



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

# HAND COUNTY CROPLAND AUCTION



FEATURING 112.02 +/- ACRES OF PRIME CROPLAND WITH A FIELD AVERAGE SOIL PRODUCTIVITY INDEX OF 84.4—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. AUCTION BIDS DUE NOVEMBER 4, 2025 BY 4:00 P.M. AUCTION RESERVE PUBLISHED IN THE MARKETING PACKET AND ON [AMERICANLANDAGENCY.COM](http://AMERICANLANDAGENCY.COM)





(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

## HAND COUNTY CROPLAND AUCTION

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### ABBREVIATED LEGAL DESCRIPTION:

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

(LEGAL DESCRIPTION SUBJECT TO CHANGE WITH THE PLATTING OF THE PROPERTY)

112.02 +/- Acres (Subject to Platting)

#### 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)

#### Terms Update:

This property will be offered at auction with a minimum reserve bid of \$4,600/acre. The property has been approved for sale and will be sold to the highest bidder at or above the minimum reserve bid. No bids below this minimum will be accepted. Don't miss this guaranteed sale opportunity at or above the published reserve price!

**Sealed bids due 11/4/2025 by 4:00 P.M.**

**PUBLISHED MINIMUM RESERVE BID \$4,600/ACRE**



### 2024 REAL ESTATE TAXES

**\$1,444.94**

### SOIL PRODUCTIVITY:

**84.4**

- 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 accept or reject any and all bids, and to waive any defects or irregularities in the bidding process. Announcements made the day of auction take precedence over written materials.

**PUBLISHED RESERVE** This property will be offered at auction with a minimum reserve bid of \$4,600/acre. The property's been approved for sale and will be sold to the highest bidder at or above the minimum reserve bid. No bids below this minimum will be accepted.

**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 acre amount and bid **total** on the American Land Agency Sealed Bid Form. Total acres will be subject to final survey and platting results.

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 **Three (3)** 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 platting of the property will be available at AmericanLandAgency.com. The sale of the property is based on platted acres. Boundaries drawn on marketing material is for visual aid purposes only. Legal description is subject to change with the platting of the property.

**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. 2024 Real Estate taxes due in 2025: \$1,444.94



### 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 platted Acres. Plat will be posted on AmericanLandAgency.com when it becomes available. Legal description and total acreage subject to change with the platting of the property.)

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 **three** 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. Seller reserves the right to accept or reject any and all bids, and to waive any defects or irregularities in the bidding process. Announcements made the day of auction take precedence over written materials.

This property will be offered at auction with a minimum reserve bid of **\$4,600/acre**. The property has been approved for sale and will be sold to the highest bidder at or above the minimum reserve bid. No bids below this minimum will be accepted. Don't miss this guaranteed sale opportunity at or above the published reserve price!

**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.*

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' 38.51, -98° 49' 17.53



6-114N-66W  
Hand County  
South Dakota



Maps Provided By:



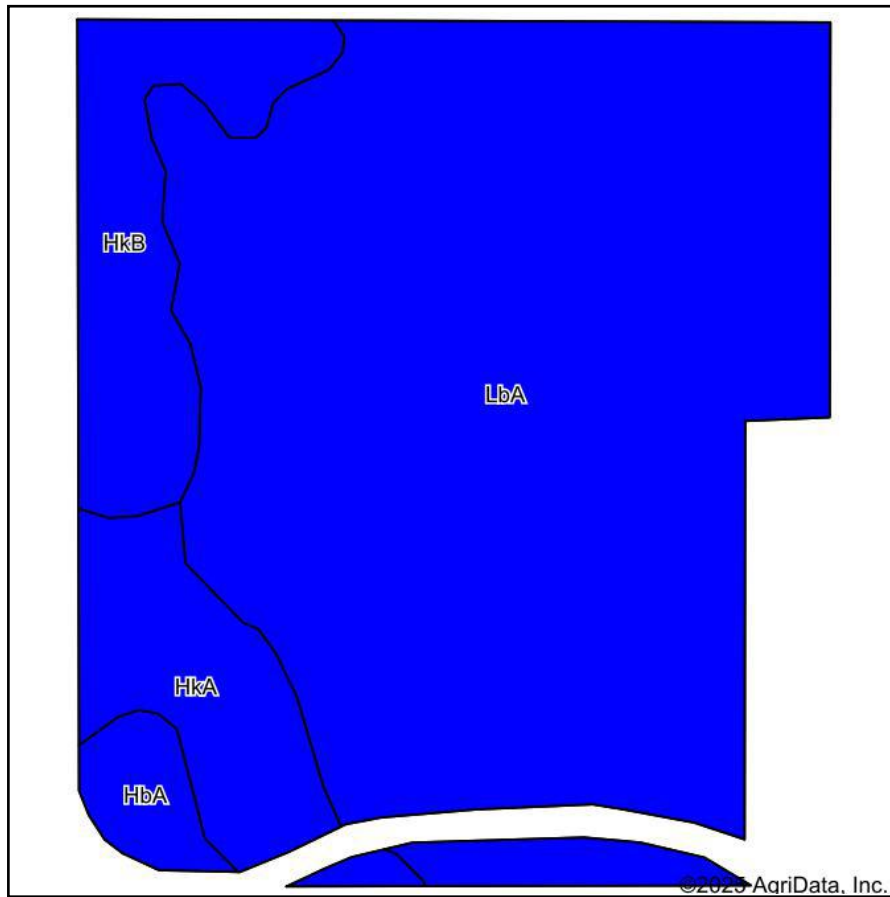
**surety**  
CUSTOMIZED ONLINE MAPPING

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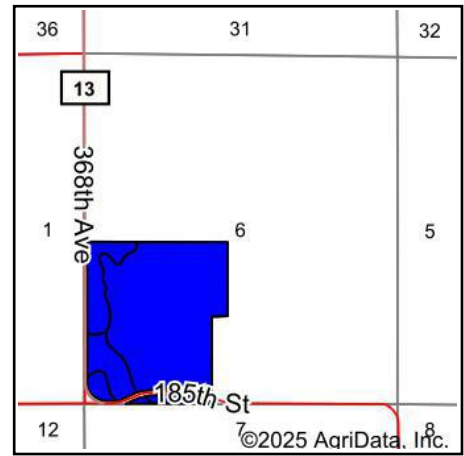
9/4/2025

