

CORSON COUNTY LAND AUCTION

CROP - PASTURE – INVESTMENT - HUNTING

1592.58 Acres +/-

TUESDAY, NOVEMBER 28, 2023 – 1:30pm MT

Auction Location: Beeler Community Center – 203 Main Ave – Lemmon, SD 57638

Corson County, SD - Outstanding opportunity to purchase 1592.58 +/- acres of quality farmland and pastureland. Purchaser receives full possession for the 2024 crop year. A very nice mixture of farmland and grassland. Parcels are contiguous, providing an excellent opportunity to continue to run as a working unit. Land is free from any US Fish & Wildlife easements. Excellent hunting area!

Parcel 1: Tomac Tract 3 in Section 5-T22N-R19E of the Black Hills Meridian, Corson County, SD Subject to final plat approval by the Corson County Commission

274.68 FSA cropland acres w/ the balance being grassland and roads.

Offered @ 294.92 Taxable Acres x \$ _____ per acre

Parcel 2: Tomac Tract 2 in Section 5-T22N-R19E of the Black Hills Meridian, Corson County, SD Subject to final plat approval the Corson County Commission

343 Acres of pasture of which includes 29.77 FSA cropland acres that was converted to pasture w/ the balance waste & roads.

Offered @ 347.29 Taxable Acres x \$ _____ per acre

Parcel 3: SE1/4 & N1/2 of Section 8-T22N-R19E of Black Hills Meridian, Corson County, SD INCLUDING Lot 1 in the NW1/4NW1/4 and EXCEPT Tomac Tract 1 in the NW1/4

171.93 FSA cropland acres of which 53.56 are currently tilled. The balance of cropland has been converted to pasture for a total of approximately 390 acres of pasture, 24.81 acres of meadow and the balance roads.

Offered @ 470.37 Taxable Acres x \$ _____ per acre

Parcel 4: N1/2 of Section 9-T22N-R19E of the Black Hills Meridian, Corson County, SD

227.24 FSA cropland acres of which approximately 223.7 acres are currently tilled. The balance of the land consists of 96.3 acres of meadow that is used for fall grazing. A wooded draw provides good wildlife habitat.

Offered @ 320 Taxable Acres x \$ _____ per acre

Parcel 5: SW1/4 of Section 4-T22N-R19E of the Black Hills Meridian, Corson County, SD

160 Acres of native pasture w/ well and drainage creeks.

Offered @ 160 Taxable Acres x \$ _____ per acre

Method of Sale: Parcels will be offered individually and not as a combination.

Owner: The Grace Tomac Estate



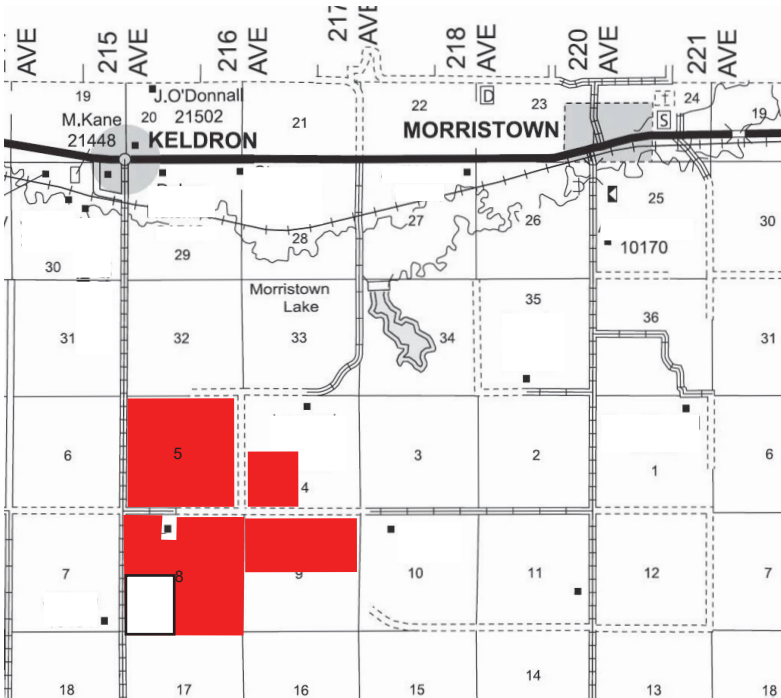
Jim Thorpe
Broker/Auctioneer
605-216-7776

