

BROWN COUNTY LAND AUCTION

Multiple Owners

Live and Online Bidding w/ Pre-bidding & Webcast

FRIDAY, NOVEMBER 12, 2021

Auction Location: Hecla Community Center - 206 Main St - Hecla, SD 57446

Visit ThorpeRealtyAuction.Hibid.com to register and bid online!

Pasture – Hunting – Investment

472 Taxable Acres – Live Auction Start: 1:30pm

Lansing Twp. – Brown County, SD – Outstanding opportunity to purchase three adjacent quarters of grass land with cross fencing on each quarter. Excellent set up for rotational grazing and has great access. Purchaser receives full possession for 2022. Land is under US Fish & Wildlife perpetual grassland & wetland easements keeping it in its natural state. Brown County Parcel Soil Productivity Index: 59.23% Surety Soil Productivity Index: 47.1%. 2020 Real Estate Tax - \$3,472.23

Legal Description: SE1/4, NW1/4 and the NE1/4 of Section 21-T127N-R61W of the 5th P.M., Brown County, South Dakota

Offered @ 472 Acres x \$ _____ per acre

Owner: Bonnie Jean Herseth Revocable Living Trust dated August 27, 1999, as amended

Crop Land – Hunting – Investment

817.85 Taxable Acres – Live Auction Start: 2:00pm

Greenfield, Liberty & Portage Twps. – Brown County, SD - Outstanding opportunity to purchase 817.85 taxable acres of high-quality farmland. Purchaser receives full possession for the 2022 crop year. Land is free from any US Fish & Wildlife easements. Excellent hunting area for pheasants, waterfowl and deer.

Parcel 1: SE1/4 of Section 6-T127N-R62W of the 5th P.M., Brown County, SD – 2020 Real Estate Tax \$2,961.52

157 taxable acres with 152.07 FSA crop land acres and the balance being roads. Surety Soil Productivity Index: 75.3%
Offered @ 157 Acres x \$ _____ per acre

Parcel 2: NW1/4 & SW1/4 of Section 23-T128N-R60W of the 5th P.M., Brown County, SD – 2020 Real Estate Tax \$4,564.94

315 taxable acres with 310.38 FSA crop land acres. Surety Soil Productivity Index: 49.8%. Brown County Parcel Soil Productivity Index: 64.6%
Offered @ 315 Acres x \$ _____ per acre

Parcel 3: W1/2NE1/4 of Section 29-T128N-R62W of the 5th P.M., Brown County, SD – 2020 Real Estate Tax \$1,267.92

78.5 taxable acres with 66.96 FSA crop land acres and the balance non-cropland. Surety Soil Productivity Index: 69.1%.
Offered @ 78.5 Acres x \$ _____ per acre

Parcel 4: NW1/4 of Section 29-T128N-R62W of the 5th P.M., Brown County, SD – 2020 Real Estate Tax \$2,114.65

155 taxable acres with 90.08 FSA cropland acres w/ balance non-crop land (grass land & water).
Surety Soil Productivity Index: 74.7%.
Offered @ 155 Acres x \$ _____ per acre

Parcel 5: Lot 1, Herther Addition in the SW1/4 of Section 29-T128N-R62W and SW1/4 of Section 29-T128N-R62W of the 5th P.M., Brown County, SD Except Land Platted. 2020 Real Estate Tax \$1,819.47 - Surety Soil Productivity Index: 68.5%.

112.35 taxable acres with 107.81 FSA crop land acres
Offered @ 112.35 Acres x \$ _____ per acre

