



CARTER W. CANHAM
BROKER ASSOCIATE & LAND MANAGER
CLAY A. ANDERSON
LAND BROKER

HAND COUNTY LAND AUCTION



173.58 +/- ACRES OF HAND COUNTY CROPLAND WITH A PRIME LOCATION ALONG U.S. HIGHWAY 14. SITUATED LESS THAN 12 MILES WEST OF MILLER, SOUTH DAKOTA, THIS PROPERTY FEATURES STRAIGHT ROUNDS, MINIMAL OBSTACLES, AND CONVENIENT HIGHWAY ACCESS. WHETHER YOU ARE SEEKING AN ADDITION TO YOUR CURRENT OPERATION, AN ATTRACTIVE INVESTMENT WITH STRONG APPRECIATION POTENTIAL, OR A PROPERTY WITH EASY ACCESS LOCATED BETWEEN MILLER AND HIGHMORE, THIS OPPORTUNITY SUITS A VARIETY OF INVESTMENT PORTFOLIOS.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

HAND COUNTY LAND SALE

CARTER W. CANHAM
BROKER ASSOCIATE &
LAND MANAGER
CLAY A. ANDERSON
LAND BROKER

CROPLAND AUCTION

173.58 +/- Acres of Hand County Cropland located in
Section 11-112N-70W

- Available for 2025 crop season. Current lease terminates March 1, 2025.
- Conveniently located between two Agriculture Focused Communities, Miller and Highmore, providing access to Grain Markets, Equipment Service, and Agronomy Dealers.
- Sloped Topography Promoting Good Drainage
- Excellent Field Access via approach off of Highway 14
- Some Fall Tillage Completed after the 2024 Wheat Harvest



CROP HISTORY

2024 - WHEAT

2023 - SOYBEANS

2022 - CORN

2021 - WHEAT

SOIL PRODUCTIVITY:

59

FSA CROPLAND ACRES

169.14 ACRES

LOCATION:

- REE HEIGHTS - 0.5 MILES EAST
- HIGHMORE - 12 MILES WEST
- MILLER - 11 MILES EAST
- PRAIRIE GRAIN TERMINAL - 10 MILES E.
- HIGHMORE ELEVATOR - 10.25 MILES W.



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Sale Terms and Conditions:

American Land Agency, LLC represents the rights and interests of Seller only.

Property has been surveyed and such certificate of survey map is attached as "Exhibit A".

SEALED OFFERS will be accepted until **4:00 P.M. CST on Tuesday December 3, 2024** at the American Land Agency Office, located 315 N. Broadway Ave. P.O. Box 45, Miller, SD 57362. Offer will be required to be in dollars per taxable acre amount and bid **total** on the American Land Agency Sealed Bid Form.

Offering **Must** contain the following information:

(1) Offer Amount (Signed by Bidder); (2) Name, Address, and Phone Number of Bidder; AND (3) Financial Proof of Bank Letter

Sealed bids will be opened Tuesday December 3, 2024 and American Land Agency will attempt to notify all bidders no later than 6:00 P.M. via phone numbers provided. **Other than being invited to the Final Private Auction, no other information shall be relayed until the Final Private Auction.*

FINAL PRIVATE AUCTION will be held at the American Land Agency office in Miller, SD on the 5th of December 2024 @ 1:00 P.M. CST.

The Five (5) Highest Bidders will be invited to the private auction and given the opportunity to raise their offer at this time. The minimum "raise" amount will be \$5 per acre.

Closing Date shall take place no later than 60 days after the execution of a purchase agreement. Hand County Title Company will be handling the closing of this sale.

Seller accepts no contingencies in this sale, including but not limited to Buyer's ability to secure financing. All Buyer's must have their financial arrangements in order prior to sending in their offer. Tract is sold "As-Is" and subject to any rights, easements, restrictions and reservations of record.

All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to purchase shall be based solely on Buyer's efforts to gather and analyze the property's respective data.

Title insurance and the closing fee shall be split 50% Seller, 50% Buyer. Transfer fee and Deed costs shall be paid for by Seller. Deed Recording is paid for by Buyer.

