

# BROWN COUNTY FARMLAND AUCTION

## CROP - HUNTING - INVESTMENT

635 Acres +/-

### THURSDAY, NOVEMBER 19, 2020 – 2:00pm

**Auction Location: The DEC (Dakota Event Center) - 720 Lamont St. - Aberdeen, SD 57401**

Columbia Twp. – Brown County, SD - Outstanding opportunity to purchase 635 +/- acres of high quality farmland. Purchaser receives full possession for the 2021 crop year. Land is free from any US Fish & Wildlife easements. Excellent hunting area for pheasants, waterfowl and deer.

**Parcel 1: NE1/4 of Section 11-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, SD**  
160 acres +/- with 157.82 FSA crop land acres and the balance being roads. Surety Soil Productivity Index: 82%  
Brown County Parcel Soil Rating: 84.92% - 158 taxable acres  
2019 real estate taxes: \$3124.57

Offered @ 160 Acres x \$ \_\_\_\_\_ per acre

**Parcel 2: SE1/4 of Section 5-T125N-R61W of the 5<sup>th</sup> P.M. Except land deeded for highway, Brown County, SD**  
155 Acres +/- with 153.82 FSA Crop land acres and the balance being balance in roads.  
Surety Soil Productivity Index: 72.9%. Brown County Parcel Soil Rating: 75.64% - 154 taxable acres  
2019 Real estate taxes: \$2,704.35

Offered @ 155 Acres x \$ \_\_\_\_\_ per acre

**Parcel 3: S1/2 of Section 22-T125N-R62W of the 5<sup>th</sup> P.M., Brown County, SD**  
320 acres +/- with 265.18 FSA crop land acres and the balance being non-crop land and roads.  
Surety Soil Productivity Index: 79.6%. Brown County Parcel Soil Rating: 77.23% - 318 taxable acres  
2019 Real estate taxes: \$5,656.42

Offered @ 320 Acres x \$ \_\_\_\_\_ per acre

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

**TERMS & 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 30, 2020. Purchaser will receive immediate possession upon closing. 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 2020 real estate taxes payable 2021. 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 related to 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. Information contained herein is deemed to be correct but is not guaranteed. Verbal announcements made day of sale shall take precedence over promotion advertisements. Thorpe Realty & Auction is representing the Seller exclusively.

