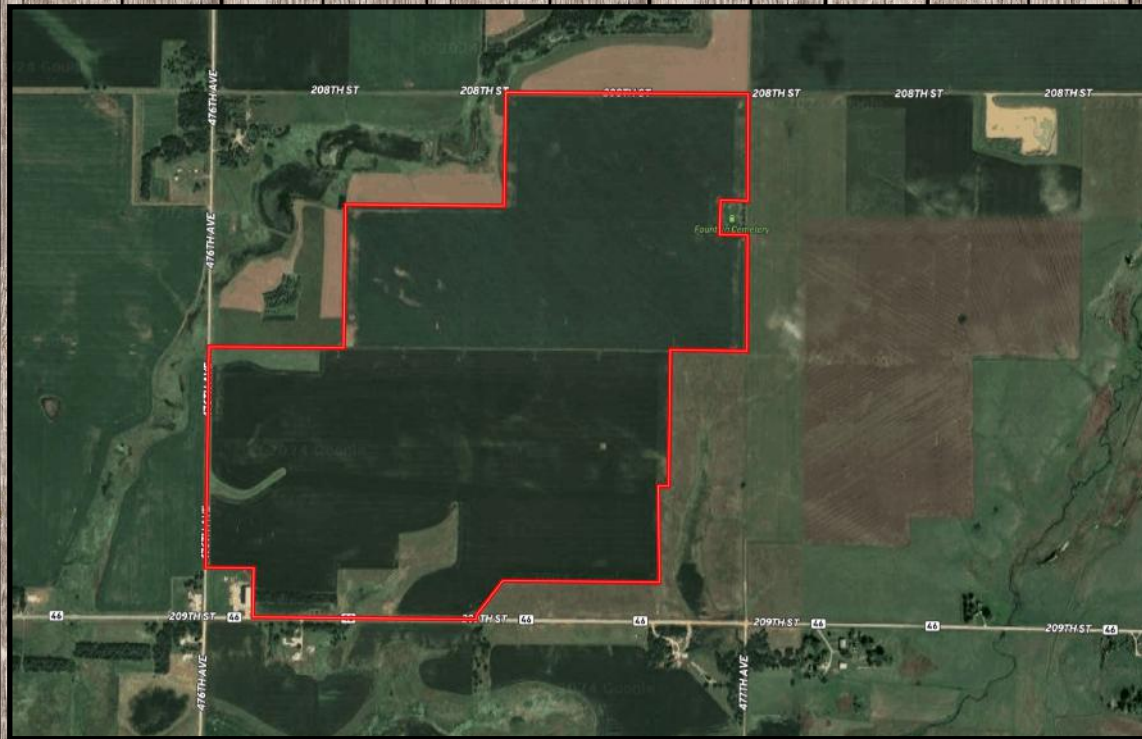


TRACT 5 - LOCATED IN §2-110-49



437.67 +/- ACRES OF PRODUCTIVE BROOKINGS COUNTY CROPLAND WITH CONVENIENT COUNT GRAVEL ROAD ACCESS, LOCATED JUST 4.5 MILES FROM BROOKINGS, SD. FEATURING LONG, STRAIGHT ROUNDS WITH MINIMAL OBSTACLES, THIS EXPANSIVE AND HIGHLY TILLABLE TRACT IS A RARE FIND IN THE AREA. OPPORTUNITIES TO OWN LARGE PARCEL OF PRIME FARMLAND NEAR BROOKINGS ARE FEW AND FAR BETWEEN — DON'T MISS YOUR CHANCE TO INVEST IN THIS EXCEPTIONAL 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

437.67+/- Acres of Brookings County Cropland located in Section 2-110N-49W

- Productive Farmland with **95.2%** FSA Cropland Acres
- Excellent Farming Ease with Long Straight Rounds and Minimal Obstacles
- Gravel Road Access with Approaches to the Property on the South and West Sides. Section Line access on the Northern Edge.
- Conveniently Located near the Valero Corn Facility and Brookings South Dakota.
- Property Currently Leased until December 31, 2027.

Annual Rental Income: \$164,126.25 or \$375.00 per leased acre
(437.67 Acres)



CROP HISTORY

2024 - CORN/BEANS

2023 - CORN

2022 - CORN/BEANS

2021 - CORN/BEANS

SOIL PRODUCTIVITY:

65.5

FSA CROPLAND ACRES

416.88

LOCATION:

- BROOKINGS, SD - 3.75 MILES W.
- INTERSTATE 29 - 3.5 MILES W.
- BUSHNELL, SD - 2.5 MILES SE.
- VALERO CORN FACILITY: 4 MILES S.
- VOLGA SOYBEAN PLANT: 11.0 MILES SW.



(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 @ 3:00 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: \$11,051.00



TRACT 5 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: See Page 2 of the Sealed Bid Form (437.67 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 3:00 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.



