



# LAND AUCTION

**Online Only Auction**

**CROP - HUNTING - INVESTMENT**

**80 +/- Acres – Brown County, SD**

**Bidding Opens: Monday, April 19, 2021 – 10:00 a.m.**

**Bidding Begins to Close: Monday, May 3, 2021 – 2:00 p.m.**

**Visit [ThorpeRealtyAuction.com](http://ThorpeRealtyAuction.com) to register and bid online! No Buyer's Premium**

**Property Note:** North Detroit Twp. – Brown County, SD - Outstanding opportunity to purchase high-quality crop & hunting land! Land is free from any US Fish & Wildlife easements. 80 +/- Acres with 69.41 crop land acres of which approximately 34 acres (89.4% soil productivity) is currently being farmed, 35.41 acres (62.3% soil productivity) are underwater, and the balance is an old building site. Purchaser will receive the right to pre-occupy the land to plant crops prior to closing. Full possession will be delivered upon closing. Personal property included in the sale is Case 401 Tractor (no title), 1948 Chevrolet Stylemaster Car (no title), 1948 Chevrolet Fleetmaster Car (no title) & Chevrolet Truck (year unknown-no title) & miscellaneous iron. All items are rough and sold in “as is” condition. Located near Sand Lake Bird Refuge. Excellent hunting area for pheasants, waterfowl and deer! 2020 Real estate taxes: \$1,400.41

**Legal Description: S1/2SE1/4 of Section 9-T127N-R60W of the 5<sup>th</sup> P.M., Brown County, SD**

Offered @ 80 Acres x \$\_\_\_\_\_ per acre

**Directions:** From intersection of SD Hwy 37 South and SD Hwy 10: 4 miles east, 2 miles north on 410<sup>th</sup> Ave & 1 mile west on 108<sup>th</sup> St. Property address is 40876 108<sup>th</sup> St. Hecla, SD 57446

**Owner: Estate of Bonnie Jean Pease A/K/A Bonnie Hubert**



**Jim Thorpe**  
Broker/Auctioneer  
605-216-7776

**Peggy Thorpe**  
Broker  
605-216-1309

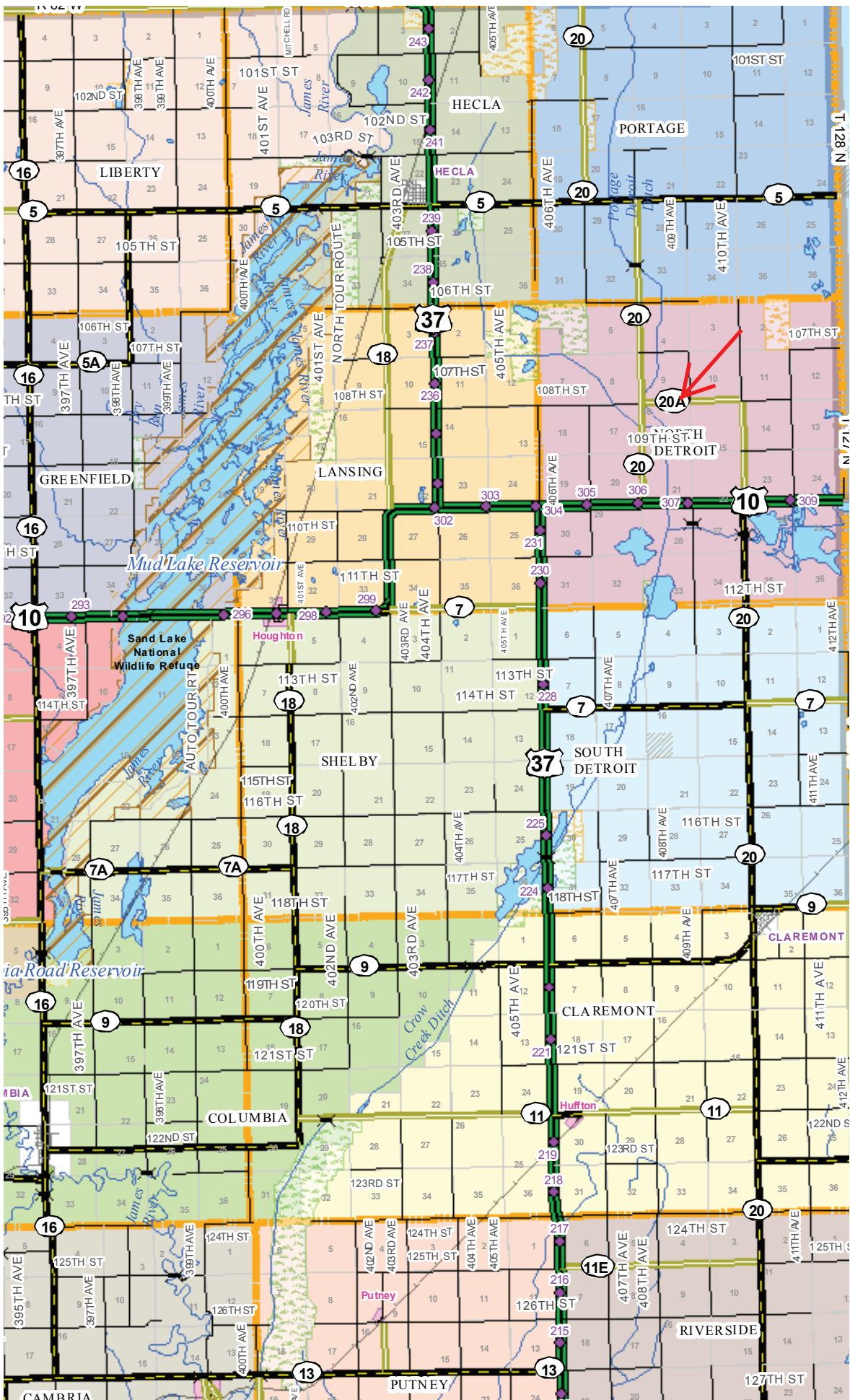
**Thorpe Realty &  
Auction**  
1002 S Lawson St  
Aberdeen, SD 57401