**Owner: Millicent Merle Atkins Charitable Trust**

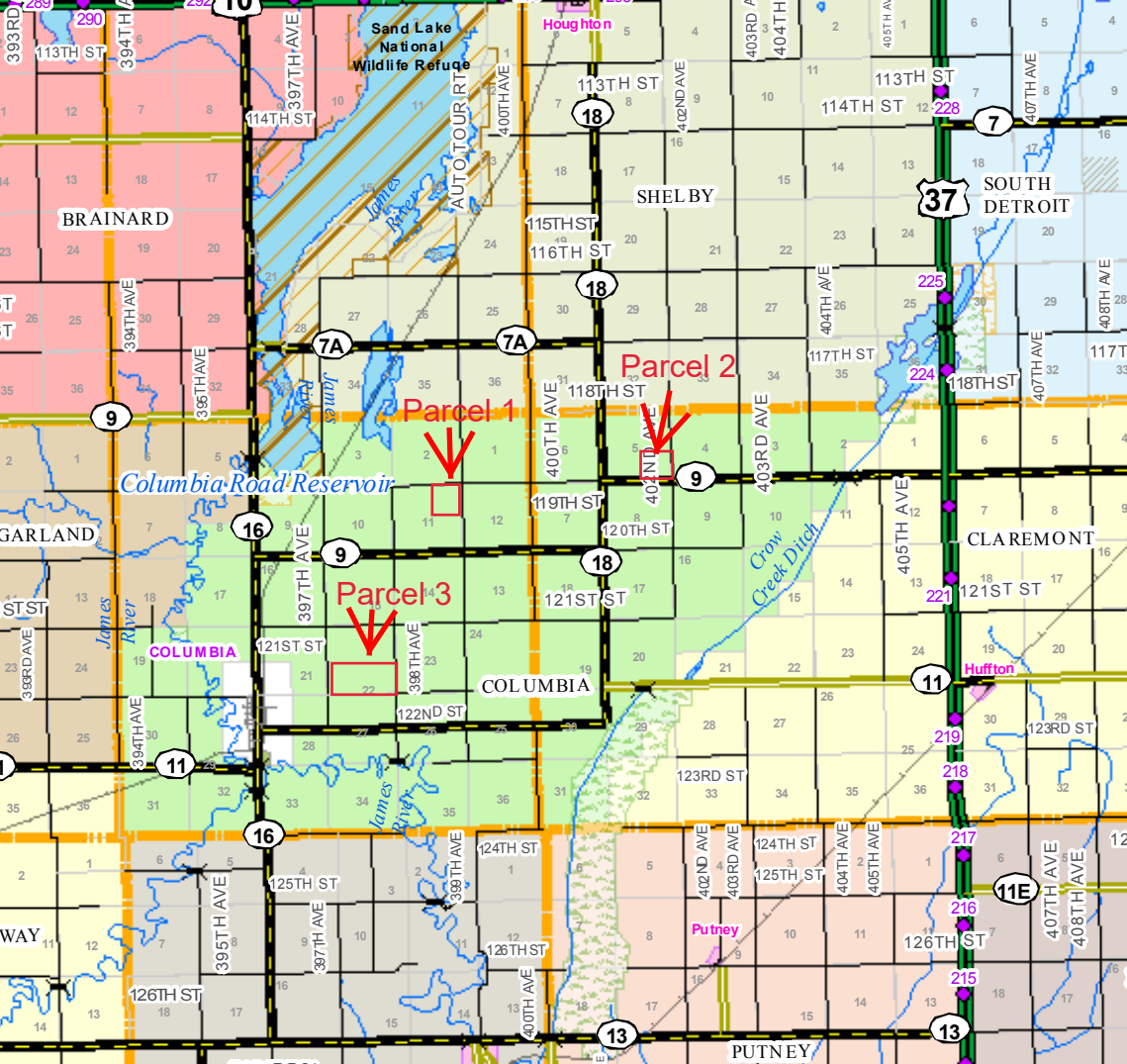


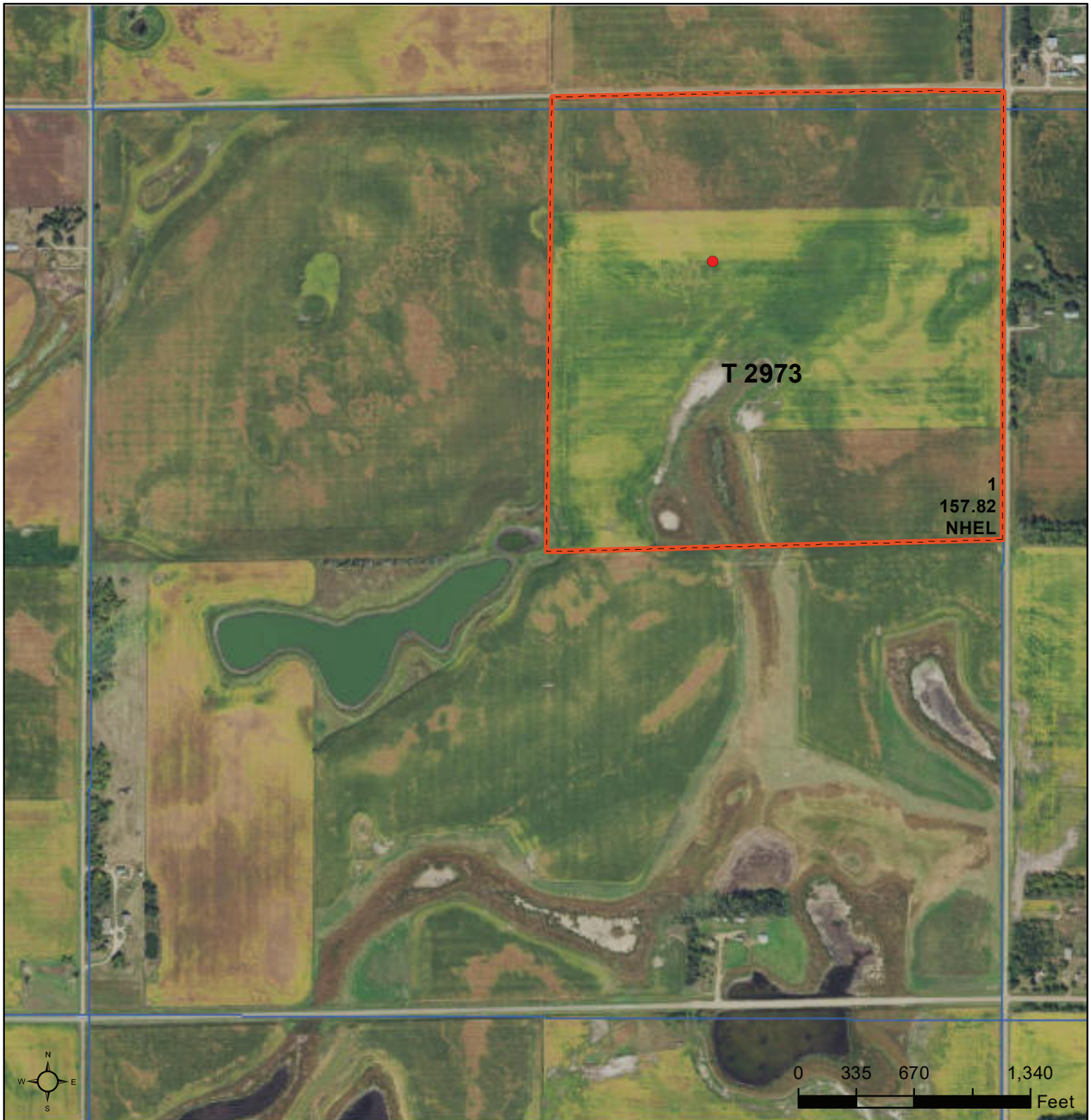
**Jim Thorpe**  
Broker/Auctioneer  
605-216-7776

