

TRACT 6 - RESIDENTIAL ACREAGE



THIS 2.76-ACRE PROPERTY, LOCATED ACROSS FROM THE DACOTAH EVENT CENTER IN BROOKINGS, SD IS NOW AVAILABLE FOR AUCTION. THIS SPACIOUS PROPERTY ON THE EDGE OF TOWN PROVIDES THE COUNTRY FEEL ONLY SECONDS AWAY FROM BROOKINGS MANY AMENITIES. FEATURING OF WELL KEPT HOME, LARGE MORTON POLE SHED, GARDEN SHED, AND A LARGE BACKYARD AREA, THIS PROPERTY OFFERS THE SPACE YOU ARE LOOKING FOR ON THE EDGE OF A VIBRANT COMMUNITY.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

BROOKINGS COUNTY LAND SALE

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

704 34TH AVE. BROOKINGS, SD 57006

Property Highlights

- Home 1,276 Sq. Ft. Finished Main Floor
 - Basement 1,276 Sq. Ft. Unfinished Basement
- Morton Pole Shed 54' x 117'
- Spacious 2.76 Acre Property
- Garden Shed
- 2 Stall Garage (26' x 28')

Residence Interior Information:

- | | |
|---|--|
| <ul style="list-style-type: none">- <u>Main Floor:</u><ul style="list-style-type: none">- 2 Bedrooms- 1 3/4 Bathroom- Washer & Dryer/Office Space- Heat & Glow Natural Gas Fireplace | <ul style="list-style-type: none">- <u>Basement:</u><ul style="list-style-type: none">- Heat & Glow Natural Gas Fireplace- Washer & Dryer- Mostly Open Concept allowing for endless opportunities. |
|---|--|

More Details and Photos of the property can be found at AmericanLandAgency.com



OPEN HOUSE DATES:

SATURDAY 1/11/2025: 1:00-4:00 P.M.

SATURDAY 1/18/2025: 1:00-4:00 P.M.

SUNDAY 1/19/2025: 4:00-6:00 P.M.

SATURDAY 1/25/2025: 11:00-2:00 P.M.

SEALED BID DEADLINE:
1/28/2025 BY 4:00 P.M.

SEALED BIDS AND BANK
VERIFICATION CAN BE SUBMITTED TO
OFFICE@AMERICANLANDAGENCY.COM

LOCATION:

- EAST EDGE OF 34TH AVE.
- INTERSTATE 29 - 1/2 MILE W.
- SDSU: 1.25 MILES W.
- HILLCREST ELEMENTARY: 1.5 MILES W.
- BROOKINGS HOSPITAL: 1.25 MILES W.



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Sale Terms and Conditions:

American Land Agency, LLC represents the rights and interests of Seller only. Any Buyers Agency compensation shall be the sole responsibility of the Buyer. Seller reserves the right to reject any and all offers. Announcements made the day of the auction take precedence over written materials.

Tract has been surveyed in accordance with the proposed past and access easement map (see next page). 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 @ 4:00 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 \$1,000.

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.

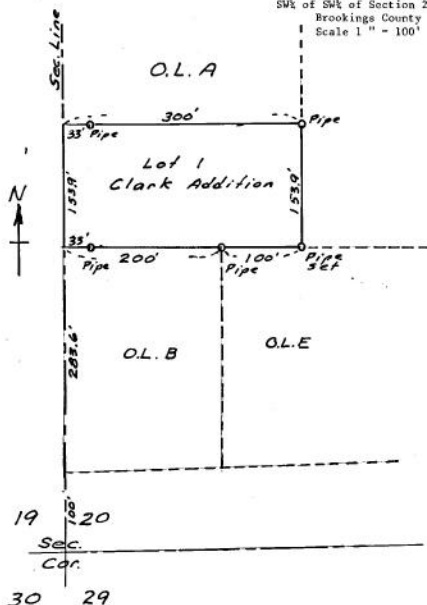
All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to purchase shall be based solely on Buyer's efforts to gather and analyze the property's respective data.

