



# LAND FOR SALE BROOKINGS COUNTY, S.D. 195.11+/- ACRES



United Country-Advantage Land Company - 510 Main Ave Ste. 4 Brookings, SD 57006  
Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

**605.692.2525 - AdvantageLandCo.com**

# 195+/- ACRES

## BROOKINGS CO CRP/FARMLAND



**Legal:** W1/2 NW1/4 except E 463' of W 2,246' of N 531' and E 468' of W 1,783' of N 220' lying therein, and E1/2 NW1/4 and Gov. Lots 1 & 2, except portion of E 463' of W 2,246' of N 531' and E 468' of W 1,783' of N 220' lying therein all in Section 34-T109N-R47W of 5<sup>th</sup> PM, Brookings County, S.D.

**Features:** 195+/- Acres of Brookings County land, with 155.7 acres currently enrolled in 5 CRP contracts with an annual income of \$14,992. The soils are predominately Estelline silt loam, LaDelle silt loam and Strayhoss-Maddock complex.

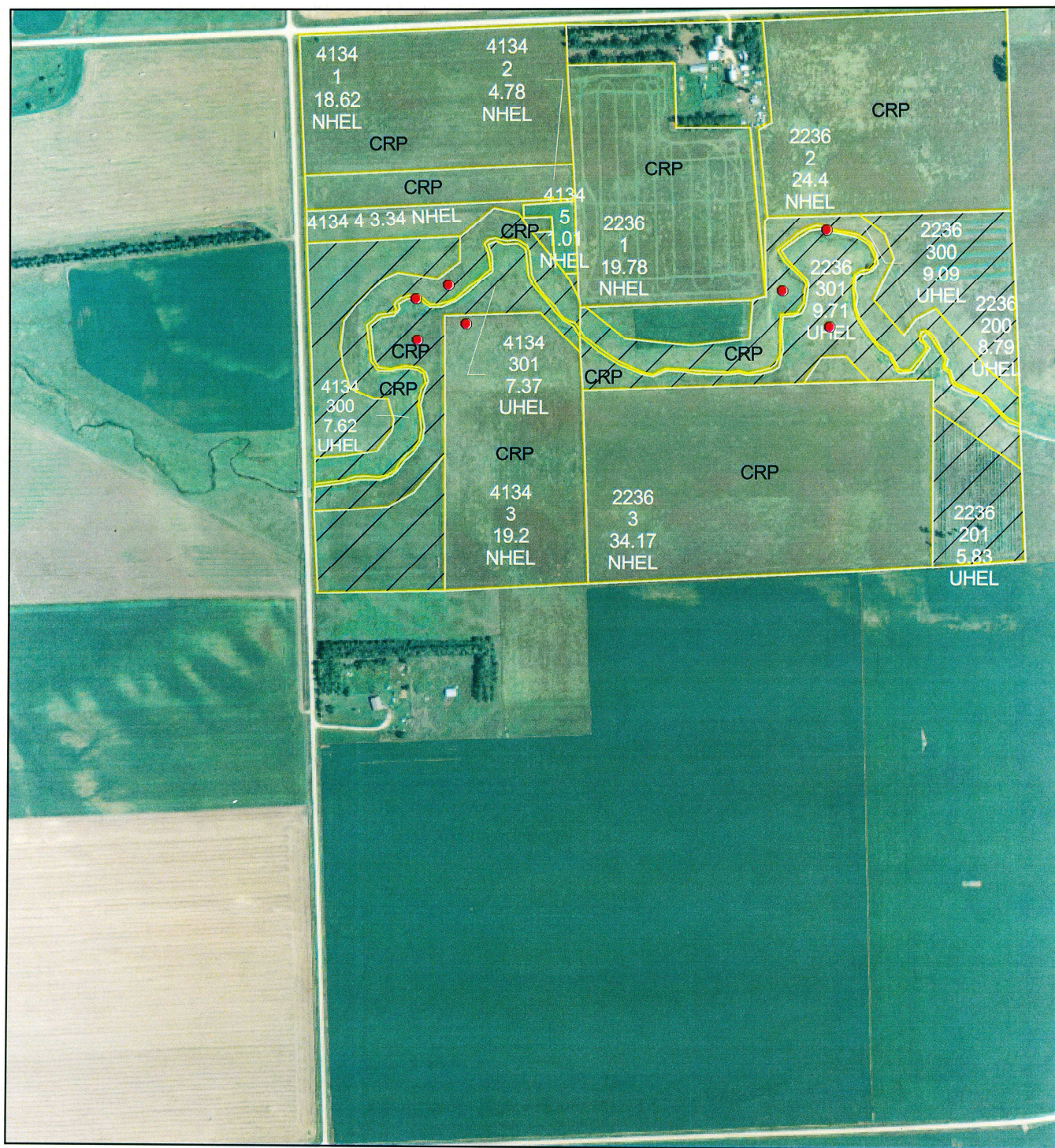
**Property Location:** From Elkton: One mile south on County Hwy 35, then east on 219 St for 1.25 miles and property will be on south side of road.

