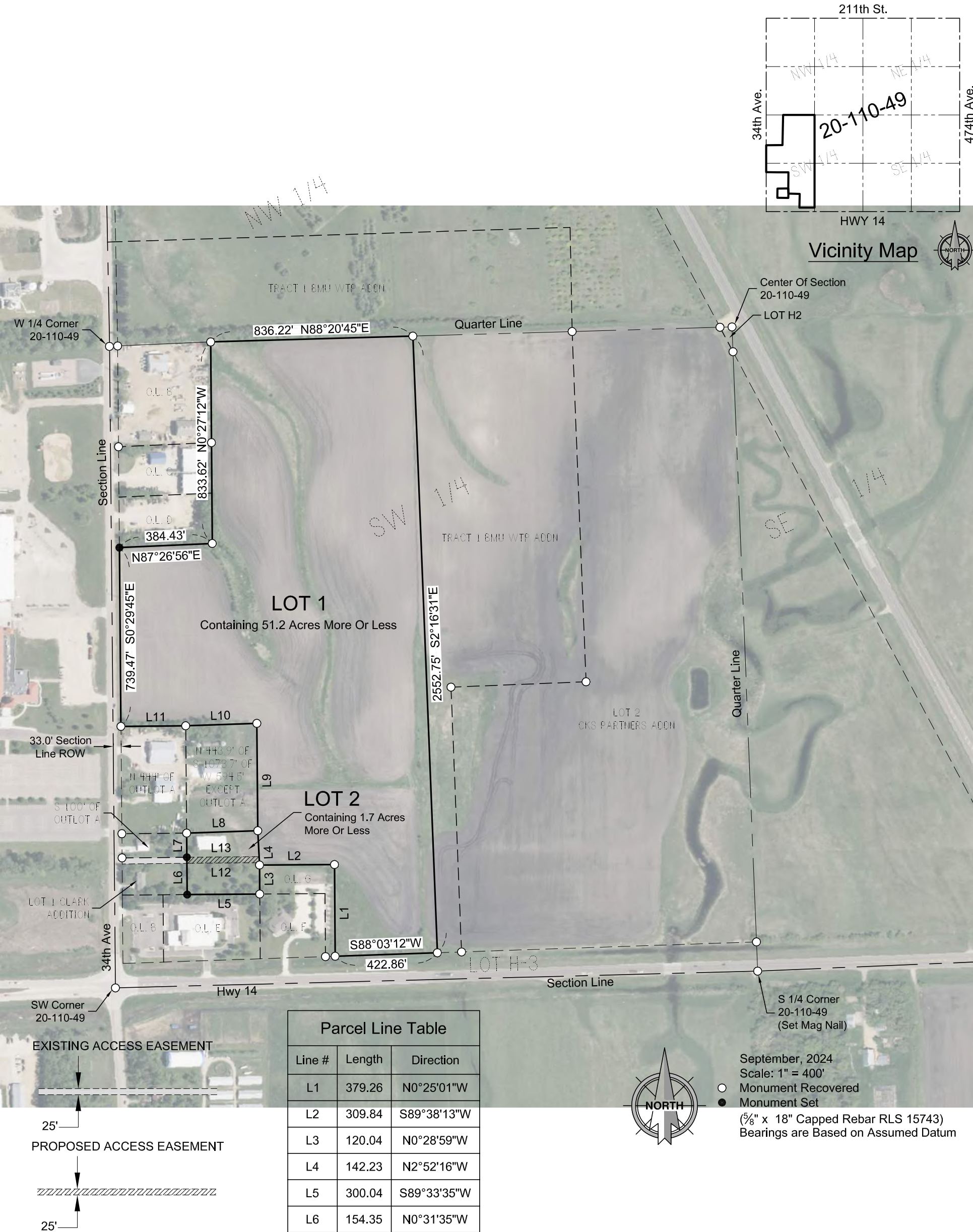
All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to purchase shall be based solely on Buyer's efforts to gather and analyze the property's respective data.