Owner: Herther Farms, LLC



Jim Thorpe
Broker/Auctioneer
605-216-7776

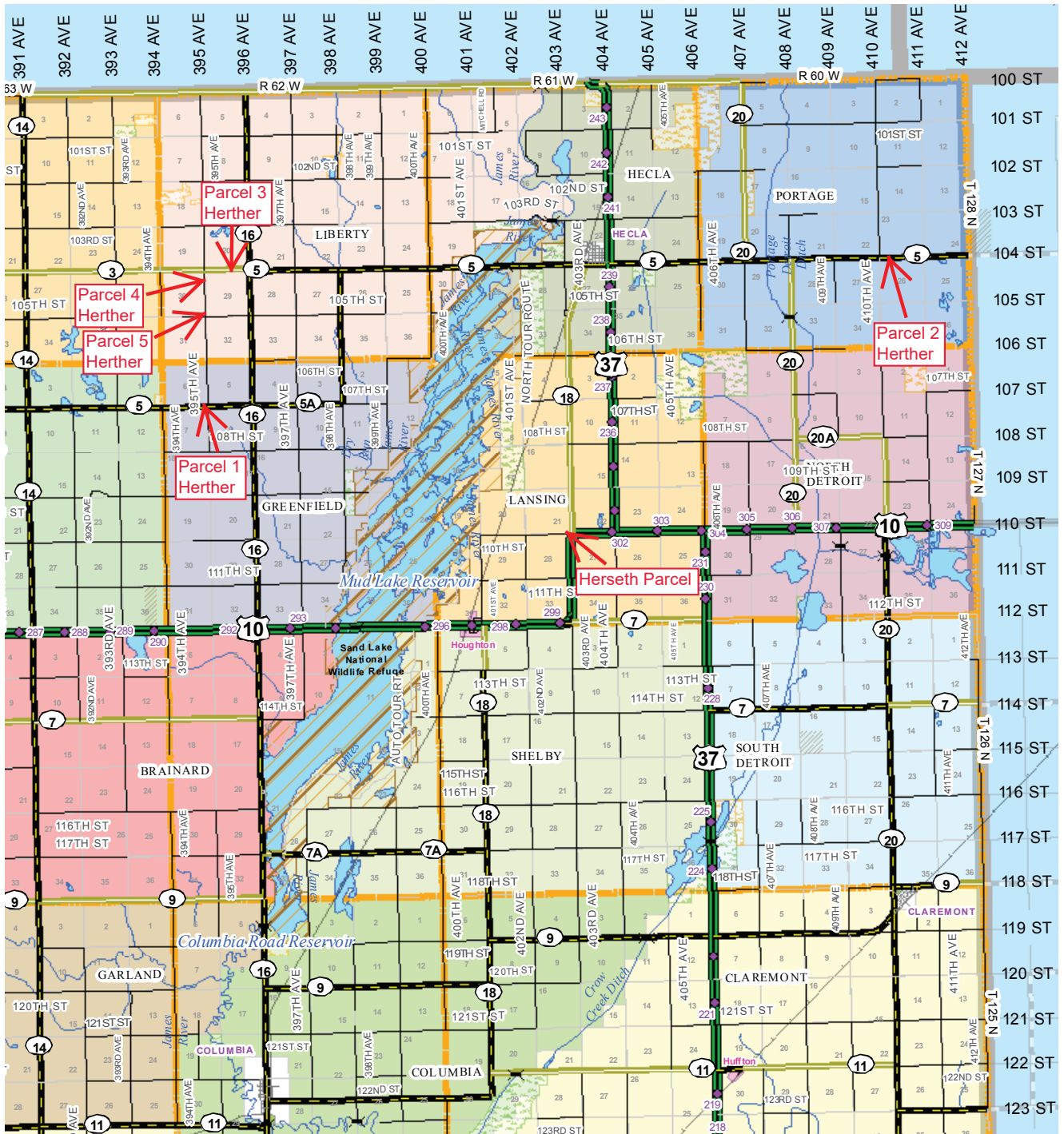
Peggy Thorpe
Broker
605-216-1309

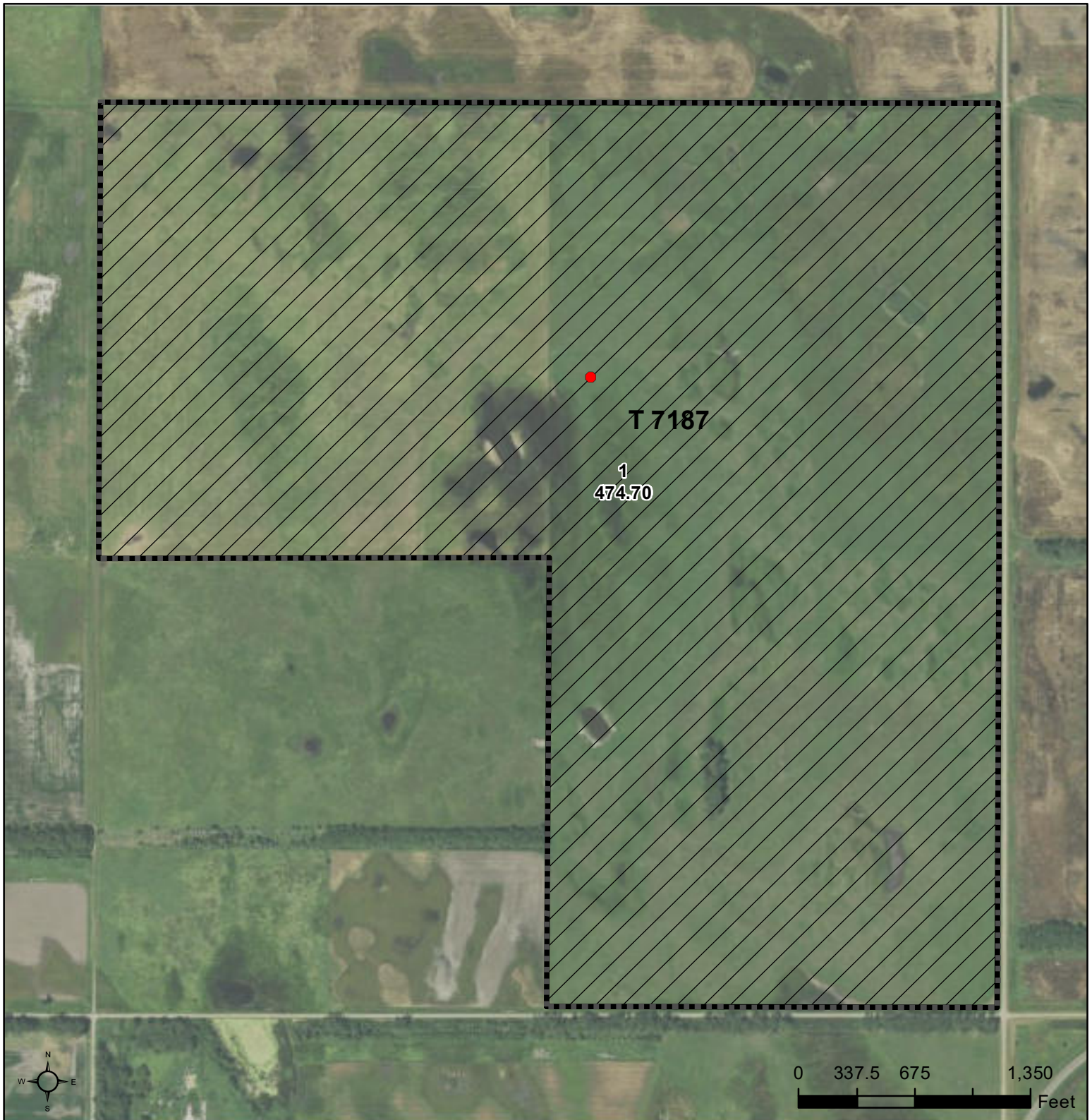
Thorpe Realty & Auction
1002 S Lawson St
Aberdeen, SD 57401

Office: 605-225-7776 www.ThorpeRealtyAuction.com



Terms and Conditions: Successful bidder will deposit 5% irrevocable earnest money down day of sale with balance due in certified funds upon closing, on or before December 20, 2021. 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. Property is selling in "as is" condition and without Buyer contingency of any kind. Purchaser shall have full possession for the 2022 crop year. Marketable Title will be conveyed, and owner's title insurance will be provided with the cost of the owner's policy shared equally between the Buyer & Seller. Titles of Dakota will be the closing agent and their closing service fee will be split equally between Buyer and Seller. Seller is responsible for the 2021 real estate taxes payable in 2022. At closing Sellers will be debited and Purchaser credited based on the 2020 real estate taxes. The Sellers do not guarantee that existing fences lie on the true and correct boundary. FSA yields, bases, payments, acres & other information is estimated and not guaranteed and are subject to County Committee Approval. Seller will convey to the Buyer all oil, gas and mineral rights they currently hold in the Property. Seller makes no representation and does not warrant the nature and extent of such interests. The property is sold subject to existing easements, zoning restrictions, reservations or highways of record, if any, which do not interfere or restrict the existing use of property. Verbal announcements made day of sale shall take precedence over promotion advertisements. 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 PLSS

