



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

# HAND COUNTY LAND SALE



THIS PROPERTY FEATURES 120.34 +/- ACRES OF PRIME CROPLAND WITH A FIELD AVERAGE SOIL PRODUCTIVITY INDEX OF 84.5 —AMONG THE STRONGEST IN HAND COUNTY. IT'S A FANTASTIC OPPORTUNITY FOR ROW CROP PRODUCTION, COMPLEMENTED BY DIVERSE WILDLIFE HABITAT. THE WINDING CREEK, SHELTER BELTS, AND GRASSLANDS MAKE IT A HAVEN FOR WILD GAME, OFFERING AN IDEAL SETUP FOR HUNTING ENTHUSIASTS. WITH GRAVEL ROAD ACCESS ON TWO SIDES, THIS PROPERTY PROVIDES A POTENTIAL SITE FOR BUILDING YOUR DREAM HOME OR HUNTING CABIN. THE COMBINATION OF HIGH PRODUCTIVITY, STRONG INCOME POTENTIAL, AND RECREATIONAL VALUE MAKES THIS AN OUTSTANDING INVESTMENT OPPORTUNITY.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

## HAND COUNTY LAND SALE

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**S. 2,450 FT. OF THE E. 2,530  
FT. OF SW1/4 6-114-66  
EXCEPT TRACT 1 ROWEN ADDN.**

120.34 +/- Taxable Acres

### Property Highlights:

- 84.5 Field Average Soil Productivity Index
- Gravel Road Access on 2 Sides
- Excellent Wildlife Habitat
- Perfectly Suited Area for a future Building Site
- Creek & Grassland for Wild Game Hunting including Pheasants, Grouse, Ducks, Doves, Whitetail Deer, Coyotes, Etc.
- No Current Lease on the Property - (Owner Operated)



### 2023 REAL ESTATE TAXES

**\$1,272.30**

### SOIL PRODUCTIVITY:

**84.5**

- 100% CLASS 2 SOILS
- 66.73 FSA CROPLAND ACRES

### LOCATION:

- 1/2 MILE WEST OF BURDETTE
- 14.5 MILES NE OF MILLER
- 15.5 MILES WEST OF TULARE
- 3.5 MILES SOUTH OF S.D.  
HWY-26



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## Additional Sale Terms:

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

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 properties respective data. Seller reserves the right to reject any offers presented.

**BUY NOW OPTION:** The "BUY NOW" offer will be accepted until **November 4, 2025 at 4:00 P.M. CST**. After the "BUY NOW" Option deadline, the property will proceed to the Final Private Auction.

**SEALED OFFERS** will be accepted until **4:00 P.M. CST November 4, 2025** at the American Land Agency Office, located at 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, November 4th, 2025 at 4:00 P.M. 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 American Land Agency Office located at 315 N. Broadway Ave., Miller, SD 57362 on November 6, 2025 at 11:00 A.M.

The Five (5) Highest Bidders will be invited to the private auction and given the opportunity raise their offer at this time. The minimum "raise" amount will be \$10 per acre.

Closing Date shall take place no later than 60 days after the execution of a purchase agreement. Hand County Title Company will be handling the closing of this sale. The day of the final private auction, successful bidders will be required to execute a purchase agreement and write 10% earnest money/down payment check made payable to Hand County Title Trust Account where it will be held until closing. Such earnest money/down payment is not refundable, and Buyers acknowledge by bidding at this sales that "time is of the essence" regarding the executed purchase agreement.

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.

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 is in the process of being surveyed. The completed survey of the property will be available at AmericanLandAgency.com The sale of the property is based surveyed acres. Boundaries drawn on marketing material is for visual aid purposes only.

**Full Legal Description:** The South 2,450 feet of the East 2,530 feet of the Southwest Quarter (SW1/4) of Section Six (6), Township One Hundred Fourteen (114) North, Range Sixty-six (66) West of the 5th P.M., Hand County, South Dakota, except Tract 1 of Rowen Addition.

Property Taxes shall be prorated to the date of closing. 2023 Real Estate taxes due in 2024: \$1,272.30



**SEALED BID FORM**

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

This offer is subject to the procedures, terms, and conditions of the attached notice of “Fritzsche Family Land Auction – Hand County, South Dakota” in regard to the following:

**Legal Description:**

The South 2,450 feet of the East 2,530 feet of the Southwest Quarter (SW1/4) of Section Six (6) in Township One Hundred Fourteen (114) North, Range Sixty-six (66), West of the 5<sup>th</sup> P.M., Hand County, South Dakota, EXCEPT Tract 1 of Rowen Addition (Sale based on Surveyed Acres. Survey will be posted on AmericanLandAgency.com when it becomes available.)

