

# LAND AUCTION



**158 AC± | 1 TRACT | BROWN CO, SD**

## AUCTION:

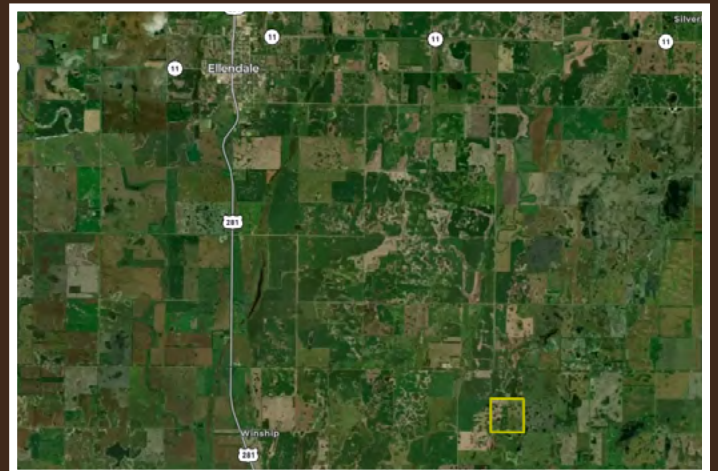
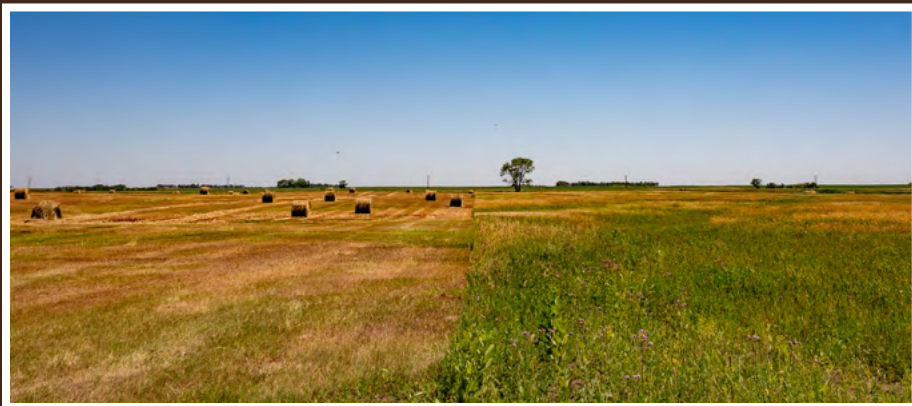
LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 12/1/22 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: GROTON COMMUNITY CENTER, EAST ROOM | 109 N 3RD ST | GROTON, SD 57445**

The property is managed as a mix of tillable, hayland, prairie potholes, and ancient Cottonwood trees. The Sellers enrolled the property in conservation easements with the US Fish and Wildlife Service to preserve the property's waterfowl habitat for generations to come. Approximately half of the property is enrolled in a grassland easement that can be grazed year-round or hayed each year after July 15th. The other half of the property is farmed for row crops, primarily in a corn and soybean rotation. The entire property is enrolled in a wetlands easement that prevents the alteration of wetlands on the property. Several recently excavated "ditch plugs" will increase water permanence and waterfowl hunting opportunities on the property. Ditch plugs are small, low head dams that slow water surface runoff and keep more water in wetlands. This property offers passive income from tillable rent, additional agricultural acres for producers, and hunting opportunities upland, waterfowl, and whitetail.

The majority of the soils are Class II (84%), and the top 3 soil types are Barnes-Svea-Tonka Complex with 0-6% slopes (57%), Barnes-Svea-Tonka Complex with 0-3% slopes (27%), and Tonka-Rimlap Silt Loams with 0-1% slopes (8%). The Crop Productivity Index (CPI) averages 73.31, and the National Commodity Crop Productivity Index (NCCPI) averages 52.2. Approximately 75ac can be farmed, and approximately 81ac are in grass. Tenancy is open in 2023.



### TRACT 1: 158 ± ACRES

**Deeded acres:** 158 deeded acres

**FSA Farmland Acres:** 156.11 DCP acres

**DCP Cropland Acres:** 156.11 DCP acres

**Soil Types:** Barnes-Svea-Tonka Complex, Tonka-Rimlap Silt Loams, Tonka-Rimlap silt loams

**Soil PI/NCCPI/CSR2:** Avg NCCPI 52.2

**Base acres and Yield:** 25.07 Corn Base Acres/PLC yield 135, 24.99 Soybean base acres/PLC yield 40

**CRP Acres/payment:** None

**Taxes:** \$2709.16

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

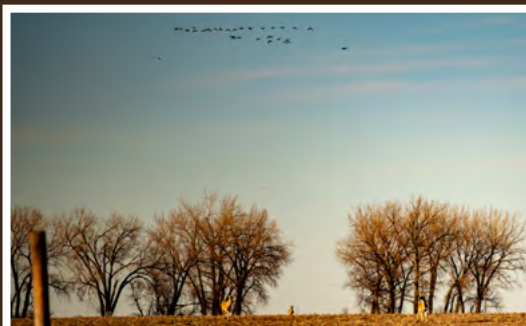
**Survey needed:** No survey needed

**Brief Legal:** SE ¼ S5 T128N R63W Brown CO, SD

**PIDs:** 8312

**Lat/Lon:** 45.92583, -98.44038

**Zip Code:** 57441



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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