

LAND AUCTION



108 AC± | 1 TRACT | BROWN CO, SD

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/4/24 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: GROTON COMMUNITY CENTER
109 N 3RD ST, GROTON, SD 57445

Prime Tillable Land with Investment Potential

Seize this exceptional opportunity to own a prime parcel of tillable land located in a highly sought-after agricultural area. This property boasts productive cropland with an average Crop Productivity Index (CPI) of 80, making it an ideal investment for farming or leasing. Farm Services Agency estimates that there are approximately 105 farmable/tillable acres.

Property Features:

- **Tillable Acres:** Approximately 105 acres of highly productive cropland, ready for immediate cultivation or leasing.
- **Soil Quality:** With a strong average CPI of 80, the soil supports strong yields of corn and soybeans.
- **Mixed Use:** The land includes a mix of tillable and hay land, providing versatility for various agricultural endeavors.
- **Utilities:** An ideal building site is available, with electricity, water, and internet utilities nearby for future development.
- **Location Benefits:** The property borders a state game bird refuge and game production area on Renziehausen Slough, enhancing its appeal for both agricultural and recreational opportunities.
- **Wildlife:** The area is known for abundant wildlife, including whitetail deer, waterfowl, and pheasants, making it a desirable location for sportsmen and nature enthusiasts.
- **Access:** Convenient access via 410th Ave to SD-10 ensures easy transport and logistics.

This property represents a unique blend of agricultural potential and recreational appeal, perfect for those looking to invest in tillable land or expand their farming operations. Don't miss this opportunity to join a thriving agricultural community.



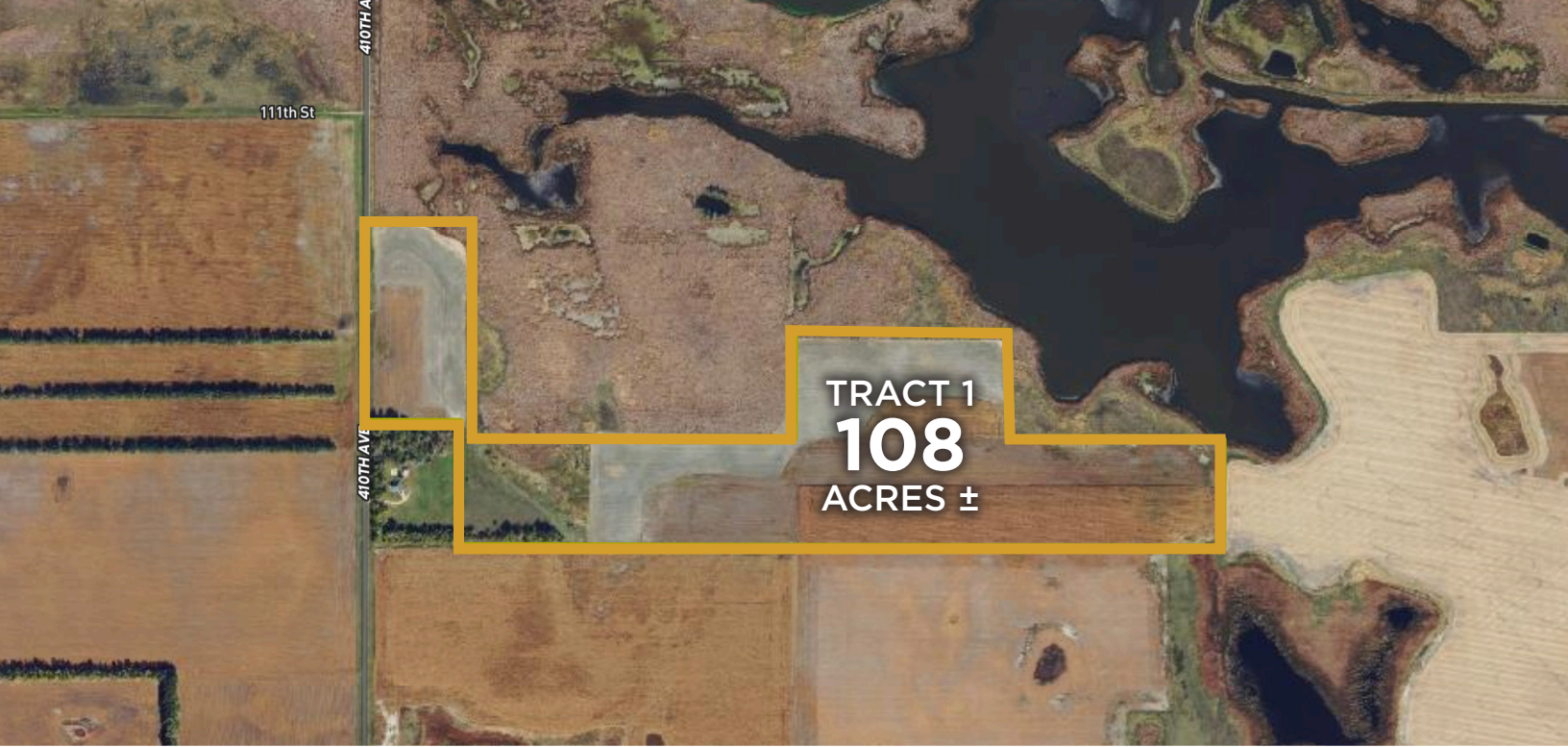
Deeded Acres: 108±
Soil Types: Gardena-Glyndon silt loams, Arveson loam, Borup loam
Soil PI/NCCPI/CSR2: CPI 80.01
CRP Acres/payment: No CRP
Taxes: \$2,068.42
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: pt NW ¼ and PT NE ¼ S35 T127N R60W Brown Co, SD
PIDs: 1872; 1869
Lat/Lon: 45.77067, -98.00789
Zip Code: 57432



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
KATIE & BRIAN GRAEB, AGENTS: 605.690.8582 | katie.graeb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions, LLC LIC15136, | Broker Jason R Schendt SD LIC #16828 | Cody Lowderman Auc. Lic RE17883
Katie & Brian Graeb, Whitetail Properties Agent/Land Specialists, 605.690.8582



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Ranch & Farm Auctions, LLC, LIC#15136 | Broker Jason R. Schendt, SD, LIC #16829 | Coby Lowderman, Auc Lic RE17883
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