All offers will be opened at **4:00 P.M. CST on Tuesday, November 4<sup>th</sup>, 2025**, American Land Agency will attempt to notify all bidders no later than November 4<sup>th</sup>, 2025 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held **Thursday at 11:00 A.M. on November 6<sup>th</sup>, 2025 at the American Land Agency Office, 315 N. Broadway Ave., Miller, 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. Announcements made the day of auction take precedence over written materials.

**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.*

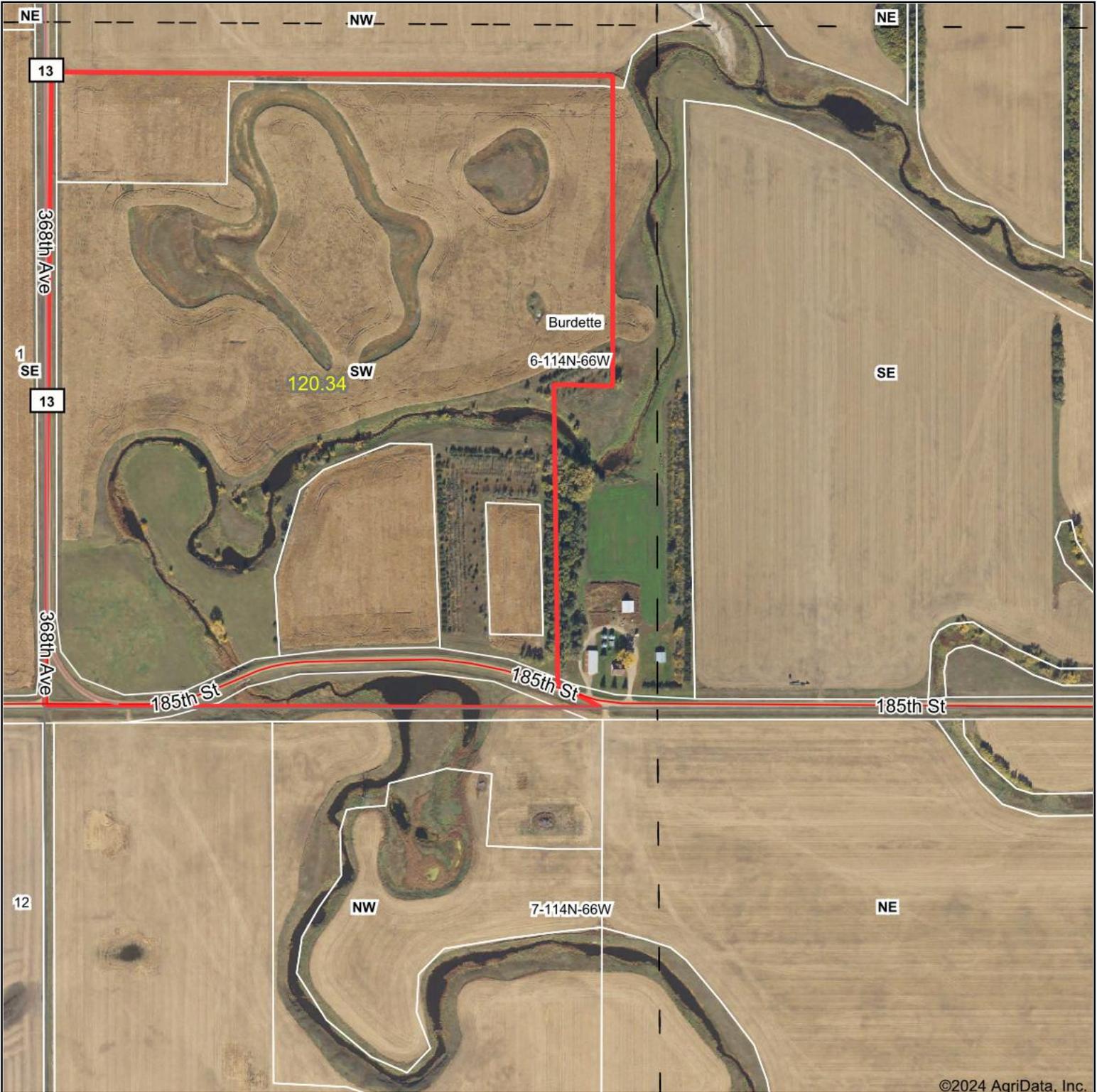
Mail this form to: American Land Agency, LLC, P.O. Box 45, Miller, SD 57362

