



## LAND FOR SALE

### INVESTMENT - HUNTING - CROP

#### 80 Acres +/- \* Brown County \* South Dakota

80 Acres +/- w/ 78.16 FSA Cropland acres of which 77.32 Acres +/- are enrolled in CRP and CREP until 9/30/2032 under the following terms: \$11,735.63 annual CRP payment (\$151.78 per acre) and \$3,637.91 annual CREP payment (\$47.05 per acre). A very good return on land investment. Located within 4 miles of the Sand Lake National Wildlife Refuge. The property is in an excellent area for pheasants, waterfowl and deer!

List Price is \$552,000 (\$6,900 per acre)

**Legal Description:** W1/2SW1/4 of Section 12-T127N-R61W of the 5th P.M., Brown County, SD; Subject to easements, reservations and restrictions, if any.

2023 Real Estate Taxes: \$1,337.63

Location: From Hecla, SD – 4 miles south on SD Hwy 37 (404<sup>th</sup> Ave) and 1 mile east on 108th St.

For a Property Info Flyer (aerial, soils & etc.) visit **ThorpeRealtyAuction.com** or call Jim at (605) 216-7776 or Peggy at (605) 216-1309.

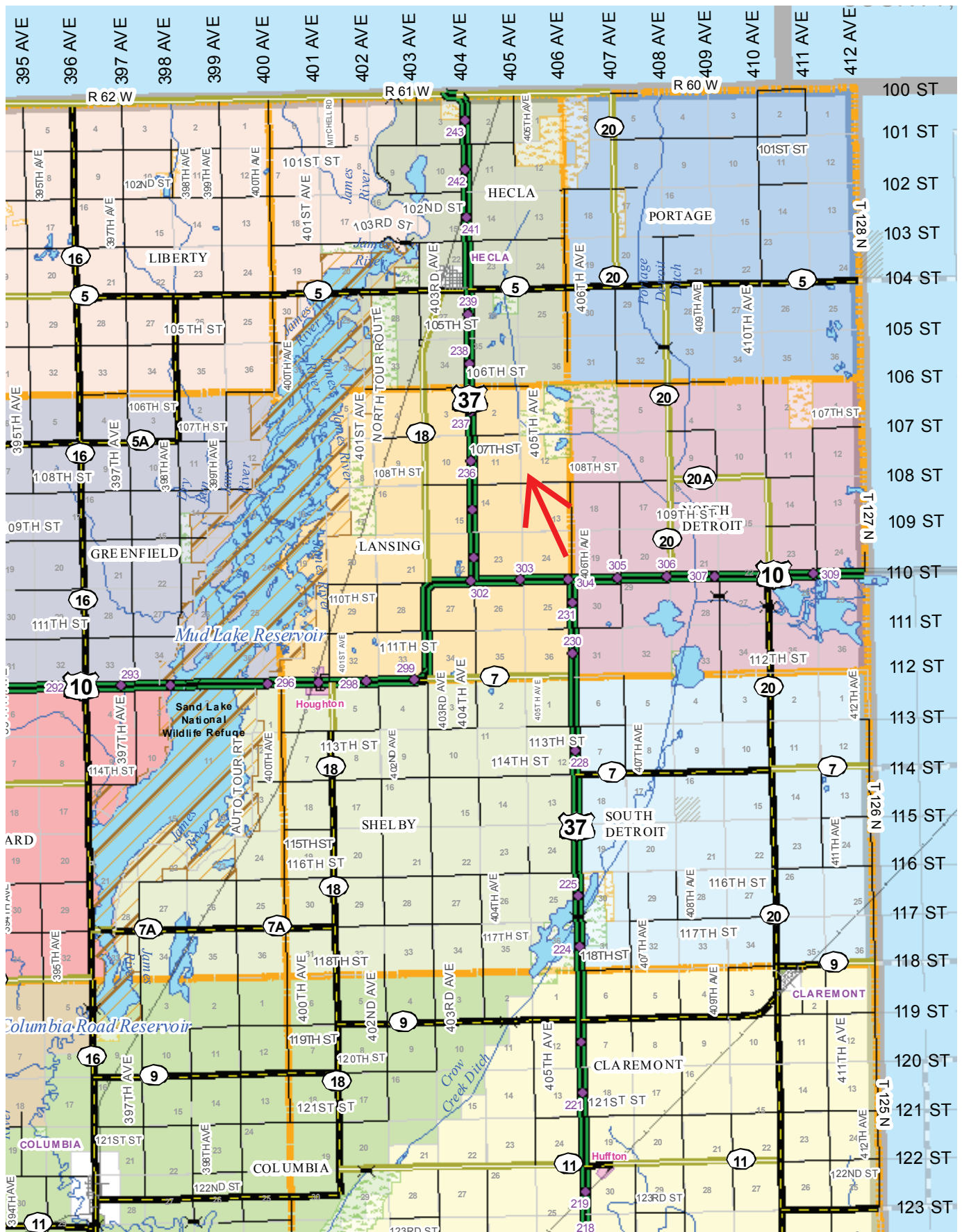


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United States  
Department of  
Agriculture