Property Taxes shall be prorated to the date of closing. 2023 Real Estate taxes due in 2024: \$1,825.44



SEALED BID FORM

Sealed Offer Deadline: 4:00 P.M. (CST) on Tuesday, December 3rd, 2024

This offer is subject to the procedures, terms, and conditions of the attached notice of “Crary Family Land Auction – Hand County, South Dakota” in regard to the following:

Legal Description: The East Half of the Northwest Quarter (E1/2NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4), the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), and the West Half of the Northeast Quarter of the Southeast Quarter (W1/2NE1/4SE1/4) of Section Eleven (11) in Township One Hundred Twelve (112) North, Range Seventy (70), West of the 5th P.M. Hand County, South Dakota (173.58+/- Acres)

All offers will be opened at **4:00 P.M. CST on Tuesday, December 3rd, 2024**, American Land Agency will attempt to notify all bidders no later than December 3rd, 2024 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held at **1:00 P.M. on December 5th, 2024 at American Land Agency, 315 N. Broadway Ave., Miller, SD**. The five highest bidders will be given the opportunity to raise their offer, until either: 1) a bidder chooses to not raise their offer; or 2) an offer is accepted by the Seller. The Seller reserves the right to reject any and all offers.

Amount of Offer: \$ _____ / per taxable acre. **Total Offer:** \$ _____

Bidder is: ☐ Individual ☐ Partnership ☐ Trustee ☐ Corporation

Name & Title: _____

Street Address: _____

City, State, Zip Code: _____

Telephone: _____

Email: _____

Fax Number: _____

Signature: _____

Buyer's Agent Name & Firm, if any: _____

Telephone: _____

Email: _____

I hereby acknowledge and agree that the above offer may be accepted by the Seller, and in that event, I agree to execute and complete the closing for this tract.

