



LAND AUCTION

Thursday, May 29, 2025
10:00 AM CST

Location: Wolsey Community Hall,
Wolsey, SD 57384

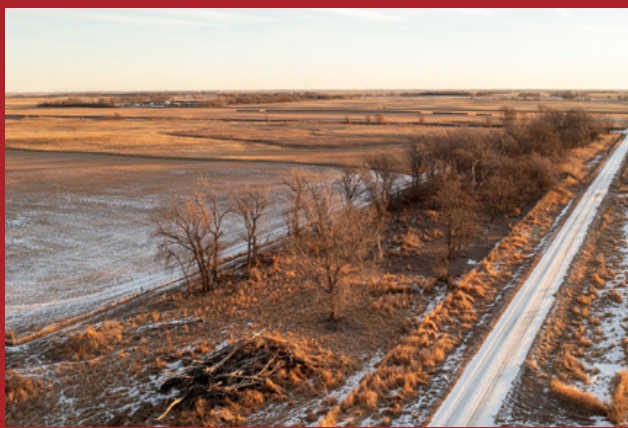
ORGANIC CERTIFIED FARMLAND

Beadle County, SD

294 +/- Acres Sold as One Tract

ABOUT THIS PROPERTY:

Prime organic certified farmland located 4 miles north of Wolsey, SD. The east side of the property has great commercial potential with direct access off Highway 281. This 294 +/- acre property offers 249 tillable acres, currently planted in alfalfa (3rd year), with a soil productivity index of 64. Additionally, 31.5 acres are enrolled in CRP, providing conservation benefits and income potential. The current CRP contract is valid until 2026 and is eligible for re-enrollment, offering you the options to take advantage of the program or revert it to tillable acres.



More About this Property:

Cain Creek runs through the property, creating 45 acres of slough grasses that attract abundant wildlife, making this property ideal for hunting and recreation. Mature hardwood trees line the northern and southern frontages, adding natural beauty and protection.

Utilities, including fiber internet, electricity, and rural water, are readily accessible. The property is free of encumbrances, offering full flexibility to the new owner.

Whether you're seeking productive farmland, a recreational retreat, or an investment opportunity, this property delivers. Don't miss this incredible opportunity to own premium South Dakota farmland!

Directions: Head north on Hwy 281 4 miles from Wolsey, South Dakota. The property is on the west side of the highway.

Legal Description: 160 +/- Acres of section 27, Township 112N, Range 64W of Allen Township, AND; 142.18 +/- Acres of SE4. EXC RY LESS 1.02 AC & LESS WHEAT GROWERS LOT 2 LESS LOT H-2 (1.50 ACRES) IN SE4 27-112-64. LESS MCNEIL OUTLOT 1 (8+/- ACRES) IN THE SW1/4 AND SE 1/4 OF SECTION 27, TOWNSHIP 112 NORTH, RANGE 64 WEST