**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)





1  
157.82  
NHSL

T 2973

0 335 670 1,340 Feet

Common Land Unit  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

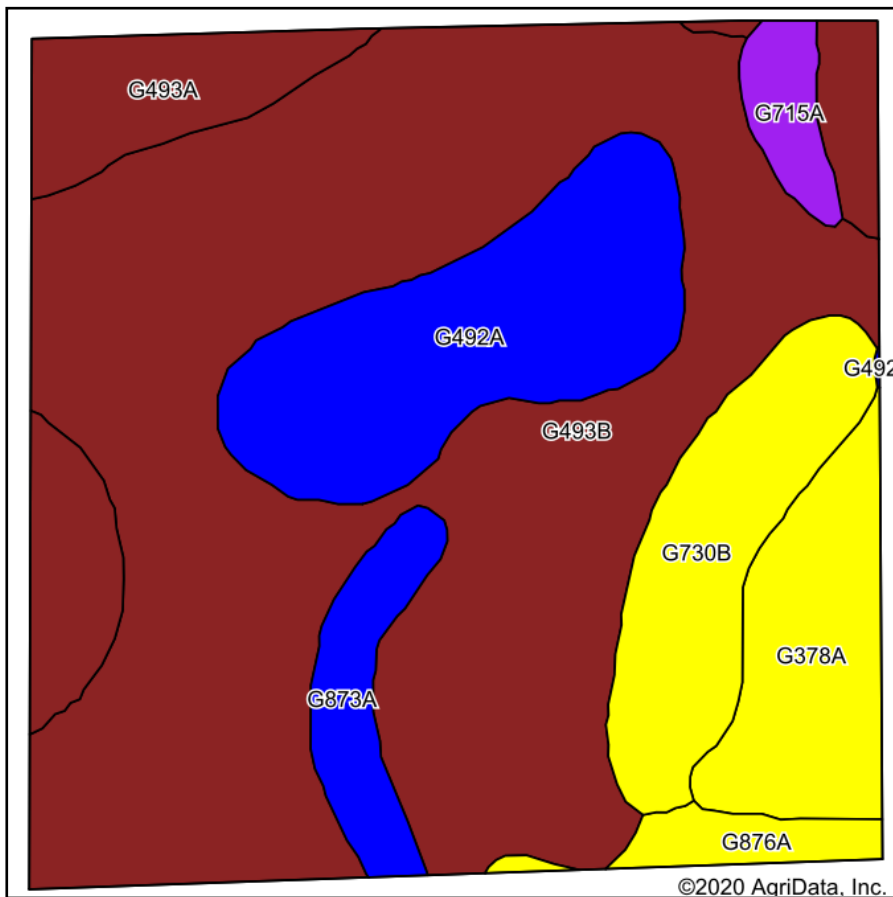
Map Created April 17, 2020

**Farm 13692**

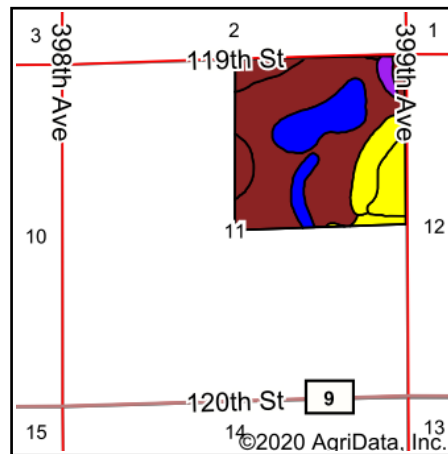
**11 -125N -62W**

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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **11-125N-62W**  
 Township: **Columbia**  
 Acres: **157.82**  
 Date: **10/19/2020**