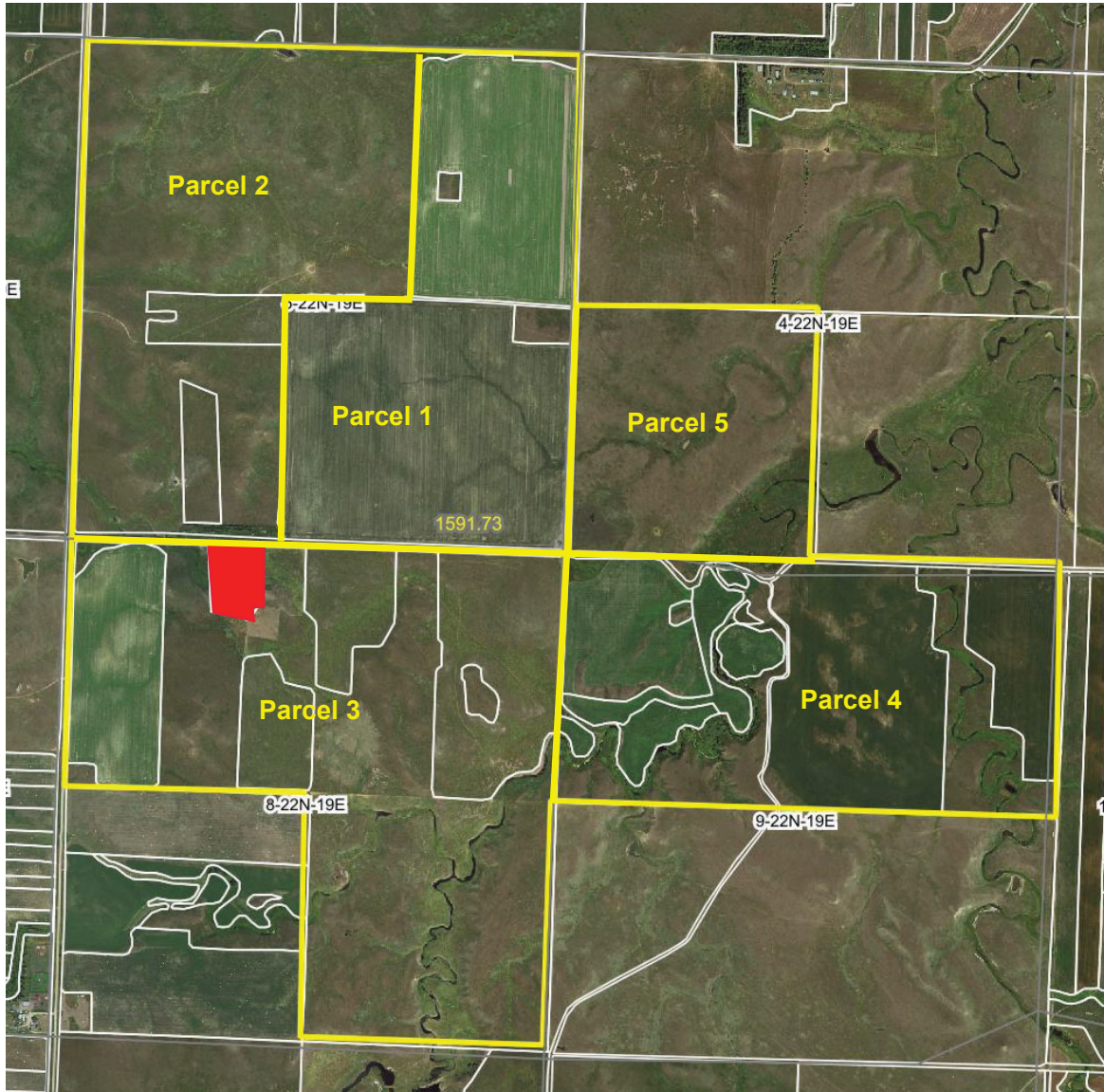
Peggy Thorpe
Broker
605-216-1309

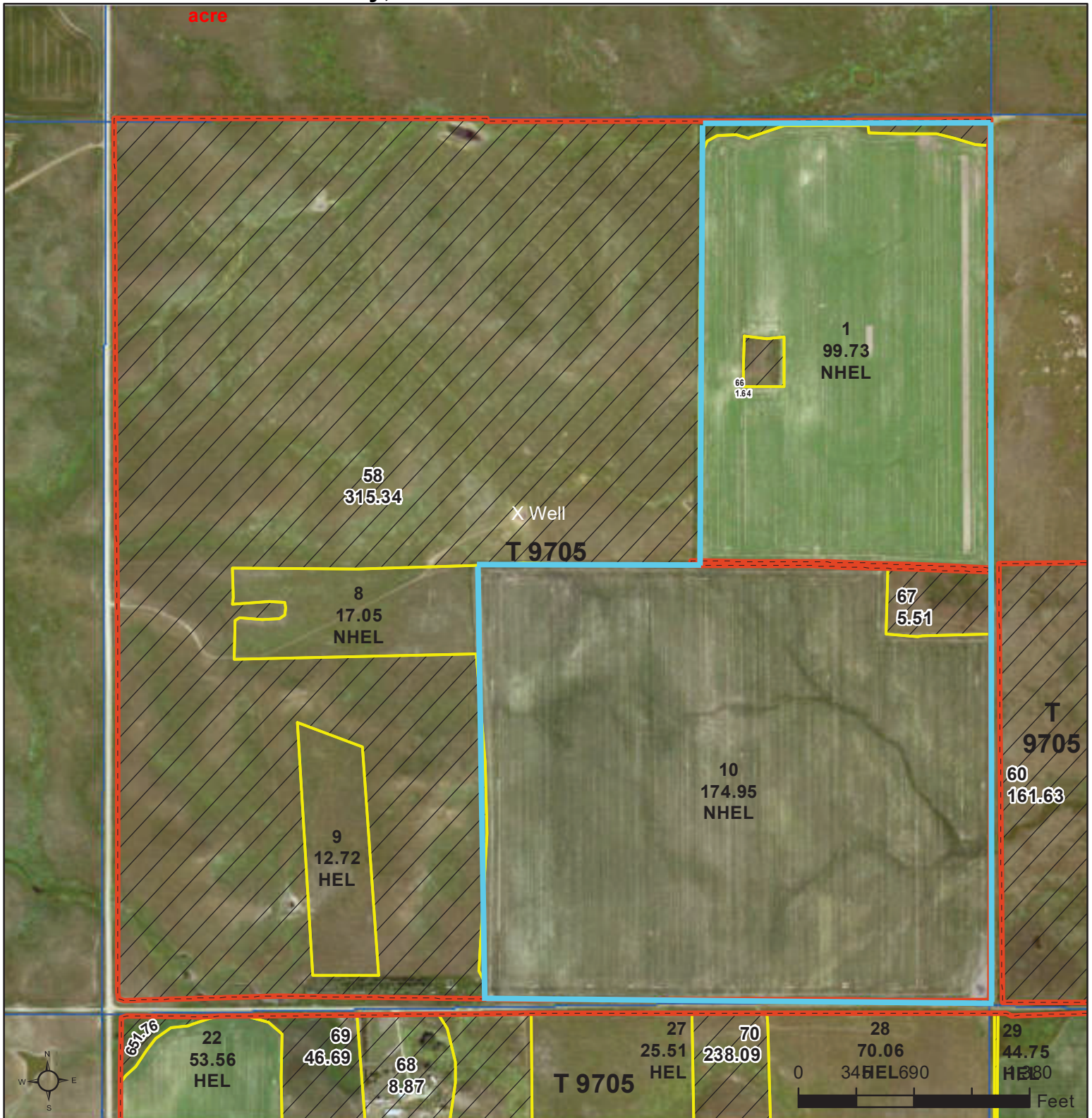
Thorpe Realty &
Auction
1002 S Lawson St
Aberdeen, SD

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

Terms & Conditions: Successful bidder will deposit 10% irrevocable earnest money down day of sale with balance due in certified funds upon closing, on or before December 29, 2023. Purchaser shall have full possession for the 2024 crop year. Seller will convey to the Purchaser all of his subsurface mineral rights related to the Property. Seller makes no representation and does not warrant the nature and extent of such interests. Property is selling in "as is" condition and without Purchaser contingency of any kind, have financial arrangements secured prior to bidding. 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 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 2023 real estate taxes payable in 2024. 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. 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.







