



THORPE REALTY & AUCTION

LAND AUCTION

Online Only Auction

CROP - HUNTING - INVESTMENT

80 +/- Acres – Brown County, SD

Bidding Opens: Monday, February 7, 2022 – 10:00 a.m. CT

Bidding Begins to Close: Friday, February 25, 2022 – 2:00 p.m. CT

Visit ThorpeRealtyAuction.HiBid.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 80.39 FSA crop land (77.3% soil productivity index). Purchaser receives full possession for 2022 crop year. Located near Sand Lake Bird Refuge. Excellent hunting area for pheasants, waterfowl and deer! 79 Taxable acres. 2021 Real estate taxes: \$1,417.47

Legal Description: N1/2SE1/4 of Section 9-T127N-R60W of the 5th 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 410th Ave, 1 mile west on 108th St. & ¼ mile north on 409th Ave.

Owner: Doug Hubert



Jim Thorpe
Broker/Auctioneer
605-216-7776

Peggy Thorpe
Broker
605-216-1309

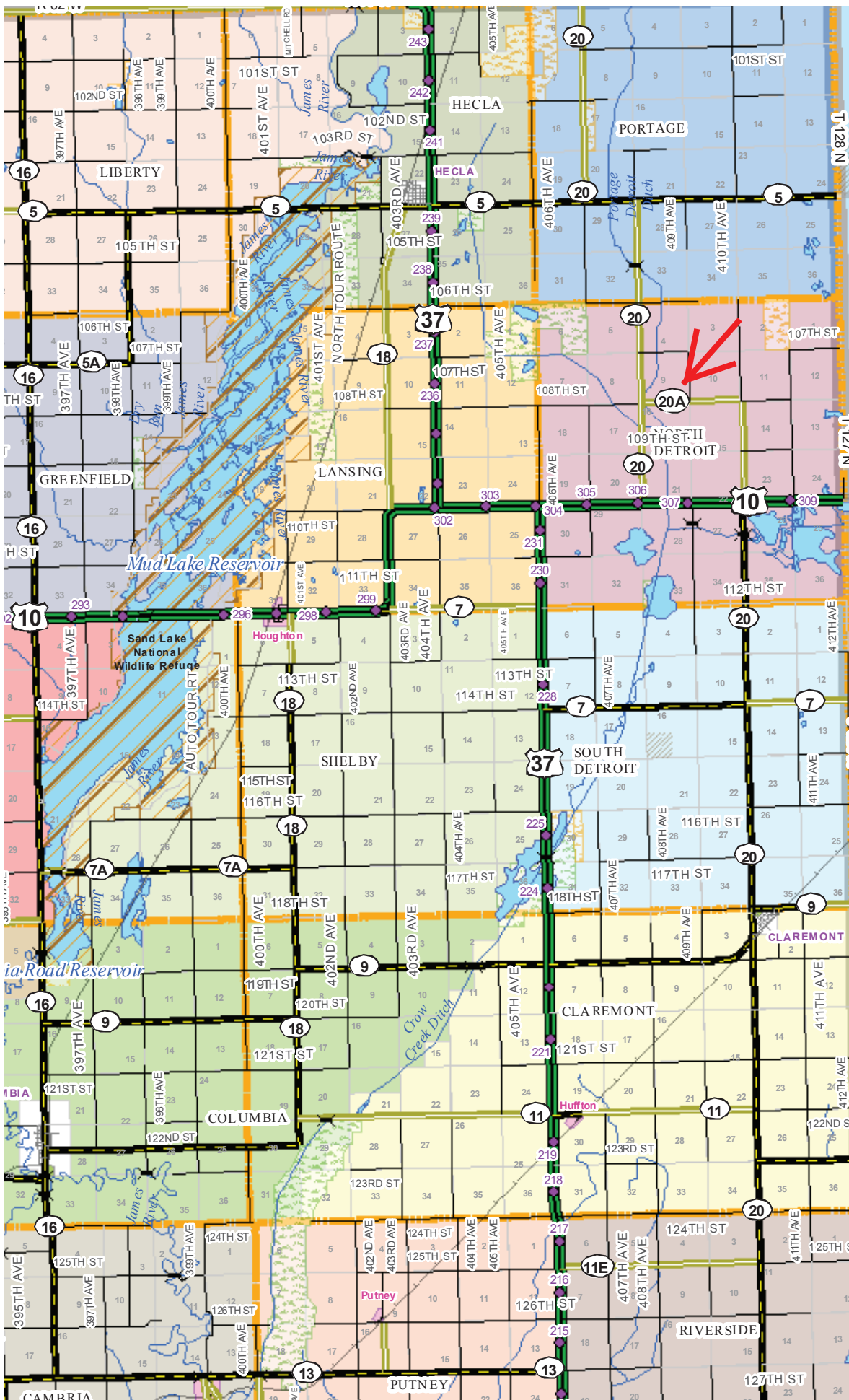
**Thorpe Realty &
Auction**
1002 S Lawson St
Aberdeen, SD 57401

Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com

PROCEDURE: Land will be sold by the price per acre times 80 acres. Bidding opens Monday, February 7, 2022 at 10:00 a.m. Central Time. Bidding begins to close Friday, February 25, 2022 at 2:00 P.M. Central Time, 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 March 25, 2022. 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 2021 real estate taxes payable in 2022. Purchaser is responsible for 2022 real estate taxes payable in 2023. 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**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

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

2022 Program Year

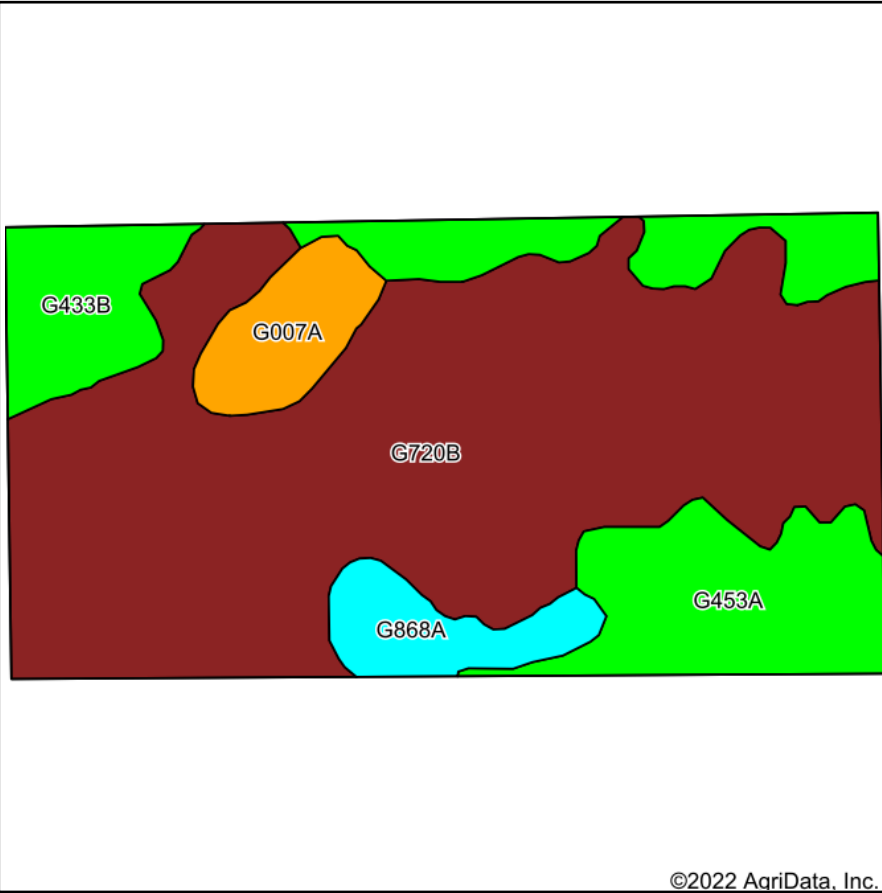
Map Created December 27, 2021

Farm 14004

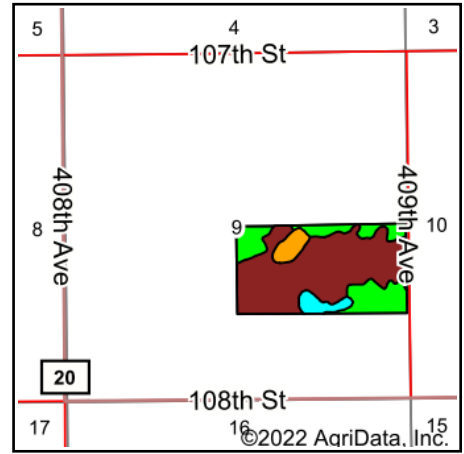
9-127N-60W-Brown

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **9-127N-60W**
 Township: **North Detroit**
 Acres: **80.39**
 Date: **1/4/2022**



Area Symbol: SD013, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass alfalfa AUM	Corn Bu	Grain sorghum Bu	*n NCCPI Soybeans	
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	52.27	65.0%		Ile	88	2	28	2	42	24	61	
G433B	Bearden, saline-Huffton-Putney silt loams, 0 to 6 percent slopes	10.79	13.4%		IIle	59	1	11	1	24	9	36	
G453A	Bearden silt loam, saline, 0 to 2 percent slopes	9.48	11.8%		IIIs	56						34	
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	4.04	5.0%		IVw	43						32	
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	3.81	4.7%		IIw	71	1	25	1	46	27	57	
Weighted Average						2.35	77.3	1.5	20.9	1.5	32.7	18.1	*n 52.8

*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.

Brown

Farm Service Agency

Crop Year:

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 and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 12138 Description Q5, N5SE 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
80.39	80.39	80.39	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	80.39	0.0	0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction			
CORN	47.93	138	0.00			
SOYBEANS	18.26	45	0.00			
Total Base Acres:	66.19					

Owners: HUBERT, DOUGLAS D