**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	*n NCCPI Soybeans	
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	88.80	56.3%		Ile	84	57	
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	19.39	12.3%		Ile	92	60	
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	14.48	9.2%		Ile	90	58	
G730B	Swenoda-Emdben fine sandy loams, silty substratum, 2 to 6 percent slopes	12.96	8.2%		IIle	62	51	
G378A	Egeland-Emdben fine sandy loams, 0 to 2 percent slopes	11.05	7.0%		IIle	70	48	
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	5.37	3.4%		IIc	93	64	
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	2.94	1.9%		Ile	70	50	
G715A	Turton-Exline, loamy complex, 0 to 2 percent slopes	2.83	1.8%		IVs	39	34	
<b>Weighted Average</b>						<b>82</b>	<b>*n 56</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.

SOUTH DAKOTA

BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



FARM : 13692

Prepared : 10/15/20 3:18 PM

Crop Year : 2021

## Abbreviated 156 Farm Record Parcel 1

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) :  
 Recon ID :  
 Transferred From :  
 ARCPLC G//F Eligibility :

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.82	157.82	157.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	157.82	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	79.22	0.00	142	
Soybeans	60.79	0.00	41	
<b>TOTAL</b>	<b>140.01</b>	<b>0.00</b>		

## NOTES

Tract Number : 2973

Description : NE 11 125 62

FSA Physical Location : SOUTH DAKOTA/BROWN

ANSI Physical Location : SOUTH DAKOTA/BROWN

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MILLICENT MERLE ATKINS CHARITABLE TRUST

Other Producers : None

Recon ID : None

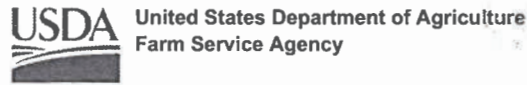
## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.82	157.82	157.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	157.82	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

SOUTH DAKOTA  
BROWN  
Form: FSA-156EZ



FARM : 13692  
Prepared : 10/15/20 3:18 PM  
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 2973 Continued ...

Corn	79.22	0.00	142
Soybeans	60.79	0.00	41
<b>TOTAL</b>	<b>140.01</b>	<b>0.00</b>	

NOTES

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Common Land Unit   PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

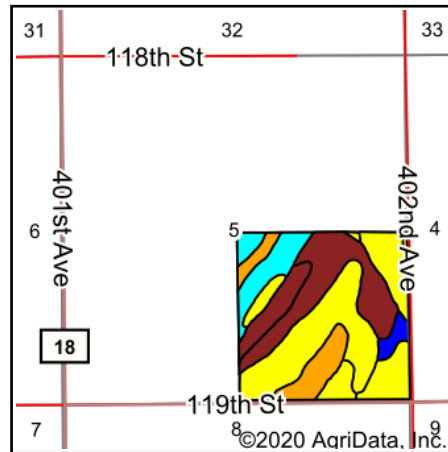
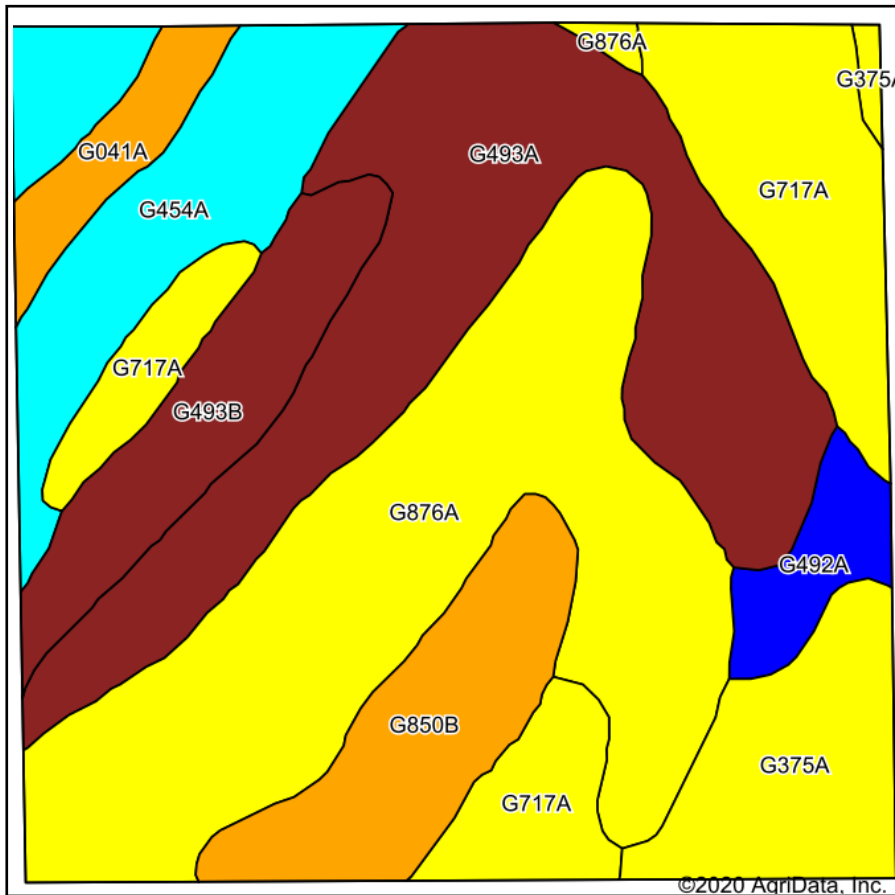
Map Created April 17, 2020

