



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**FARMLAND AND
HUNTING PROPERTY**

Brookings County, SD

80 +/- Acres

OFFERED AT:

\$514,214

ABOUT THIS PROPERTY:

Just two miles north of Highway 14 lies the 80 ± acre property you've been searching for — a rare blend of productive farmland, thriving wildlife habitat, and the kind of natural beauty that makes you forget how close you are to town.

Situated just six miles northeast of Brookings, this farm includes 76.29 acres of cropland, according to the FSA. The land has been thoughtfully managed in a corn-and-soybean rotation, with select acres used for hay production. Two nearby grain markets, only four miles away, make it easy to bring your harvest to town and your profits home.



More About this Property:

Deer Creek winds gracefully through the southeast corner of the property, adding to its scenic charm and ecological value. Mature trees, willows, and lowland slough grass create a haven for pheasants, deer, turkey, and countless other species — a paradise for hunters and wildlife enthusiasts alike.

For those dreaming of a rural homestead, the setting is unmatched. With the neighbors nearly a mile away, you'll enjoy peace, privacy, and wide-open freedom. Each morning greets you with magazine-worthy sunrises, and each evening offers the quiet comfort of the countryside — a reminder of why you chose this life.

Whether you're looking to expand your operation, establish a forever home, or find the perfect place to enjoy the outdoors, this property offers an opportunity few ever find. Come see for yourself and turn your dream into reality today.

Directions: From Interstate 29 Exit 132, drive 4.5 miles east on US Highway 14 to 477th Ave. Head north on 477th Ave for 2 miles to the intersection of 477th Ave and 210th St. Property will be on the NW corner of the intersection.

Legal Description: 80 +/- Acres all located in The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Eleven (11), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th P.M., Brookings County, South Dakota

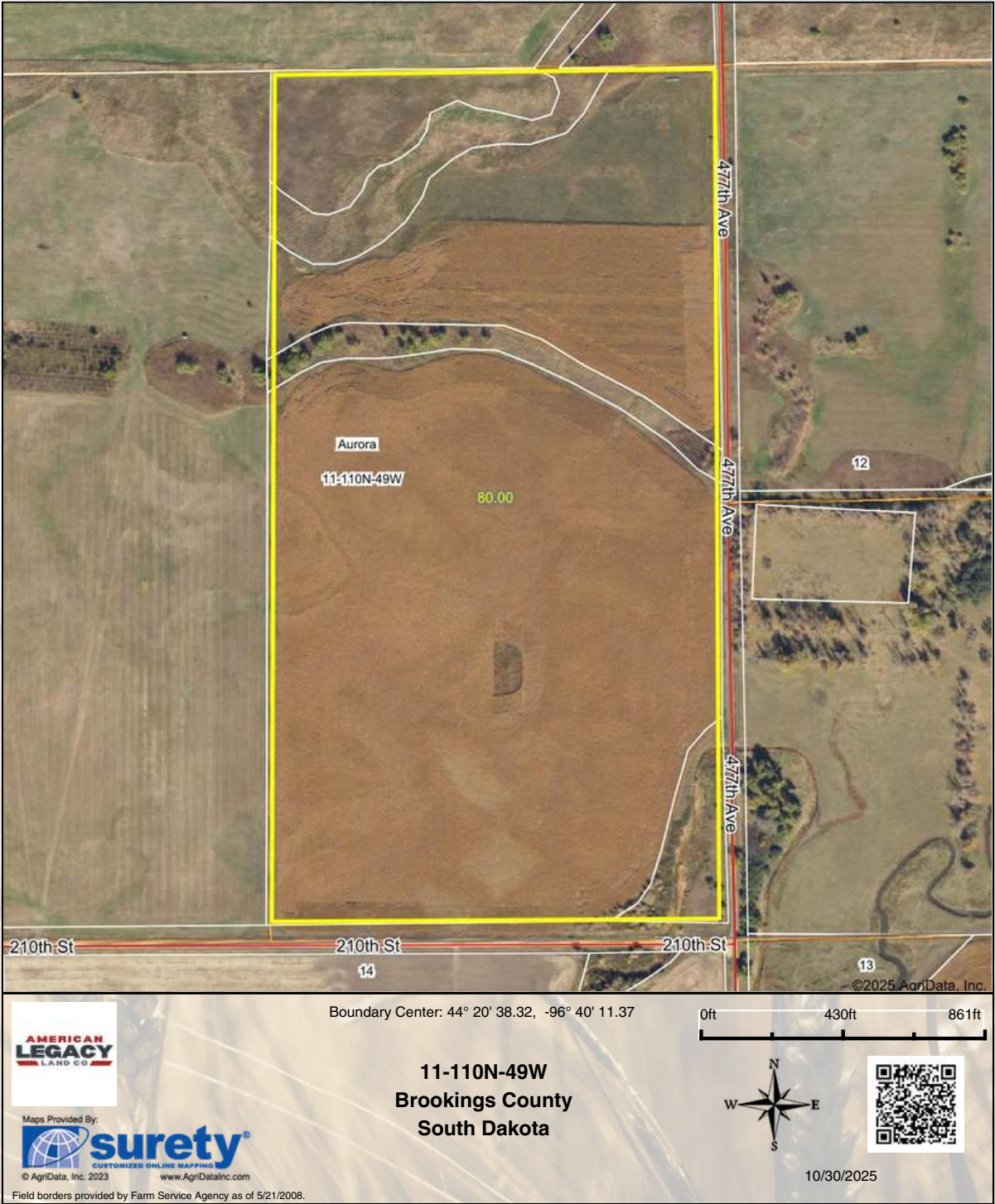
Taxes: \$1,333.66 based on 2024 Brookings County tax records