Mail this form to: American Land Agency, LLC, P.O. Box 45, Miller, SD 57362

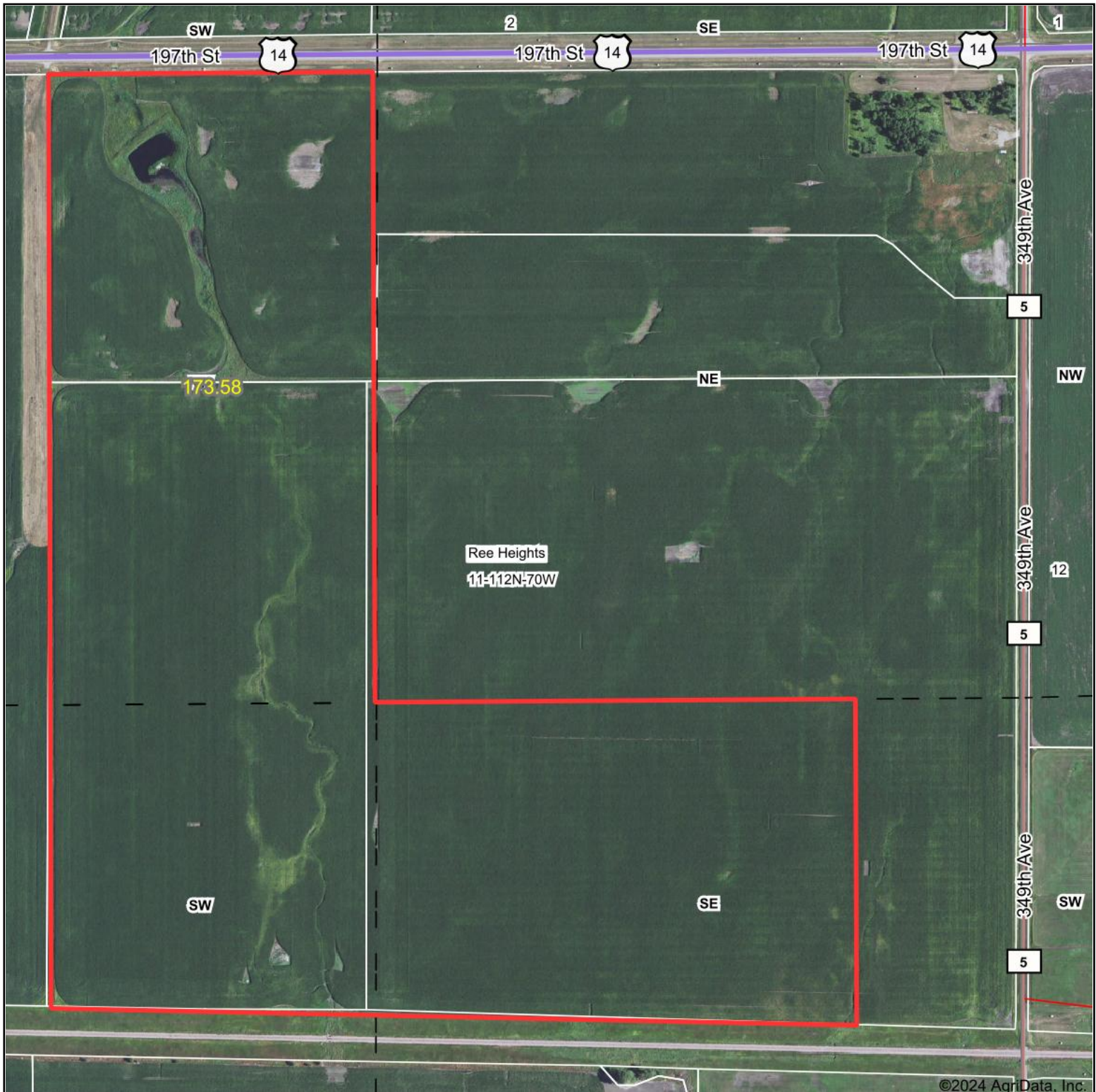
Or

Email this form to: office@AmericanLandAgency.com where our office will confirm that it has been received.

No absentee or telephone bids will be accepted without prior approval. Any Buyer's Agency or Agent representing a Buyer must be disclosed in writing on American Land Agency, LLC's Sealed Bid Form prior to submission; furthermore, any Buyer's Agency compensation shall be the sole responsibility of Buyer.

Exhibit A

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 44° 31' 26.72, -99° 12' 52.53

0ft 632ft 1263ft

11-112N-70W
Hand County
South Dakota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11/7/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History

Exhibit A

Owner/Operator:

Address:

Address:

Phone:

Date:

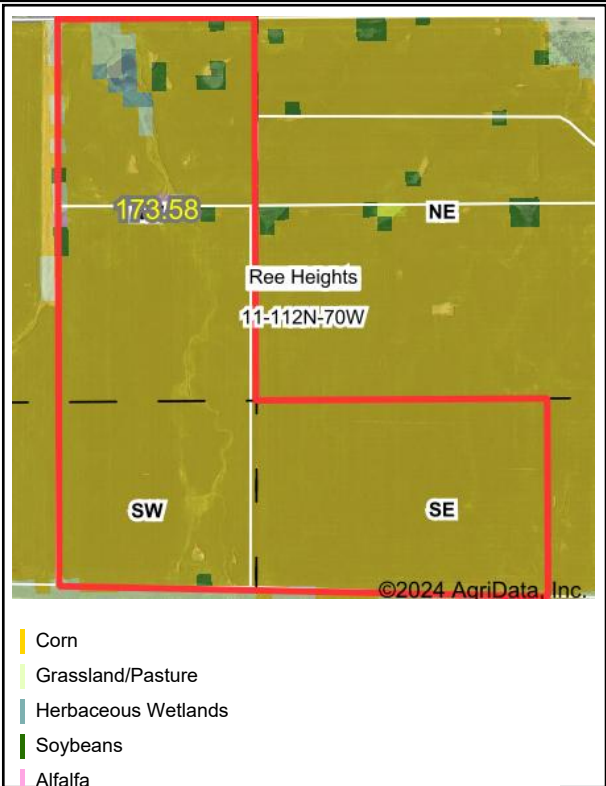
Farm Name:

Field ID:

Acct. #:

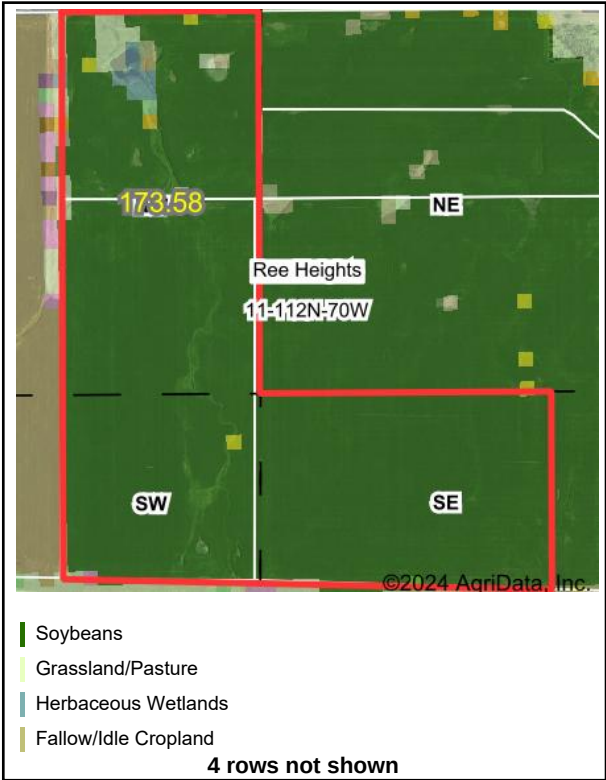
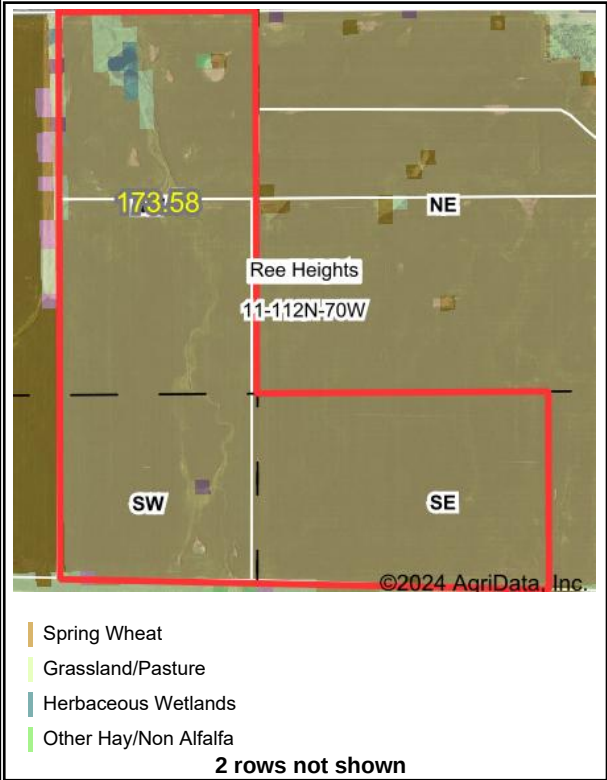
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 31' 26.72, -99° 12' 52.53