Legal Descriptions: Tract 5

The Southwest Quarter (SW1/4) of Section Two (2), Except the South Four Hundred Eighty Feet (S 480') of the West Four Hundred Seventy-four Feet (W 474'), in Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota

AND

The Southeast Quarter (SE1/4) of Section Two (2), EXCEPT Lot One (1) of Wheeler Addition in Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota

AND

The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Two (2), EXCEPT Lot One (1) of Wheeler Addition and EXCEPT One (1) Acre, used as a Cemetery described as the North Ten (N 10) Rods of the South Ninety (S 90) Rods of the East Sixteen (E 16) Rods of the Northeast Quarter (NE1/4) thereof, in Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota.

AND

Government Lots One (1) and Two (2), Except One (1) Acre, used as a Cemetery, described as the North Ten (N 10) Rods of the South Ninety (S 90) Rods of the East Sixteen (E 16) Rods of the Northeast Quarter (NE1/4) thereof, Except the West Two Hundred Thirty-two Feet (W 232') of the North One Thousand One Hundred Ten Feet (N 1,110') of Government Lot Two (2), all in Section Two (2) in Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota

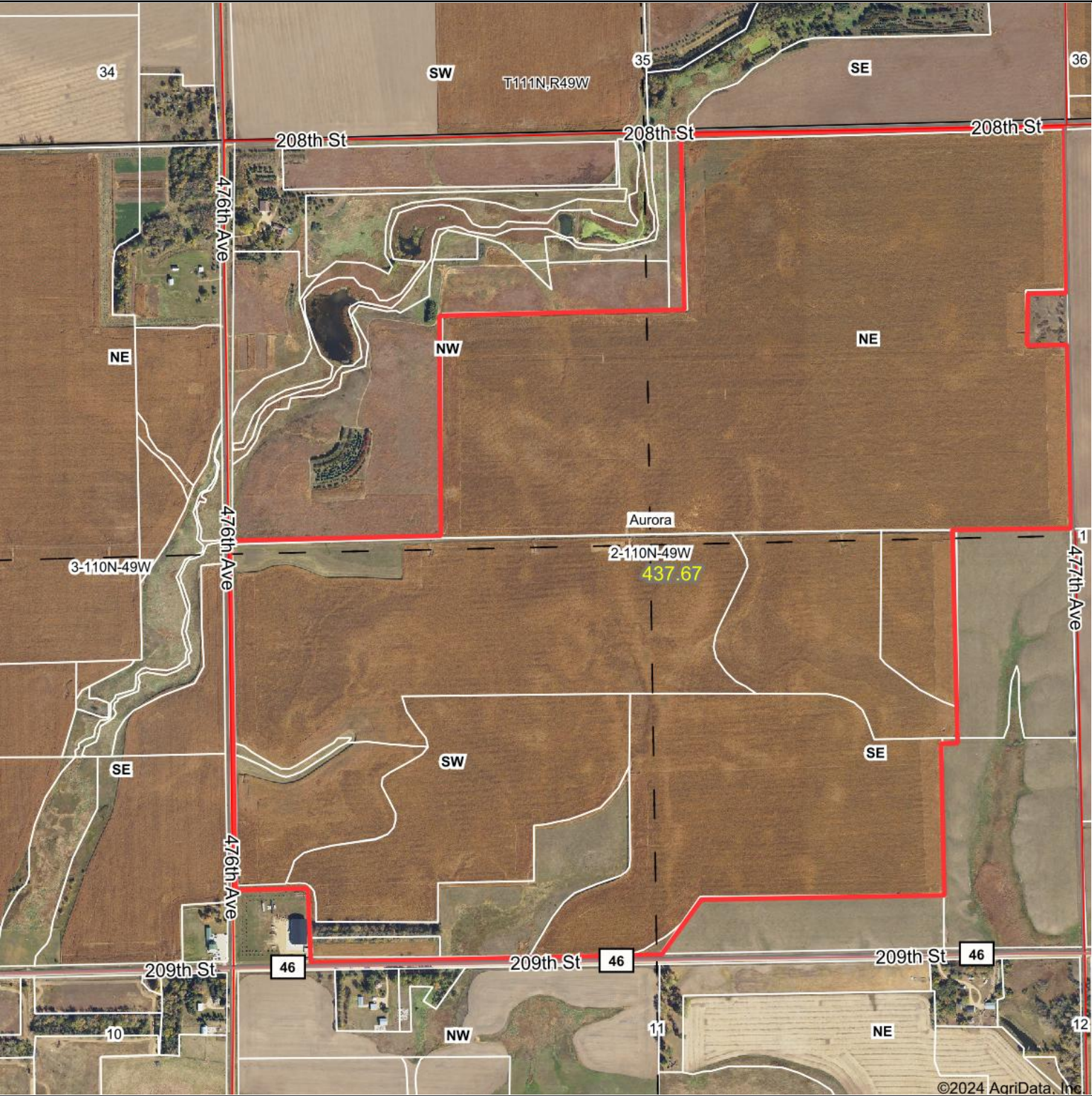
Also Known As:

The North Half of the Northeast Quarter (N1/2 NE1/4), Except One (1) Acre, used as a Cemetery, described as the North Ten (N 10) Rods of the South Ninety (S 90) Rods of the East Sixteen (E 16) Rods of the Northeast Quarter (NE1/4) thereof, Except the West Two Hundred Thirty-two Feet (W 232') of the North One Thousand One Hundred Ten Feet (N 1,110') of Government Lot Two (2), all in Section Two (2), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th P.M., Brookings County, South Dakota

AND

The Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) and Government Lot Three (3) of Section Two (2), Except the North One Thousand One Hundred Ten Feet (N 1,110') thereof, Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota.