Taxes: \$5,003.62

Available for 2025

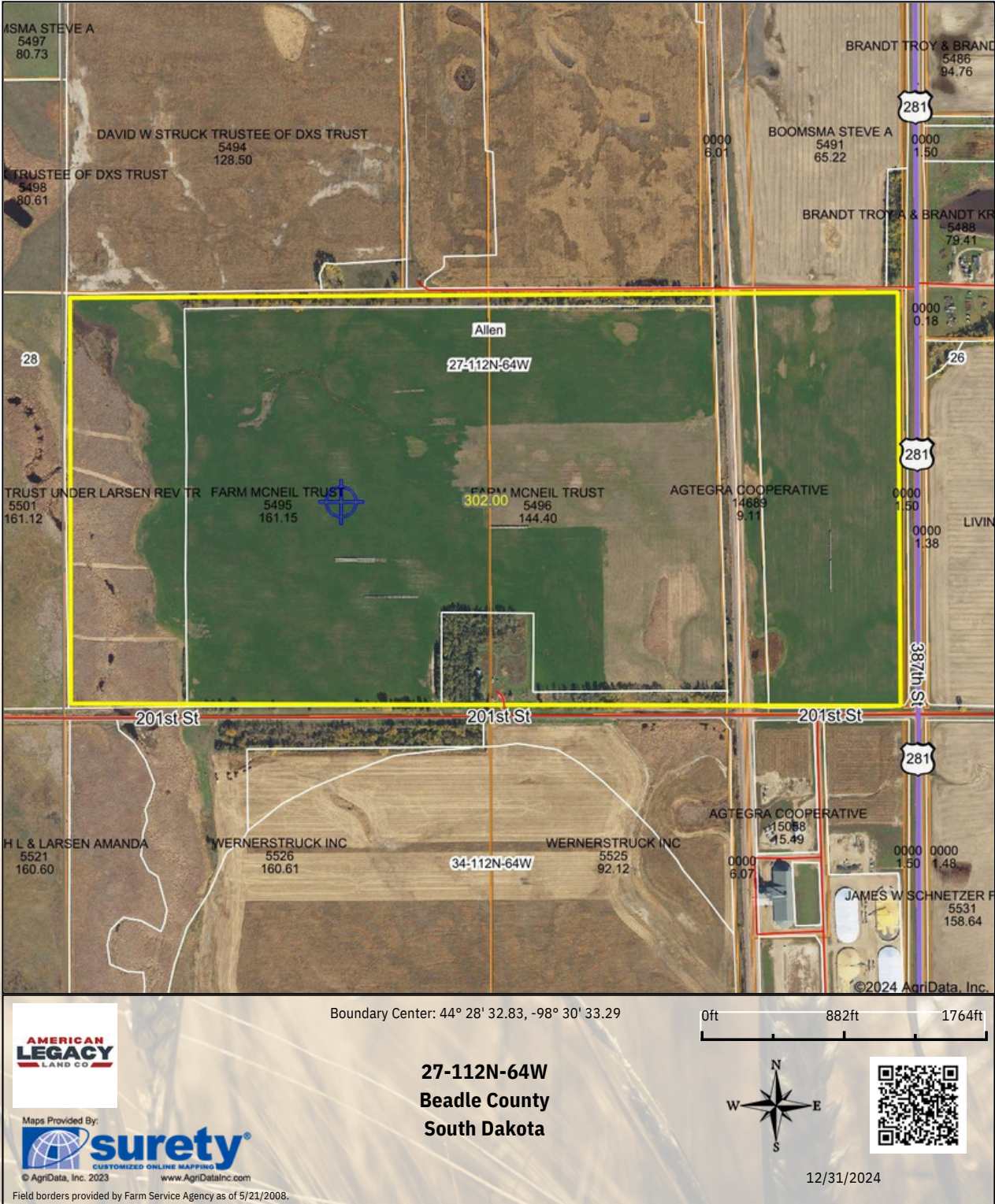
Listing Agents: Nathan Hofer and Kyle Grafsgard

Auctioneer: Scott Jelinek

FEATURES:

- 294 +/- Total acres
- 249 +/- Tillable acres
- Commercial potential
- 64 SPI
- 31.5 +/- Acres in CRP
- Direct Hwy 281 access
- Organic certified