## Brown County, South Dakota



**Common Land Unit**

	Tract Boundary
	Cropland
	CRP

### Wetland Determination Identifiers

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

**CRP & CREP Acres will be determined when FSA & SDGFP split the contract.**

**2023 Program Year**

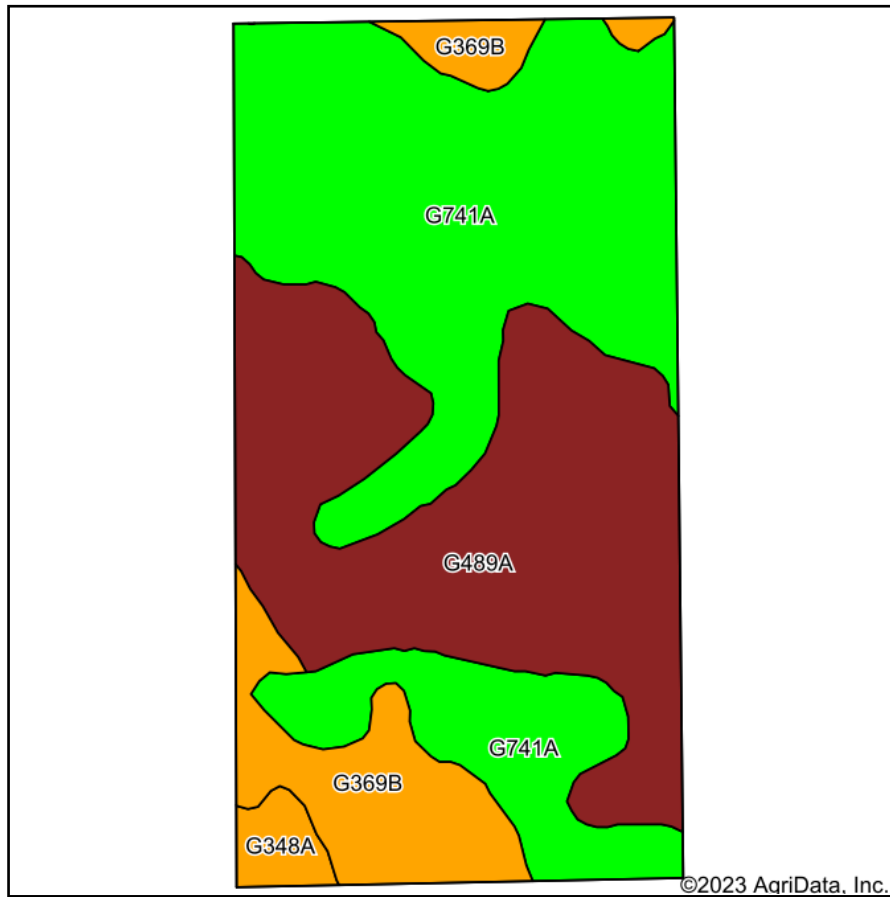
Map Created April 28, 2023

**Farm 12787**

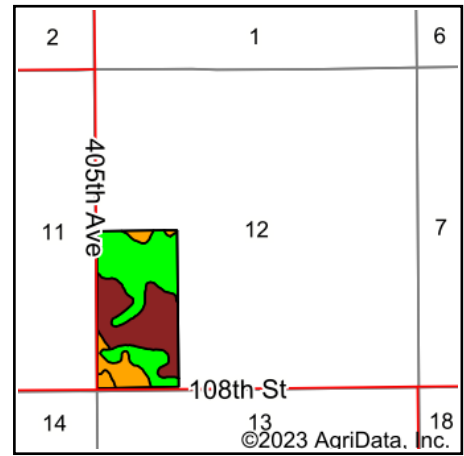
**12-127N-61W-Brown**

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# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brown**  
 Location: **12-127N-61W**  
 Township: **Lansing**  
 Acres: **79**  
 Date: **8/24/2023**

**THORPE REALTY & AUCTION**

Maps Provided By:



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Area Symbol: SD013, Soil Area Version: 28

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
G741A	Towner, silty substratum-Hecla loamy fine sands, 0 to 2 percent slopes	38.46	48.7%		IVe	55	3	35	3	50	31	34
G489A	Gardena-Glyndon silt loams, 0 to 2 percent slopes	29.50	37.3%		Ile	89		41		3	2	55
G369B	Hecla-Garborg loamy fine sands, 0 to 6 percent slopes	9.50	12.0%		IVe	49						28
G348A	Ulen-Stirum fine sandy loams, 0 to 2 percent slopes	1.54	1.9%		IIle	46		3		10	6	24
<b>Weighted Average</b>					<b>3.23</b>	<b>66.8</b>	<b>1.5</b>	<b>32.4</b>	<b>1.5</b>	<b>25.7</b>	<b>16</b>	<b>*n 40.9</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.