Aerial Map



Boundary Center: 44° 21' 43.25, -96° 40' 37.1



2-110N-49W
Brookings County
South Dakota



4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

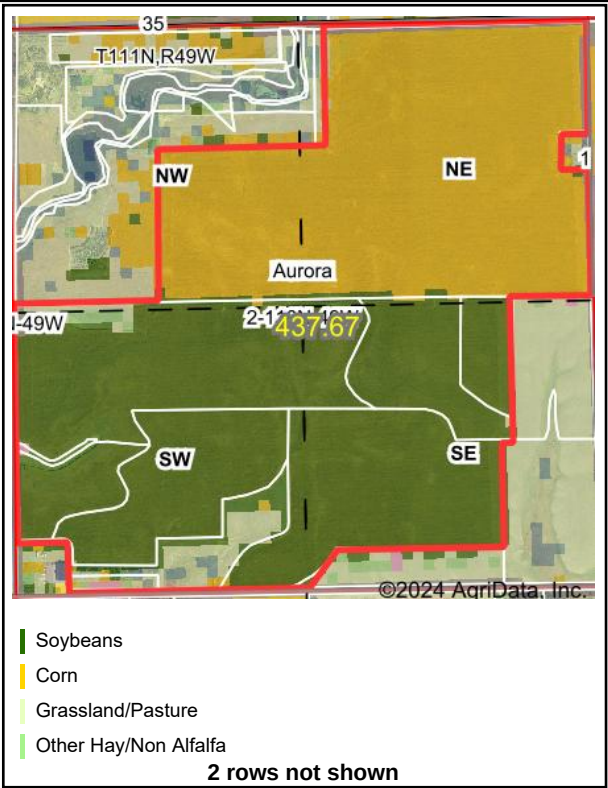
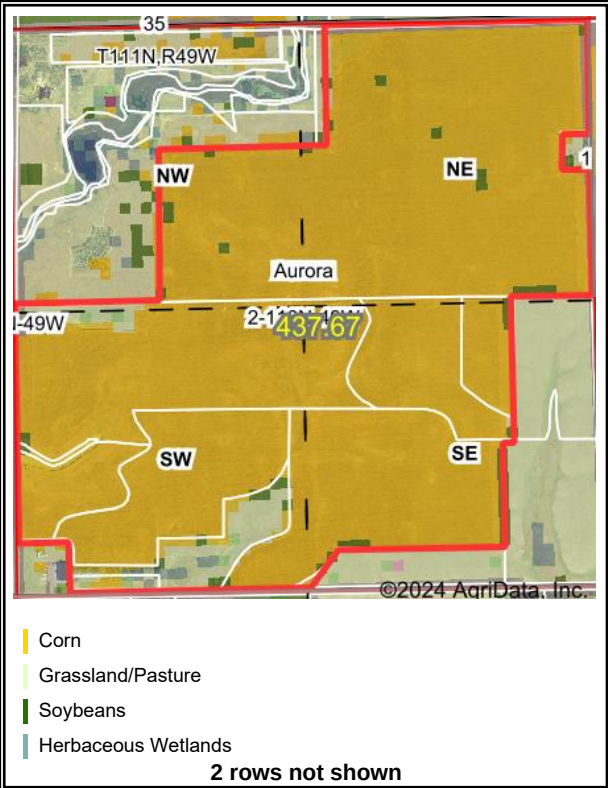
Phone:

Acct. #:

Exhibit A

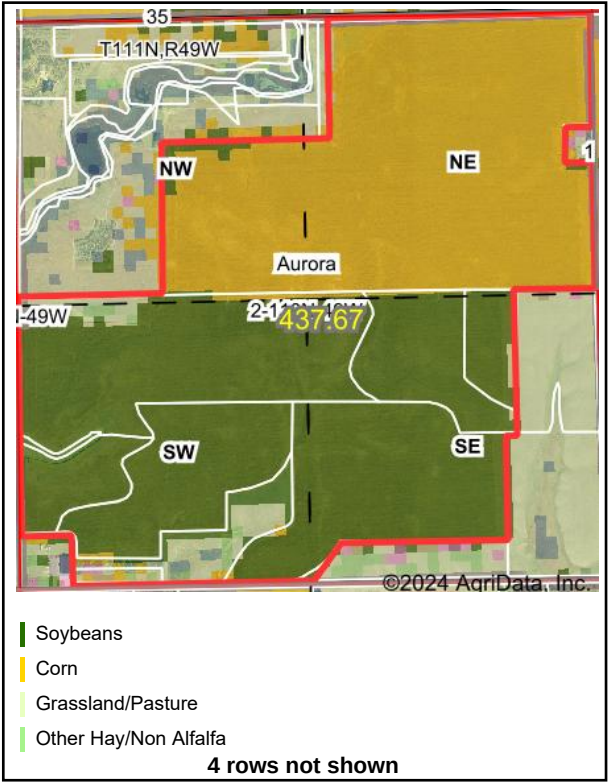
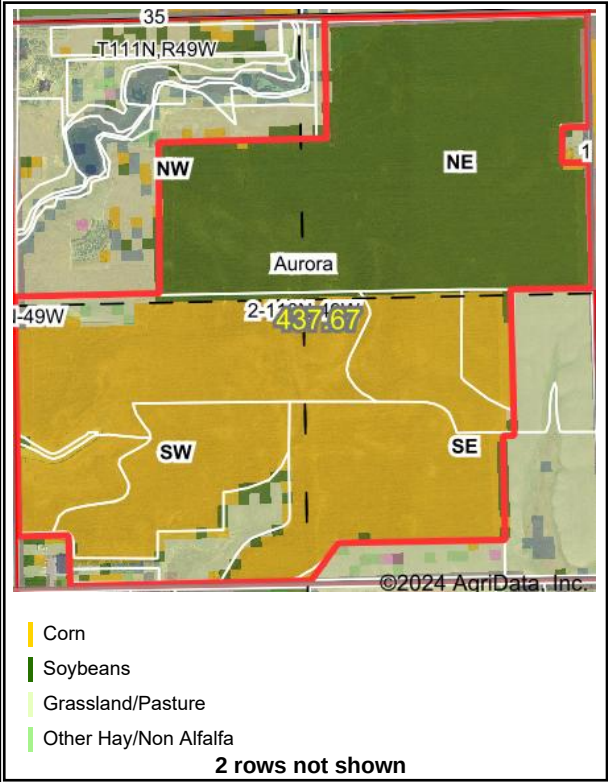
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 21' 43.25, -96° 40' 37.1

State: SD

County: Brookings

Legal: 2-110N-49W

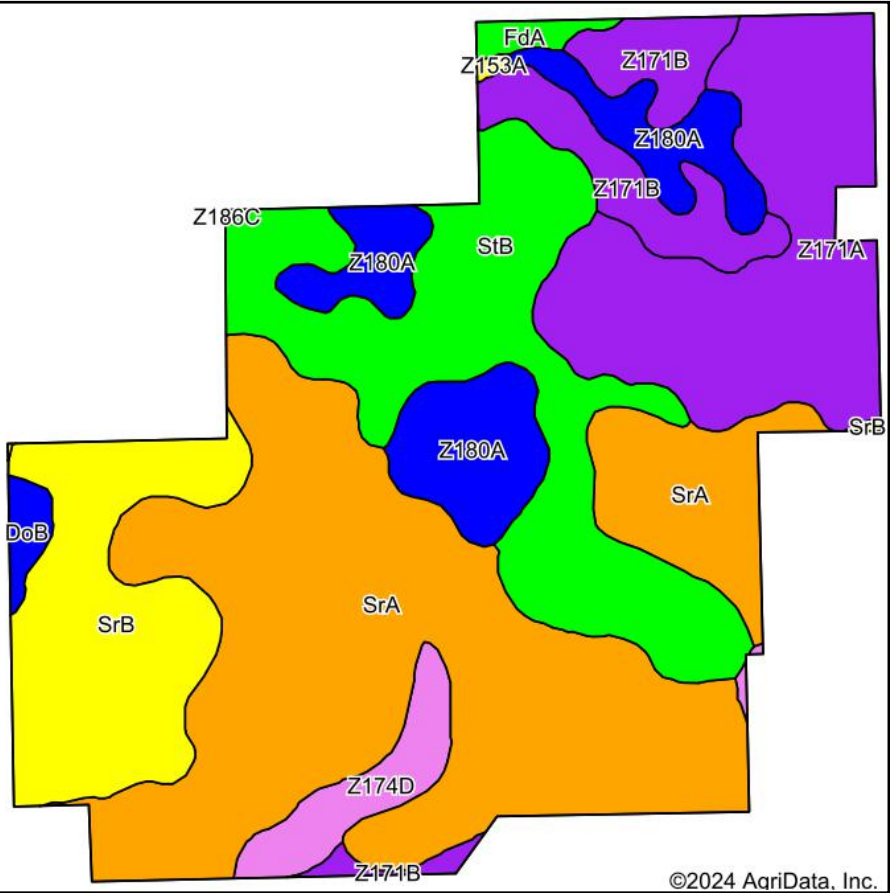
Twnshp: Aurora

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

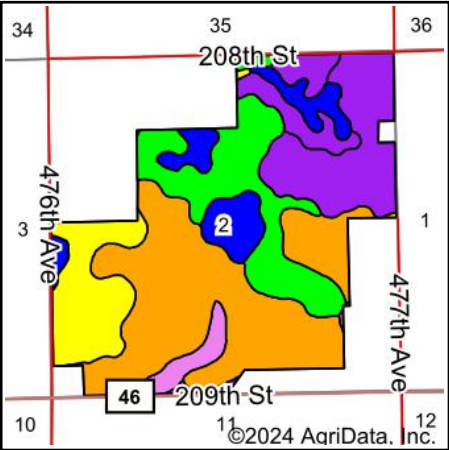


Maps Provided By:





Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brookings**
Location: **2-110N-49W**
Township: **Aurora**
Acres: **437.67**
Date: **9/25/2024**