Common Land Unit

Non-Cropland

Cropland

Tract Boundary

PLSS

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

2023 Program Year

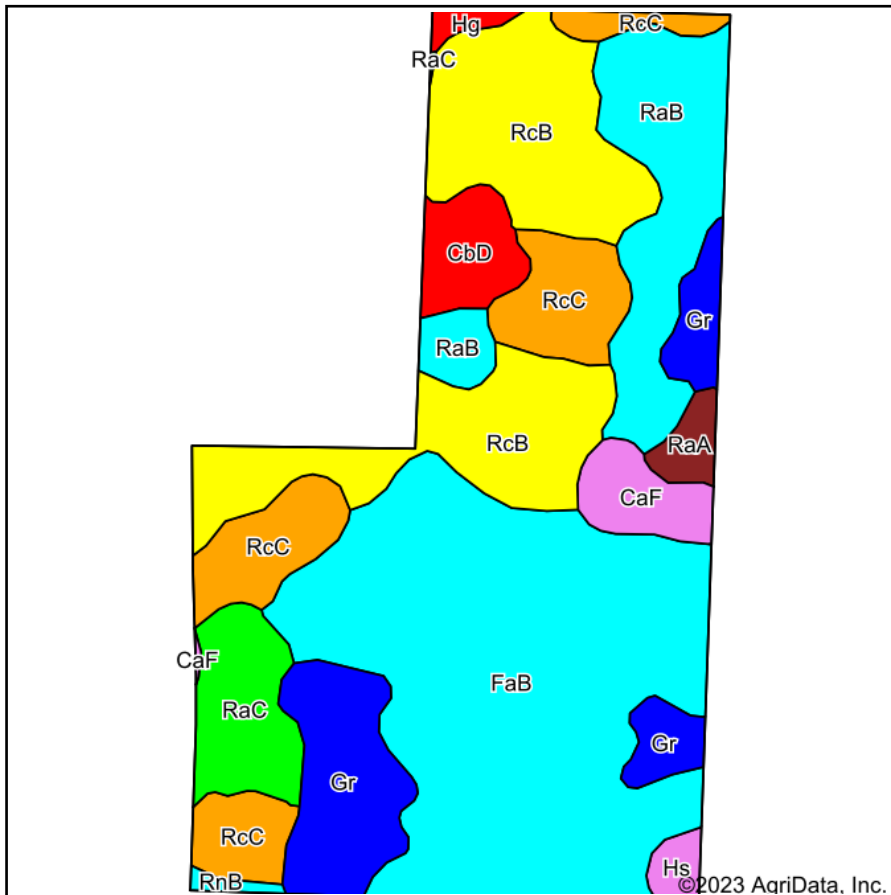
Map Created April 05, 2023

Farm 2278

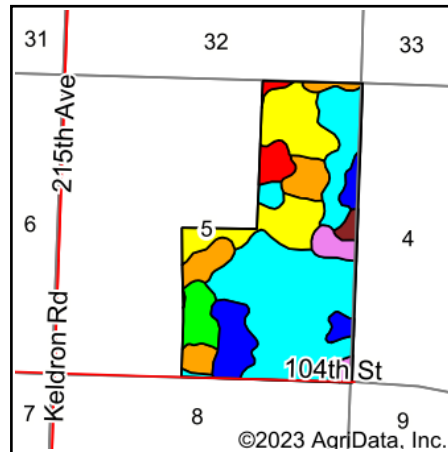
5-22N-19E-Corson

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Corson**
 Location: **5-22N-19E**
 Township: **Custer**
 Acres: **294.92**
 Date: **11/22/2023**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: SD031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Grain sorghum Bu	*n NCCPI Soybeans
FaB	Farnuf loam, 2 to 6 percent slopes	105.80	35.9%		Ile		79	1.6		37	37
RcB	Reeder-Cabba loams, 3 to 6 percent slopes	57.26	19.4%		Ile		64		42		22
RaB	Reeder loam, 3 to 6 percent slopes	32.59	11.1%		Ile	Ile	78				29
RcC	Reeder-Cabba loams, 6 to 9 percent slopes	31.14	10.6%		IIle		50		31		21
Gr	Grail silty clay loam, 0 to 2 percent slopes	28.11	9.5%		IIc		96				35
RaC	Reeder loam, 6 to 9 percent slopes	14.31	4.9%		IIIle	IIIle	60				28
CbD	Cabba-Reeder loams, 6 to 25 percent slopes	8.74	3.0%		VIle		22				15
CaF	Cabba-Amor loams, 15 to 60 percent slopes	7.96	2.7%		VIIle		17				8
RaA	Reeder loam, 0 to 3 percent slopes	3.53	1.2%		IIc	IIc	86				30
Hs	Heil silt loam	2.80	0.9%		VIIs		15				6
Hg	Havrelon loam, channeled	1.67	0.6%		VIW		29		21		24
RnB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	1.01	0.3%		Ile		79				28
Weighted Average					2.47	*-	69.4	0.6	11.5	13.3	*n 29

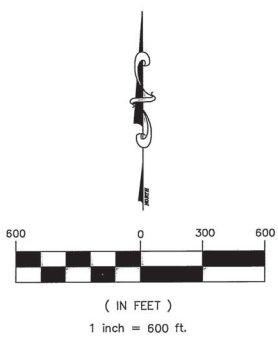
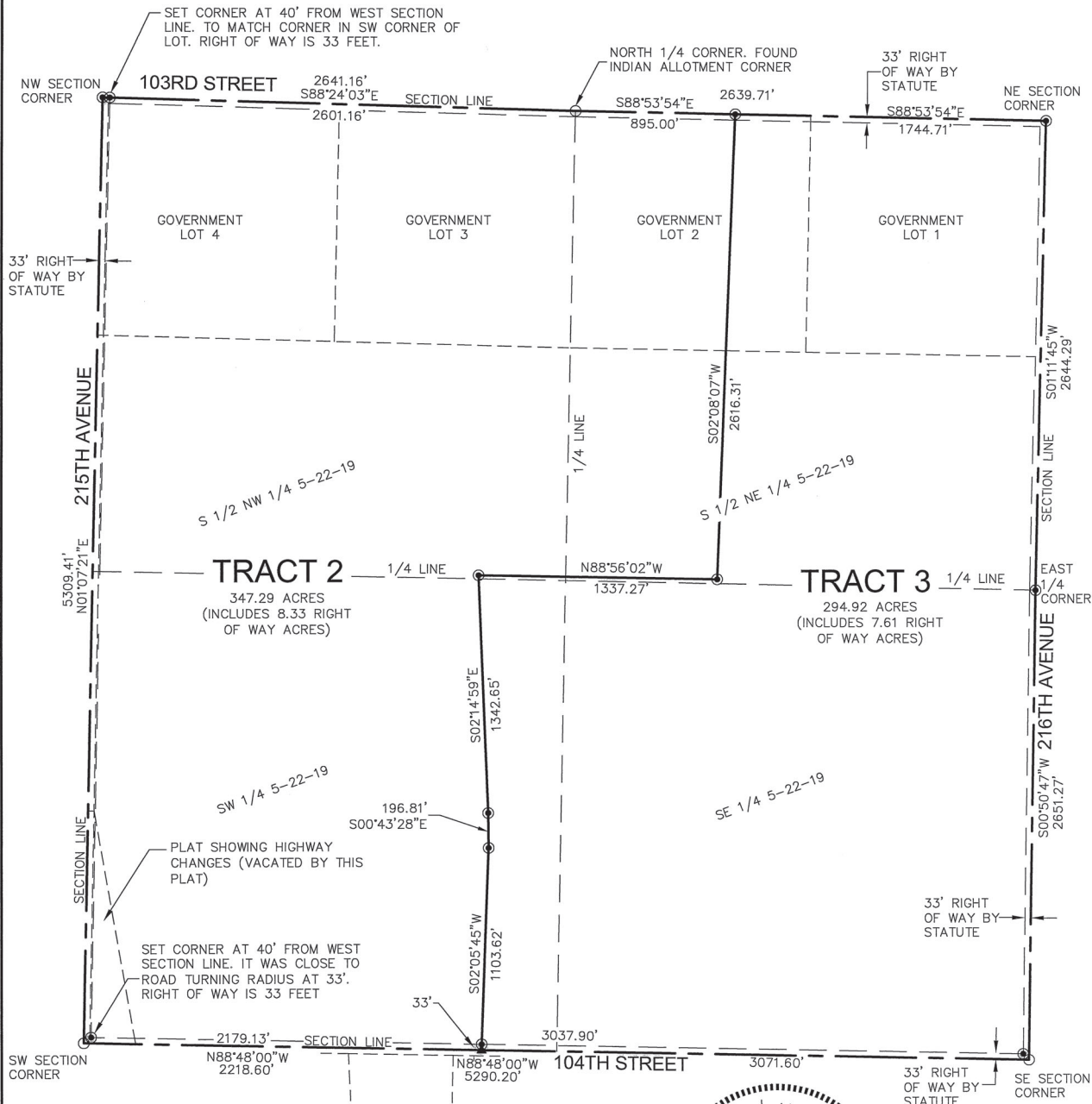
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