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: \$1,722.98 (Subject to change with updated survey of property)

PLAT OF

LOTS 1 AND 2 OF CLARK 2ND ADDITION IN THE SW 1/4 OF SECTION 20, T110N,
R49W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



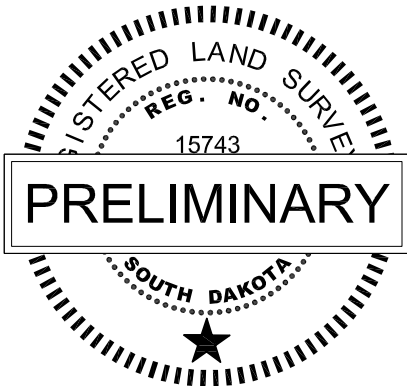
Parcel Line Table		
Line #	Length	Direction
L1	379.26	N0°25'01"W
L2	309.84	S89°38'13"W
L3	120.04	N0°28'59"W
L4	142.23	N2°52'16"W
L5	300.04	S89°33'35"W
L6	154.35	N0°31'35"W
L7	100.00	N0°31'35"W
L8	294.40	N88°02'41"E
L9	444.00	N0°31'35"W
L10	294.40	S88°02'41"W
L11	267.64	S89°28'25"W
L12	299.73	S89°28'25"W
L13	298.70	S89°28'25"W

September, 2024
Scale: 1" = 400'
○ Monument Recovered
● Monument Set
(5/8" x 18" Capped Rebar RLS 15743)
Bearings are Based on Assumed Datum

Prepared By:



Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200





TRACT 3 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 (SW1/4) of Section Twenty (20), Except Outlots A, B, C, D, E, F, G, H-2 and H-3, Except Lot 2 of CKS Partners Addition, EXCEPT Tract 1 BMU WTP Addition, and EXCEPT the North 443.9 Feet of the South 1,073.7 Feet of the West 594.5 Feet of the Southwest Quarter (SW1/4), all in the Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota (Approximately 51.20 Acres) – Legal Description and Acreage Subject to Change with Platting of the property.

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 12:00 P.M. on January 30th, 2025 at McCory 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

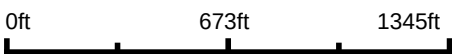
Email this form to: office@AmericanLandAgency.com where our office will confirm that it has been received.

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



Boundary Center: 44° 18' 55.2, -96° 44' 44.9



20-110N-49W
Brookings County
South Dakota



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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10/8/2024

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

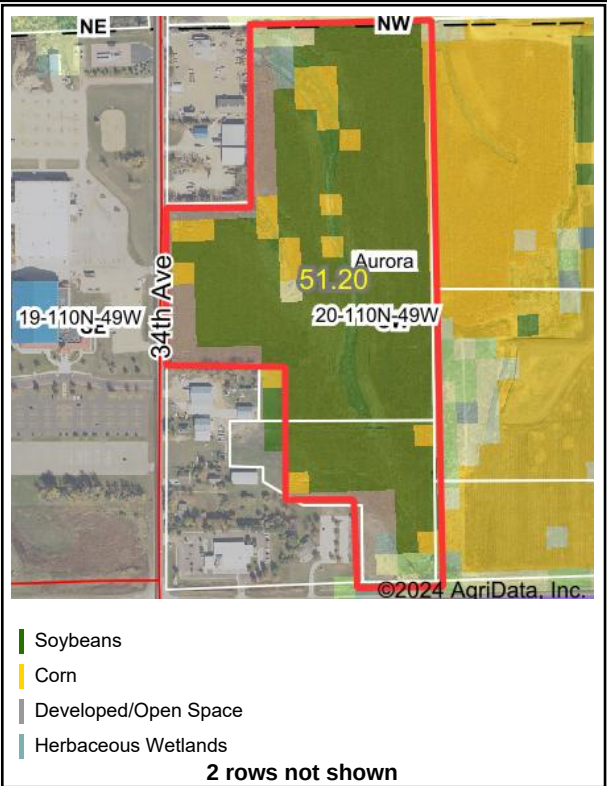
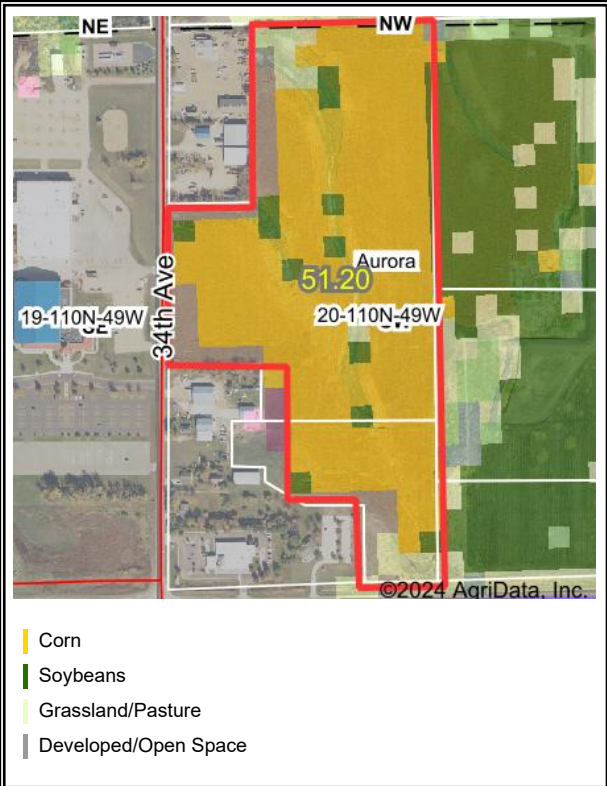
4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

