

TRACT 4 - LOCATED IN §29-110-49



142.56 +/- ACRES OF BROOKINGS COUNTY FARMLAND WITH U.S. HIGHWAY 14 ACCESS, LOCATED ON THE EAST SIDE OF BROOKINGS, SD. THIS PROPERTY OFFERS A HIGHLY COMPETITIVE INCOME STREAM AND IS POSITIONED TO REMAIN A VALUABLE ASSET FOR YEARS TO COME. WITH BROOKINGS CONTINUING TO EXPAND EASTWARD, SIGNIFICANT PROPERTY APPRECIATION IS EXPECTED, MAKING THIS A PRIME INVESTMENT OPPORTUNITY



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

BROOKINGS COUNTY LAND SALE

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

CROP/PROSPECTIVE DEVELOPMENT AUCTION

142.56+/- Acres of Brookings County Cropland located in Section 29-110N-49W

- Productive Farmland with **97.2%** FSA Cropland Acres
- **Immediate Access to the Property after Closing.** Cropland Lease Terminates 12/31/2024. Previous Rental Rate **\$460 Per Leased Acre**
- U.S. Highway 14 Frontage Near the 6th Street and Highway 14 Bypass Junction
- Conveniently located near I-29 and multiple grain processors for an easy addition to operations near and far.



CROP HISTORY

2024 - SOYBEANS

2023 - CORN

2022 - SOYBEANS

2021 - SOYBEANS

SOIL PRODUCTIVITY:

61.6

FSA CROPLAND ACRES

138.57

LOCATION:

- BROOKINGS, SD - 0.5 MILES W.
- INTERSTATE 29 - 1 MILE W.
- U.S. HWY-14 BYPASS - NORTH BOUNDARY
- VALERO CORN FACILITY: 2.5 MILES SE
- VOLGA SOYBEAN PLANT: 9.0 MILES W.

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 @ 1:30 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: \$3,114.16



TRACT 4 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 Northeast Quarter (NE1/4) of Section Twenty-nine (29), Except the North Nine Hundred Sixteen Feet (N 916') of the West Six Hundred Thirty-eight Feet (W 638'), Except the West Four Hundred Forty-one Point Five Feet (W 441.5') of the East Eight Hundred Seventy-four Point Five Feet (E 874.5') of the North One Hundred Ninety-eight Feet (198'), Except the West Two Hundred Nineteen Feet (W 219') of the East Six Hundred Fifty-two Feet (E 652') of the South One Hundred Sixty-four Feet (S 164') of the North Three Hundred Sixty-two Feet (N 362'), Except Lots H-2, H-3 and H-4, all in Township One Hundred Ten (110) North, Range Forty-Nine (49), West of the 5th P.M., Brookings County, South Dakota (142.56 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 1:30 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