PLAT OF TOMAC TRACT 2 AND TRACT 3 IN SECTION 5-T22N-R19E OF BLACK HILLS MERIDIAN, CORSON COUNTY, SOUTH DAKOTA

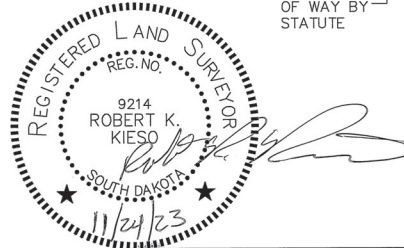


LEGEND

- FOUND PROPERTY CORNER
- SET 5/8" X 18" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- ▲ CALCULATED POSITION

BASIS OF BEARINGS

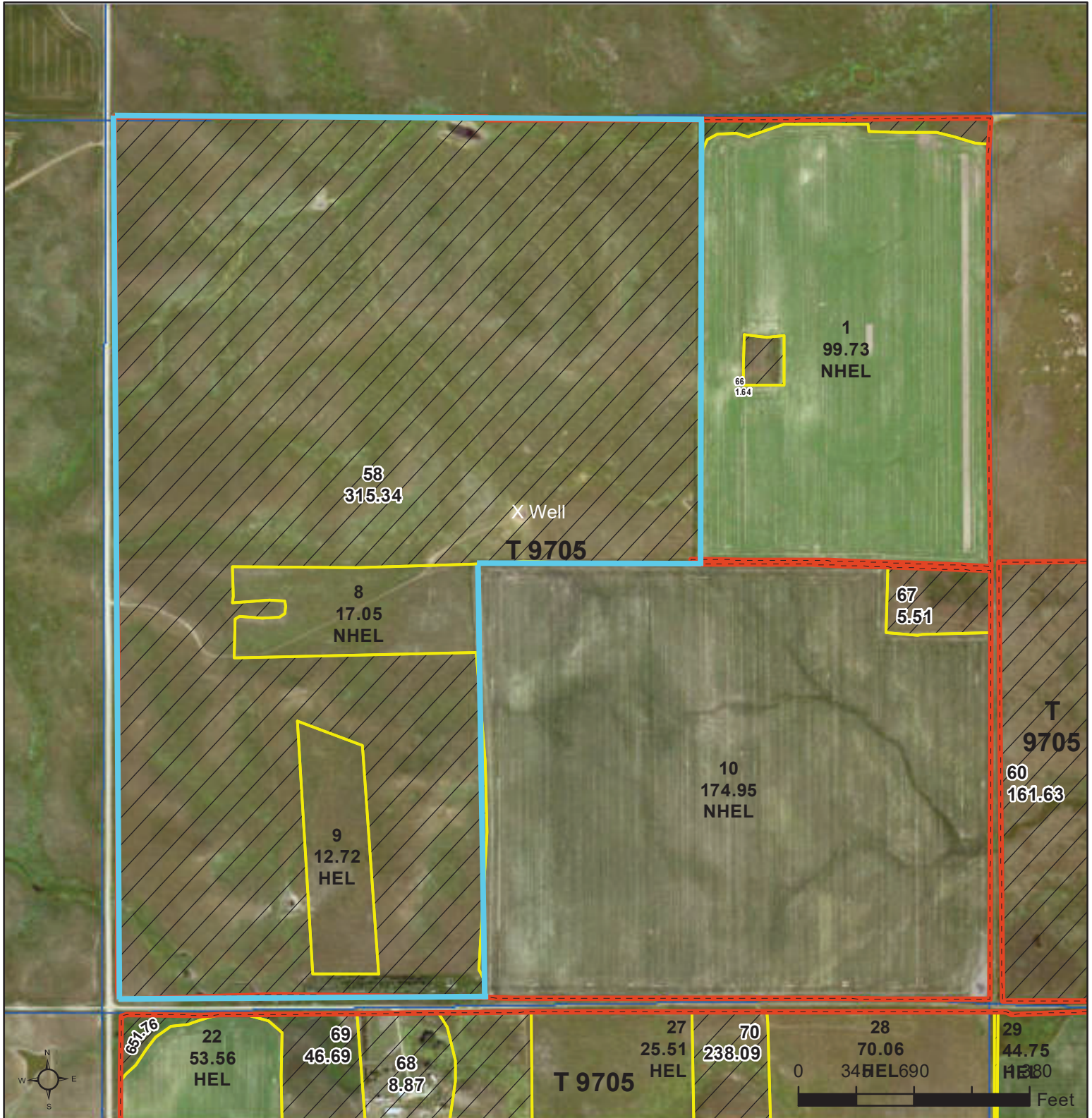
SD STATE PLANE NORTH ZONE
NAD 83 (2011) US SURVEY FEET
DISTANCES ARE GROUND



Helms & Associates
CIVIL ENGINEERS & LAND SURVEYORS

416 PRODUCTION STREET N.
P.O. Box 111
Aberdeen, S.D. 57401
Phone: 605.225.1212
Fax: 605.225.3189

Corson County, South Dakota



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer initial _____
 Date _____