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



Area Symbol: SD011, Soil Area Version: 31

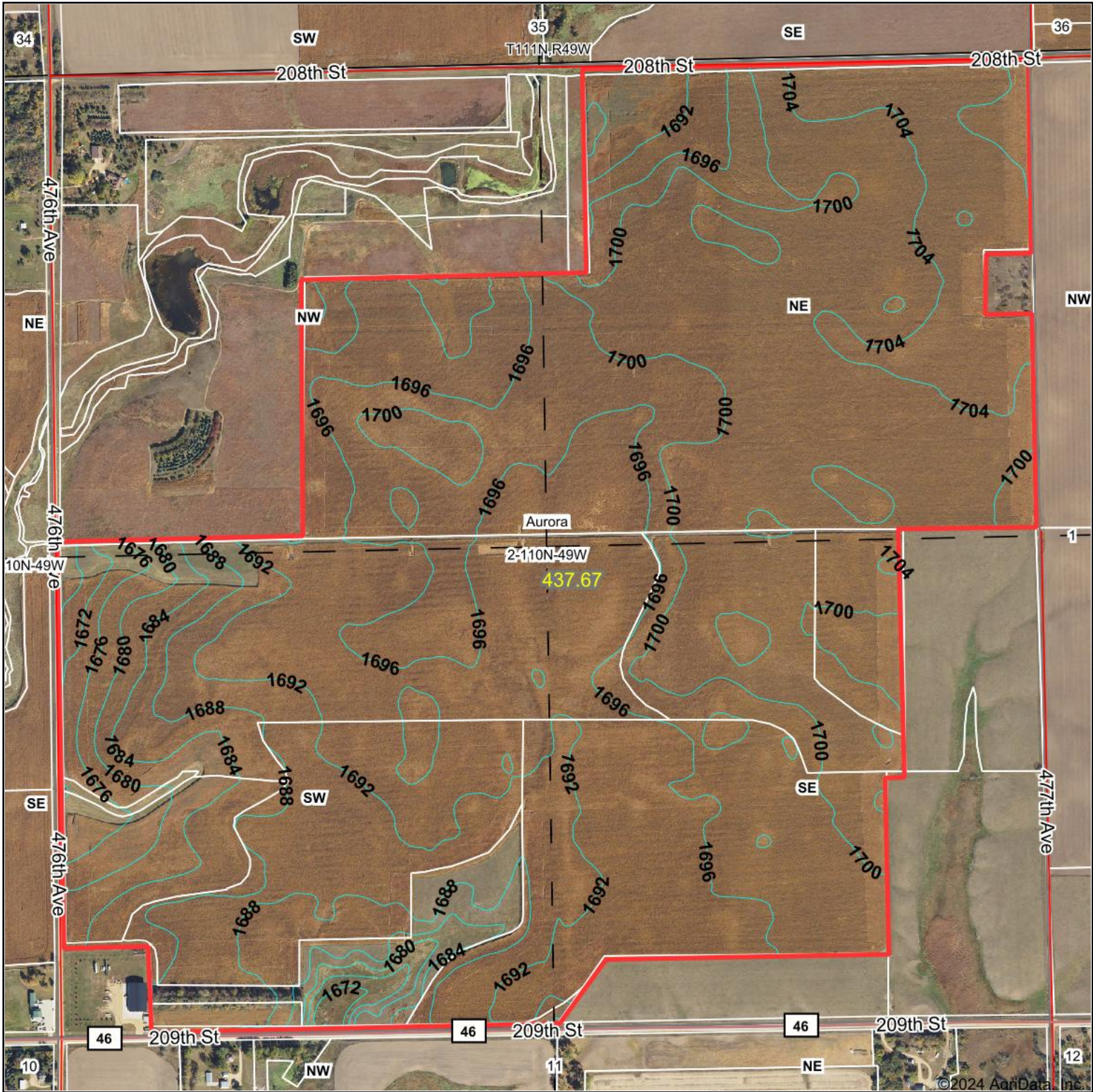
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	Corn silage Tons	Soybeans Bu
SrA	Strayhoss loam, 0 to 2 percent slopes	162.69	37.3%		Well drained	Ils	77	82	9.2	30
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	74.57	17.0%		Well drained	Ile	60	68	7.3	25
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	66.56	15.2%		Somewhat excessively drained	Ills	47			
SrB	Strayhoss loam, 2 to 6 percent slopes	49.62	11.3%		Well drained	Ile	67	77	8.2	28
Z180A	Goldsmith silty clay loam, coteau, 0 to 2 percent slopes	37.73	8.6%		Moderately well drained	Iw	89			
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	26.72	6.1%		Somewhat excessively drained	IVs	43			
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	13.00	3.0%		Excessively drained	Vls	21			
DoB	Doland loam, 2 to 6 percent slopes	3.33	0.8%		Well drained	Ile	82	89	9.5	32
FdA	Fordville loam, coteau, 0 to 2 percent slopes	2.84	0.6%		Well drained	Ils	59			
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.55	0.1%		Poorly drained	VIw	13			
Z186C	Maddock-Egeland sandy loams, coteau, 6 to 9 percent slopes	0.06	0.0%		Somewhat excessively drained	IVe	32			