**Farm 13682**

**5 -125N -61W**

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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **5-125N-61W**  
 Township: **Columbia**  
 Acres: **153.82**  
 Date: **10/19/2020**

**THORPE REALTY & AUCTION**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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	*n NCCPI Soybeans
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	40.96	26.6%		Ile	70	50
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	34.46	22.4%		Ile	90	58
G717A	Camtown-Turton loams, 0 to 2 percent slopes	21.22	13.8%		IIIls	61	45
G454A	Glyndon loam, 0 to 2 percent slopes	15.75	10.2%		Ile	77	50
G850B	Exline-Putney silt loams, 1 to 6 percent slopes	11.91	7.7%		VIls	47	34
G375A	Embden-Tiffany fine sandy loams, 0 to 2 percent slopes	11.00	7.2%		IIIle	68	47
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	10.38	6.7%		Ile	84	57
G041A	Borup loam, 0 to 1 percent slopes	4.08	2.7%		IVw	45	32
G492A	Gardena very fine sandy loam, 0 to 2 percent slopes	4.06	2.6%		Ile	92	60
<b>Weighted Average</b>						<b>72.9</b>	<b>*n 49.9</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.



SOUTH DAKOTA

BROWN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record **Parcel 2**

FARM : 13682

Prepared : 10/15/20 3:17 PM

Crop Year : 2021

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) :  
 Recon ID :  
 Transferred From :  
 ARCPLC G//F Eligibility :

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.82	153.82	153.82	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	153.82	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.39	0.00	158	
Soybeans	51.17	0.00	49	
<b>TOTAL</b>	<b>136.56</b>	<b>0.00</b>		

## NOTES

Tract Number : 2951

Description : SE 5 125 61

FSA Physical Location : SOUTH DAKOTA/BROWN

ANSI Physical Location : SOUTH DAKOTA/BROWN

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : MILLICENT MERLE ATKINS CHARITABLE TRUST

Other Producers :

Recon ID :

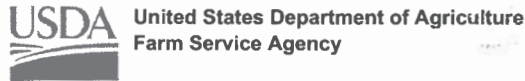
## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
153.82	153.82	153.82	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	153.82	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

SOUTH DAKOTA  
BROWN  
Form: FSA-156EZ



FARM : 13682  
Prepared : 10/15/20 3:17 PM  
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 2951 Continued ...