2023 Program Year

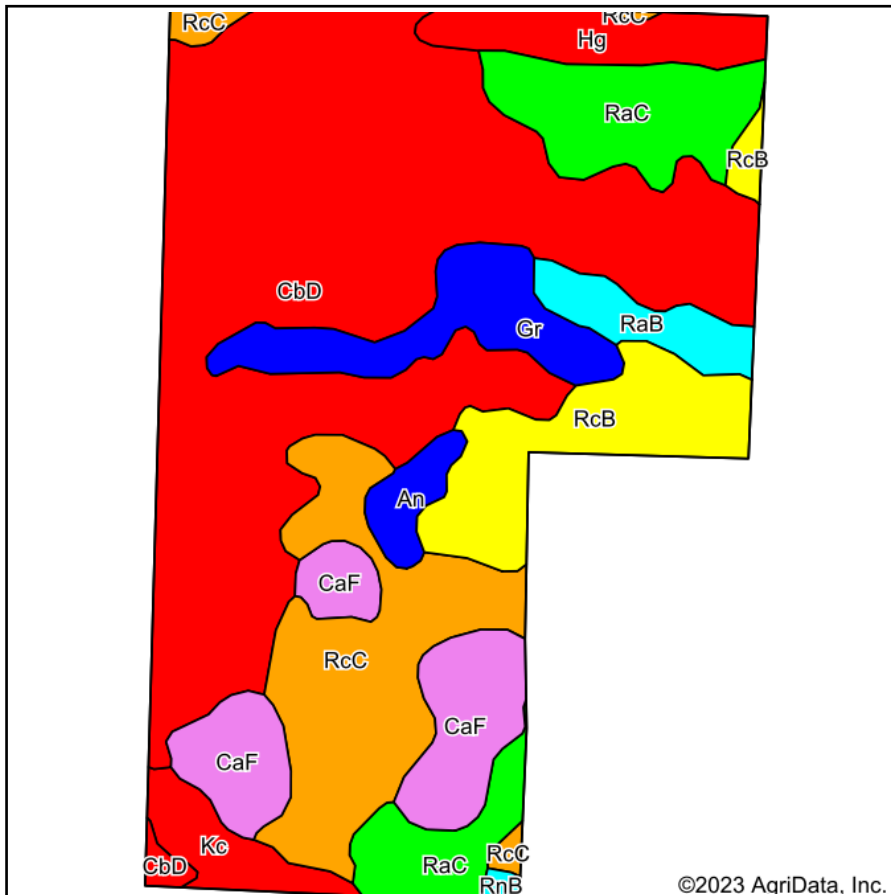
Map Created April 05, 2023

Farm 2278

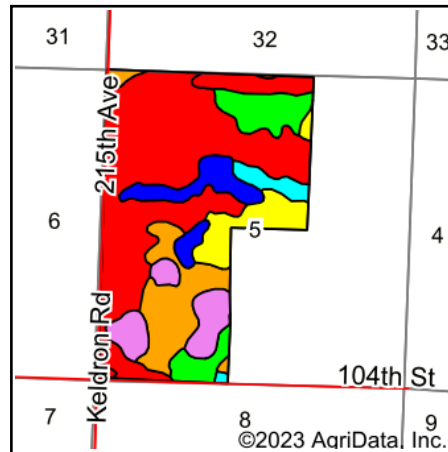
5-22N-19E-Corson

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Corson**
 Location: **5-22N-19E**
 Township: **Custer**
 Acres: **347.29**
 Date: **11/22/2023**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD031, Soil Area Version: 26

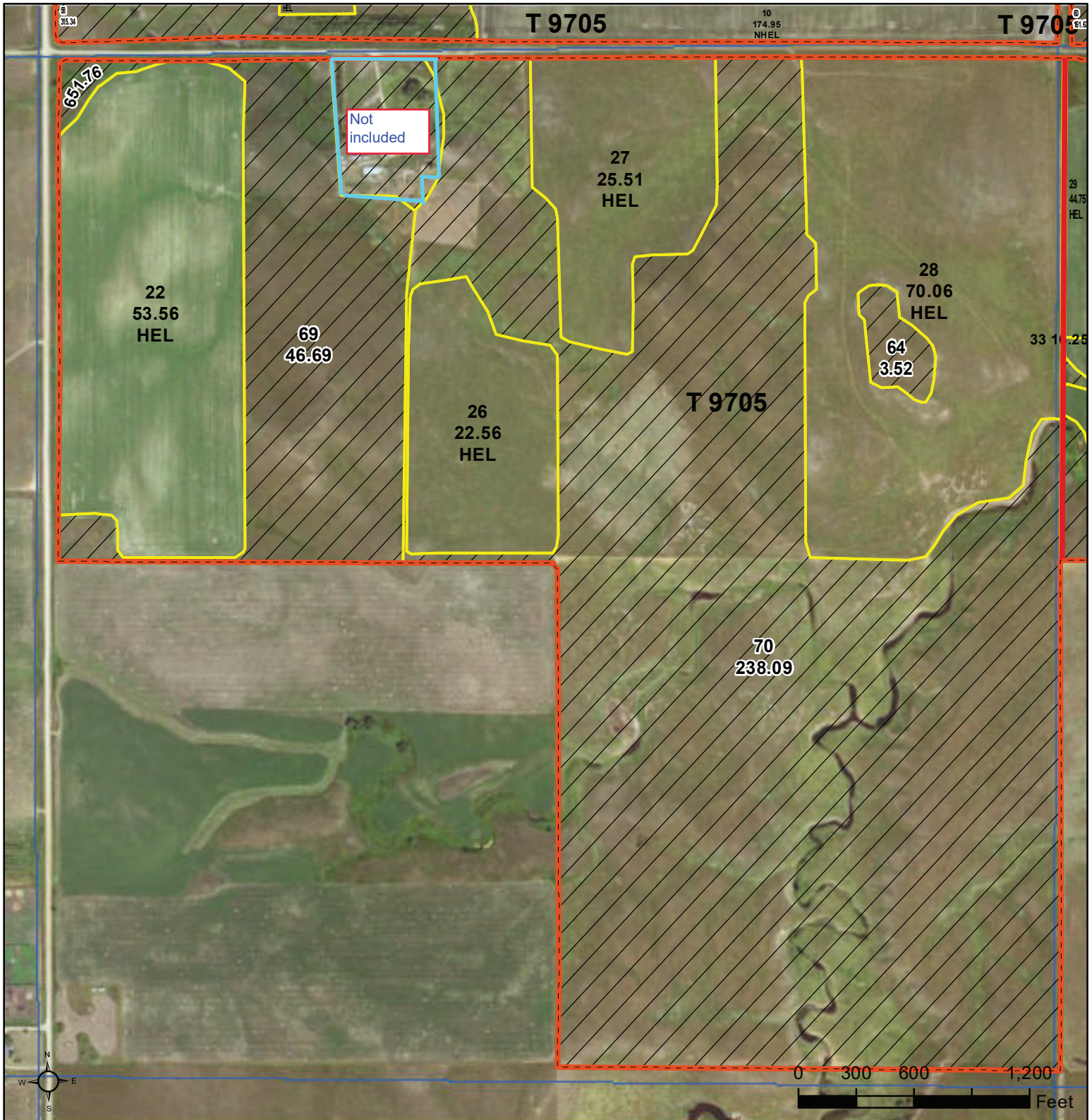
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Barley Bu	*n NCCPI Soybeans
CbD	Cabba-Reeder loams, 6 to 25 percent slopes	158.72	45.7%			Vle	22		15
RcC	Reeder-Cabba loams, 6 to 9 percent slopes	45.14	13.0%			IIIe	50	31	21
RaC	Reeder loam, 6 to 9 percent slopes	32.11	9.2%			IIIe	60		28
CaF	Cabba-Amor loams, 15 to 60 percent slopes	28.16	8.1%			VIIe	17		8
RcB	Reeder-Cabba loams, 3 to 6 percent slopes	26.65	7.7%			Ile	64	42	22
Gr	Grail silty clay loam, 0 to 2 percent slopes	19.04	5.5%			IIc	96		35
Hg	Havrelon loam, channeled	13.46	3.9%			VIw	29	21	24
RaB	Reeder loam, 3 to 6 percent slopes	8.95	2.6%			Ile	78		29
Kc	Korchea loam, channeled	8.80	2.5%			VIw	30		25
An	Arnegard loam, 0 to 2 percent slopes	5.36	1.5%			IIc	97		43
RnB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	0.90	0.3%			Ile	79		28
Weighted Average					4.71	*-	39.2	8.1	*n 19.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer initial _____
 Date _____