Exhibit A



Boundary Center: 44° 18' 27.78, -96° 43' 59.66



29-110N-49W
Brookings County
South Dakota



Maps Provided By:
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9/25/2024

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

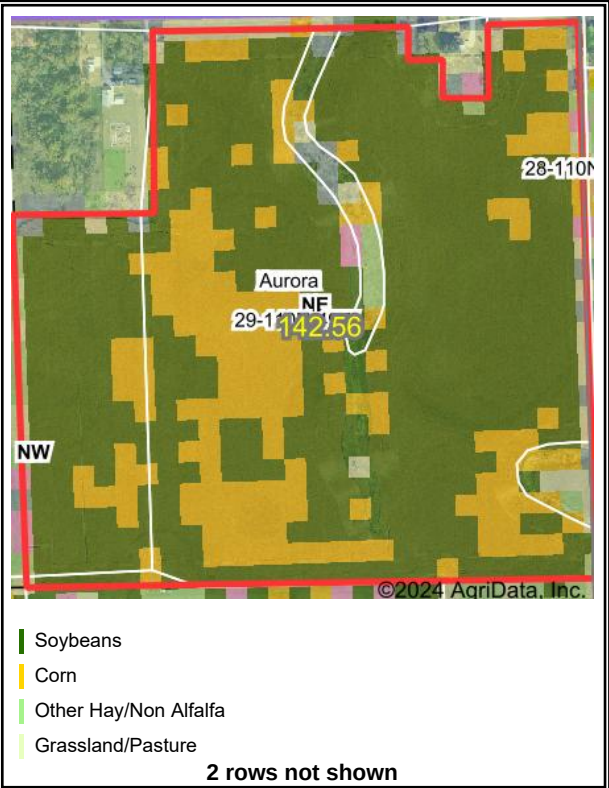
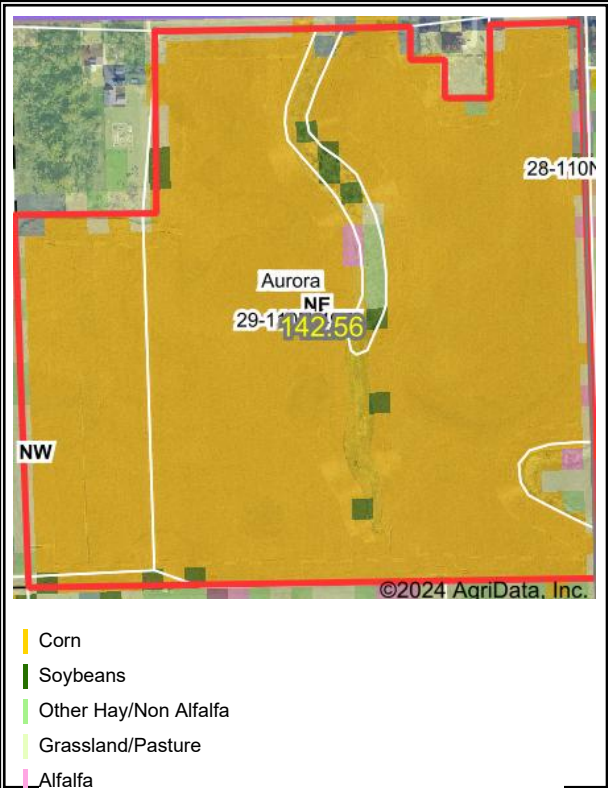
4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

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

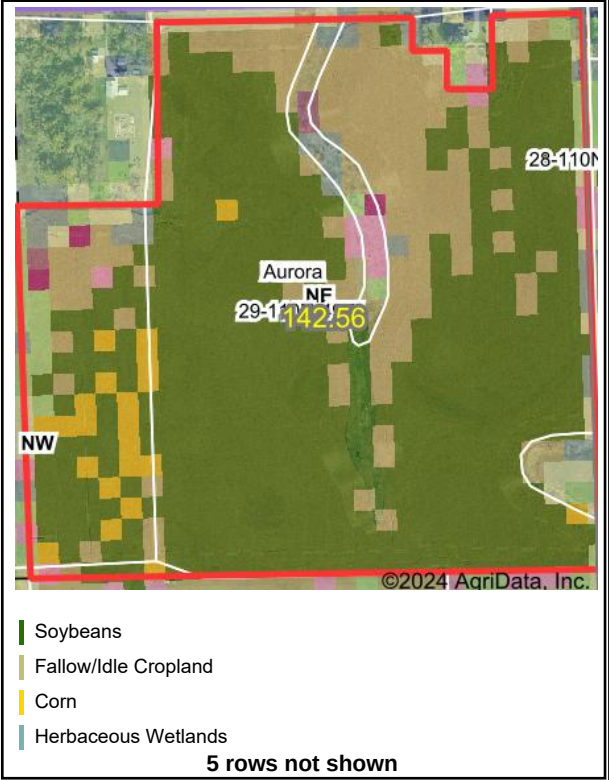
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 18' 27.78, -96° 43' 59.66