-  Non-Cropland
-  Tract Boundary

Wetland Determination

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

2021 Program Year

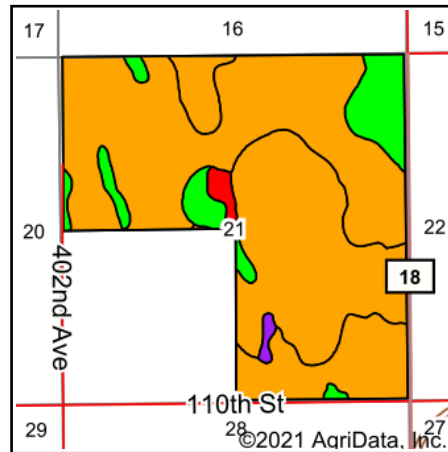
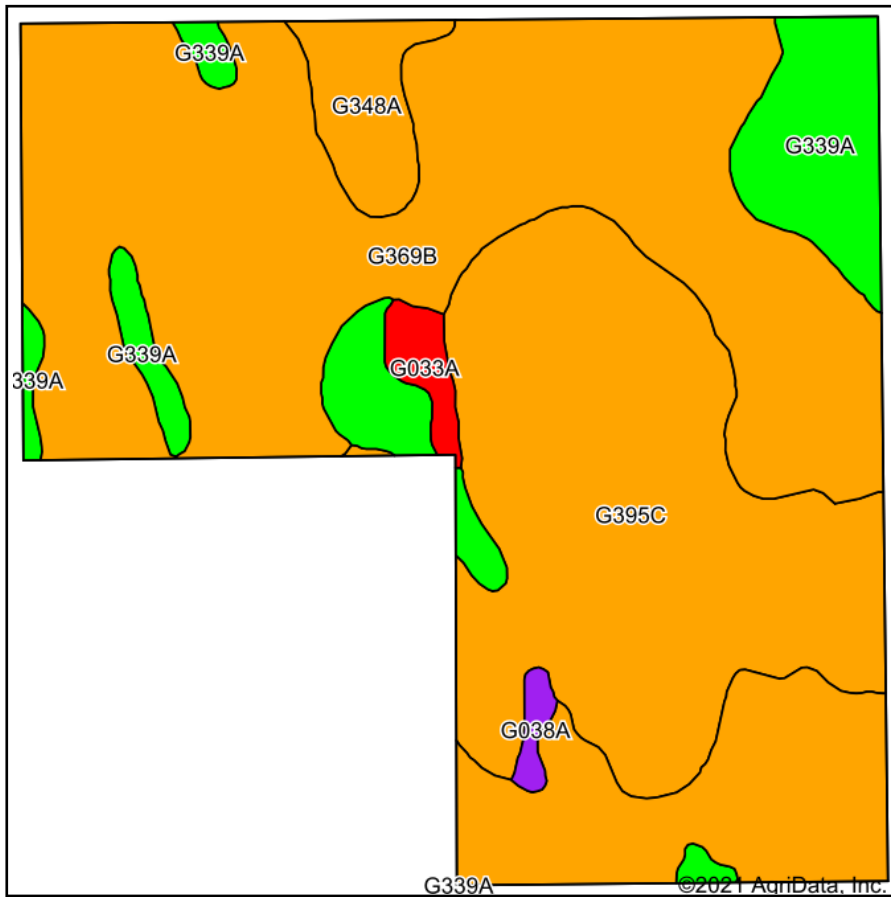
Map Created April 21, 2021

Farm 11842

21-127N-61W-Brown

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **21-127N-61W**
 Township: **Lansing**
 Acres: **472**
 Date: **9/29/2021**



Soils data provided by USDA and NRCS.

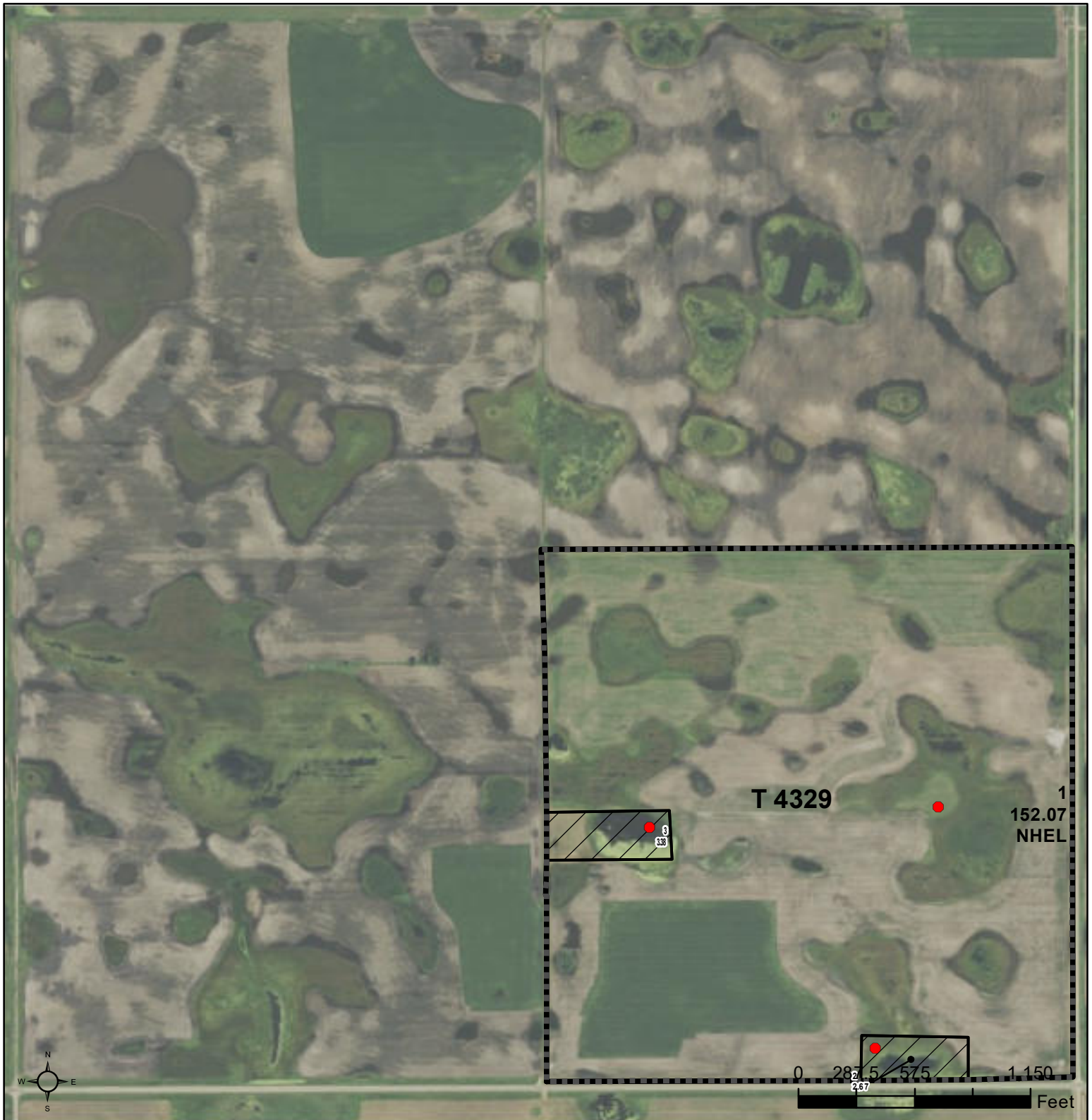
Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass alfalfa	Corn	Grain sorghum	*n NCCPI Soybeans	
G369B	Hecla-Garborg loamy fine sands, 0 to 6 percent slopes	261.30	55.4%		IVe	49						29	
G395C	Maddock-Hecla-Garborg loamy fine sands, 2 to 9 percent slopes	139.24	29.5%		IVe	41	1	12		1	17	10	27
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	47.74	10.1%		IIIe	58							31
G348A	Ulen-Stirum fine sandy loams, 0 to 2 percent slopes	15.63	3.3%		IIIe	46		3			10	6	25
G033A	Fossum fine sandy loam, 0 to 1 percent slopes	5.55	1.2%		IVw	30							22
G038A	Arveson fine sandy loam, 0 to 1 percent slopes	2.54	0.5%		IVw	32							43
Weighted Average						47.1	0.3	3.6	0.3	5.3	3.1	*n 28.5	