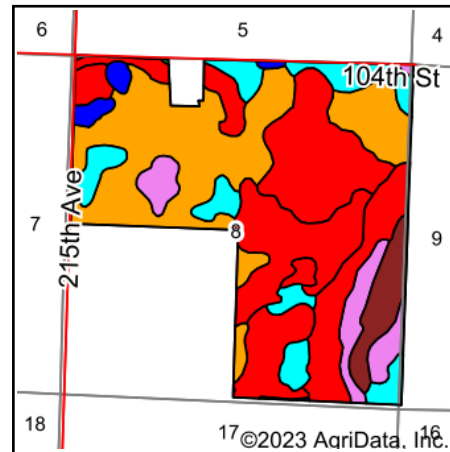
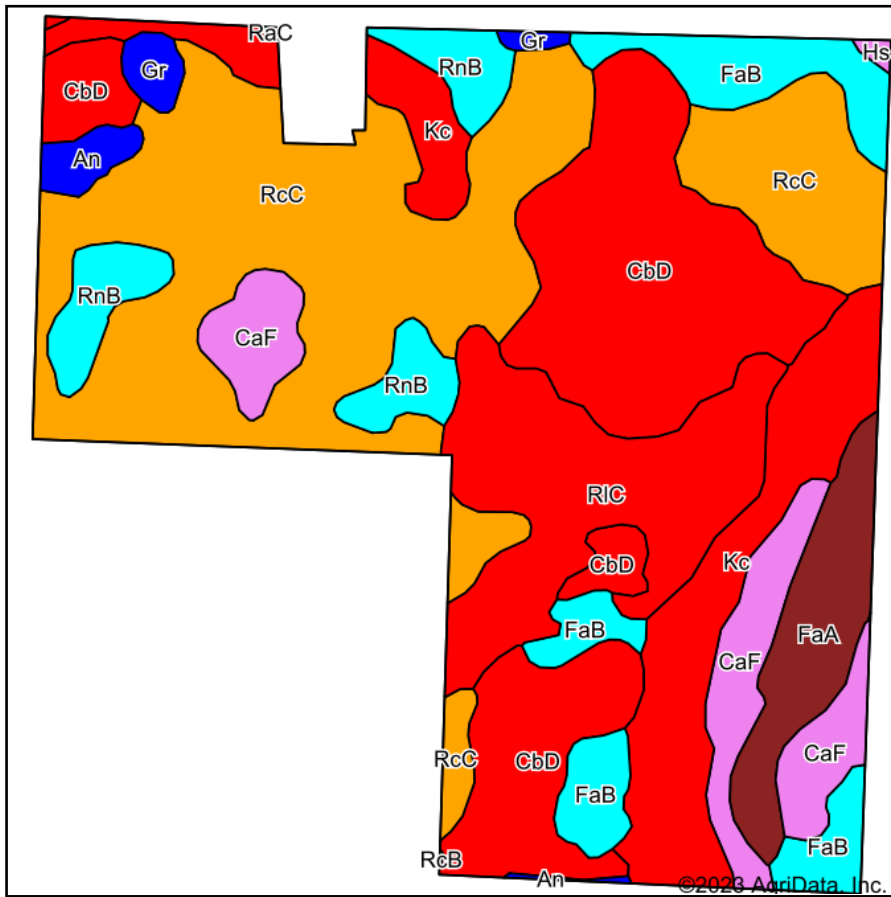
2023 Program Year
 Map Created April 05, 2023

Farm 2278

8-22N-19E-Corson

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Soils Map



State: **South Dakota**
 County: **Corson**
 Location: **8-22N-19E**
 Township: **Custer**
 Acres: **470.37**
 Date: **10/31/2023**

THORPE REALTY & AUCTION

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: SD031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Grain sorghum Bu	*n NCCPI Soybeans
RcC	Reeder-Cabba loams, 6 to 9 percent slopes	146.78	31.2%		IIIe		50		31		21
CbD	Cabba-Reeder loams, 6 to 25 percent slopes	98.87	21.0%		VIe		22				15
Kc	Korchea loam, channeled	54.07	11.5%		VIw		30				25
RIC	Rhoades-Daglum complex, 6 to 9 percent slopes	52.60	11.2%		VI s		23				17
CaF	Cabba-Amor loams, 15 to 60 percent slopes	32.13	6.8%		VIIe		17				8
FaB	Farnuf loam, 2 to 6 percent slopes	31.84	6.8%		IIe		79	1.6		37	37
FaA	Farnuf loam, 0 to 2 percent slopes	22.69	4.8%		IIc		84	1.8		39	38
RnB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	21.61	4.6%		IIe		79				28
An	Arnegard loam, 0 to 2 percent slopes	4.57	1.0%		IIc		97				43
Gr	Grail silty clay loam, 0 to 2 percent slopes	4.40	0.9%		IIc		96				35
Hs	Heil silt loam	0.68	0.1%		VI s		15				6
RaC	Reeder loam, 6 to 9 percent slopes	0.13	0.0%		IIIe	IIIe	60				28
Weighted Average					4.41	*-	42.3	0.2	9.7	4.4	*n 21.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

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

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain Producer initial _____
 Corn = Yellow Date _____
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