Or

Email this form to: [office@AmericanLandAgency.com](mailto: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



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Boundary Center: 44° 42' 38.47, -98° 49' 17.69



**6-114N-66W**  
**Hand County**  
**South Dakota**



Maps Provided By:



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11/22/2024

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

# 4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

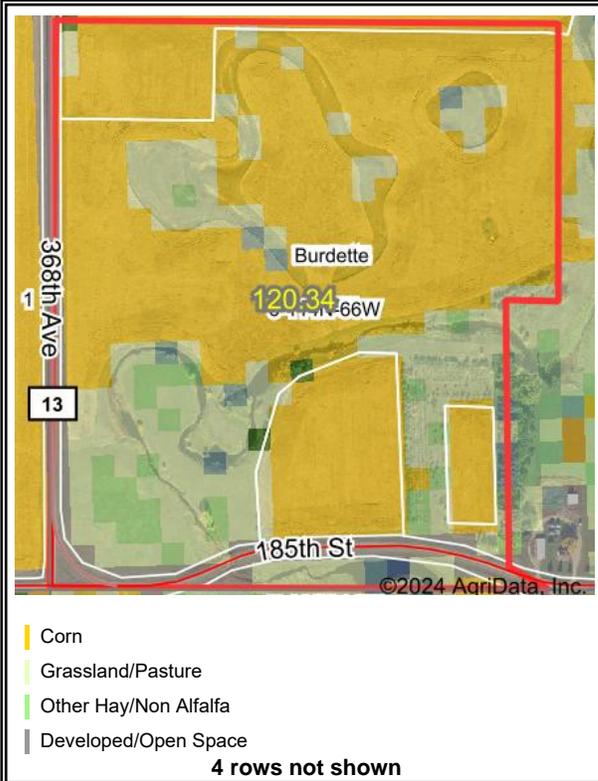
Field ID:

Phone:

Acct. #:

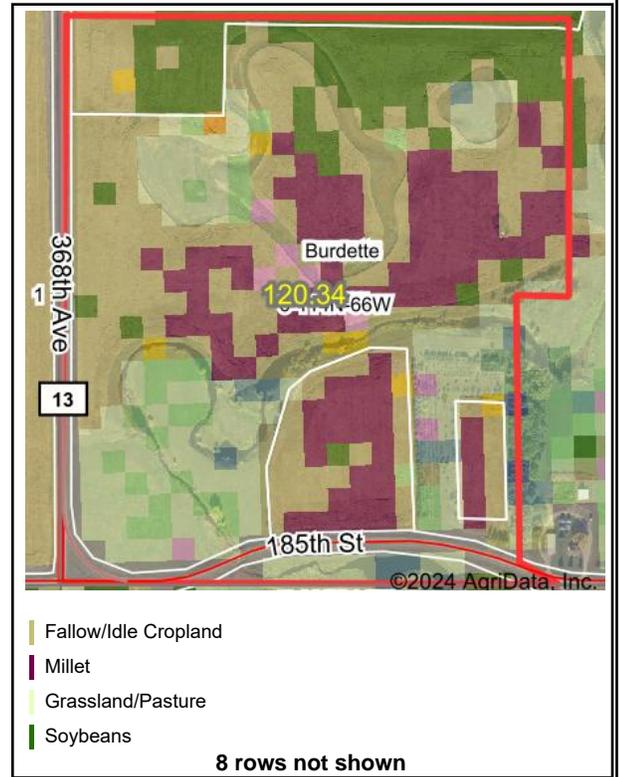
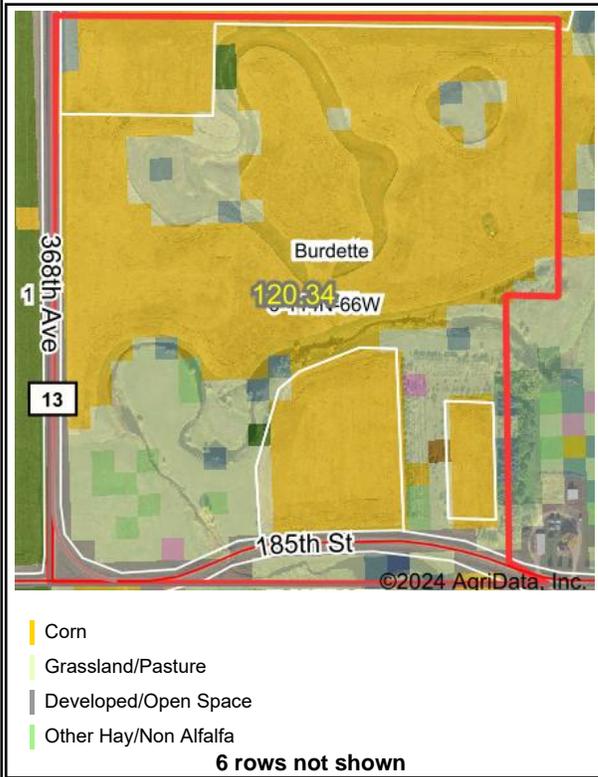
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 42' 38.47, -98° 49' 17.69