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Hand**  
 Location: **6-114N-66W**  
 Township: **Burdette**  
 Acres: **112.02**  
 Date: **9/4/2025**

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 | 87.04 | 77.7%            |           | Moderately well drained | IIc              | 84                 |         | 72               |
| HkB              | Houdek-Prosper loams, 1 to 6 percent slopes     | 11.83 | 10.6%            |           | Well drained            | Ile              | 84                 | 2       | 63               |
| HkA              | Houdek-Prosper loams, 0 to 2 percent slopes     | 10.21 | 9.1%             |           | Well drained            | IIc              | 88                 |         | 64               |
| HbA              | Hand loam, 0 to 2 percent slopes                | 2.94  | 2.6%             |           | Well drained            | IIc              | 86                 |         | 65               |
| Weighted Average |                                                 |       |                  |           |                         | 2.00             | 84.4               | 0.2     | *n 70.1          |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

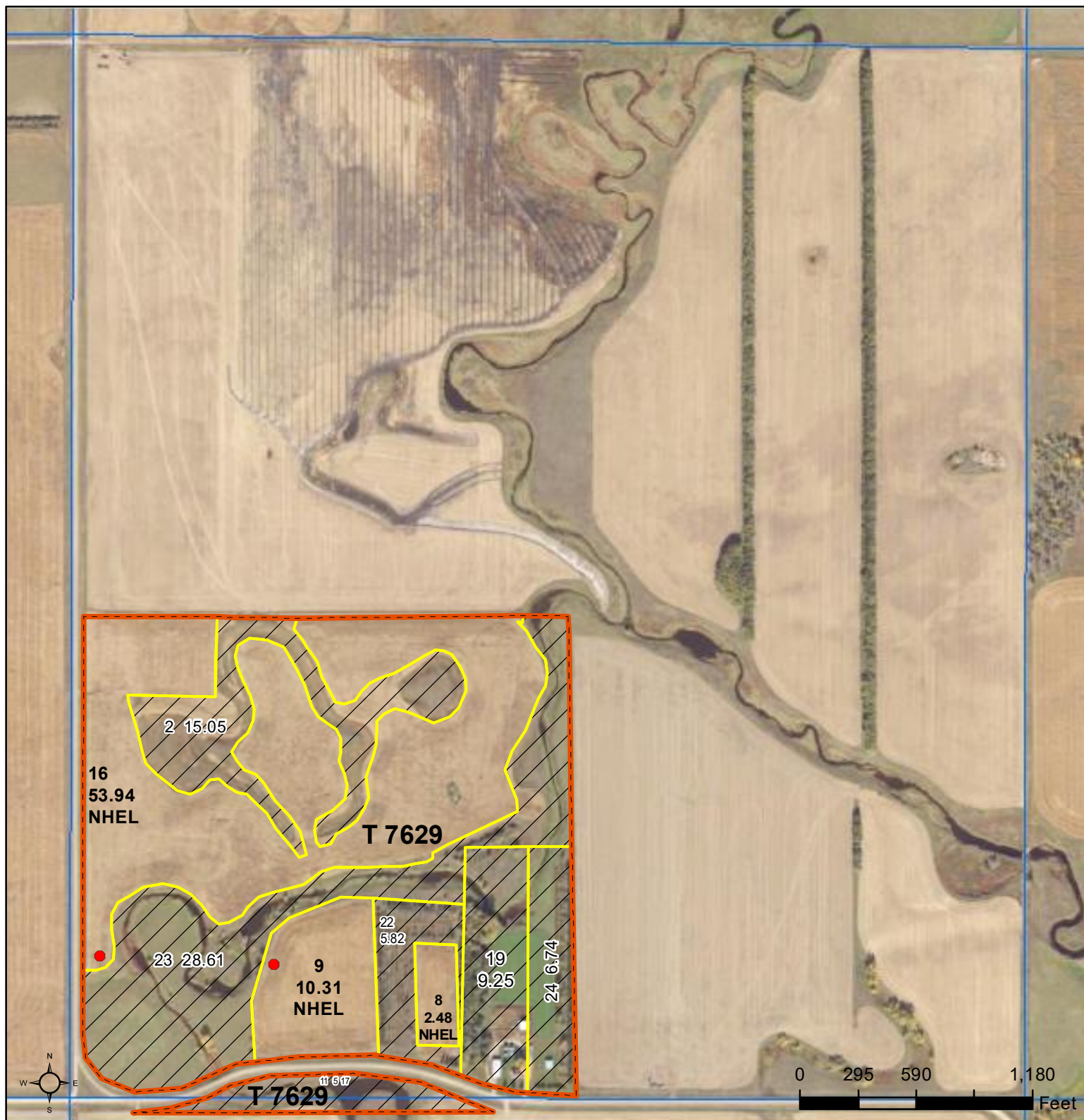
Soils data provided by USDA and NRCS.





United States  
Department of  
Agriculture

## Hand County, South Dakota



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- 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 \_\_\_\_\_

Tract Cropland Total: 66.73 acres

2024 Program Year

Map Created April 30, 2024

Farm **6186**

Tract **7629**

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

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).