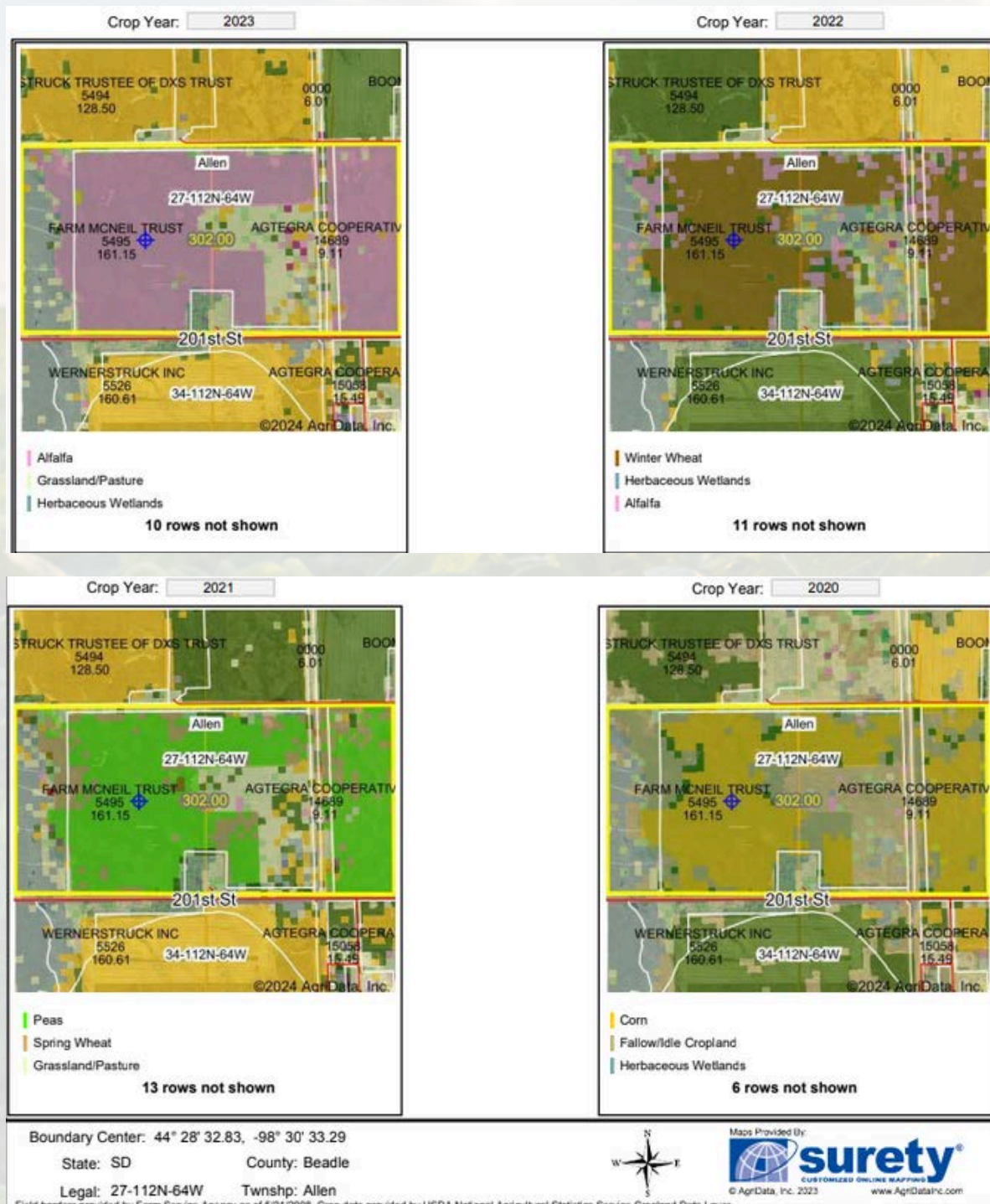
BEADLE COUNTY,
SOUTH DAKOTA



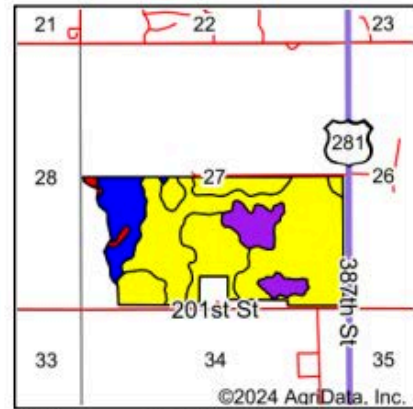