Office: 605-225-7776 or 877-607-9871 [www.ThorpeRealtyAuction.com](http://www.ThorpeRealtyAuction.com)

**PROCEDURE:** Land will be sold by the price per acre times 80 acres. Bidding begins to close Monday, May 3, 2021 at 2:00 P.M., with a soft close. Any bid placed in the final 3 minutes of an auction results in the auction automatically extending an additional 3 minutes. The bidding will extend in 3-minute increments from the time the last bid is placed until there are no more bids and the lot sits idle for 3 minutes. Therefore, the auction will not close until all bidding parties are satisfied, and no one can be outbid in the last seconds without having another opportunity to bid again.

**Terms:** This is a cash sale, which means potential purchasers must have their financial arrangements secured prior to bidding. The sale of this property is not contingent upon Purchaser(s) obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes representation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Contract. The high bid will only be considered binding upon the seller when seller signs the Purchase Agreement. Whether or not the bidding Internet platform indicated "sold" or "closed" the acceptance of high bid is only binding upon seller when seller signs the Purchase Agreement. Immediately upon the conclusion of the auction, the successful bidder(s) will be required to sign a real estate purchase contract and to deposit with RE Broker/Auctioneer, a nonrefundable earnest money payment of five (5) percent of the total purchase price. The earnest money payment will be made payable to Thorpe Realty & Auction Trust Account. Balance of the purchase price is due in certified funds upon closing, on or before June 3, 2021. Property is selling in "as is" condition. The Sellers do not guarantee that existing fences lie on the true and correct boundary. Conveyance of marketable title will be transferred by Warranty Deed, free and clear of liens but subject to easements, reservations, and exceptions of record as well as statutory rights of way and other recorded easements at the time of sale. Owner's title insurance will be provided with the cost of the owner's policy shared equally between the Purchaser & Seller. Titles of Dakota will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for the 2020 real estate taxes payable in 2021. Purchaser is responsible for 2021 real estate taxes payable in 2022. Seller will convey to the Purchaser all oil, gas and mineral rights related to the Property. Seller makes no representation and does not warrant the nature and extent of such interests. Thorpe Realty & Auction is representing the Seller exclusively.