*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.



Common Land Unit  Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

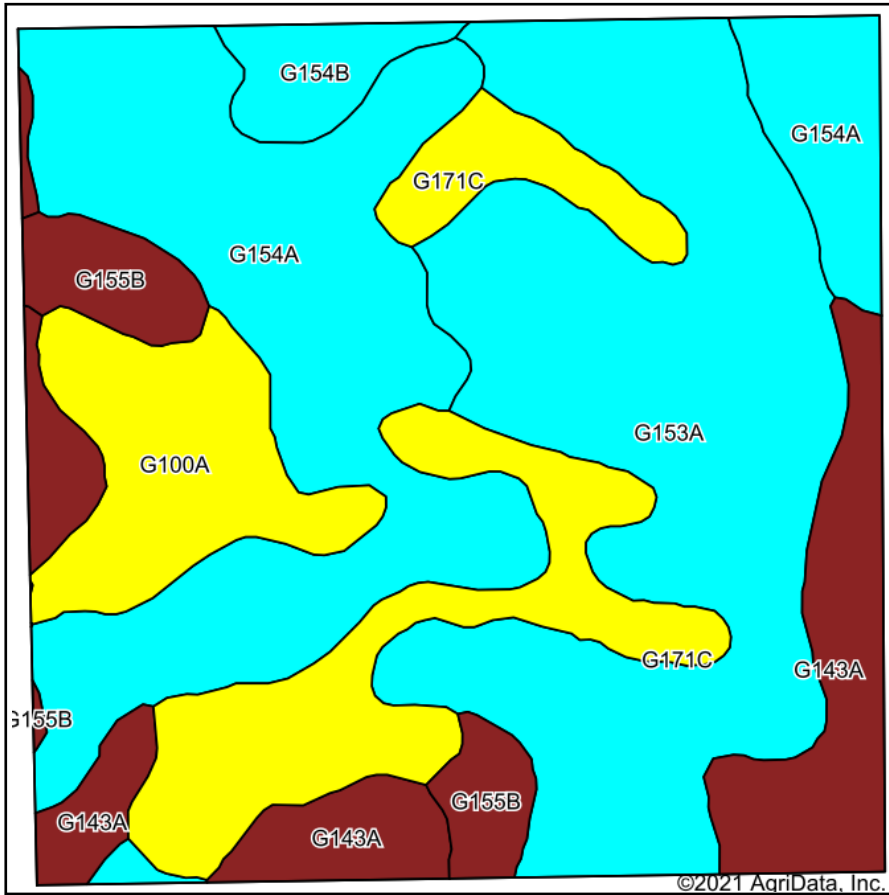
Map Created April 22, 2021

Farm 13331

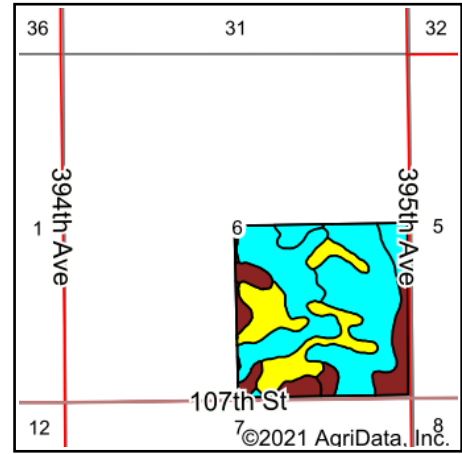
6-127N-62W-Brown

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **6-127N-62W**
 Township: **Greenfield**
 Acres: **157**
 Date: **10/1/2021**

THORPE REALTY & AUCTION

Maps Provided By:



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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
G153A	Barnes-Hamerly-Tonka complex, 0 to 3 percent slopes	50.80	32.4%		IIc	78	54
G154A	Barnes-Svea-Tonka complex, 0 to 3 percent slopes	43.48	27.7%		IIc	77	54
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	20.91	13.3%		IIIe	61	56
G143A	Barnes-Svea loams, 0 to 3 percent slopes	19.04	12.1%		IIc	85	58
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	12.60	8.0%		Ile	64	44
G155B	Barnes-Svea loams, 0 to 6 percent slopes	6.39	4.1%		Ile	82	59
G154B	Barnes-Svea-Tonka complex, 0 to 6 percent slopes	3.78	2.4%		Ile	76	54
Weighted Average						75.3	*n 54.2

*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.

Parcel 1

Tract Number: 4329 Description SE 6 127 62

FSA Physical Location : Brown, SD

ANSI Physical Location: Brown, SD

BIA Range Unit Number:

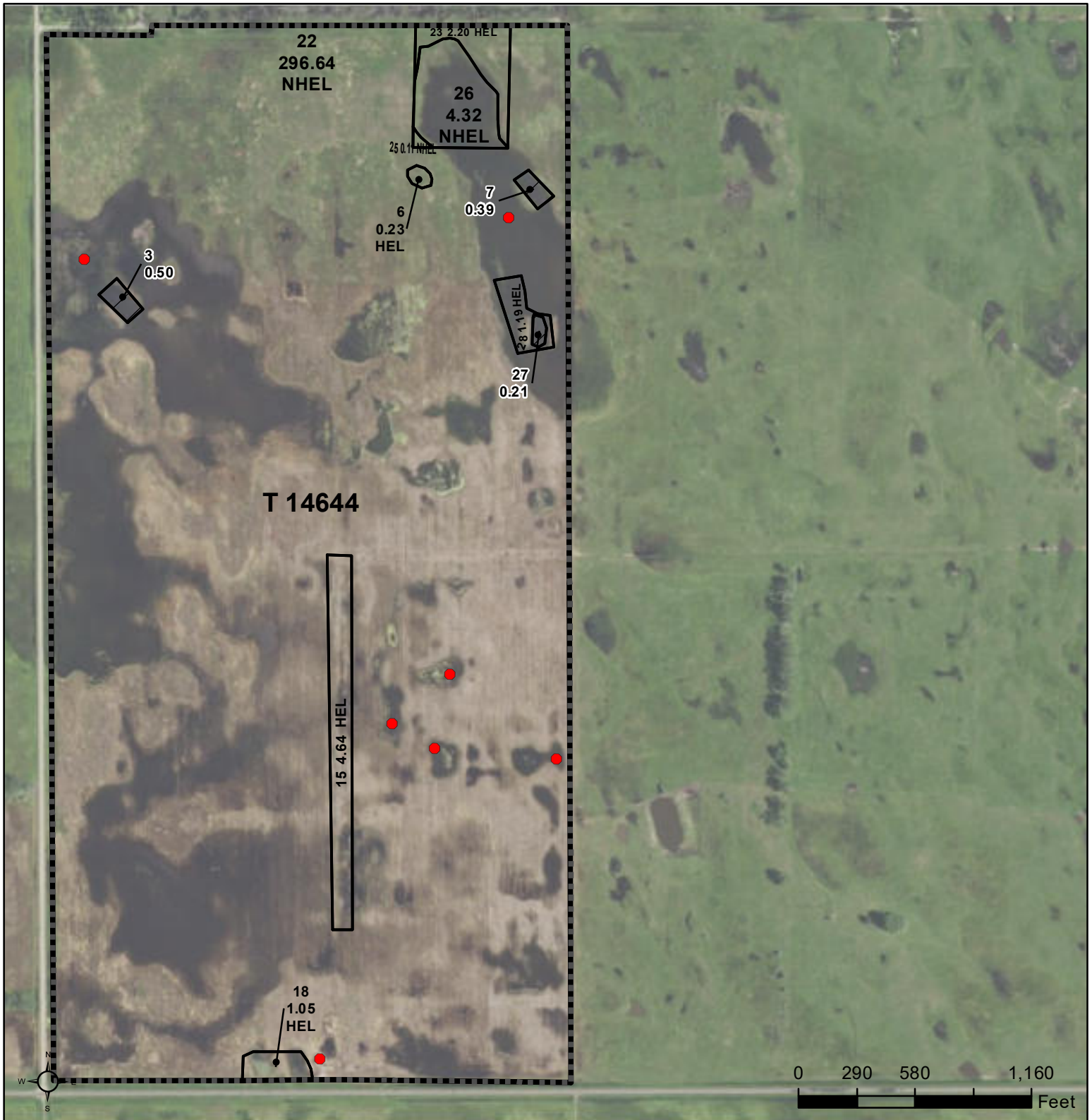
HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.12	152.07	152.07	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	152.07	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.33	46	0.00
CORN	56.64	123	0.00



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

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

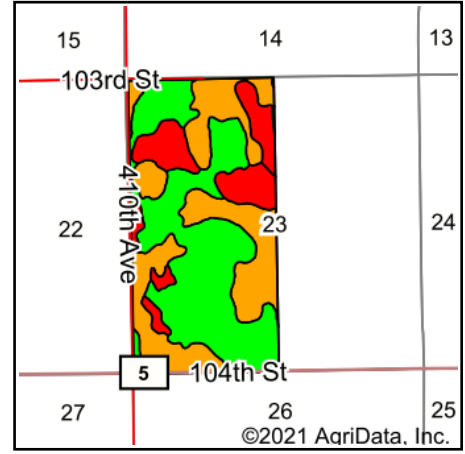
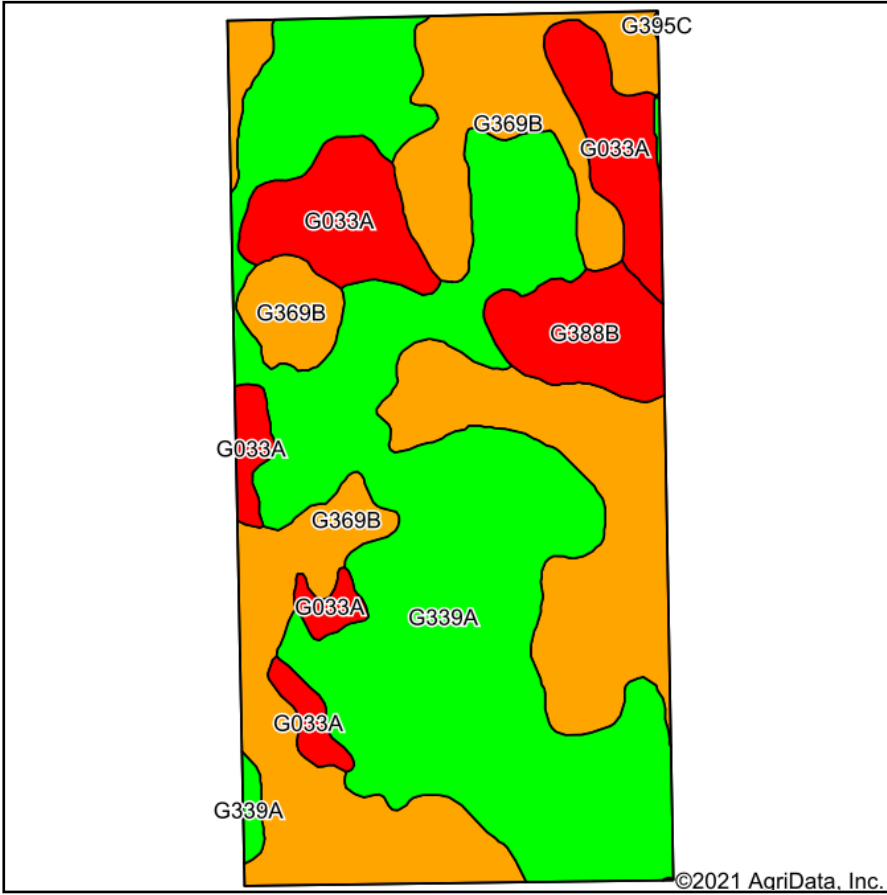
2021 Program Year
 Map Created April 21, 2021

Farm 11729

23-128N-60W-Brown

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Soils Map



State: **South Dakota**
 County: **Brown**
 Location: **23-128N-60W**
 Township: **Portage**
 Acres: **320**
 Date: **9/29/2021**

THORPE REALTY & AUCTION

Maps Provided By:



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Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass alfalfa	Corn	Grain sorghum	*n NCCPI Soybeans
G339A	Ulen fine sandy loam, 0 to 2 percent slopes	149.47	46.7%		IIIe	58						31
G369B	Hecla-Garborg loamy fine sands, 0 to 6 percent slopes	117.26	36.6%		IVe	49						29
G033A	Fossum fine sandy loam, 0 to 1 percent slopes	38.00	11.9%		IVw	30						22
G388B	Aylmer-Hamar-Venlo complex, 0 to 6 percent slopes	15.18	4.7%		Vle	25				1	1	19
G395C	Maddock-Hecla-Garborg loamy fine sands, 2 to 9 percent slopes	0.09	0.0%		IVe	41	1	12		1	17	10
Weighted Average						49.8	*-	*-	*-	0.1	0.1	*n 28.6

*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.