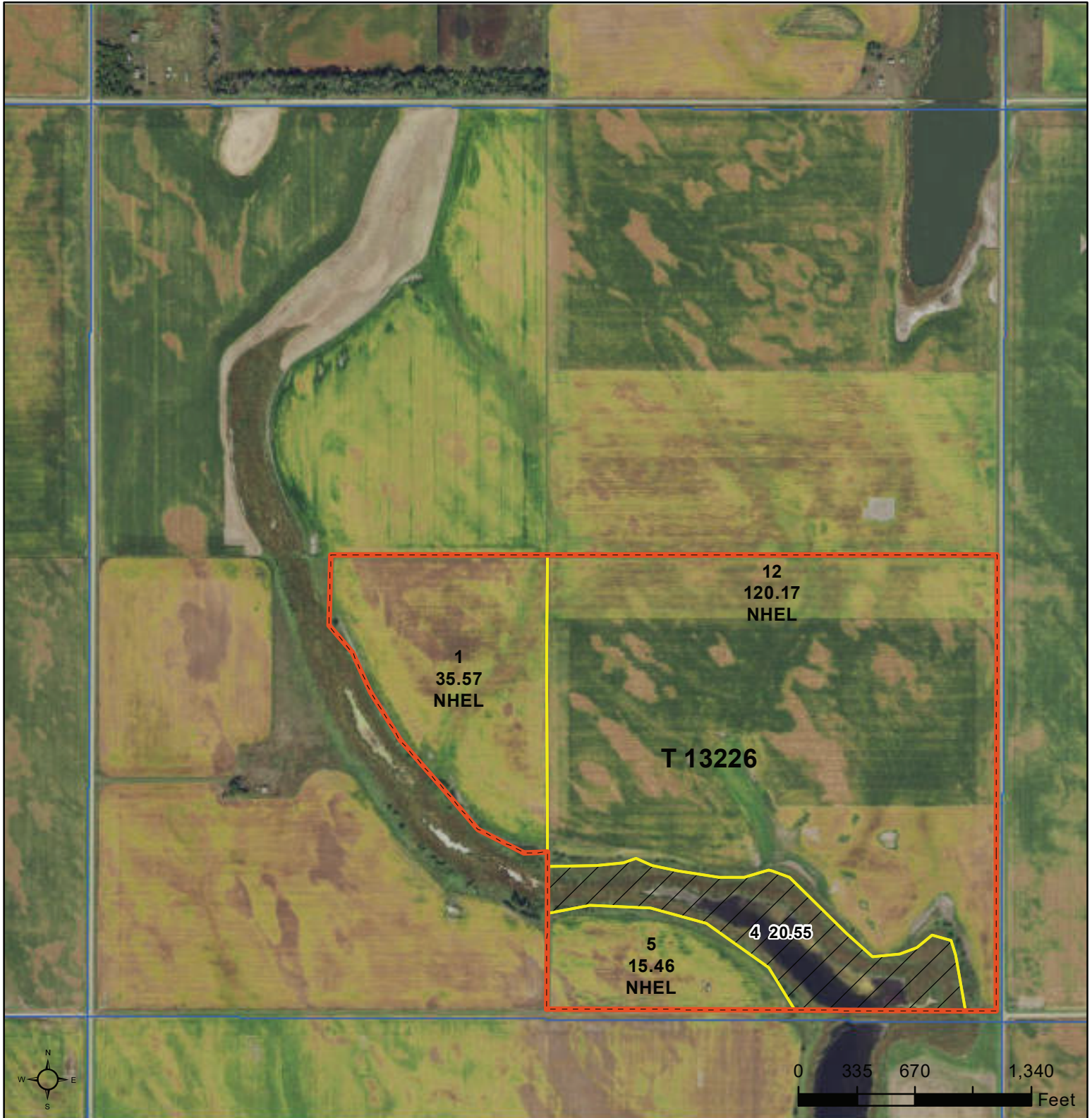
Corn	85.39	0.00	158
Soybeans	51.17	0.00	49
<b>TOTAL</b>	<b>136.56</b>	<b>0.00</b>	