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	Corn silage Tons	Soybeans Bu
Weighted Average						2.31	65.5	51.5	5.7	18.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,663.0

Max: 1,710.9

Range: 47.9

Average: 1,695.4

Standard Deviation: 7.38 ft

0ft 835ft 1670ft



9/25/2024

2-110N-49W
Brookings County
South Dakota

Boundary Center: 44° 21' 43.25, -96° 40' 37.1

Maps Provided By:



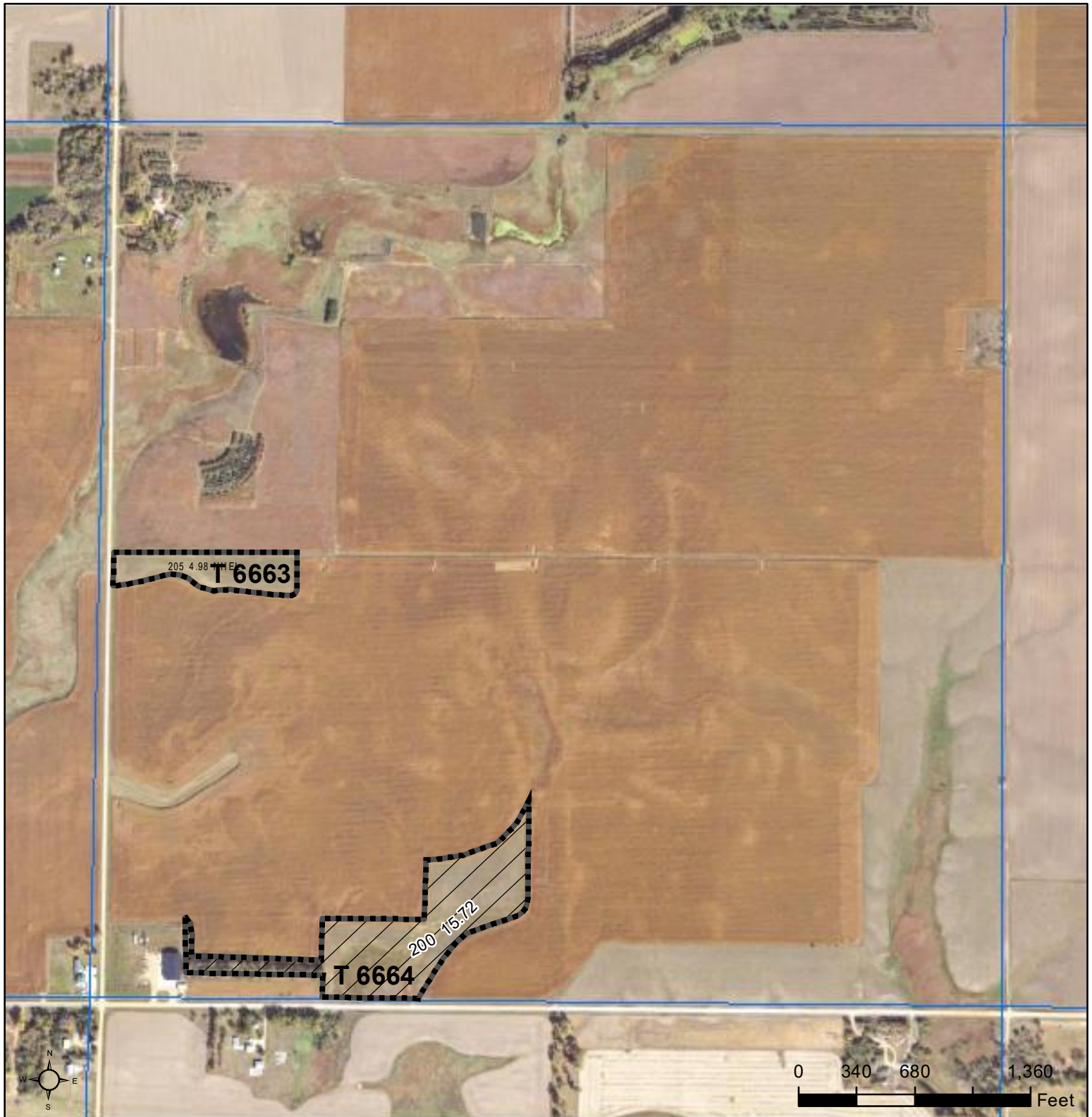
© AgriData, Inc. 2023 www.AgriDataInc.com

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 **9370**

2-110N-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 : JENSEN LARRY/TYLER/JAKE JV
CRP Contract Number(s) : None
Recon ID : 46-011-2018-136
Transferred From : None
ARCPLC G//F Eligibility : Ineligible - Complete G//F History

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
20.70	4.98	4.98	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	4.98		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.90	0.00	44	
Corn	2.72	0.00	119	
Soybeans	0.93	0.00	30	
TOTAL	4.55	0.00		

NOTES

Tract Number : 6663

Description : 5 acres NW1/4SW1/4 2 110 49 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 J CLARK REVOCABLE TRUST