Parcel 2

FARM:

South Dakota

U.S. Department of Agriculture

Prepared: 9/22/21 11:44 AM

Brown

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page:

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	Farm Identifier	Recon Number
		2014 - 20

Farms Associated with Operator:

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
311.48	310.38	310.38	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	310.38	0.0	0.0	13.74				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	CORN , SOYBN	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	253.59	175	0.00
SOYBEANS	35.11	35	0.00
Total Base Acres:	288.7		

Tract Number: 14644 **Description** W5 23 128 60

FSA Physical Location : Brown, SD

ANSI Physical Location: Brown, SD

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

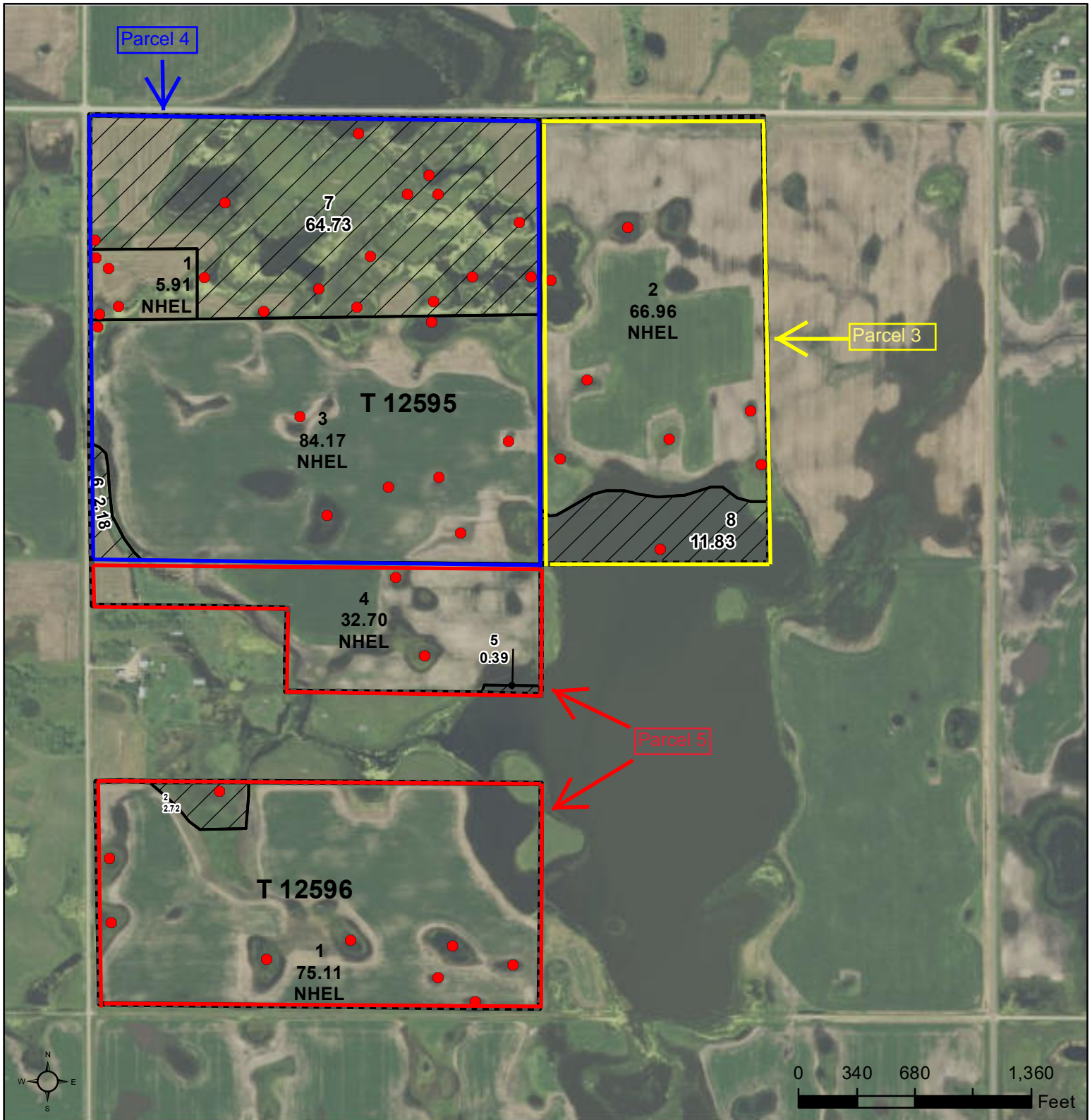
Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
311.48	310.38	310.38	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	310.38	0.0	0.0	13.74		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	253.59	175	0.00
SOYBEANS	35.11	35	0.00
Total Base Acres:	288.7		