NOTES

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

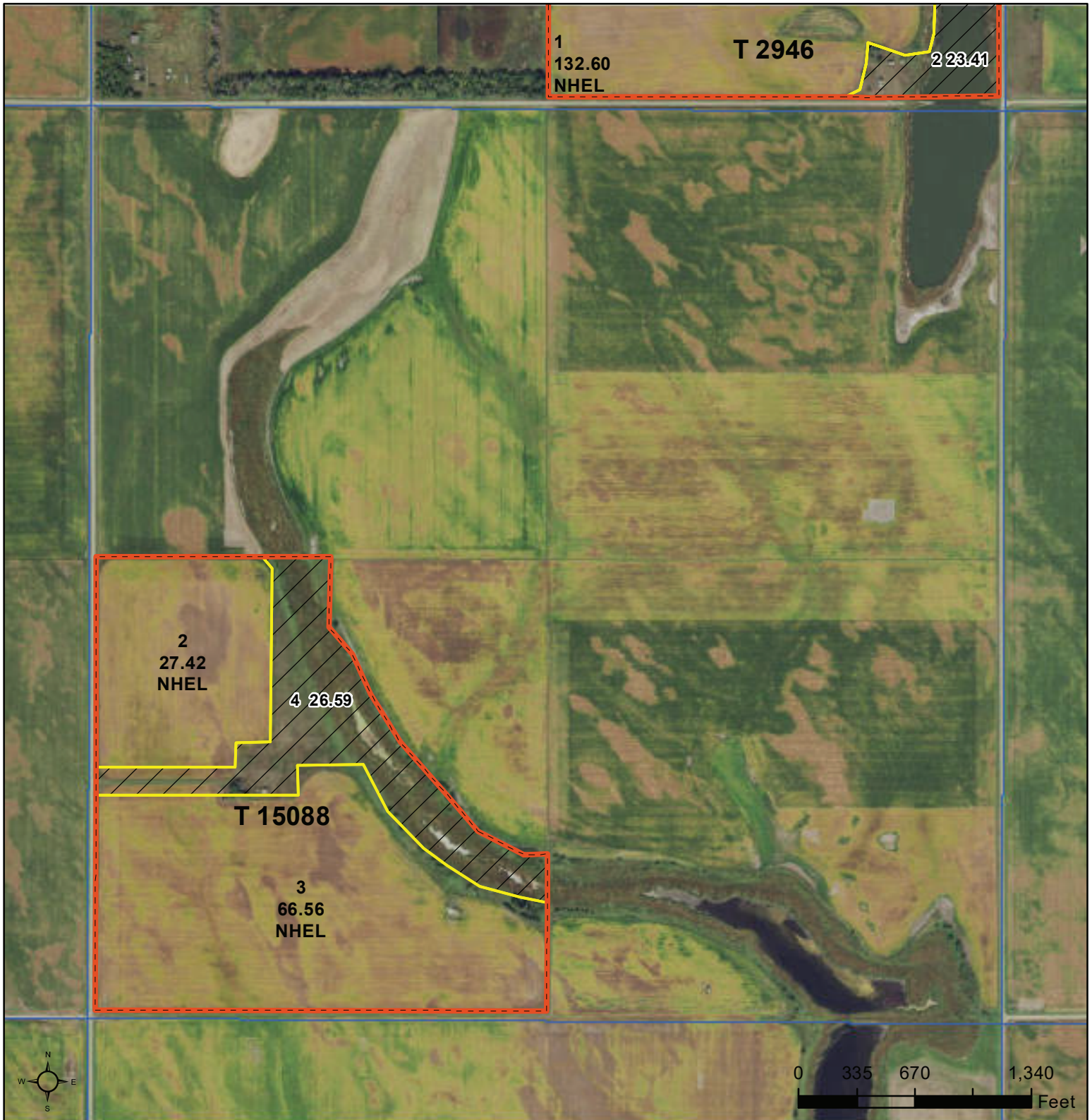
**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

2020 Program Year  
 Map Created April 17, 2020

**Farm 13679**

**22 -125N -62W**

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

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

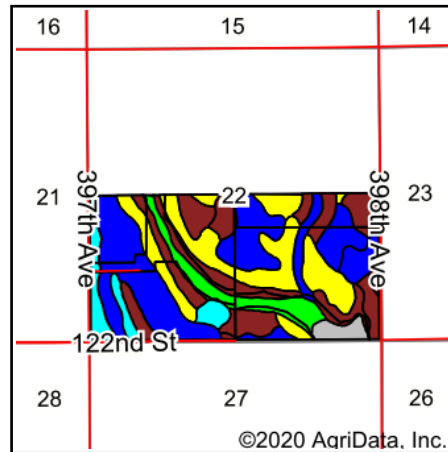
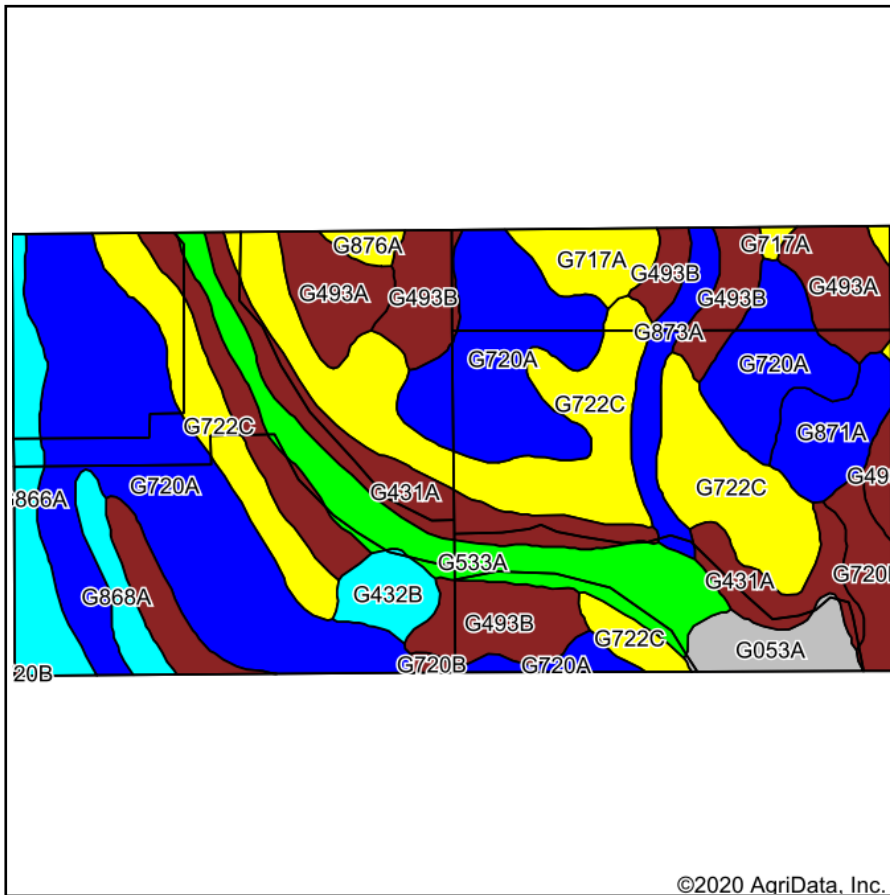
2020 Program Year  
 Map Created April 17, 2020