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

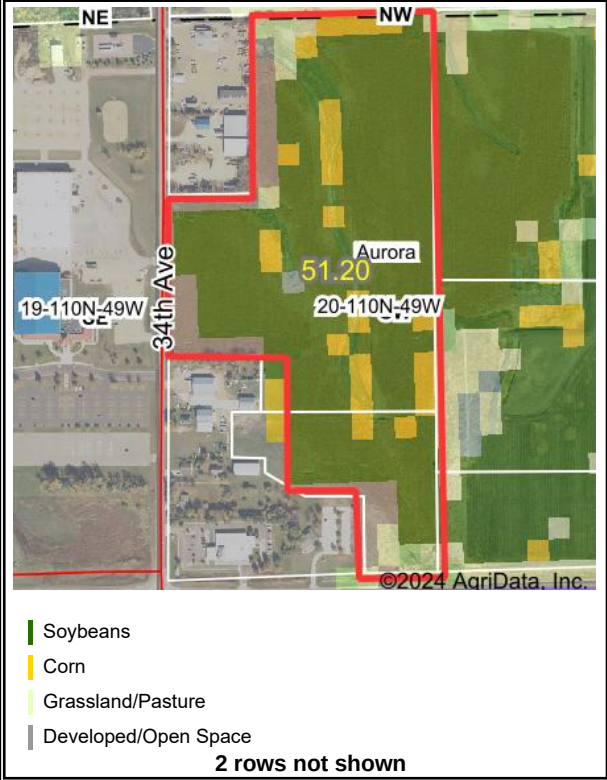
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 18' 55.2, -96° 44' 44.9