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: \$2,430.60

Property Tax Amount Subject to Change with Platting the property.

PLAT OF
LOT 1 CLARK ADDITION
TO THE County of Brookings
SW 1/4 of SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M.
Brookings County
Scale 1" = 100'
South Dakota
May 13, 1979



SURVEYOR'S CERTIFICATE

This is to certify that I, Emory E. Johnson, a registered land surveyor, in the State of South Dakota, did on and before May 13, 1979, at the request of Lester Clark, who represented the owner, survey and plat a tract of land described as a part of the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. in Brookings County, South Dakota.

The portion of the tract so platted being that shown on the accompanying plat as Lot 1 of Clark Addition to the County of Brookings in the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. This plat correctly shows the results of this survey and each corner is marked by a steel rod or pipe as shown.

Emory E. Johnson
Emory E. Johnson
Registered Land Surveyor

State of South Dakota)
County of Brookings) ss

On this the 5th day of May, 1979, before me, Faye Biggar, the undersigned officer, personally appeared Emory E. Johnson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Faye Biggar
Notary Public

My commission expires 11-16, 1980.

OWNER'S CERTIFICATE

This is to certify that we, Harold Telkamp and Helen Telkamp, are the owners of the tract of land described as a part of the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. in Brookings County, South Dakota and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance. We further certify that we authorized Lester Clark to request on our behalf that Emory E. Johnson survey and plat this tract and that we hereby approve this survey and plat.

The portion so platted shall hereafter be designated as Lot 1 of Clark Addition to the County of Brookings in the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. as is shown on this plat.

Harold Telkamp
Helen Telkamp
Owner

State of South Dakota)
County of Brookings) ss

On this the 26th day of December, 1979, before me, Ann G. Gorge, the undersigned officer, personally appeared Harold Telkamp and Helen Telkamp, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Ann G. Gorge
Notary Public

My commission expires 9/23, 1984.

COUNTY PLANNING COMMISSION APPROVAL

I hereby certify that this plat was approved by the Brookings County Planning Commission on the day of , 19 .

County Auditor

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

It was moved by Gladys Olesky, and seconded by Kenneth W. Hulse, and motion carried, that the plat as shown hereon and as described in the accompanying certificate of and designated as Lot 1 of Clark Addition to the County of Brookings in the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.

I, Gladys Olesky, County Auditor of Brookings County, hereby certify that the accompanying plat was approved and accepted by the Board of County Commissioners at its meeting of May 9, 1980.

Gladys Olesky
County Auditor

TREASURER'S CERTIFICATE

I, Kenneth Hulse, Treasurer of Brookings County, South Dakota, hereby certify that all the taxes which are liens upon any of the property included in the accompanying plat of Lot 1 Clark Addition to the County of Brookings in the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. have been paid according to the records in the Treasurer's Office.

Dated at Brookings, South Dakota, this 28 day of April, 1980.

Kenneth Hulse
Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Barthley Alex, Director of Equalization, hereby certify that I have received a copy of the accompanying plat of Lot 1 of Clark Addition to the County of Brookings in the SW 1/4 of the SW 1/4 of Section 20, T 110 N, R 49 W of the 5th P.M. according to the laws of the State of South Dakota.

Barthley Alex
Director of Equalization

OFFICE OF REGISTER OF DEEDS

Filed for record this 9th day of May, 1980 A.D. at 4:00 P.M. and recorded in Book of Plats 14 on page 13 therein.