**Farm 13675**

**22 -125N -62W**

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# Soils Map



State: **South Dakota**  
 County: **Brown**  
 Location: **22-125N-62W**  
 Township: **Columbia**  
 Acres: **312.32**  
 Date: **10/19/2020**

**THORPE REALTY & AUCTION**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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	*n NCCPI Soybeans
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	90.40	28.9%	[Blue]	IIc	95	62
G722C	Great Bend-Zell silt loams, 6 to 9 percent slopes	61.57	19.7%	[Yellow]	IIIe	66	55
G431A	Bearden silt loam, 0 to 2 percent slopes	30.61	9.8%	[Red]	Ile	81	56
G493B	Eckman-Gardena very fine sandy loams, 2 to 6 percent slopes	23.67	7.6%	[Red]	Ile	84	57
G533A	Lamoure silty clay loam, somewhat poorly drained, 0 to 1 percent slopes, frequently flooded	22.19	7.1%	[Green]	IIIw	57	41
G493A	Eckman-Gardena very fine sandy loams, 0 to 2 percent slopes	18.14	5.8%	[Red]	Ile	90	58
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	12.15	3.9%	[Red]	Ile	88	61
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	11.25	3.6%	[Cyan]	IIs	80	53
G871A	Beotia silt loam, 0 to 2 percent slopes	8.46	2.7%	[Blue]	IIc	98	63
G717A	Camtown-Turton loams, 0 to 2 percent slopes	7.66	2.5%	[Yellow]	IIIs	61	45
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	7.36	2.4%	[Blue]	IIc	93	64
G053A	Rauville silty clay loam, ponded, 0 to 1 percent slopes, frequently flooded	7.20	2.3%	[Grey]	VIIIw	9	4
G432B	Bearden-Huffton silt loams, 1 to 6 percent slopes	5.28	1.7%	[Cyan]	Ile	72	53
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	4.77	1.5%	[Cyan]	IIw	71	57
G876A	Gardena-Turton very fine sandy loams, 0 to 2 percent slopes	1.61	0.5%	[Yellow]	Ile	70	50
<b>Weighted Average</b>						<b>79.6</b>	<b>*n 55.6</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.

**Tract Number** : 13226  
**Description** : SE 22 125 62 & 36A SW 22  
**FSA Physical Location** : SOUTH DAKOTA/BROWN  
**ANSI Physical Location** : SOUTH DAKOTA/BROWN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None

SOUTH DAKOTA  
 BROWN  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**FARM** : 13679  
 Prepared : 10/15/20 3:16 PM  
 Crop Year : 2021

**Abbreviated 156 Farm Record**

**Tract 13226 Continued ...**

**Owners** : MILLICENT MERLE ATKINS CHARITABLE TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
191.75	171.20	171.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	171.20	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	13.10	0.00	34
Corn	50.00	0.00	154
Soybeans	54.90	0.00	45
<b>TOTAL</b>	<b>118.00</b>	<b>0.00</b>	

**Tract Number** : 15088  
**Description** : SW 22 (ex 32A) 125 62  
**FSA Physical Location** : SOUTH DAKOTA/BROWN  
**ANSI Physical Location** : SOUTH DAKOTA/BROWN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : MILLICENT MERLE ATKINS CHARITABLE TRUST  
**Other Producers** :  
**Recon ID** : 46-013-2016-48

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.57	93.98	93.98	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	93.98	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	6.39	0.00	47
Corn	22.50	0.00	154
Soybeans	65.09	0.00	41
<b>TOTAL</b>	<b>93.98</b>	<b>0.00</b>	

NOTES