**Disclaimer:** Property information provided was obtained from sources deemed reliable, however, the Seller(s) and Broker/Auctioneer are not making any guarantees to its accuracy. Potential buyers are encouraged to conduct both on-site and off-site inspections of the property to the extent deemed necessary and rely upon their own pre-auction inspection when bidding. FSA yields, bases, payments, or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but not guaranteed. This property is sold subject to existing easements, restrictions, reservations, or highway of record, if any which do not interfere or restrict the existing use of property. Thorpe Realty & Auction is providing Internet bidding as a service to the Bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of the auction. Under no circumstances shall Bidder have any kind of claim against Thorpe Realty & Auction or anyone else if the Internet service fails to work correctly before or during the auction. Thorpe Realty & Auction reserves the right to preclude any person from bidding if there is any question as to the person's credentials, legal competence, etc. All decisions of the auctioneer are final.





**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

**Wetland Determination Identifiers**

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

**2021 Program Year**  
 Map Created December 28, 2020

**Farm 7605**

**9 -127N -60W**

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).



South Dakota

Brown

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7605

Prepared: 4/14/21 11:53 AM

Crop Year: 2021

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

[REDACTED]

Farm Identifier

S5 SE 9 127 60

Farms Associated with Operator:

6482, 9061, 11993, 12754, 13027, 13028, 13615

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.71	69.41	69.41	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	69.41	0.0	0.0	0.0				

Tract Number: 12139 Description Q5, S5SE 9 127 60

FSA Physical Location : Brown, SD

ANSI Physical Location: Brown, SD

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

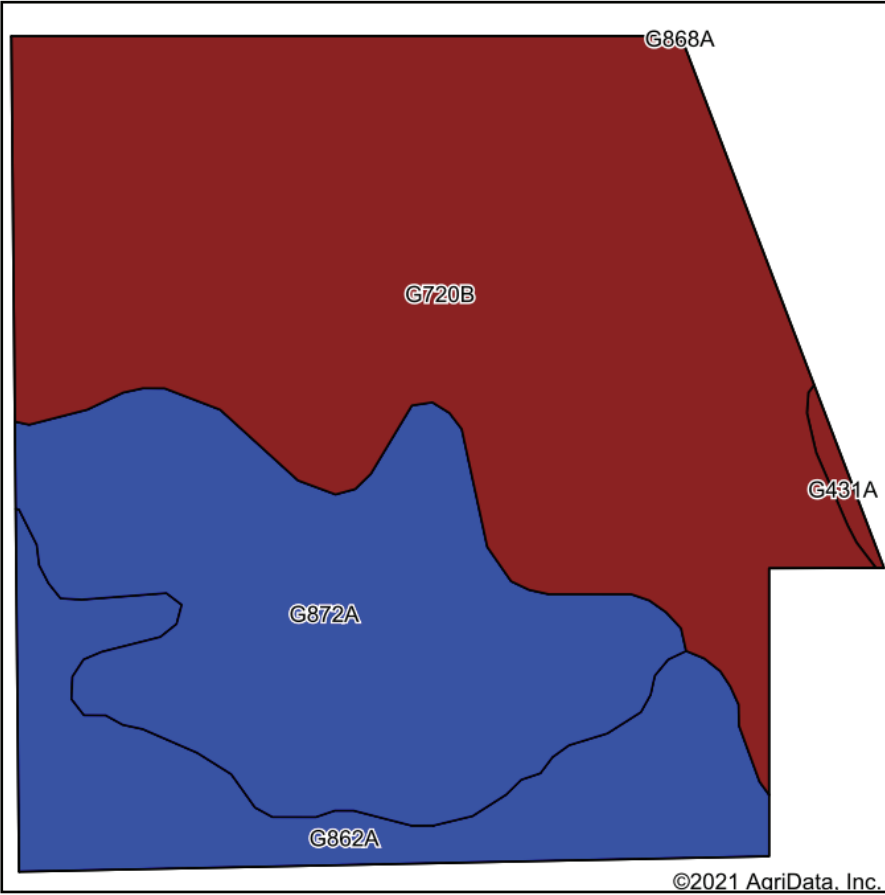
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.71	69.41	69.41	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	69.41	0.0	0.0	0.0		

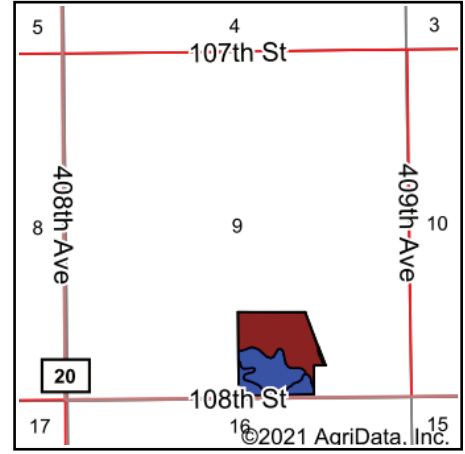
Owners: ESTATE OF BONNIE JEAN HUBERT

Other Producers: None

# Soils Map Currently tilled



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **9-127N-60W**  
 Township: **North Detroit**  
 Acres: **34**  
 Date: **4/18/2021**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD013, Soil Area Version: 26