Owners: HERTHER FARMS LLC



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

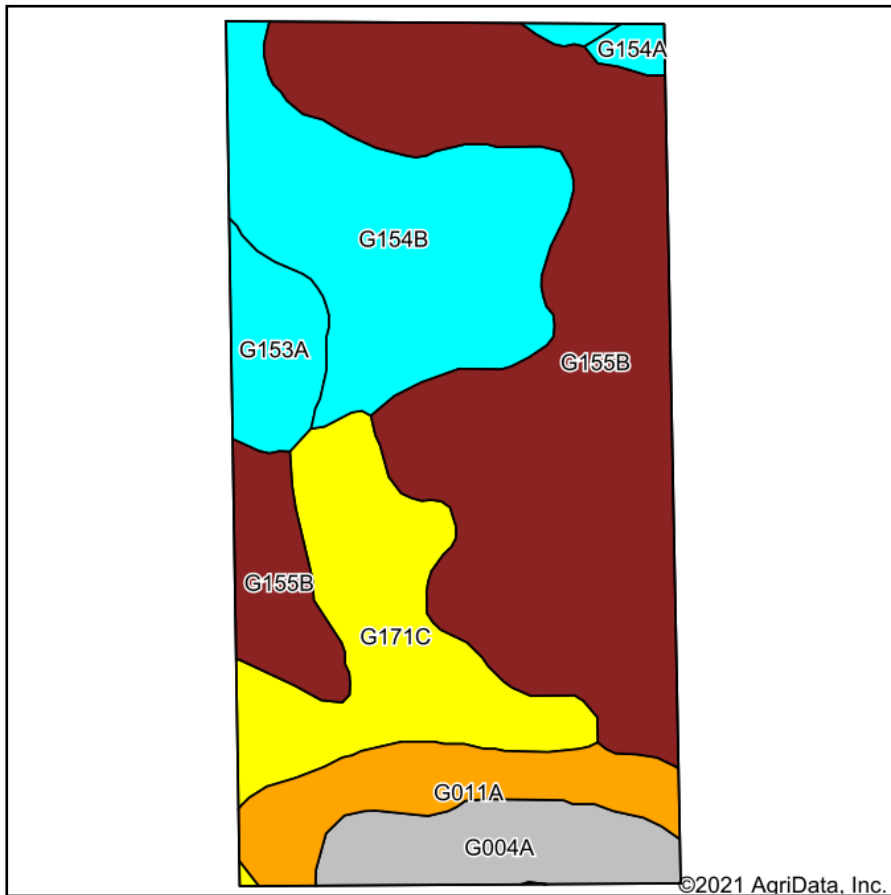
Map Created April 22, 2021

Farm 13331

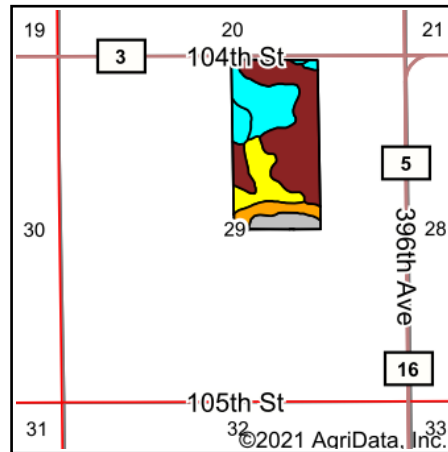
29-128N-62W-Brown

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **29-128N-62W**
 Township: **Liberty**
 Acres: **78.5**
 Date: **10/4/2021**

THORPE REALTY & AUCTION

Maps Provided By:



Area Symbol: SD013, Soil Area Version: 26

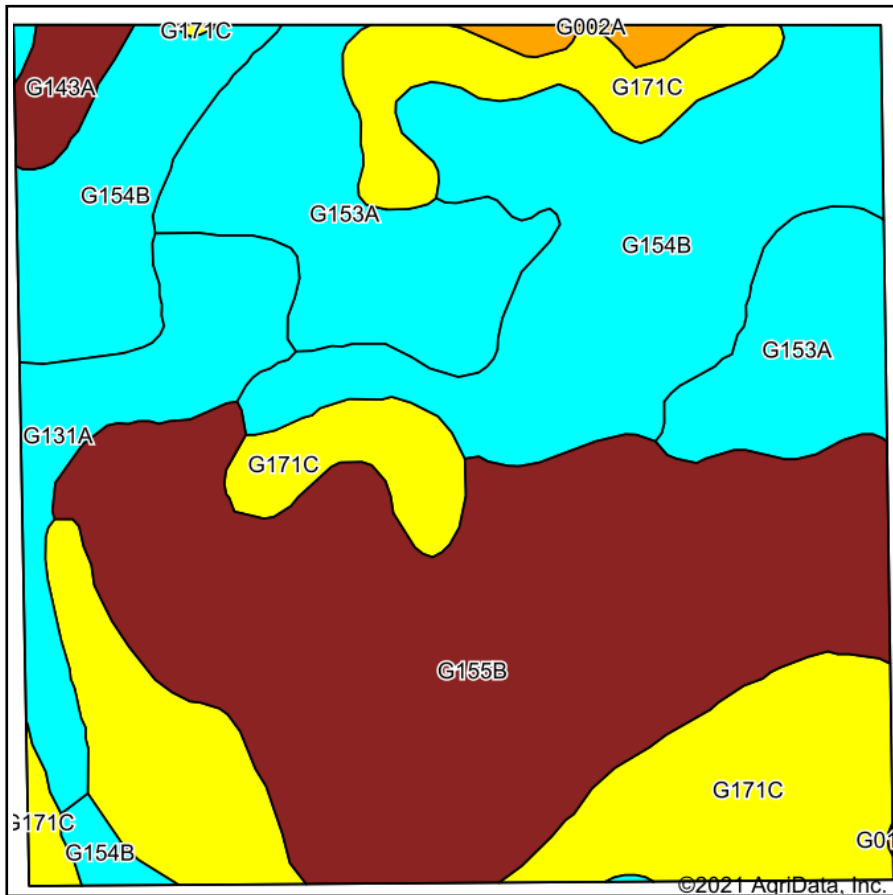
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Barley	Bromegrass alfalfa	Corn	Grain sorghum	*n NCCPI Soybeans
G155B	Barnes-Svea loams, 0 to 6 percent slopes	35.41	45.1%		Ile	82					59
G154B	Barnes-Svea-Tonka complex, 0 to 6 percent slopes	15.49	19.7%		Ile	76					54
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	11.78	15.0%		IIIe	61					56
G011A	Vallers clay loam, 0 to 3 percent slopes	6.11	7.8%		IVw	41	14	2	36	21	50
G004A	Southam silty clay loam, 0 to 1 percent slopes	5.53	7.0%		VIIIw	9					9
G153A	Barnes-Hamerly-Tonka complex, 0 to 3 percent slopes	3.53	4.5%		IIc	78					54
G154A	Barnes-Svea-Tonka complex, 0 to 3 percent slopes	0.65	0.8%		IIc	77					54
Weighted Average						69.1	1.1	0.2	2.8	1.6	*n 53.1

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

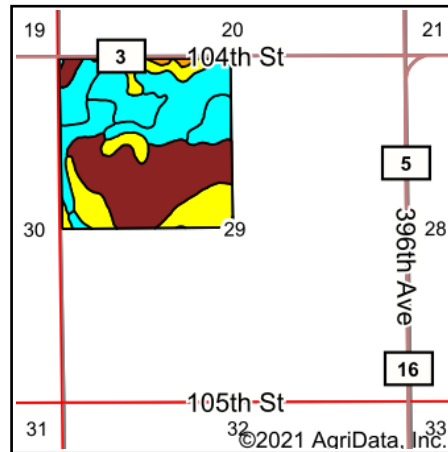
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **29-128N-62W**
 Township: **Liberty**
 Acres: **155**
 Date: **9/29/2021**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 26