State: SD County: Brookings

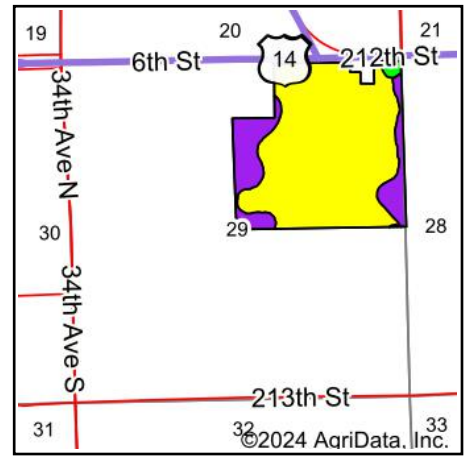
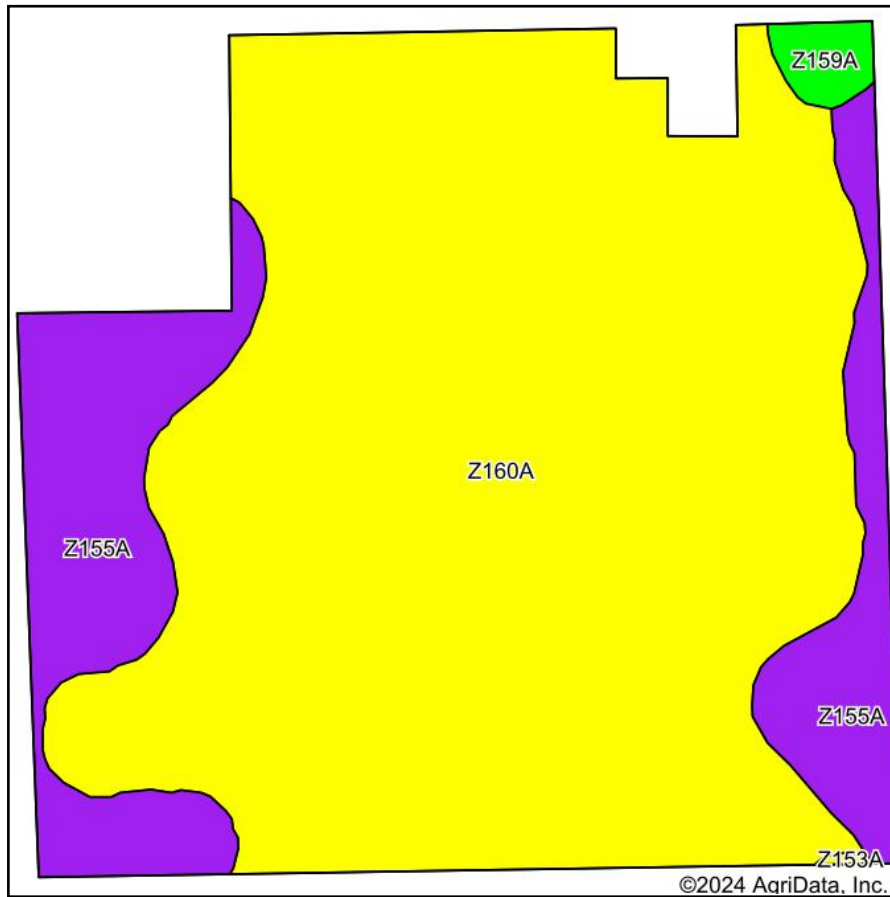
Legal: 29-110N-49W Twnshp: Aurora

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: **29-110N-49W**
 Township: **Aurora**
 Acres: **142.56**
 Date: **9/25/2024**

Maps Provided By:

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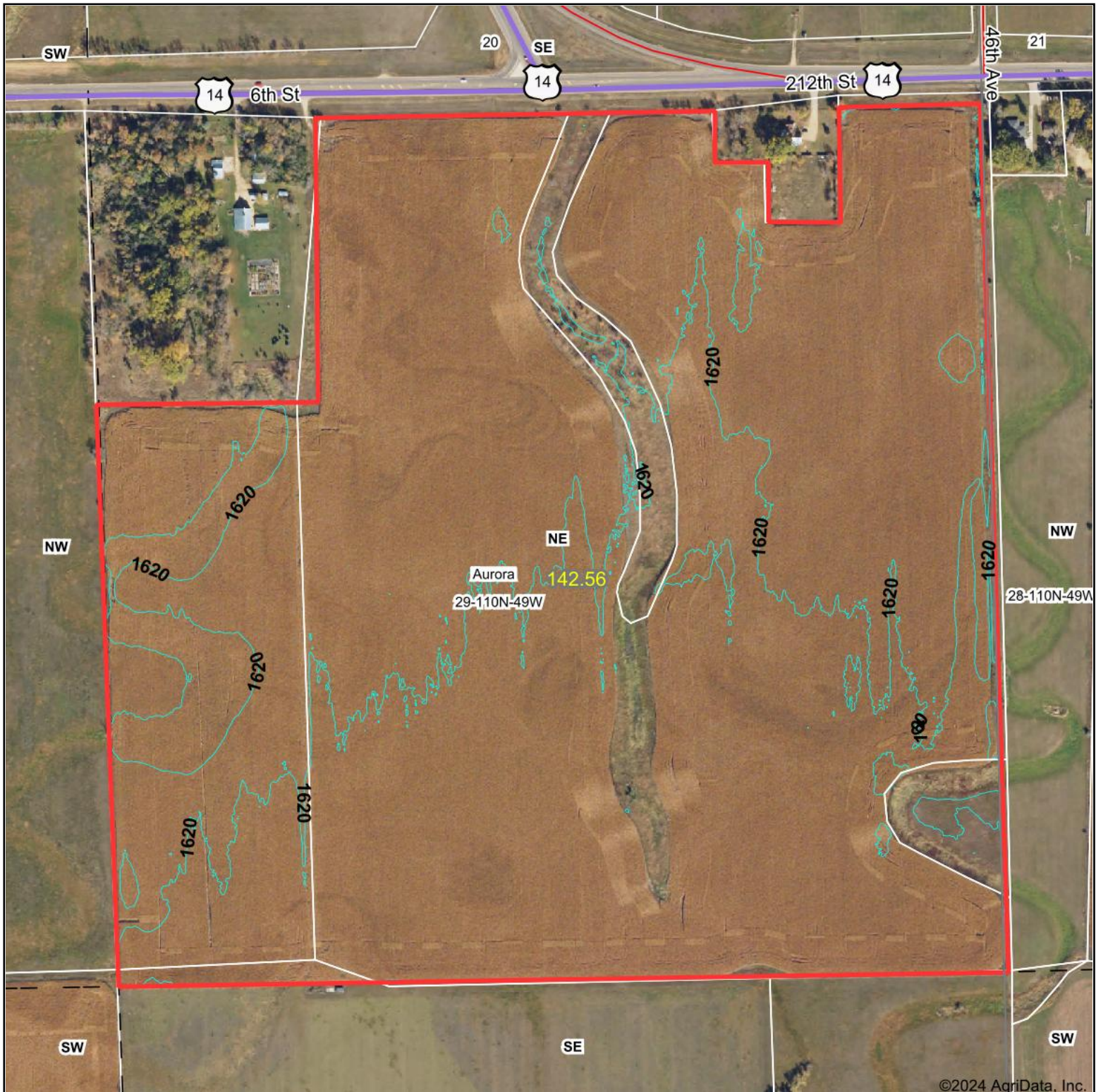


Area Symbol: SD011, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	Corn silage Tons	Soybeans Bu
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	115.20	80.8%		Somewhat poorly drained	Ils	65			
Z155A	Lowe, occasionally flooded-Ludden, frequently flooded, complex, 0 to 1 percent slopes	25.63	18.0%		Poorly drained	IVw	47	58	6.2	18
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	1.62	1.1%		Somewhat poorly drained	IIIs	54			
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.11	0.1%		Poorly drained	VIw	13			
Weighted Average						2.37	61.6	10.4	1.1	3.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,617.0

Max: 1,623.7

Range: 6.7

Average: 1,620.1

Standard Deviation: 0.92 ft

0ft 464ft 928ft



9/25/2024

29-110N-49W
Brookings County
South Dakota

Boundary Center: 44° 18' 27.78, -96° 43' 59.66

Maps Provided By:



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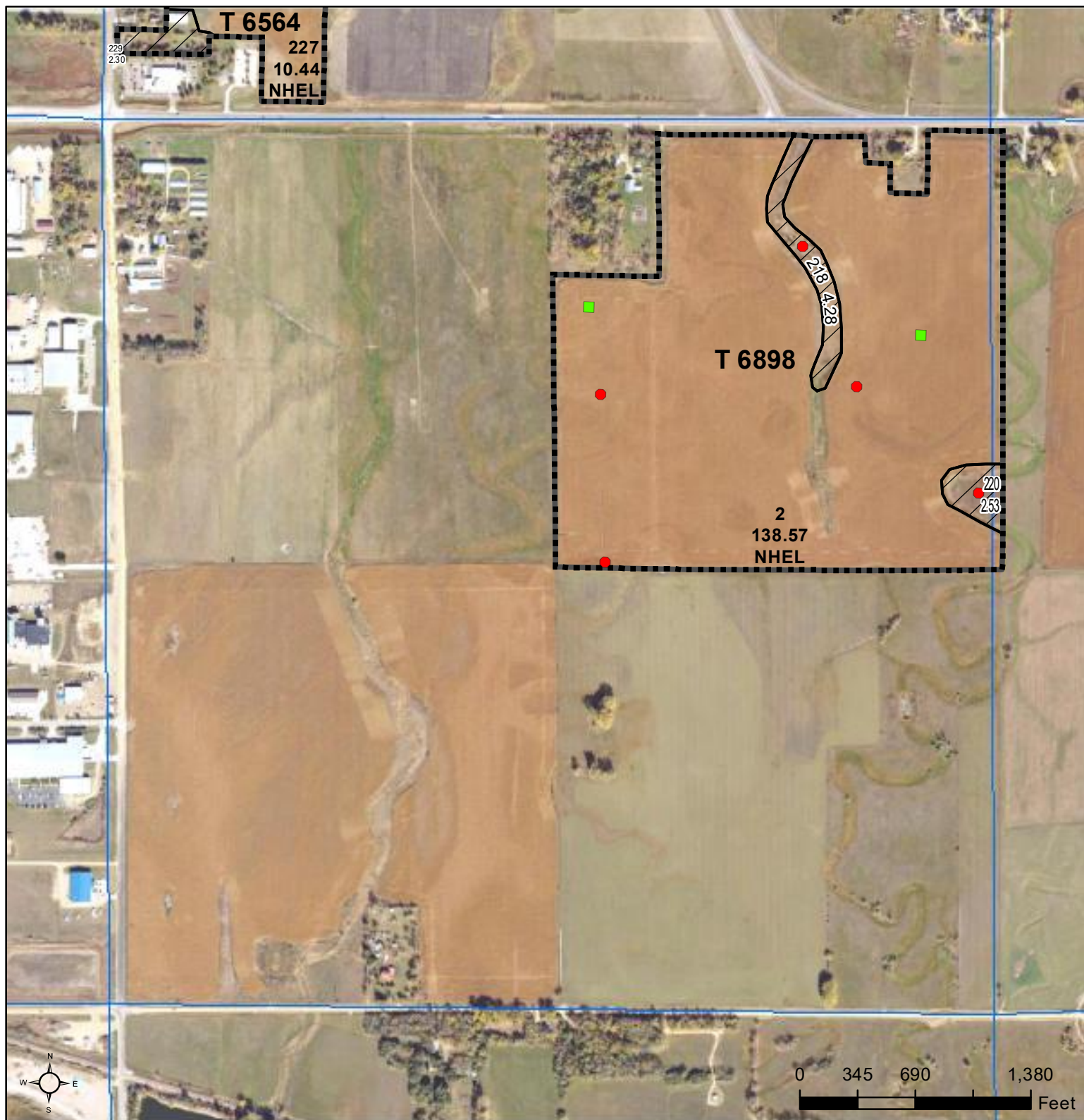
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Brookings County, South Dakota



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- 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

Producer initial _____
Date _____

2024 Program Year

Map Created May 02, 2024

Farm 10131

29-110N-49W-Brookings

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Abbreviated 156 Farm Record

Tract Number : 6898

Description : NE1/4 29 110 49 ex acreage
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 : 46-011-2020-83

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
145.38	138.57	138.57	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	138.57	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	17.55	0.00	44
Corn	69.28	0.00	140
Soybeans	30.05	0.00	33

TOTAL 116.88 0.00

NOTES