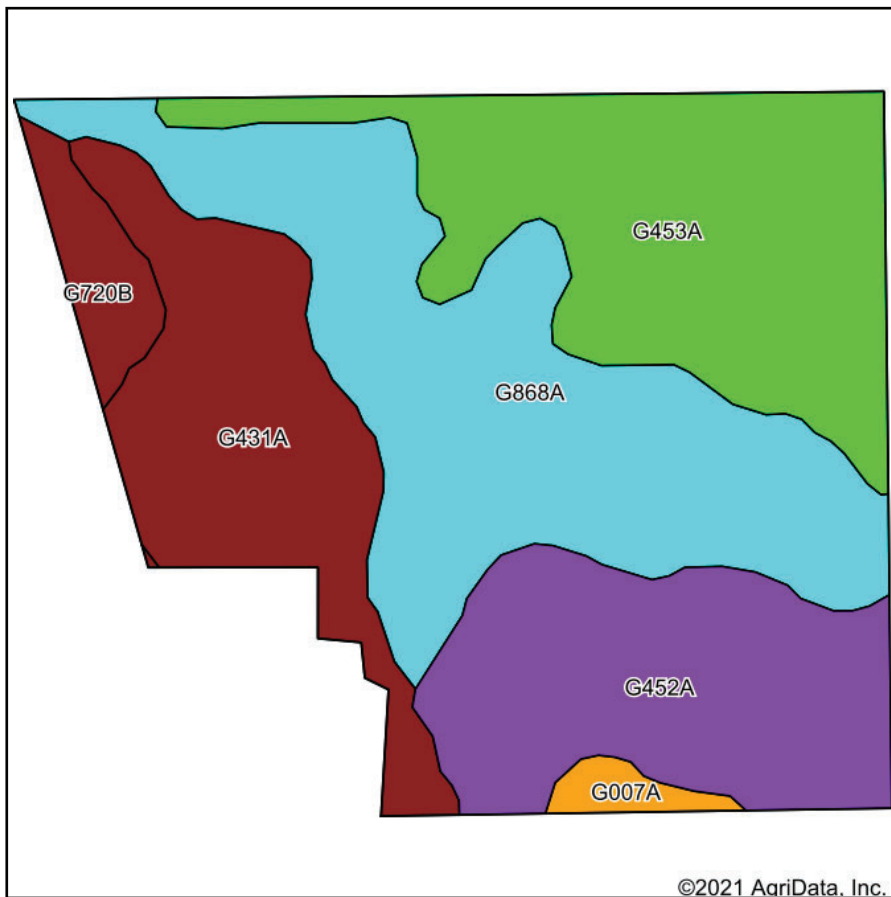
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	19.28	56.7%		Ile	88	61
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	9.52	28.0%		Ilc	91	62
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	5.02	14.8%		Ils	92	62
G431A	Bearden silt loam, 0 to 2 percent slopes	0.18	0.5%		Ile	81	56
<b>Weighted Average</b>						<b>89.4</b>	<b>*n 61.4</b>

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

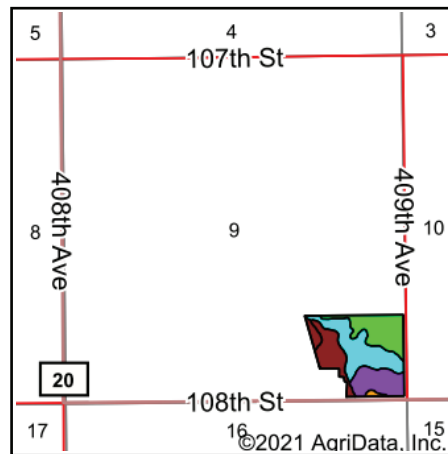
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map Tillable but currently underwater



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **9-127N-60W**  
 Township: **North Detroit**  
 Acres: **35.41**  
 Date: **4/18/2021**