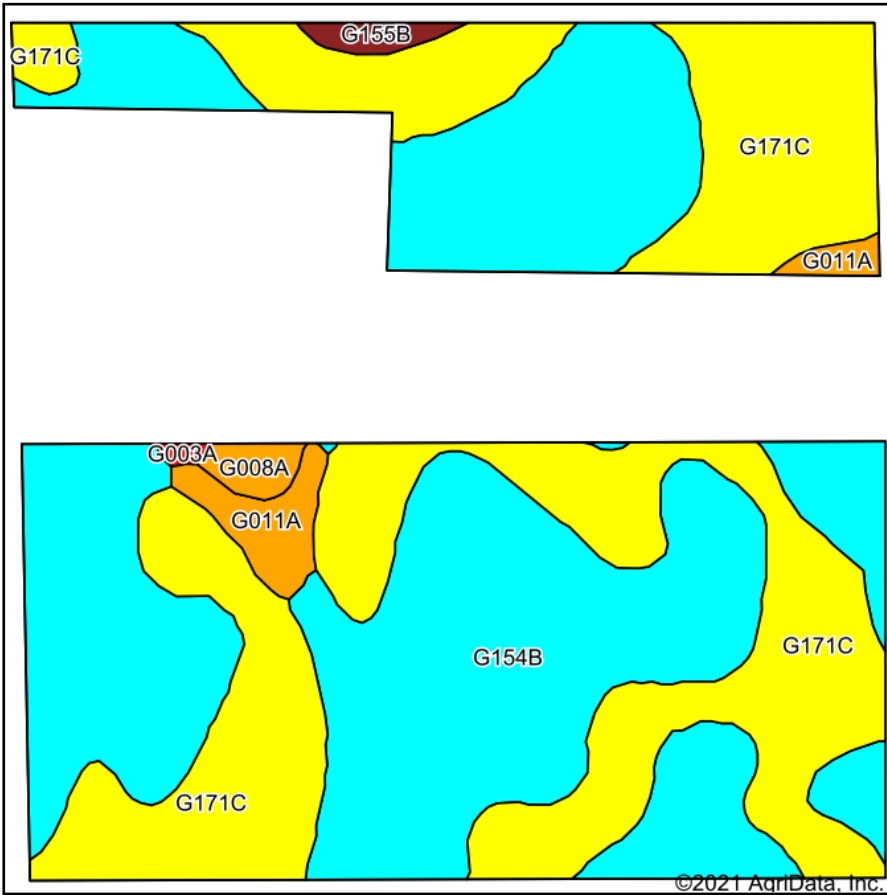
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Barley	Bromegrass alfalfa	Corn	Grain sorghum	*n NCCPI Soybeans
G155B	Barnes-Svea loams, 0 to 6 percent slopes	51.08	33.0%		Ile	82					59
G154B	Barnes-Svea-Tonka complex, 0 to 6 percent slopes	36.31	23.4%		Ile	76					54
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	32.69	21.1%		IIle	61					56
G153A	Barnes-Hamerly-Tonka complex, 0 to 3 percent slopes	21.75	14.0%		IIc	78					54
G131A	Barnes-Cresbard-Tonka complex, 0 to 3 percent slopes	9.86	6.4%		IIc	72					48
G143A	Barnes-Svea loams, 0 to 3 percent slopes	2.19	1.4%		IIc	85					58
G002A	Tonka silt loam, 0 to 1 percent slopes	1.12	0.7%		IVw	42					32
Weighted Average						74.7	*-	*-	*-	*-	*n 55.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

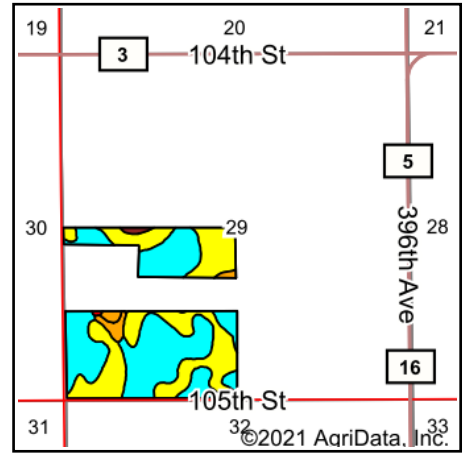
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brown**
 Location: **29-128N-62W**
 Township: **Liberty**
 Acres: **112.35**
 Date: **10/4/2021**

THORPE REALTY & AUCTION

Maps Provided By:



Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Barley	Brome grass alfalfa	Corn	Grain sorghum	*n NCCPI Soybeans
G154B	Barnes-Svea-Tonka complex, 0 to 6 percent slopes	60.66	54.0%		Ile	76					54
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	46.95	41.8%		IIle	61					56
G011A	Vallers clay loam, 0 to 3 percent slopes	2.82	2.5%		IVw	41	14	2	36	21	50
G008A	Tonka-Rimlap silt loams, 0 to 1 percent slopes	0.95	0.8%		IVw	42			1	1	17
G155B	Barnes-Svea loams, 0 to 6 percent slopes	0.78	0.7%		Ile	82					59
G003A	Parnell silty clay loam, 0 to 1 percent slopes	0.19	0.2%		Vw	25					13
Weighted Average						68.5	0.4	0.1	0.9	0.5	*n 54.4

*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.

Parcels 3,4 & 5

FARM:

South Dakota

U.S. Department of Agriculture

Prepared: 9/22/21 11:44 AM

Brown

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page:

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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	65.26	35	0.00
Total Base Acres:	140.23		

Owners: HERTHER FARMS LLC

Other Producers:

Tract Number: 12595 Description W5NE 29; NW 29:N 34A IN SW 29 128 62

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: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
268.87	189.74	189.74	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	189.74	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	22.86	46	0.00
CORN	70.66	123	0.00
SOYBEANS	81.42	35	0.00
Total Base Acres:	174.94		

Owners: HERTHER FARMS LLC

Other Producers: None

South Dakota

U.S. Department of Agriculture

FARM:

Brown

Farm Service Agency

Prepared: 9/22/21 11:44 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2021

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Tract Number: 12596 Description S5 SW 29 128 62

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: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
77.83	75.11	75.11	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	75.11	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	9.05	46	0.00
CORN	27.98	123	0.00
SOYBEANS	32.24	35	0.00
Total Base Acres:	69.27		

Owners: HERTHER FARMS LLC

Other Producers: None