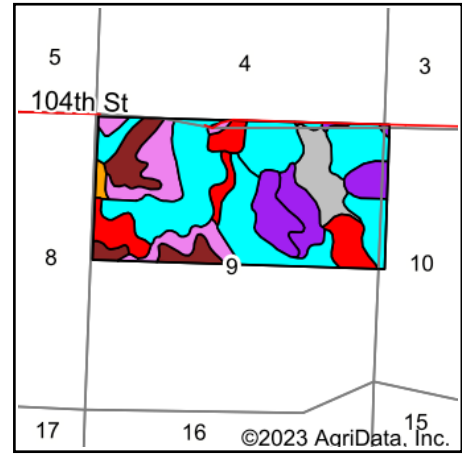
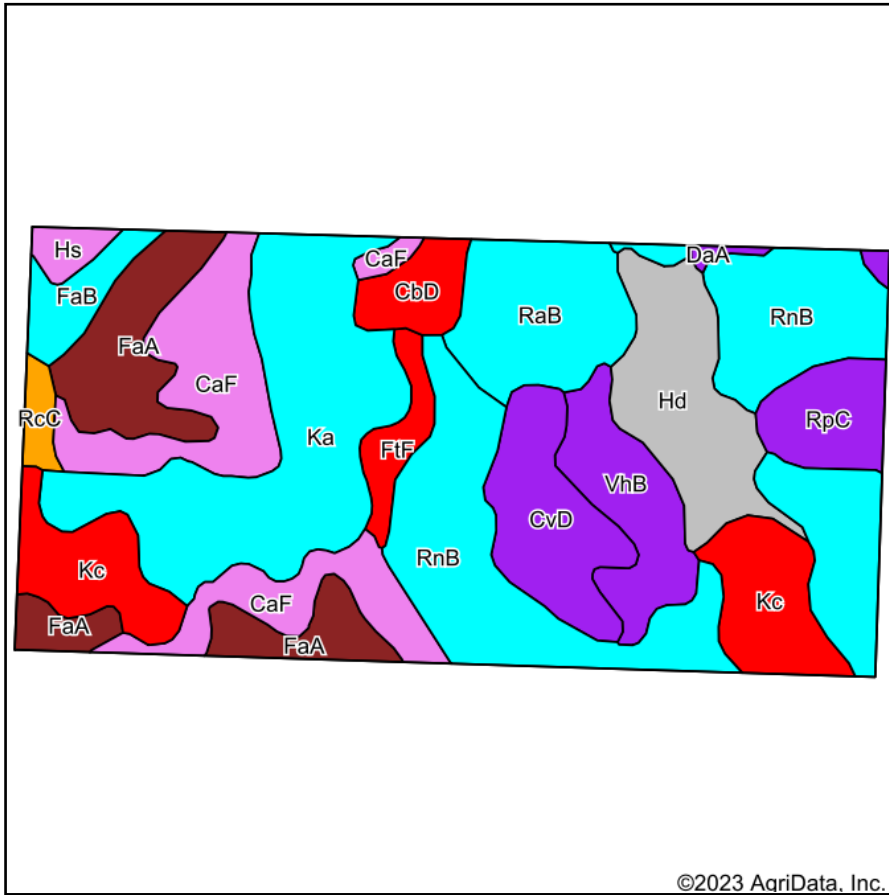
2023 Program Year
 Map Created April 05, 2023

Farm 2278

9-22N-19E-Corson

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Soils Map



State: **South Dakota**
 County: **Corson**
 Location: **9-22N-19E**
 Township: **Custer**
 Acres: **320**
 Date: **10/31/2023**

THORPE REALTY & AUCTION

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: SD031, Soil Area Version: 26

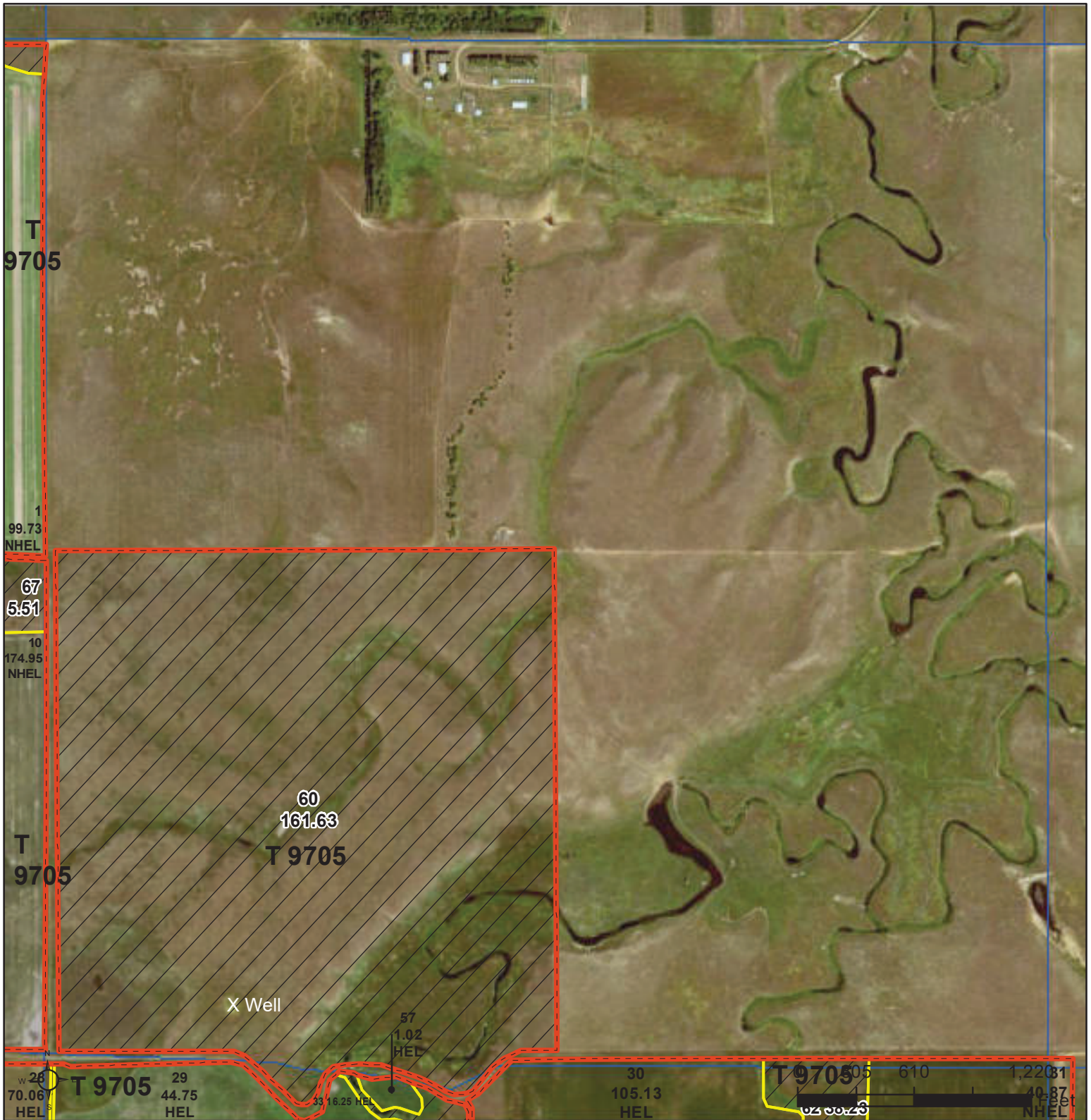
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Grain sorghum Bu	*n NCCPI Soybeans
RnB	Regent-Wyola silty clay loams, 3 to 6 percent slopes	65.79	20.6%		Ile		79				28
Ka	Korchea loam	49.53	15.5%		Ilc		73		39		36
CaF	Cabba-Amor loams, 15 to 60 percent slopes	36.09	11.3%		Vlle		17				8
FaA	Farnuf loam, 0 to 2 percent slopes	27.27	8.5%		Ilc		84	1.8		39	38
Kc	Korchea loam, channeled	25.78	8.1%		VIw		30				25
Hd	Harriet loam	23.52	7.4%		VIw		7				12
RaB	Reeder loam, 3 to 6 percent slopes	20.76	6.5%		Ile	Ile	78				29
CvD	Vebar-Flasher-Tally complex, 9 to 15 percent slopes	18.52	5.8%		Vle		32				20
VhB	Vebar-Cohagen fine sandy loams, 6 to 9 percent slopes	16.06	5.0%		IVe		40				21
RpC	Regent-Wayden silty clay loams, 6 to 15 percent slopes	11.05	3.5%		IIIe		35		31		19
CbD	Cabba-Reeder loams, 6 to 25 percent slopes	7.00	2.2%		Vle		22				15
FaB	Farnuf loam, 2 to 6 percent slopes	6.40	2.0%		Ile		79	1.6		37	37
FtF	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	5.78	1.8%		Vlle		22				12
RcC	Reeder-Cabba loams, 6 to 9 percent slopes	2.85	0.9%		IIIe		50		31		21
Hs	Heil silt loam	2.83	0.9%		VIIs		15				6
DaA	Daglum-Rhoades complex, 0 to 6 percent slopes	0.77	0.2%		IVs		35				23
Weighted Average					3.77	*	52.8	0.2	7.4	4.1	*n 24.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Common Land Unit
 [Red dashed line] Tract Boundary
 [Blue line] PLSS
 [Diagonal hatching] Non-Cropland
 [Yellow hatching] Cropland