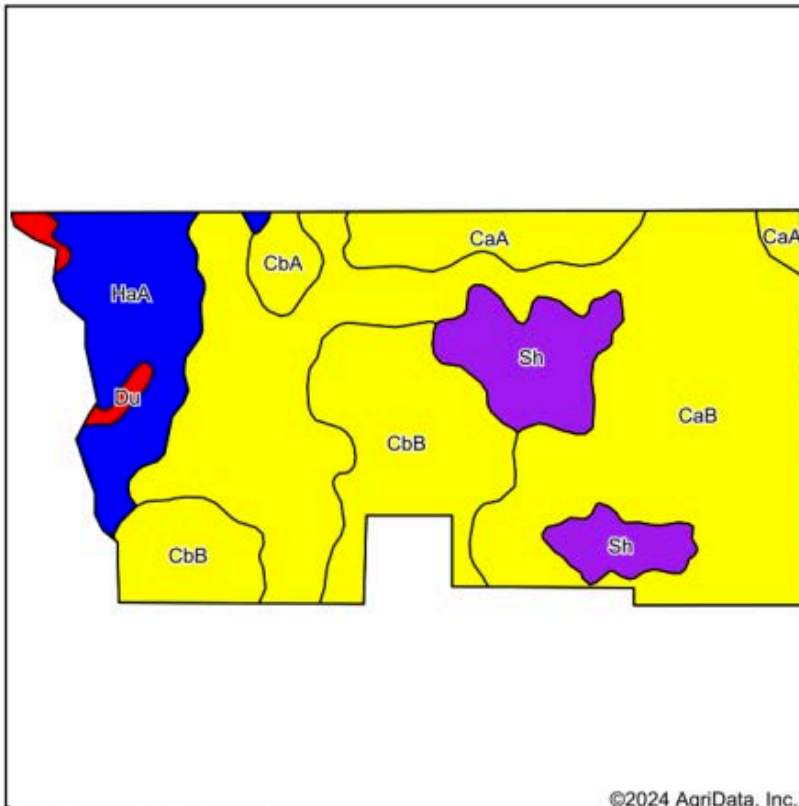
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Soils Map