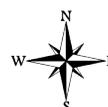
State: SD

County: Hand

Legal: 6-114N-66W

Twnshp: Burdette

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



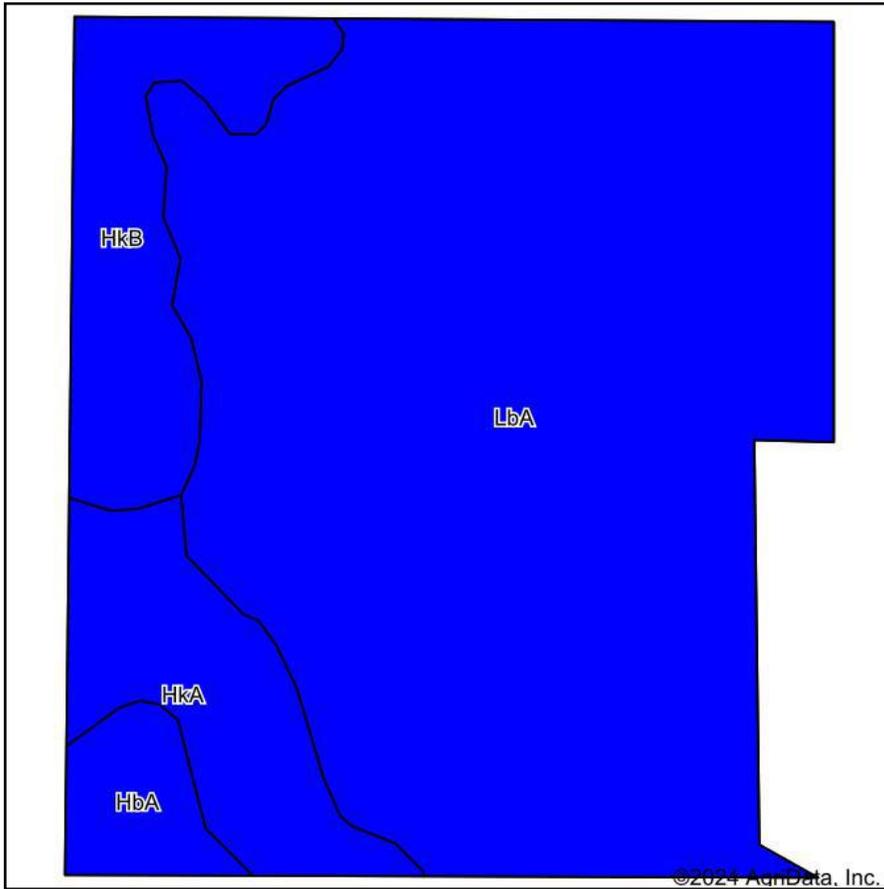
Maps Provided By:



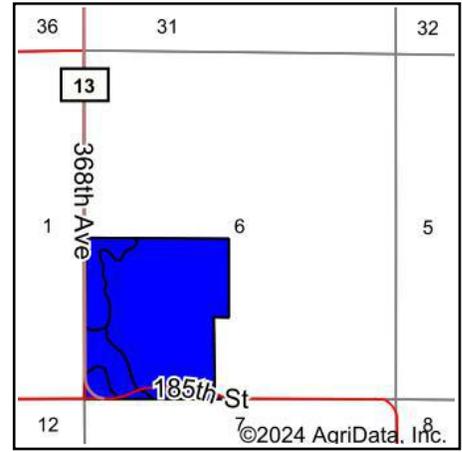
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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hand**  
 Location: **6-114N-66W**  
 Township: **Burdette**  
 Acres: **120.34**  
 Date: **11/22/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	*n NCCPI Overall
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	92.08	76.6%		Moderately well drained	IIc	84		72
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	12.55	10.4%		Well drained	IIe	84	2	63
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	11.49	9.5%		Well drained	IIc	88		64
HbA	Hand loam, 0 to 2 percent slopes	4.22	3.5%		Well drained	IIc	86		65
<b>Weighted Average</b>						<b>2.00</b>	<b>84.5</b>	<b>0.2</b>	<b>*n 70.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,354.7