**Taxes:** \$2502.24 (2010 payable in 2011)

**Listing Price:** \$4,100/acre or \$799,951



# AERIAL MAP



United States Department of Agriculture  
Farm Service Agency

PLSS: 34\_109N\_47W  
Farm: 5266

**Brookings County, SD**  
1:7,706



December 01, 2010

#### Wetland Determination Identifiers

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

Common Land Units

Non Cropland

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original dermination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

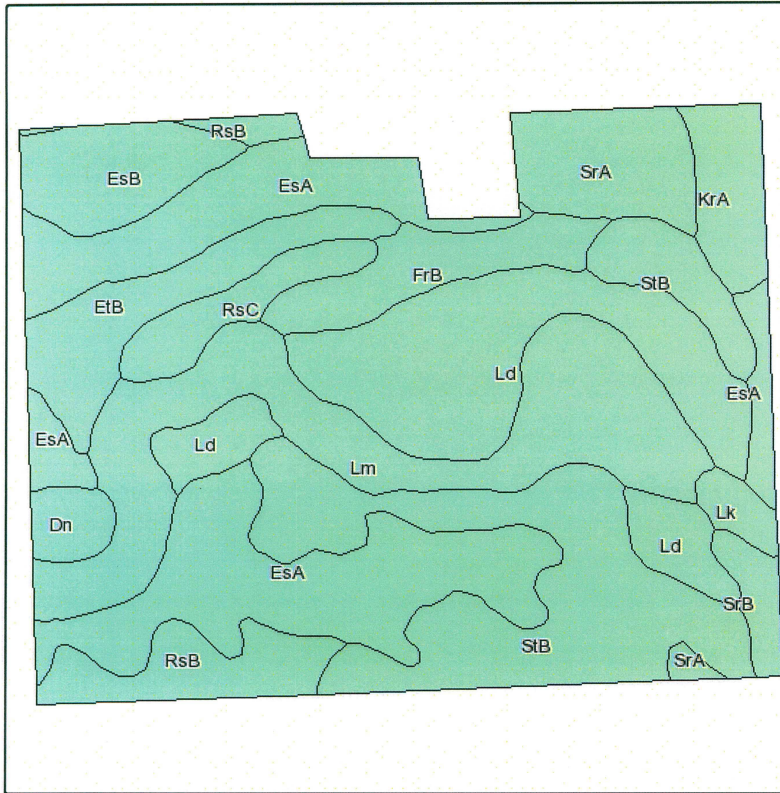
2010 Ortho-Photography - Not to Scale



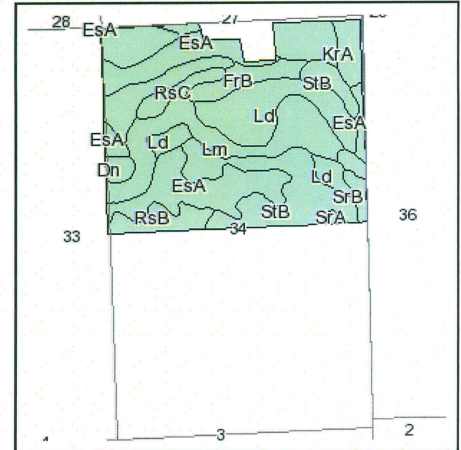
# 195+/- ACRES

## BROOKINGS Co CRP/FARMLAND

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Brookings**  
Location: **034-109N-047W**  
Township: **Elkton**  
Acres: **194.6**  
Date: **1/3/2012**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
EsA	Estelline silt loam, 0 to 2 percent slopes	40	20.5%	Ils	67	69	25
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	32.8	16.9%	Ile	60	68	25
Ld	LaDelle silt loam, 0 to 2 percent slopes	29.1	15.0%	I	88	97	35
Lm	Lamoure-Rauville silty clay loams, channeled	28.9	14.9%	VIW	31	35	11
EtB	Estelline-Sioux complex, 2 to 6 percent slopes	10.5	5.4%	IIIs	49	44	16
SrA	Strayhoss loam, 0 to 2 percent slopes	9.7	5.0%	Ils	77	82	30
RsB	Renshaw-Sioux complex, 2 to 6 percent slopes	8.7	4.5%	Vs	31	20	8
EsB	Estelline silt loam, 2 to 6 percent slopes	8.3	4.3%	Ile	62	60	22
FrB	Fordville-Renshaw loams, 2 to 6 percent slopes	8.2	4.2%	IIIs	46	42	16
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	5.8	3.0%	I	91	101	36
RsC	Renshaw-Sioux complex, 6 to 9 percent slopes	5.4	2.8%	Vs	24	14	5
Dn	Divide loam, 0 to 2 percent slopes	2.6	1.4%	IIIs	55	73	23
SrB	Strayhoss loam, 2 to 6 percent slopes	2.6	1.3%	Ile	67	77	28
Lk	Lamoure silty clay loam, 0 to 1 percent slopes	2	1.0%	IIW	66	76	23
Weighted Average					59.9	63.3	22.7