Area Symbol: SD013, Soil Area Version: 26

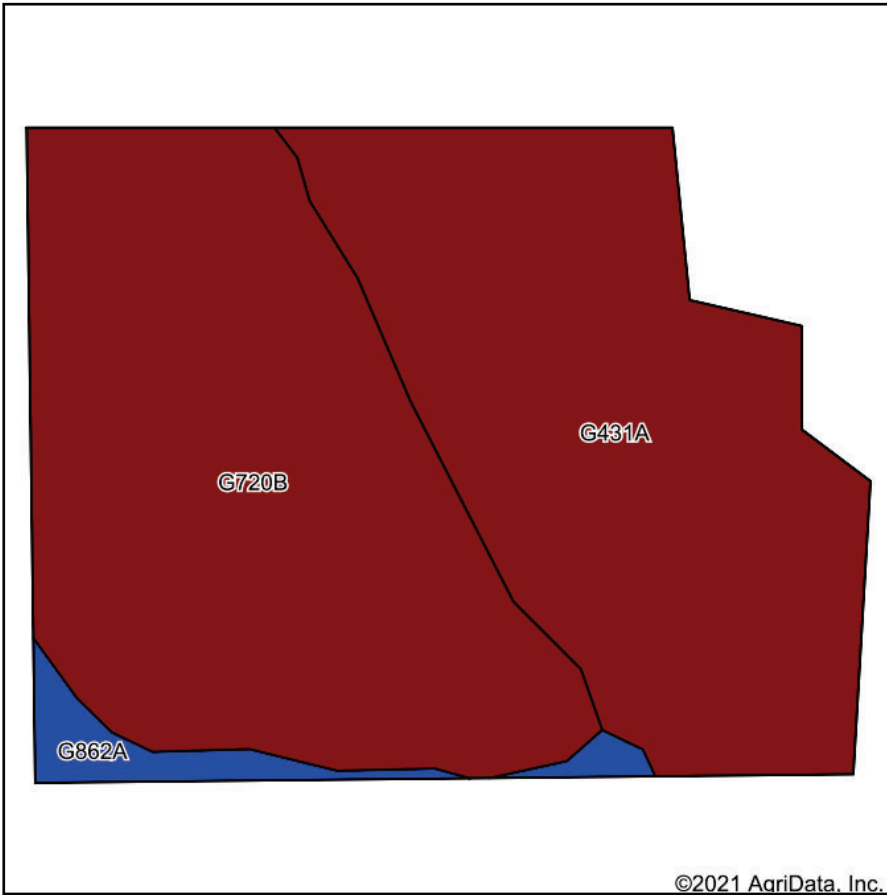
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	11.62	32.8%		IIw	71	57
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	9.03	25.5%		IIIs	56	38
G452A	Colvin silty clay loam, saline, 0 to 1 percent slopes	6.91	19.5%		IVw	36	30
G431A	Bearden silt loam, 0 to 2 percent slopes	6.19	17.5%		Ile	81	56
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	1.20	3.4%		Ile	88	61
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	0.46	1.3%		IVw	43	32
<b>Weighted Average</b>						<b>62.3</b>	<b>*n 46.5</b>

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

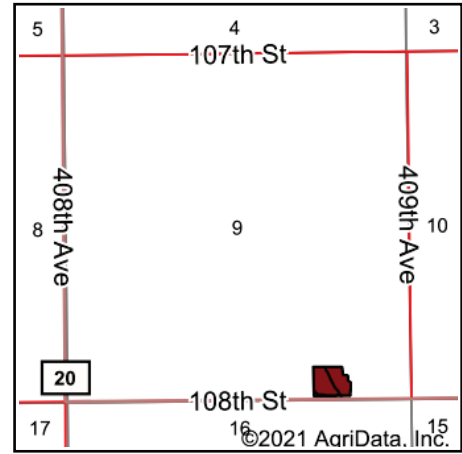
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map Old building site - could be tilled



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **9-127N-60W**  
 Township: **North Detroit**  
 Acres: **5.3**  
 Date: **4/15/2021**



Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	2.70	50.9%		Ile	88	61
G431A	Bearden silt loam, 0 to 2 percent slopes	2.41	45.5%		Ile	81	56
G862A	Harmony-Beotia silt loams, 0 to 2 percent slopes	0.19	3.6%		Ils	92	62
<b>Weighted Average</b>						<b>85</b>	<b>*n 58.8</b>

\*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.