State: SD County: Brookings

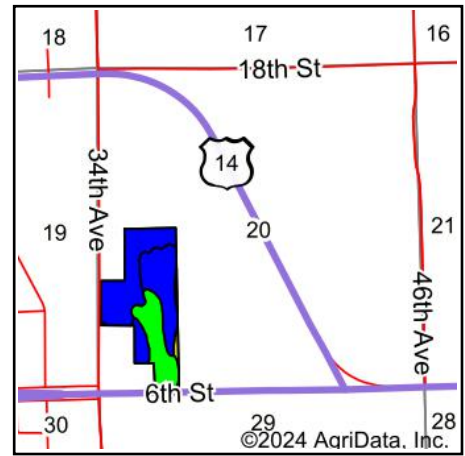
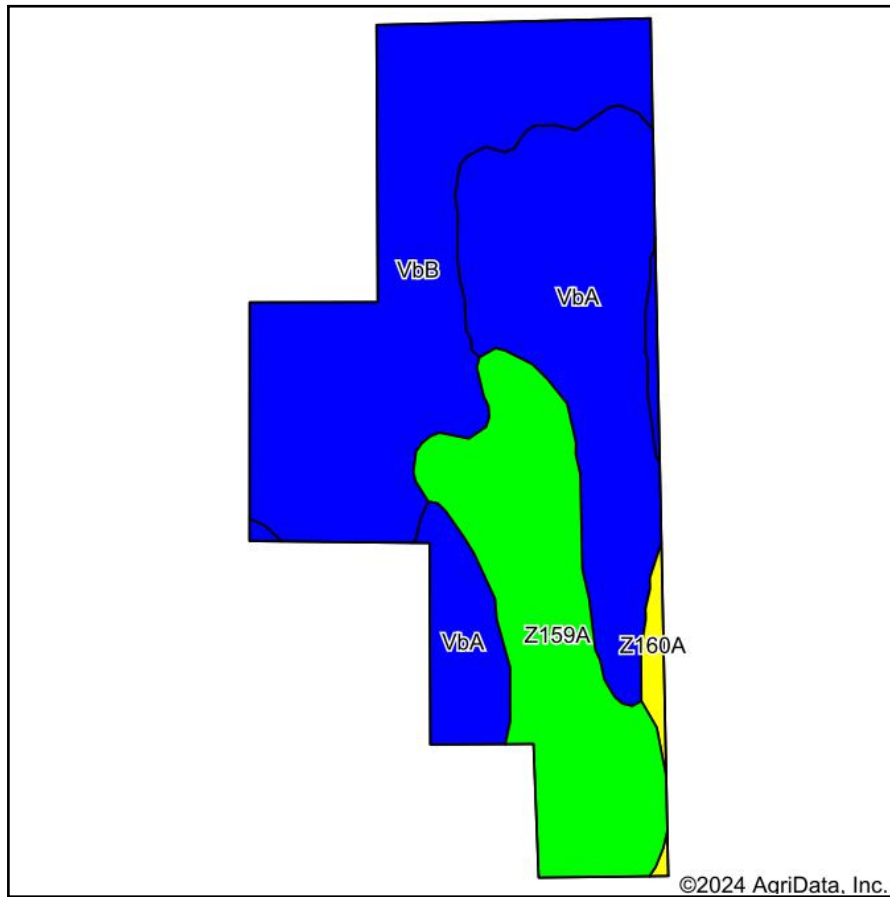
Legal: 20-110N-49W Twnshp: Aurora

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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Soils Map