State: **South Dakota**
 County: **Beadle**
 Location: **27-112N-64W**
 Township: **Allen**
 Acres: **265.39**
 Date: **12/31/2024**

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Maps Provided By:



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Area Symbol: SD005, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	140.38	52.8%		IIIe	62
CbB	Carthage-Blendon fine sandy loams, 2 to 6 percent slopes	46.86	17.7%		IIIe	62
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	28.89	10.9%		IIc	88
Sh	Shue loamy fine sand	24.41	9.2%		IVw	54
CaA	Carthage fine sandy loam, 0 to 2 percent slopes	16.72	6.3%		IIIe	66
CbA	Carthage-Blendon fine sandy loams, 0 to 2 percent slopes	5.33	2.0%		IIIe	66
Du	Durrstein silt loam	2.80	1.1%		VIc	8
Weighted Average					3.01	63.9

*c: Using Capabilities Class Dominant Condition Aggregation Method



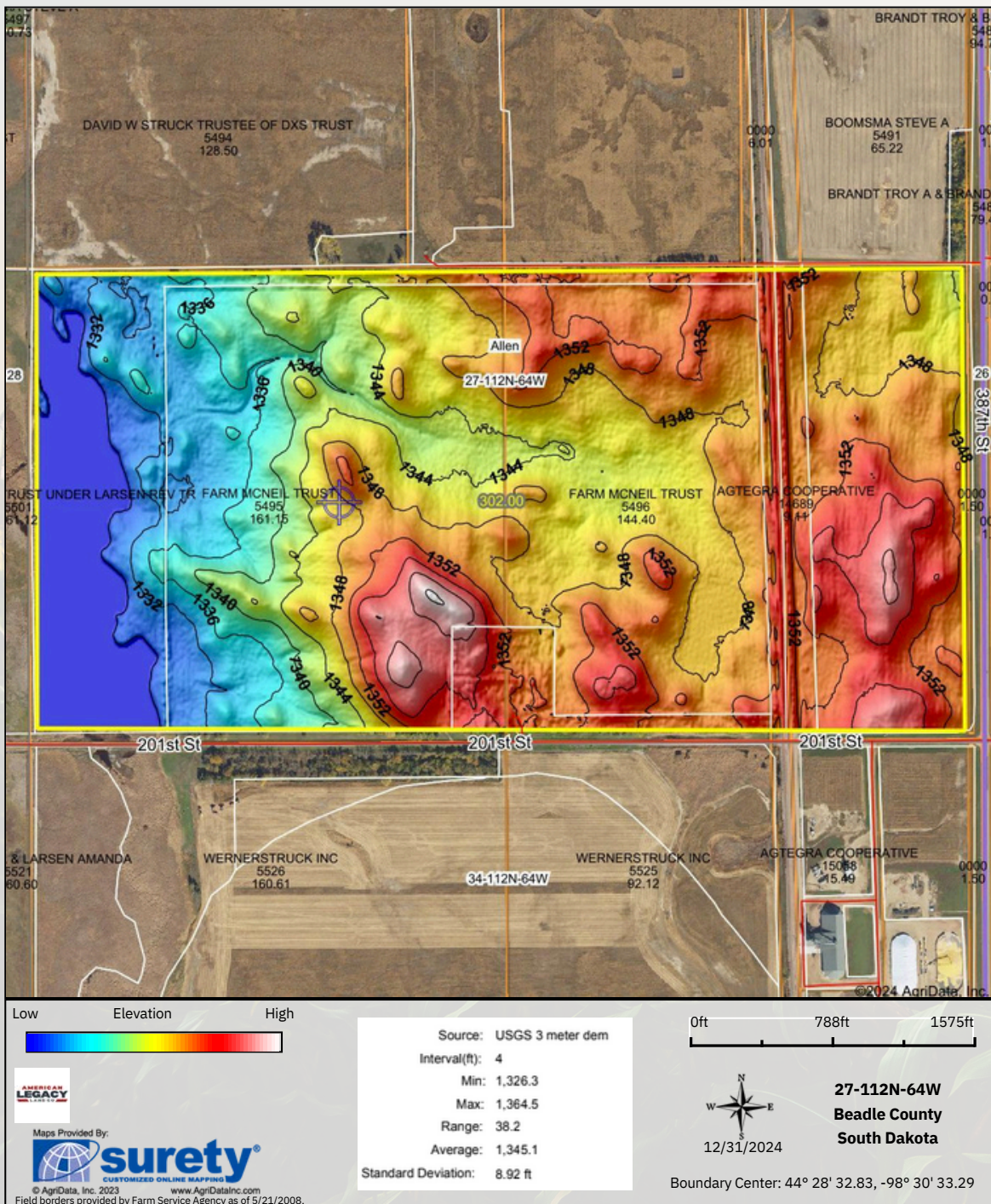
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HUNTING • DEVELOPMENT**

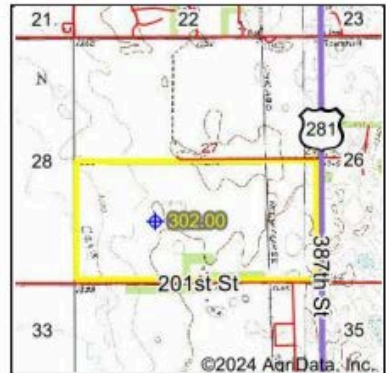


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Wetlands Map



State: **South Dakota**
 Location: **27-112N-64W**
 County: **Beadle**
 Township: **Allen**
 Date: **12/31/2024**

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Maps Provided By:

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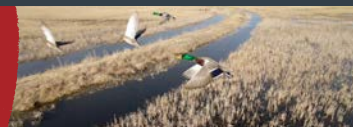
Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	18.92
PEM1A	Freshwater Emergent Wetland	10.93
PEM1Ad	Freshwater Emergent Wetland	7.07
R4SBC	Riverine	0.61
PEM1Cx	Freshwater Emergent Wetland	0.51
PFOA	Freshwater Forested/Shrub Wetland	0.46
Total Acres		38.50