Max: 1,386.3

Range: 31.6

Average: 1,366.8

Standard Deviation: 6.36 ft

0ft 440ft 879ft



11/22/2024

6-114N-66W  
Hand County  
South Dakota

Boundary Center: 44° 42' 38.47, -98° 49' 17.69

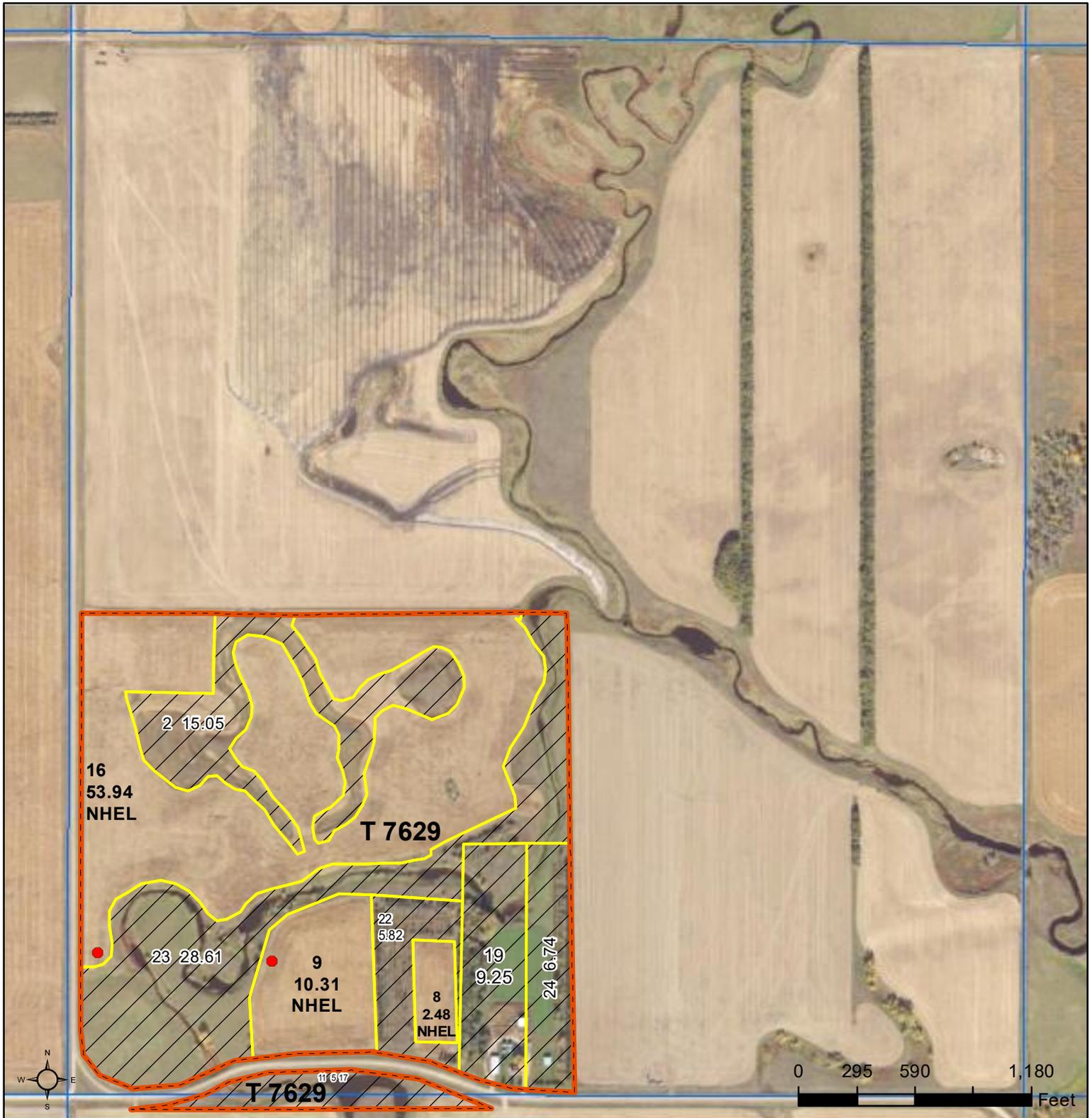
Maps Provided By:



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

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**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- 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 \_\_\_\_\_

Tract Cropland Total: 66.73 acres

2024 Program Year  
 Map Created April 30, 2024

Farm **6186**  
 Tract **7629**

**6-114N-66W-Hand**

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