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

Unless otherwise noted, crops listed below are:
 Non-irrigated
 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non
 Producer initial _____
 Date _____

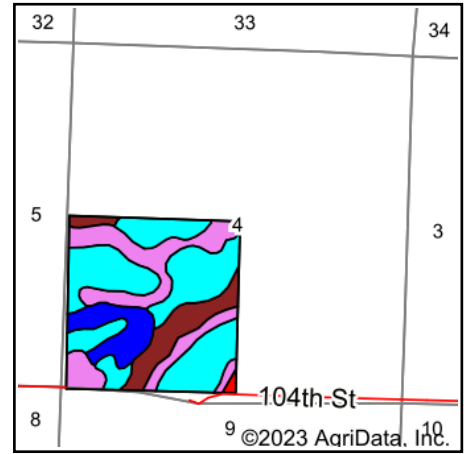
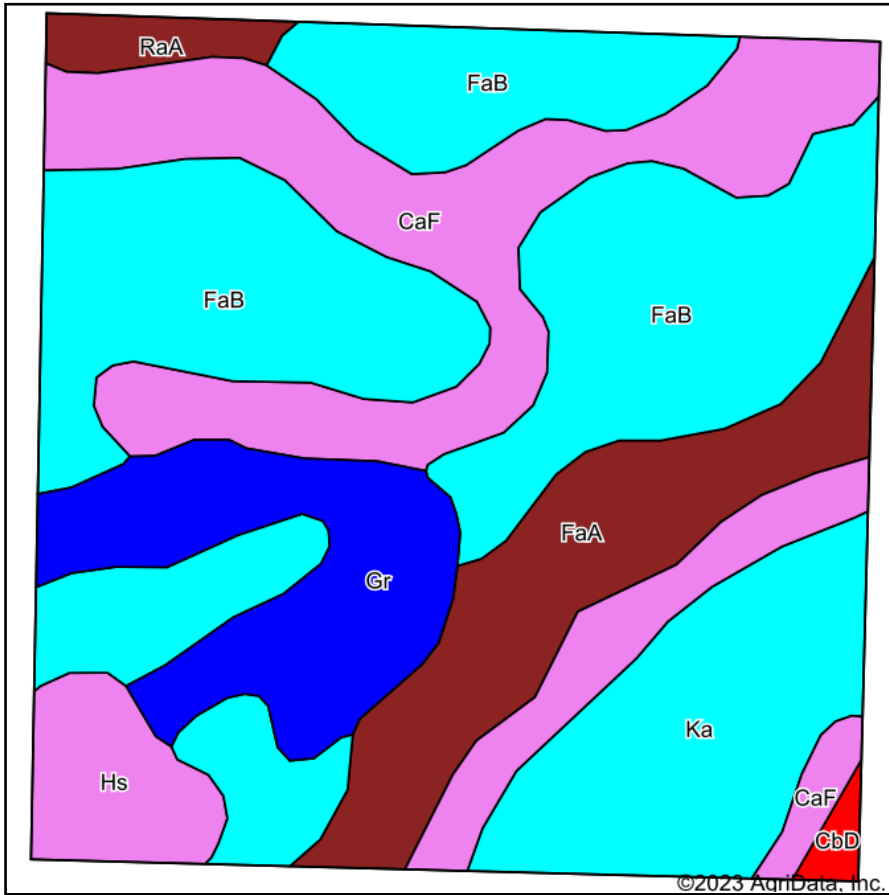
2023 Program Year
 Map Created April 05, 2023

Farm 2278

4-22N-19E-Corson

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Soils Map



State: **South Dakota**
 County: **Corson**
 Location: **4-22N-19E**
 Township: **Custer**
 Acres: **160**
 Date: **10/31/2023**

THORPE REALTY & AUCTION

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Grain sorghum Bu	*n NCCPI Soybeans
FaB	Farnuf loam, 2 to 6 percent slopes	61.17	38.2%		Ile		79	1.6		37	37
CaF	Cabba-Amor loams, 15 to 60 percent slopes	35.60	22.2%		Vlle		17				8
Ka	Korchea loam	18.42	11.5%		Ilc		73		39		36
FaA	Farnuf loam, 0 to 2 percent slopes	17.82	11.1%		Ilc		84	1.8		39	38
Gr	Grail silty clay loam, 0 to 2 percent slopes	17.09	10.7%		Ilc		96				35
Hs	Heil silt loam	6.43	4.0%		Vls		15				6
RaA	Reeder loam, 0 to 3 percent slopes	2.55	1.6%		Ilc	Ilc	86				30
CbD	Cabba-Reeder loams, 6 to 25 percent slopes	0.92	0.6%		Vle		22				15
Weighted Average							64.1	0.8	4.5	18.5	*n 28.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.