Other Producers : TYLER GEORGE JENSEN, JACOB JOSEPH JENSEN, LARRY JENSEN

Recon ID : 46-011-2018-134



Abbreviated 156 Farm Record

Tract Land Data

Tract 6663 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.98	4.98	4.98	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	4.98	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	0.90	0.00	44
Corn	2.72	0.00	119
Soybeans	0.93	0.00	30
TOTAL	4.55	0.00	

NOTES

Tract Number : 6664

Description : 15 Acres S1/2SW1/4 2 110 49 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 J CLARK REVOCABLE TRUST
Other Producers : JACOB JOSEPH JENSEN, TYLER GEORGE JENSEN
Recon ID : 46-011-2018-134

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.72	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES



United States
Department of
Agriculture

Deuel County, South Dakota

2-110N-49W-Brookings

Tract 5116

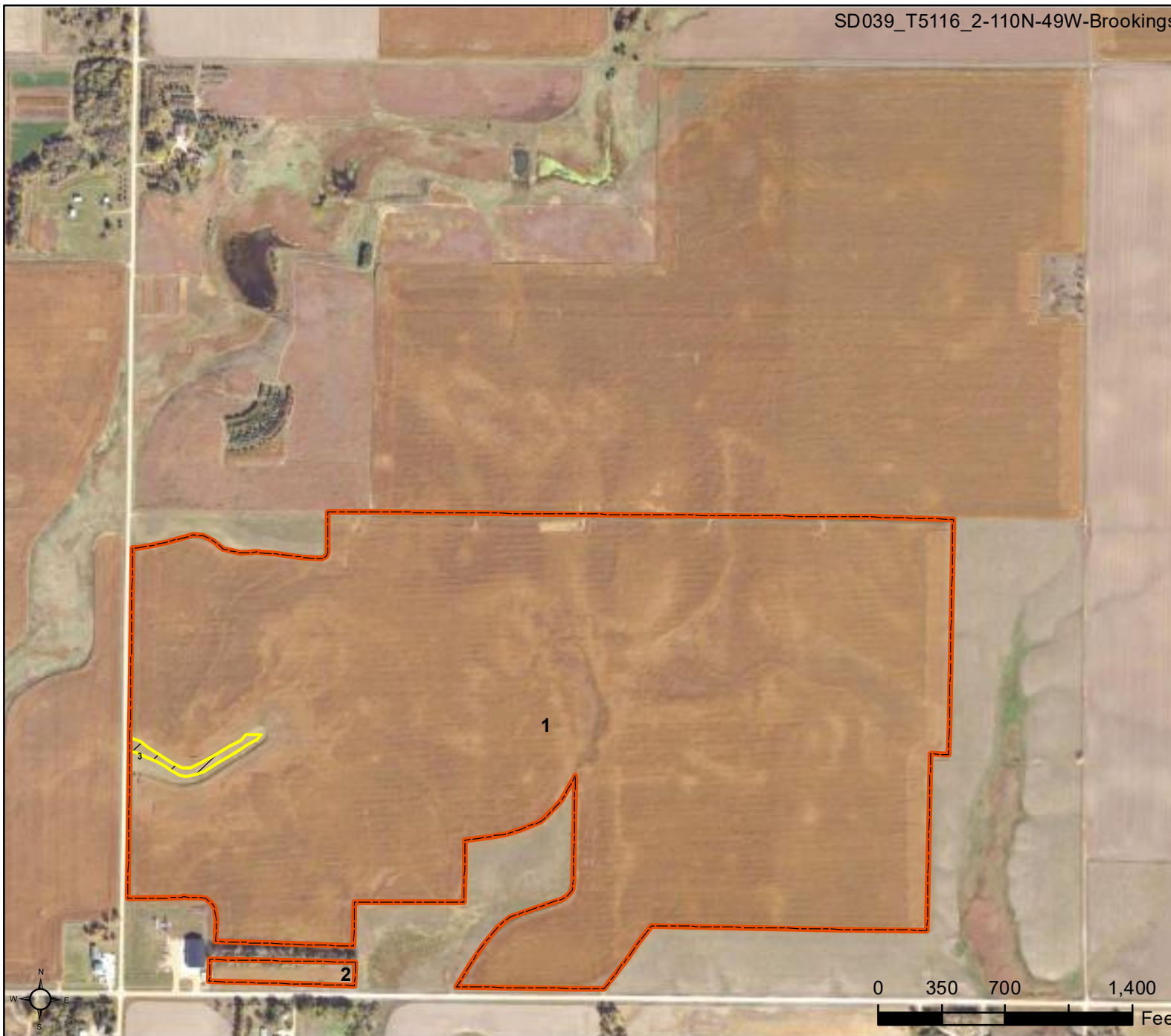
Farm 6709

2024 Program Year

SD039_T5116_2-110N-49W-Brookings

CLU	Acres	HEL	Crop
1	226.47	NHEL	
2	2.3	NHEL	
3	0.87	UHEL	NC

Page Cropland Total: 228.77 acres



Map Created April 29, 2024

Common Land Unit

- Cropland
- Non-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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.