Income Potential: Crop land, pasture, agriculture lease, hunting lease

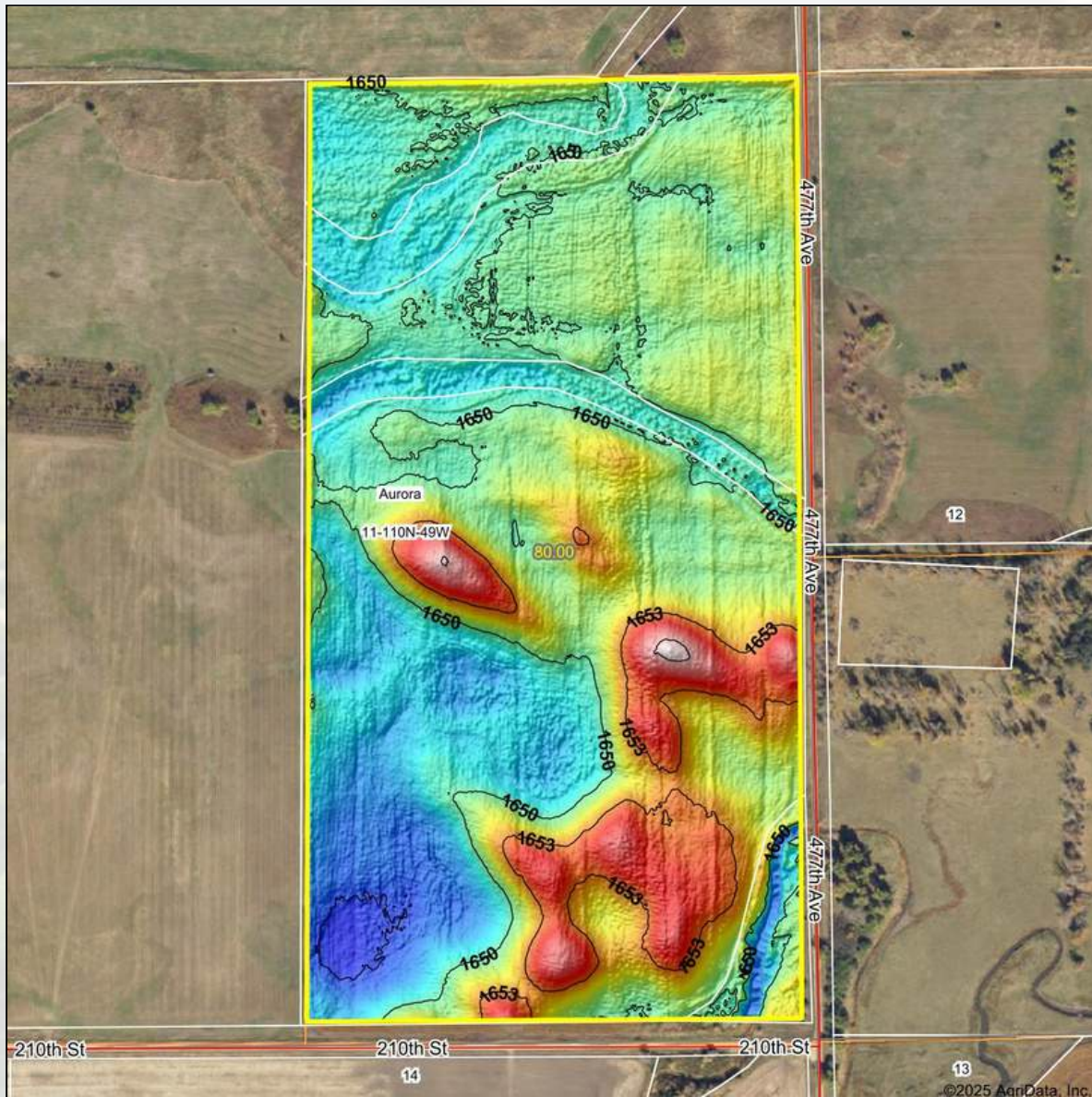
FEATURES:

- 80 +/- total acres
- 76.29 +/- cropland acres
- Hunting - whitetail deer, pheasants, turkey, & more
- Multiple possible build sites
- Two miles to US Hwy 14
- Four miles to multiple grain markets
- Six miles to Brookings

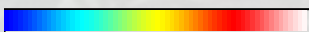
Aerial Map



Topography Hillshade



Low Elevation High



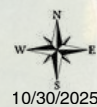
Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,646.6
Max: 1,656.6
Range: 10.0
Average: 1,650.5
Standard Deviation: 1.71 ft

0ft 429ft 858ft

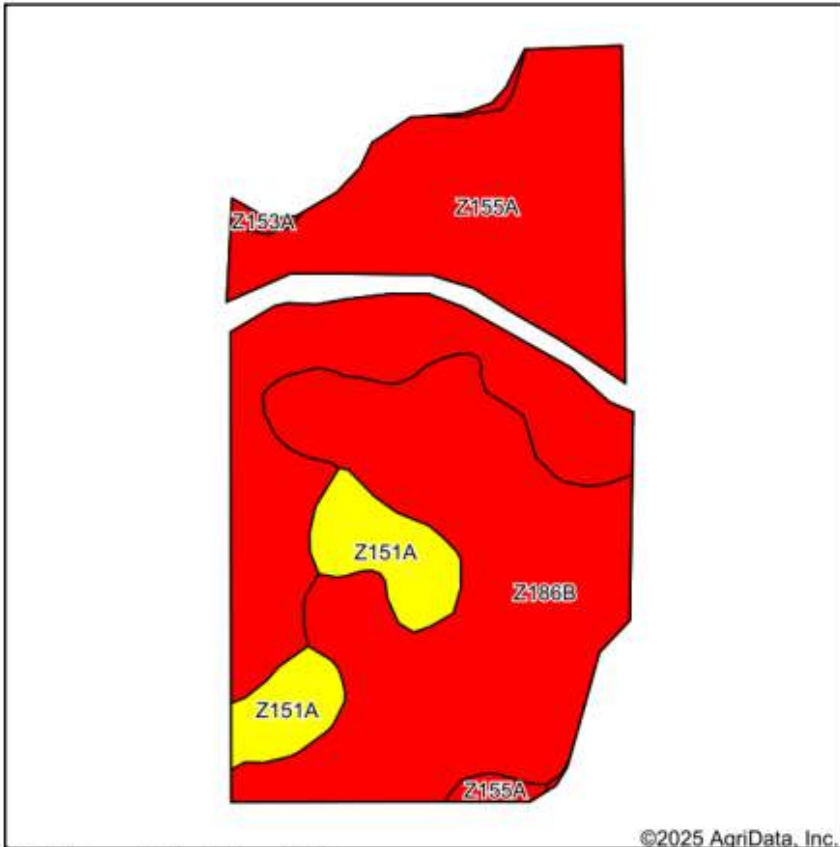


10/30/2025

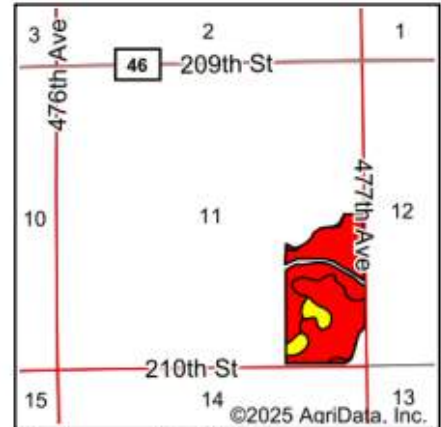
11-110N-49W
Brookings County
South Dakota

Boundary Center: 44° 20' 38.32, -96° 40' 11.37

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **11-110N-49W**
 Township: **Aurora**
 Acres: **68.44**
 Date: **10/30/2025**

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Maps Provided By:

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Area Symbol: SD011, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z155A	Lowe, occasionally flooded-Ludden, frequently flooded, complex, 0 to 1 percent slopes	33.05	48.3%		IVw	47
Z186B	Maddock-Egeland sandy loams, coteau, 2 to 6 percent slopes	28.73	42.0%		IIIe	44
Z151A	Castlewood silty clay, 0 to 1 percent slopes, occasionally flooded	6.11	8.9%		IVw	62
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.55	0.8%		VIw	13
Weighted Average					3.60	46.8

*c: Using Capabilities Class Dominant Condition Aggregation Method



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Wetlands Map

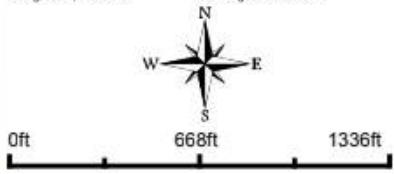


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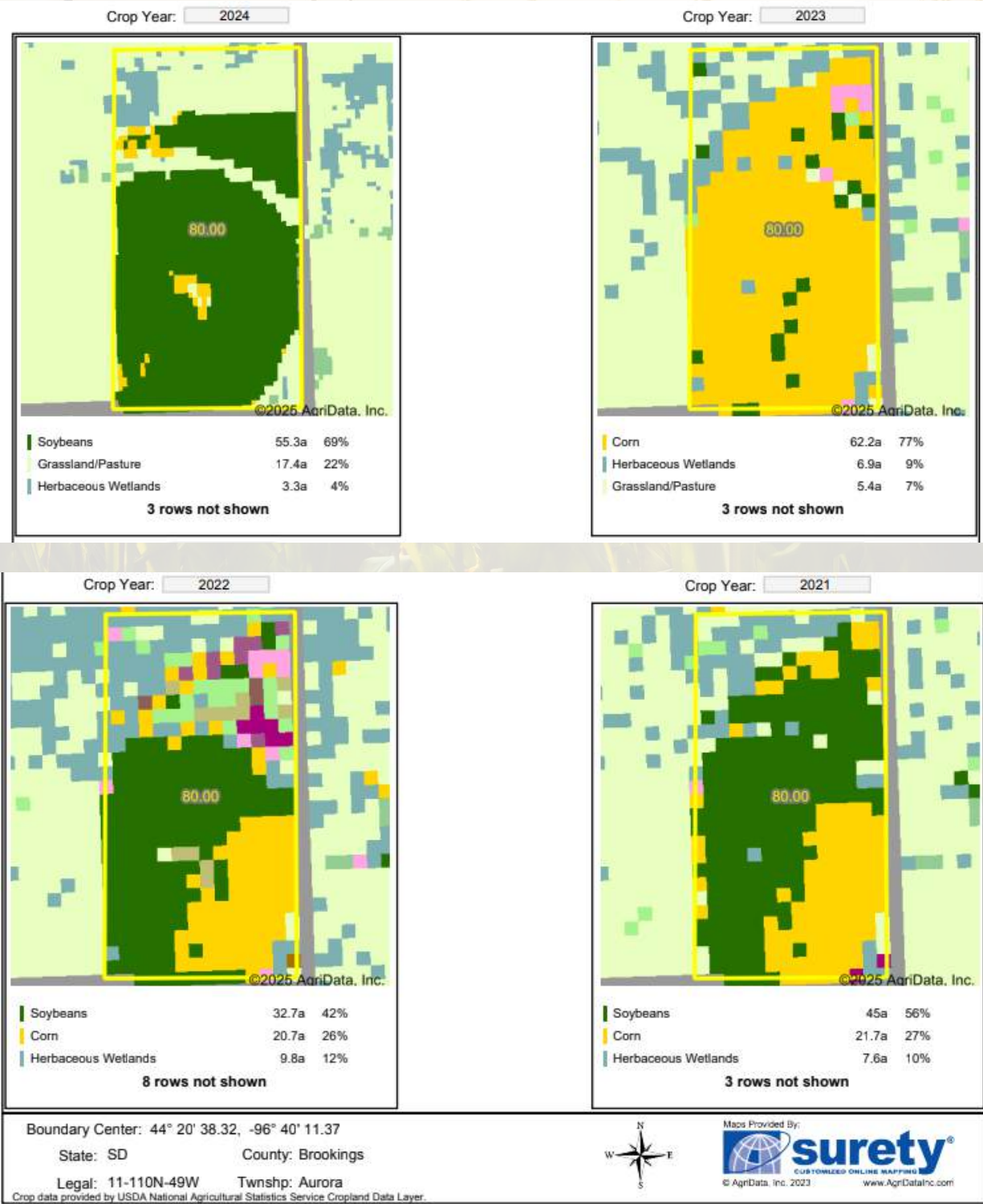
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Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	4.24
PEM1C	Freshwater Emergent Wetland	3.98
Total Acres		8.22