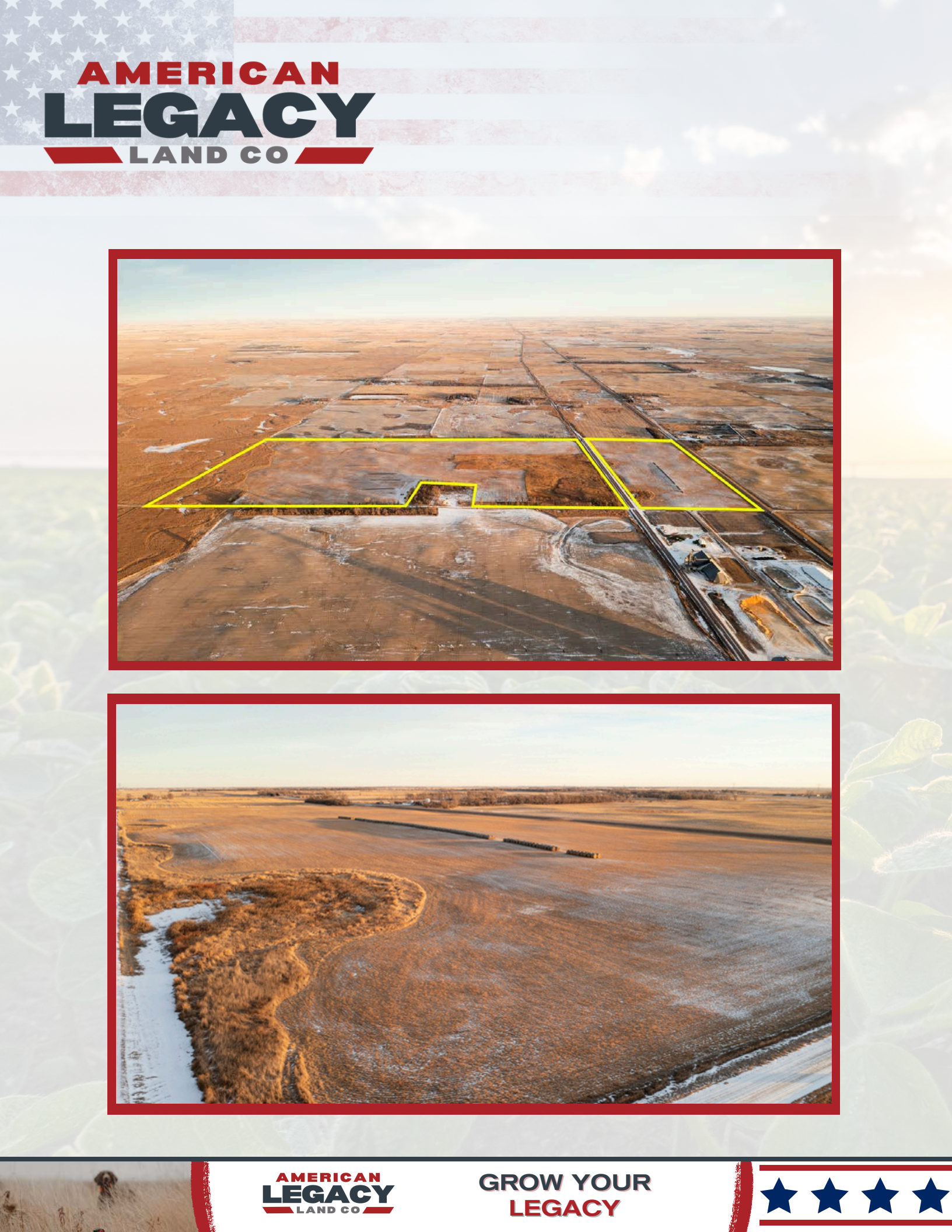
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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TRUSTED**