United States
Department of
Agriculture

Deuel County, South Dakota

2-110N-49W-Brookings

Tract 5119

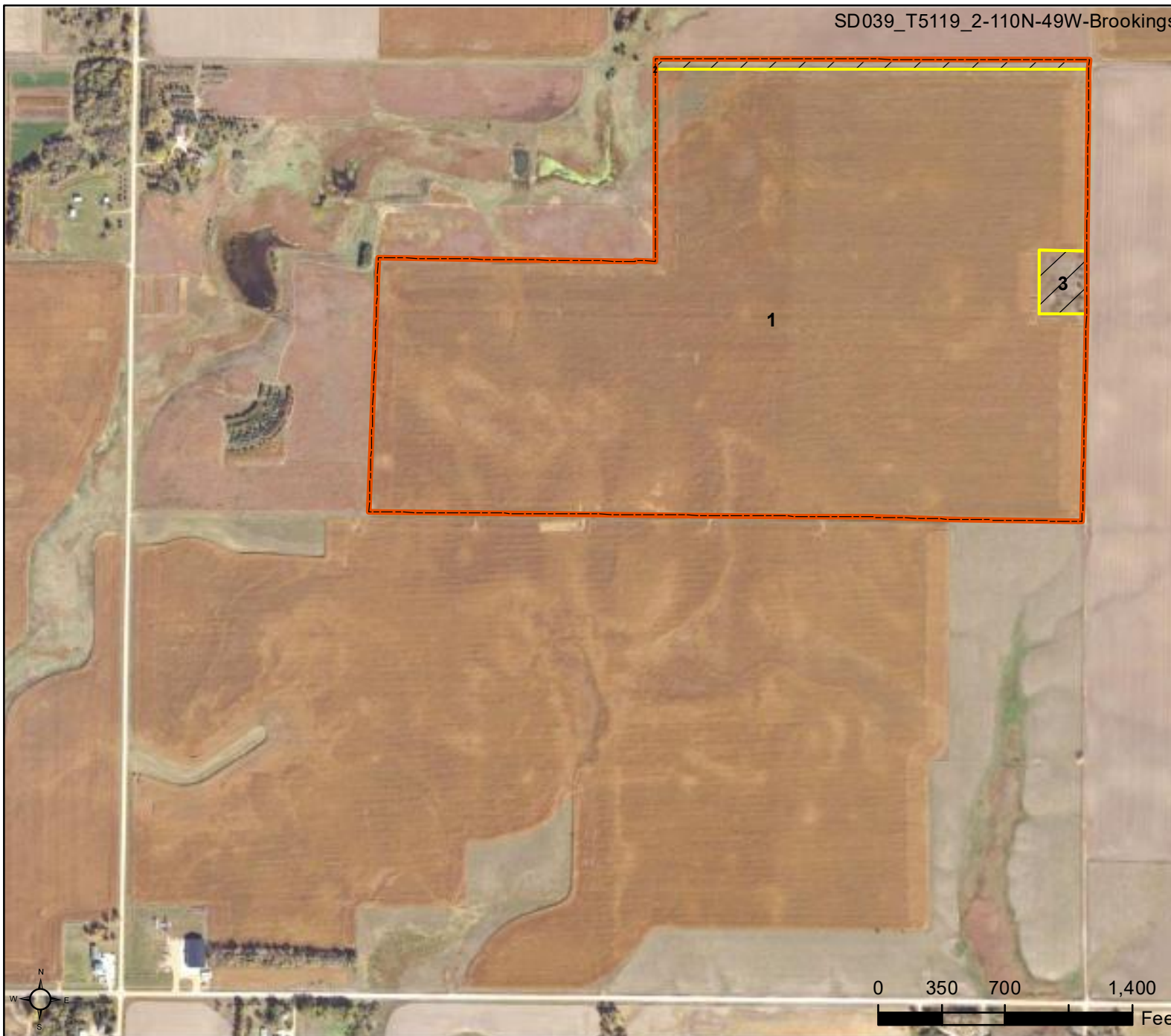
Farm 6709

2024 Program Year

SD039_T5119_2-110N-49W-Brookings

CLU	Acres	HEL	Crop
1	183.13	NHEL	
2	3.1	UHEL	NC
3	2.11	UHEL	NC

Page Cropland Total: 183.13 acres



Map Created April 29, 2024

Common Land Unit

- Cropland
- Non-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

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-039-2023-28
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
417.98	411.90	411.90	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	411.90		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	63.00	0.00	50	
Corn	263.08	0.00	140	0
Soybeans	60.57	0.00	34	0
TOTAL	386.65	0.00		

NOTES

Tract Number : 5116
Description : Pt S1/2 2 110 49 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 :
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
229.64	228.77	228.77	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 5116 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	228.77	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	41.40	0.00	50
Corn	124.88	0.00	140
Soybeans	42.57	0.00	34
TOTAL	208.85	0.00	

NOTES

Tract Number : 5119

Description : NE1/4, PT NW1/4 2 110 49 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 :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
188.34	183.13	183.13	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	183.13	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	21.60	0.00	50
Corn	138.20	0.00	140
Soybeans	18.00	0.00	34
TOTAL	177.80	0.00	

NOTES

SOUTH DAKOTA

DEUEL

Form: FSA-156EZ



**United States Department of Agriculture
Farm Service Agency**

FARM : 6709

Prepared : 9/26/24 8:18 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

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