State: SD County: Hand

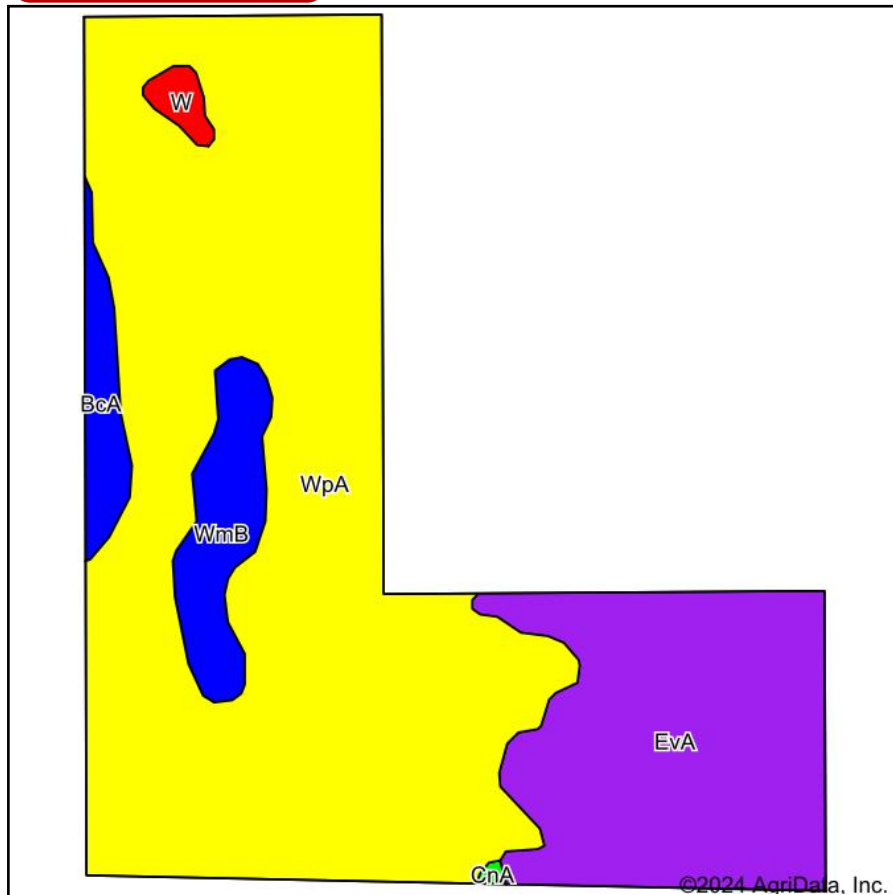
Legal: 11-112N-70W Twnshp: Ree Heights

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

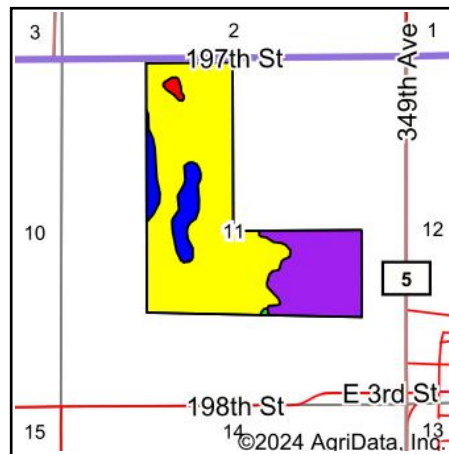


Exhibit A

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hand**
Location: **11-112N-70W**
Township: **Ree Heights**
Acres: **173.58**
Date: **11/7/2024**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD059, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	*n NCCPI Overall
WpA	Glenham-Cavo loams, nearly level	118.56	68.4%		Well drained	IIc	63	39	45
EvA	Jerauld-Lane silty clay loams, nearly level	39.72	22.9%		Moderately well drained	VIIs	41		39
WmB	Glenham loam, undulating	8.88	5.1%		Well drained	IIe	82	37	53
BcA	Prosper-Stickney loams, nearly level	4.73	2.7%		Moderately well drained	IIc	84	68	53
W	Water	1.47	0.8%			VIII	0		
CnA	Cavo-Glenham loams, nearly level	0.22	0.1%		Moderately well drained	IVs	59		45
Weighted Average						2.97	59	30.4	*n 43.9