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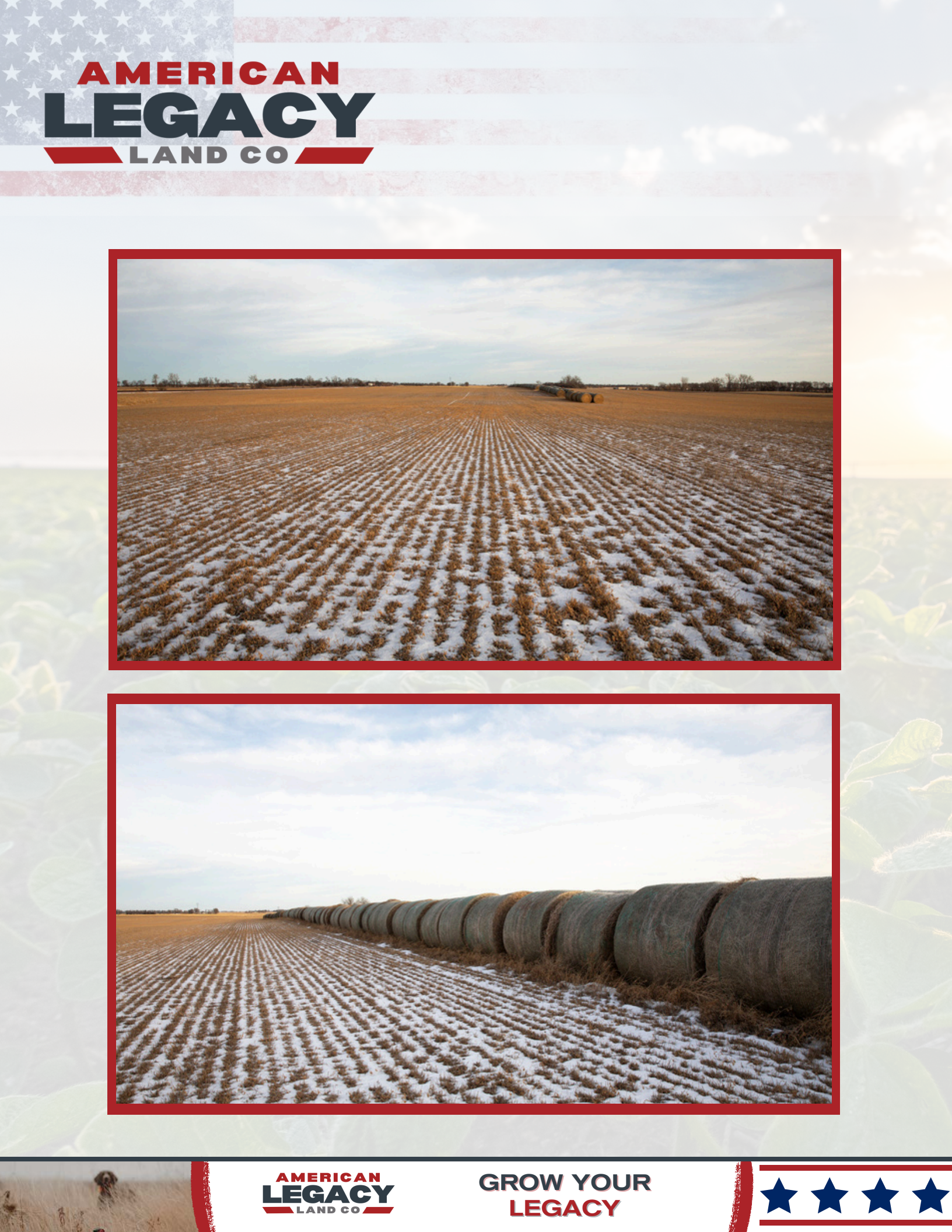




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Auction Terms and Conditions:

Auction Terms and Services FARM AUCTION – Thursday May 29th, 2025 10am CST-
Wolsey, SD- HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING
BEGINS MAY 19TH ON AUCTIONTIME.COM.***

****NOTE: ALL ONLINE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO
BID 24 HOURS PRIOR TO AUCTION DATE! ** ***ALL SALES ARE FINAL!!** HAVE
FINANCES LINED UP IN ADVANCE ***ALL DUE DILIGENCE MUST BE DONE PRIOR TO
FINAL SALE DAY**SALE PENDING SELLER APPROVAL ***PLEASE SEE FULL LIST OF
TERMS AND CONDITIONS.*****

Property Specific *** PROPERTY SHALL BE OFFERED IN ONE TRACT ***

Farm Location: From the town of Wolsey, head North on highway 281 4 miles. The property
is on the North side of 201st street. Directly North of the Agtegra facility on the west side of
highway 281. OR Auction Location: Wolsey Community Hall, Wolsey, SD

Legal Description: 160 +/- Acres of section 27, Township 112N, Range 64W of Allen
Township, AND; 142.18 +/- Acres of SE4. EXC RY LESS 1.02 AC & LESS WHEAT
GROWERS LOT 2 LESS LOT H-2 (1.50 ACRES) IN SE4 27 112-64. LESS MCNEIL
OUTLOT 1 (8+/- ACRES) IN THE SW1/4 AND SE 1/4 OF SECTION 27, TOWNSHIP 112
NORTH, RANGE 64 WEST

USE: Property is Ag Use Zoned Spanning 294 +/- acres; this property has versatile options
for farming and agricultural use as well as recreation, and commercial potential with highway
access. This Organic Certified Eastern South Dakota farm ground presents a great
opportunity for long term investments, expand your operation, or develop into a new
endeavor.