State: **South Dakota**
 County: **Brookings**
 Location: **20-110N-49W**
 Township: **Aurora**
 Acres: **51.2**
 Date: **10/8/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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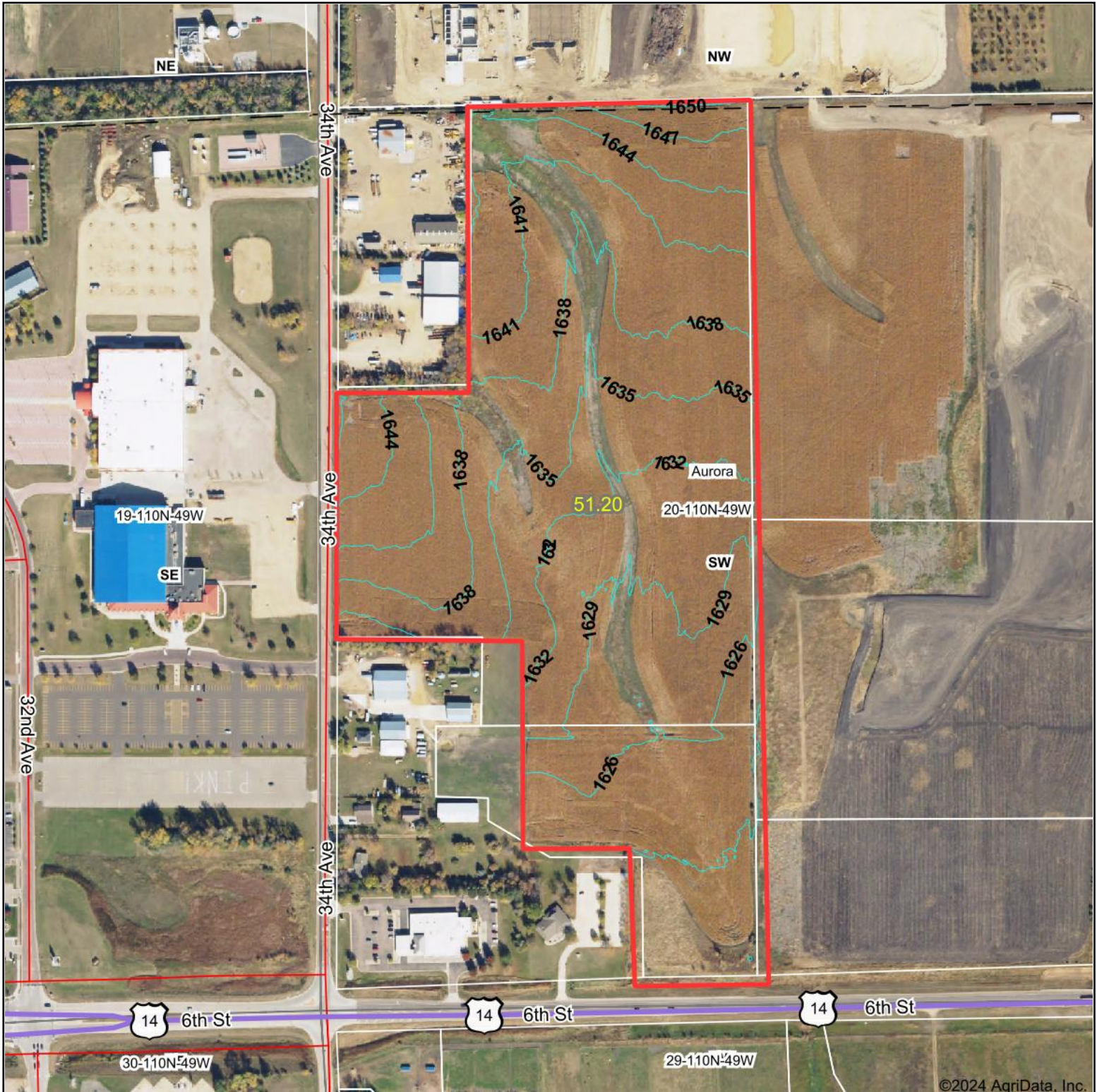


Area Symbol: SD011, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	19.93	38.9%		Well drained	Ile	86
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	17.70	34.6%		Well drained	Is	90
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	12.81	25.0%		Somewhat poorly drained	IIIs	54
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	0.76	1.5%		Somewhat poorly drained	IIs	65
Weighted Average						1.90	79.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,620.1

Max: 1,651.2

Range: 31.1

Average: 1,634.1

Standard Deviation: 7.15 ft

0ft 460ft 919ft



10/8/2024

20-110N-49W
Brookings County
South Dakota

Boundary Center: 44° 18' 55.2, -96° 44' 44.9

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 10131

20-110N-49W-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).



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-011-2023-134
Transferred From : None
ARCPLC G//F Eligibility : Eligible

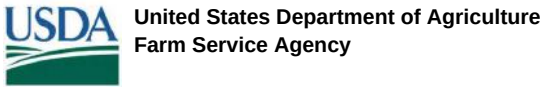
NOTES

Tract Number : 6564
Description : W1/2SW1/4 20 110 49 ex buildings
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 : None
Recon ID : 46-011-2018-21

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.28	51.98	51.98	0.00	0.00	0.00	0.00	0.0

SOUTH DAKOTA
BROOKINGS
Form: FSA-156EZ



FARM : 10131
Prepared : 9/25/24 10:45 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 6564 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.98	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	2.60	0.00	44
Corn	19.40	0.00	140
Soybeans	26.70	0.00	33
TOTAL	48.70	0.00	

NOTES