# 195+/- ACRES

## BROOKINGS Co CRP/FARMLAND

South Dakota  
Brookings  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 5266  
Prepared: 12/6/11 11:36 AM  
Crop Year: 2012  
Page: 1 of 2

Operator Name Farm Identifier Recon Number  
5134

Farms Associated with Operator:  
None

CRP Contract Number(s): 1241A , 1242A , 1719 , 10011 , 10012

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
200.6	125.3	125.3	0.0	0.0	122.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	3.3	0.0	0.0	33.8		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	0.0	0.0	0.0	0	0	37.4
OATS	0.0	0.0	0.0	0	0	20.2
CORN	3.3	0.0	0.0	68	68	0.6
BARLEY	0.0	0.0	0.0	0	0	16.0
Total Base Acres:	3.3					



# 195+/- ACRES

## BROOKINGS CO CRP/FARMLAND

**BROKERS NOTE:** This is your opportunity to own 195+/- acres of Brookings County land. This property currently consists of 155.7 acres of CRP (5 contracts) providing an annual income of \$14,992, 30+/- acres of virgin sod that has potential to be tilled, and 10+/- acres consisting of a creek.

According to Surety Agridata, the overall soil rating is 59.9 with soils comprised predominately of Estelline silt loam, LaDelle silt loam, and Strayhoss-Maddock complex. This property is gently rolling and has the potential to be a high producing farm. Call today for more information on CRP termination estimates.







**Serving South Dakota and Minnesota Land Owners.**



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**Note:** This information and any other information presented by Advantage Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by Advantage Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions. Advantage Land Company and its sales staff are agents of the sellers in the sale of this property. It is also Advantage Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

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