Income: The new owner will have a lease back option of \$41,923.20 for the 2025 crop
year.



**BUYING • SELLING
AUCTIONS**

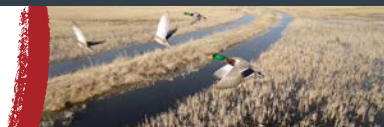




Auction Terms and Conditions Continued:

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Huron Title Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately June 30th, 2025. Buyers will pay a \$495 Broker Administrative Compliance fee at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of the land for all of 2025 growing season or can exercise the lease back option. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections.

Please have all arrangements made prior to the sale. American Legacy Land Co. Nathan Hofer, Kyle Grafsgard, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as one tract. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



Listing Agents:

Serving Eastern South Dakota

Nathan Hofer knows the joys that come with land development. He and his family have converted land into food plots and shelterbelts, enrolled cropland in CRP programs and, over the years, have cultivated some fantastic pheasant and whitetail habitat. Many people from around the nation have enjoyed incredible and memorable hunts on their 1,100 acres near Huron, South Dakota. Most recently, he's collaborated with Delta Waterfowl to install duck nests in order to increase local nesting pairs.

Nathan grew up traveling with his grandfather, competing nationally on the trap shooting circuit. This experience showed him that he enjoyed meeting people and allowed him to build a nationwide network. Today, that ability to connect with people helps him make real estate transactions quickly and efficiently. After graduating from Huron High School, Nathan obtained his Bachelor's degree in business and psychology from the University of South Dakota. After college, he worked in human resources before the opportunity came along to combine his love of the outdoors with his exceptional networking skills. At American Legacy Land Company, Nathan enjoys helping people fulfill their land dreams, whether it's for hunting habitat or prime farmland being added to the family legacy.

When he is not working, Nathan enjoys shooting sports, fishing, hunting, and attending Huron Christian Church. Nathan serves as a board member for the Isaac Walton League and Delta Waterfowl local chapters and is a member-at-large of Ducks Unlimited and Pheasants Forever.



Nathan Hofer

LAND AGENT
AMERICAN LEGACY LAND CO.

605-350-6939

Nathan@AmericanLegacyLandCo.com

Kyle was born and raised in Huron, South Dakota, where he attended St. Martins, Holy Trinity and graduated from Huron High School. Between hunting, fishing, and helping out on the farm, Kyle spent most of his time outdoors resulting in the passions he has today. He learned the values of hard work by helping neighbors in the fields and respect for nature through wildlife conservation. Kyle attended the University of South Dakota, where he earned a Bachelor of Science in Psychology and Business Administration and Management from the University of South Dakota Beacom School of Business. At the University of South Dakota, he met his wife Marley, and they have since moved to Tea, SD with their dog Ellie to start their family.

Prior to coming to live out his dream of working outdoors with American Legacy Land Company, Kyle was a Branch Manager at Enterprise Holdings. He successfully managed his team to be the top-performing branch across the greater Siouxland area for multiple years running and was recognized company-wide with two awards: Best Overall Branch and Highest Operating Profit. Kyle brings this business expertise to American Legacy Land Company and offers the utmost attention to detail and effective communication to serve buyers and sellers alike. Kyle strives to build lifelong relationships with his clients by making their experience a top priority and ensuring clients feel included and informed through every step of the process.

Like many land agents, Kyle has a passion for the outdoors. While he enjoys many forms of hunting and fishing, his favorite pursuits are whitetail, mourning dove, elk, pheasants, turkey, walleye and spoonbill. When he's not hunting or working, he can be found woodworking, enjoying shooting sports, and hiking with Marley and Ellie. "It doesn't matter what I'm doing, as long as I'm in good company".

Kyle is grateful for all his wonderful clients and would love to work with you to help you achieve your land goals.



Kyle Grafsgard

LAND AGENT
AMERICAN LEGACY LAND CO.

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kgrafsgard@AmericanLegacyLandCo.com