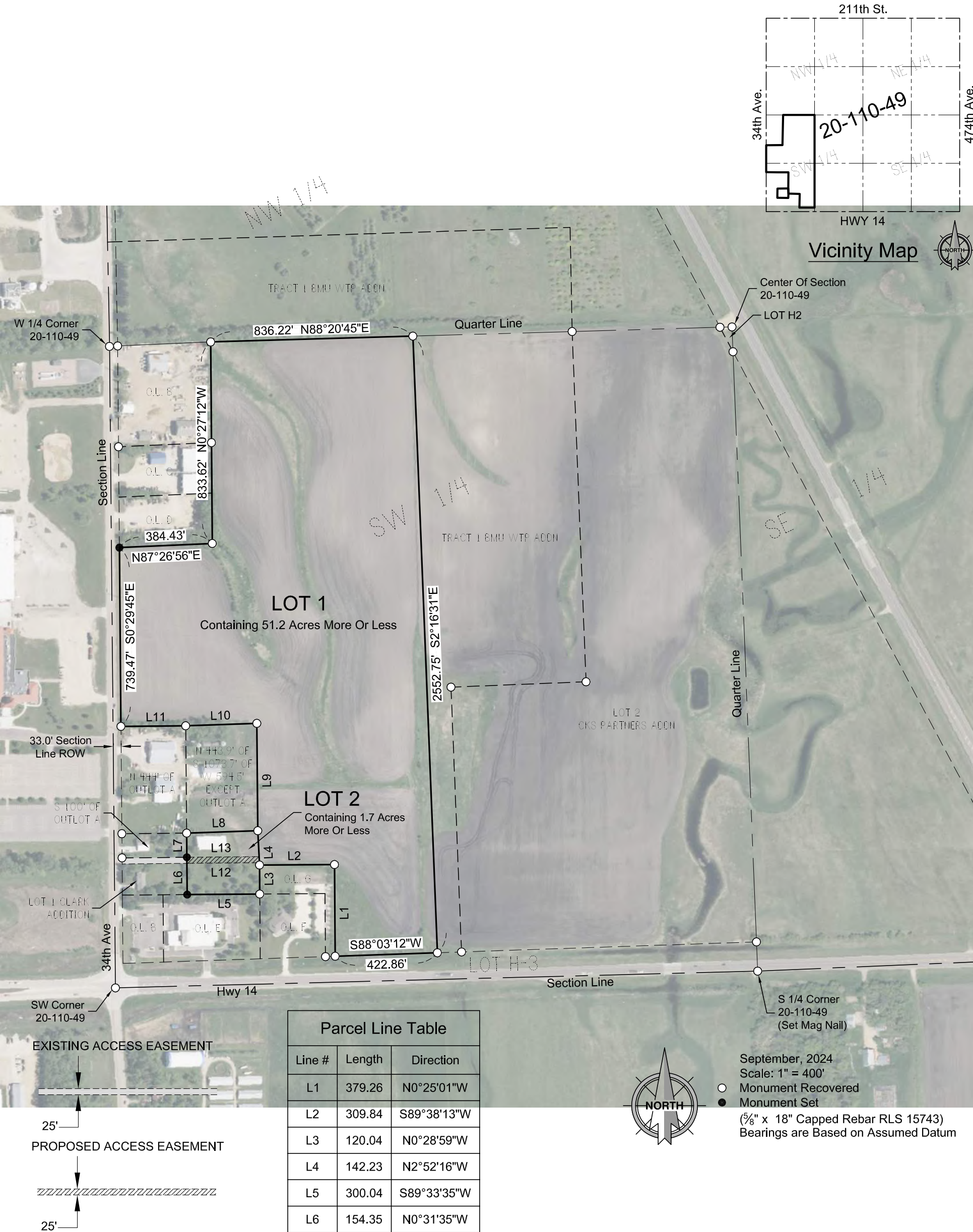
By Anna C. Stead
Register of Deeds

68285

5026
Barthley Alex

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 6 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: Lot 1 of Clark Addition and Lot 2 of Clark 2nd Addition in the Southwest Quarter (SW1/4) of Section Twenty (20) in Township One Hundred Twenty (120) North, Range Forty-nine (49) West of the 5th P.M., Brookings County, South Dakota (2.76 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 4:00 P.M. on January 30th, 2025 at McCorry 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.

Offer Amount \$ _____

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.