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



COMMITTED • DETERMINED
TRUSTED







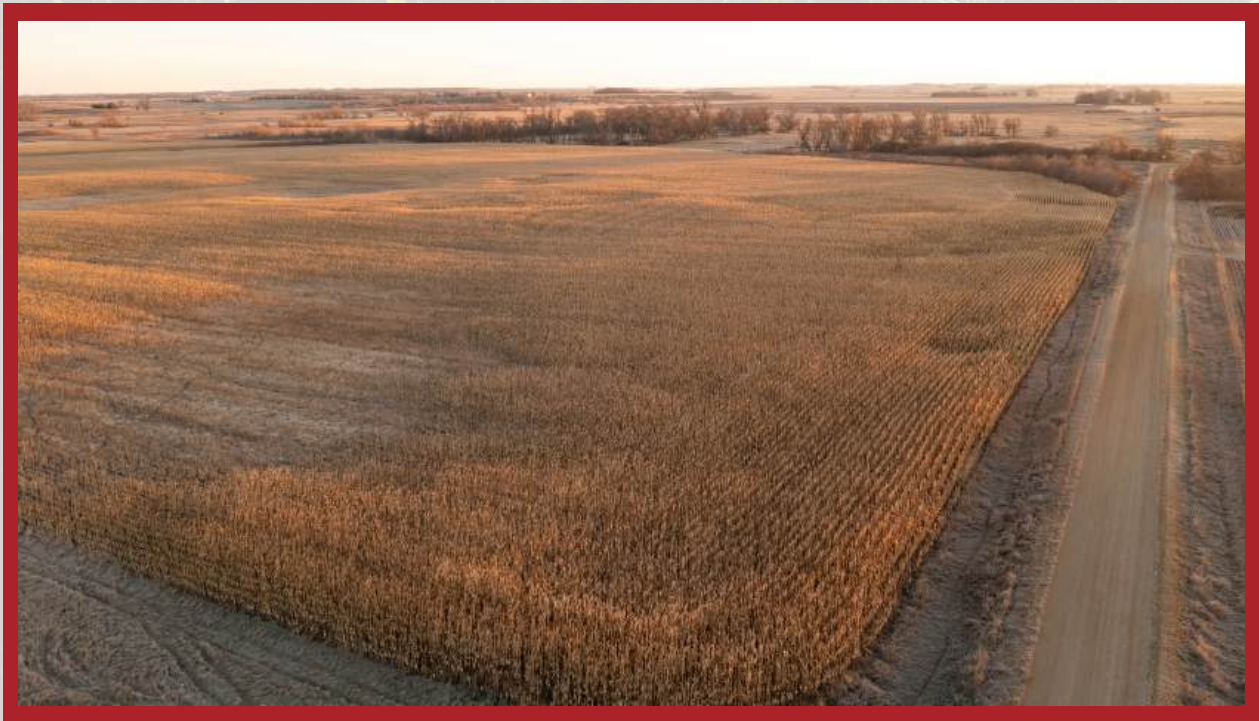
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AND SELL LAND





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About the Agent:

For Ryan Nagelhout, it's about the people as much as it is about the land. While he has a passion for the outdoors, he also enjoys meeting people and building relationships. Ryan understands that buying and selling land is a major life decision. That's why he's determined to find the best possible outcome for his clients, helping them realize their goals and have the best overall experience.

Born and raised in South Dakota, Ryan grew up in Volga where he graduated from Sioux Valley High School and Dakota State University in Madison. He spent time in manufacturing sales and project management and, most recently, agriculture equipment sales prior to joining American Legacy Land Co. He's been involved in investment real estate for a number of years and loves being able to combine his passions for the outdoors, agriculture, and real estate.

Ryan's an avid hunter of deer, pheasant, elk and waterfowl, and enjoys fishing for walleye, a passion he developed early on spending time hunting and fishing with his dad. He lives on a hobby farm with his wife, Molly, and sons, Lane and Logan, where they raise a small herd of black angus cows and a few horses.



Ryan enjoys working on the family's acreage, spending time at the lake, and attending and coaching his kids' sporting activities. If you're in the market for farmland, recreational or investment properties in South Dakota or Minnesota, be sure to give Ryan a call.

RYAN NAGELHOUT, LAND AGENT



605-736-1351



Ryan@AmericanLegacyLandCo.com