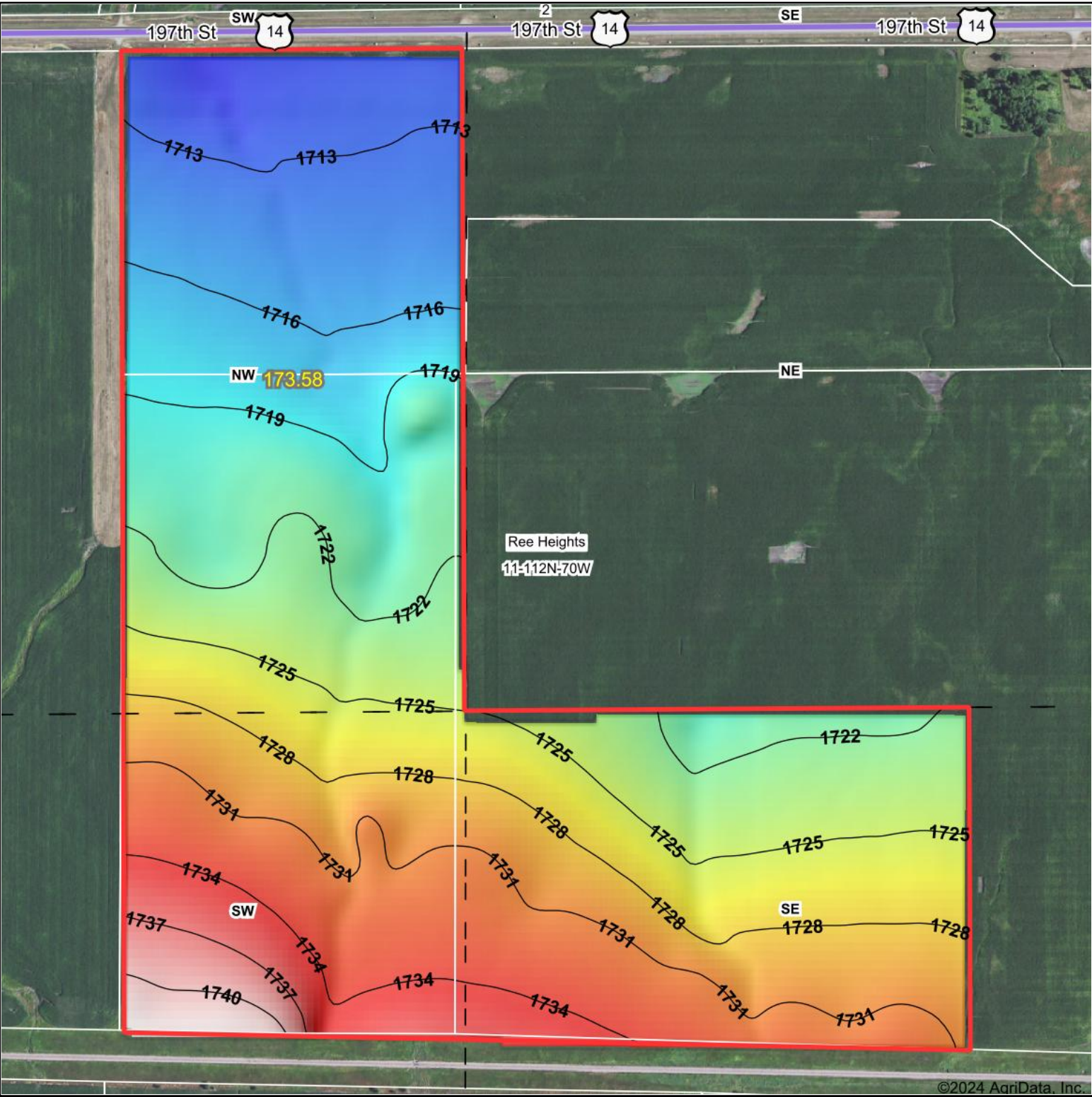
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Exhibit A

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,710.8

Max: 1,742.3

Range: 31.5

Average: 1,724.6

Standard Deviation: 7.28 ft

0ft 603ft 1206ft

11-112N-70W
Hand County
South Dakota

11/7/2024

Boundary Center: 44° 31' 26.72, -99° 12' 52.53

Maps Provided By:

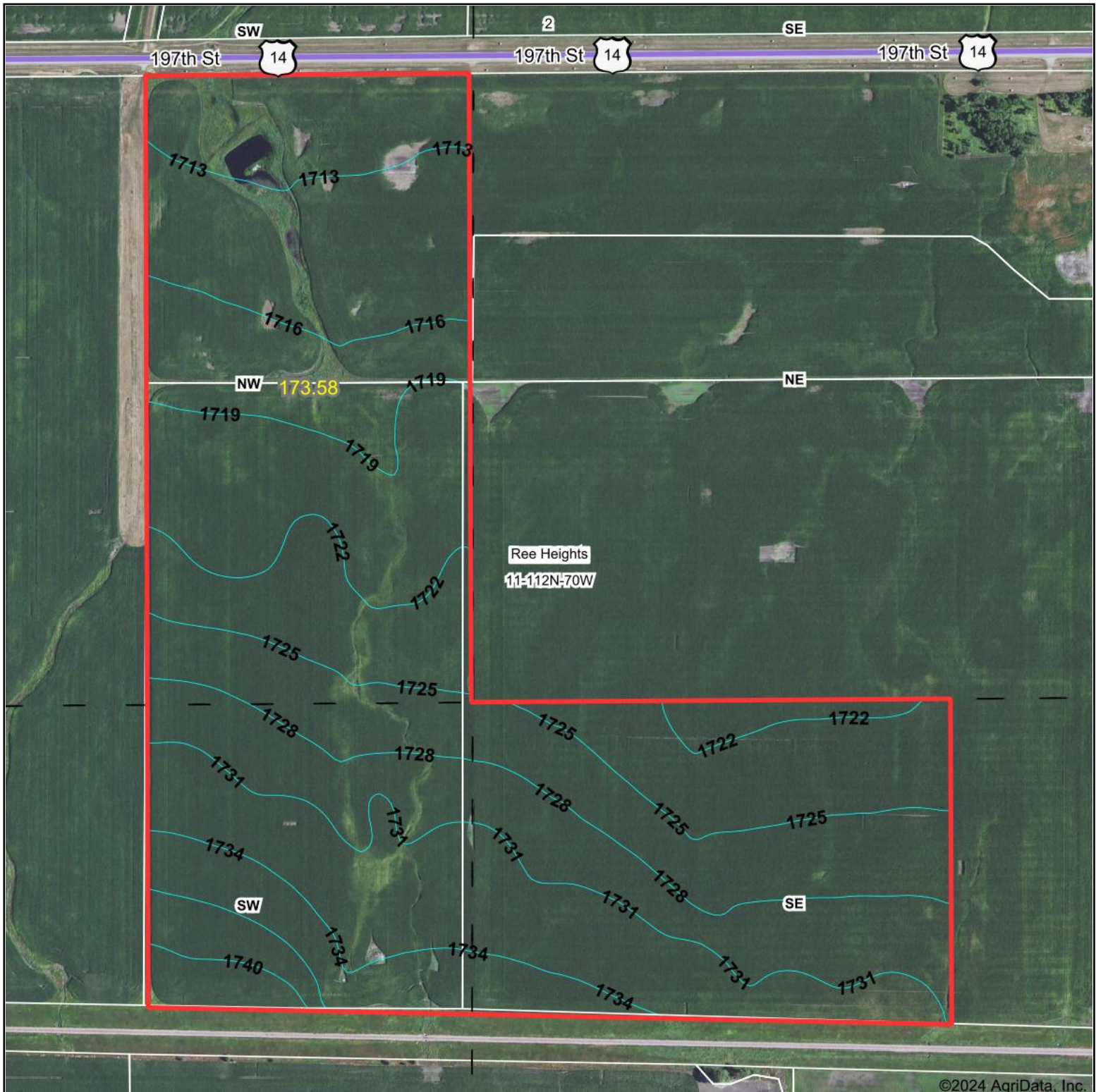
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Exhibit A

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,710.8

Max: 1,742.3

Range: 31.5

Average: 1,724.6

Standard Deviation: 7.28 ft

0ft 633ft 1267ft



11/7/2024

11-112N-70W
Hand County
South Dakota

Boundary Center: 44° 31' 26.72, -99° 12' 52.53

Maps Provided By:



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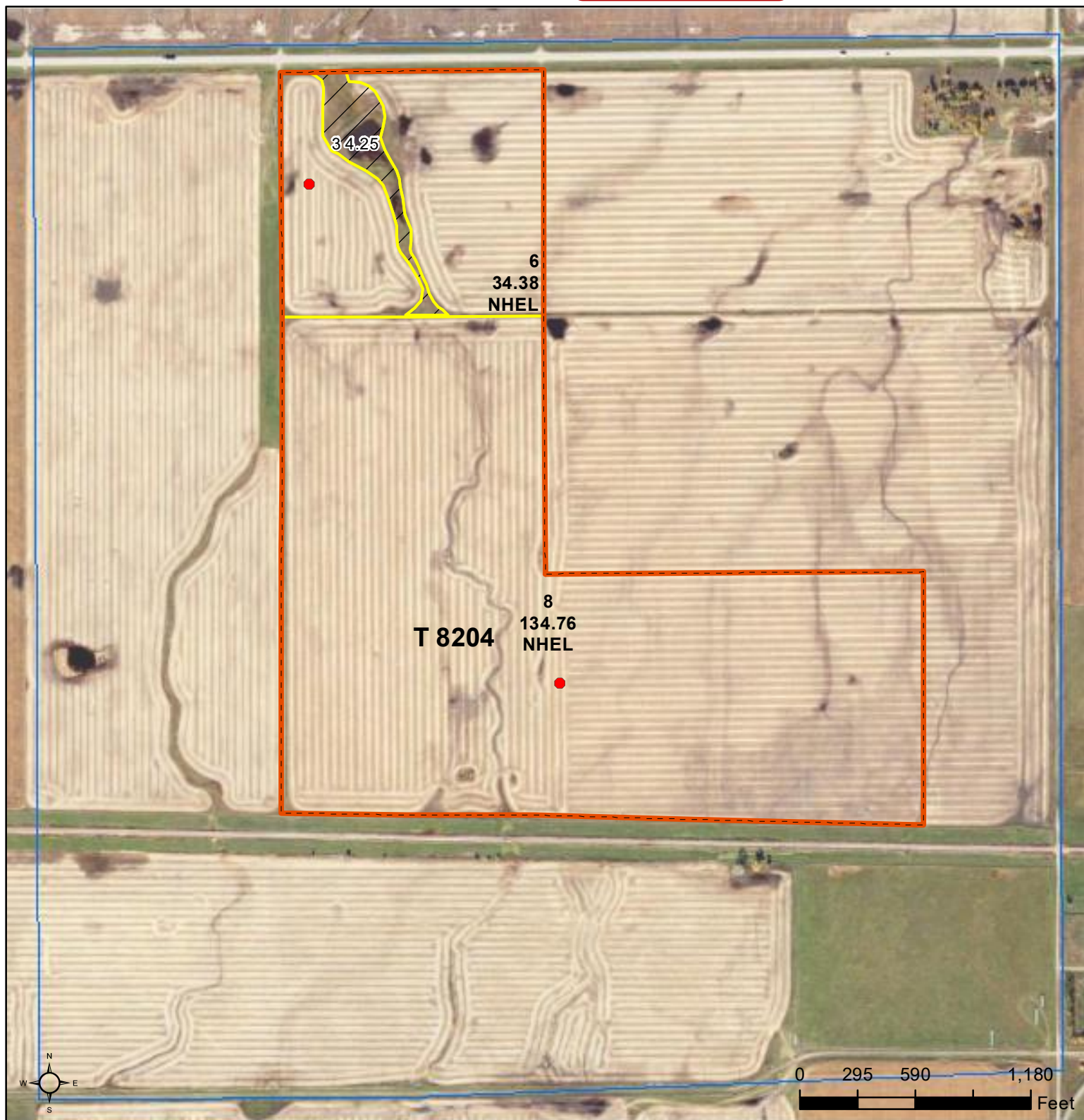
Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Hand County, South Dakota

Exhibit A



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

Corn = Yellow

Soybeans = Common

Wheat - HRS or HRW

Sunflowers = Oil or Non

Producer initial _____
Date _____

Tract Cropland Total: 169.14 acres

2024 Program Year

Map Created May 13, 2024

Farm **4974**

Tract **8204**

11-112N-70W-Hand

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).

Farm 4974

156EZ (Partial)

Exhibit A

Tract Number	: 8204
Description	: E2NW, NESW, NWSE, W2NESE 11-112-70
FSA Physical Location	: SOUTH DAKOTA/HAND
ANSI Physical Location	: SOUTH DAKOTA/HAND
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	: BARBRA J CRARY, ERICKA D CRARY, JAMES JAY CRARY, JEROME J CRARY, LISA J SCHINDLER
Other Producers	: None
Recon ID	: 46-059-2024-30

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
173.39	169.14	169.14	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	169.14	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	8.98	0.00	56
Corn	17.96	0.00	129
Sunflowers	3.95	0.00	1666
Soybeans	8.98	0.00	33
TOTAL	39.87	0.00	

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATION

TO: LISA SCHINDLER

I, ZACHARY M. REMILY, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS IS A CERTIFICATE OF SURVEY FOR:

LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION 11, TOWNSHIP 112 NORTH, RANGE 70 WEST OF THE 5TH P.M., HAND COUNTY, SOUTH DAKOTA - Contains 77.67 Acres±

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 11, TOWNSHIP 112 NORTH, RANGE 70 WEST OF THE 5TH P.M., HAND COUNTY, SOUTH DAKOTA - Contains 37.49 Acres±

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 11, TOWNSHIP 112 NORTH, RANGE 70 WEST OF THE 5TH P.M., HAND COUNTY, SOUTH DAKOTA - Contains 38.64 Acres±

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W1/2 NE1/4 SE1/4) OF SECTION 11, TOWNSHIP 112 NORTH, RANGE 70 WEST OF THE 5TH P.M., HAND COUNTY, SOUTH DAKOTA - Contains 19.78 Acres±

TOTAL ACRES = 173.58

AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

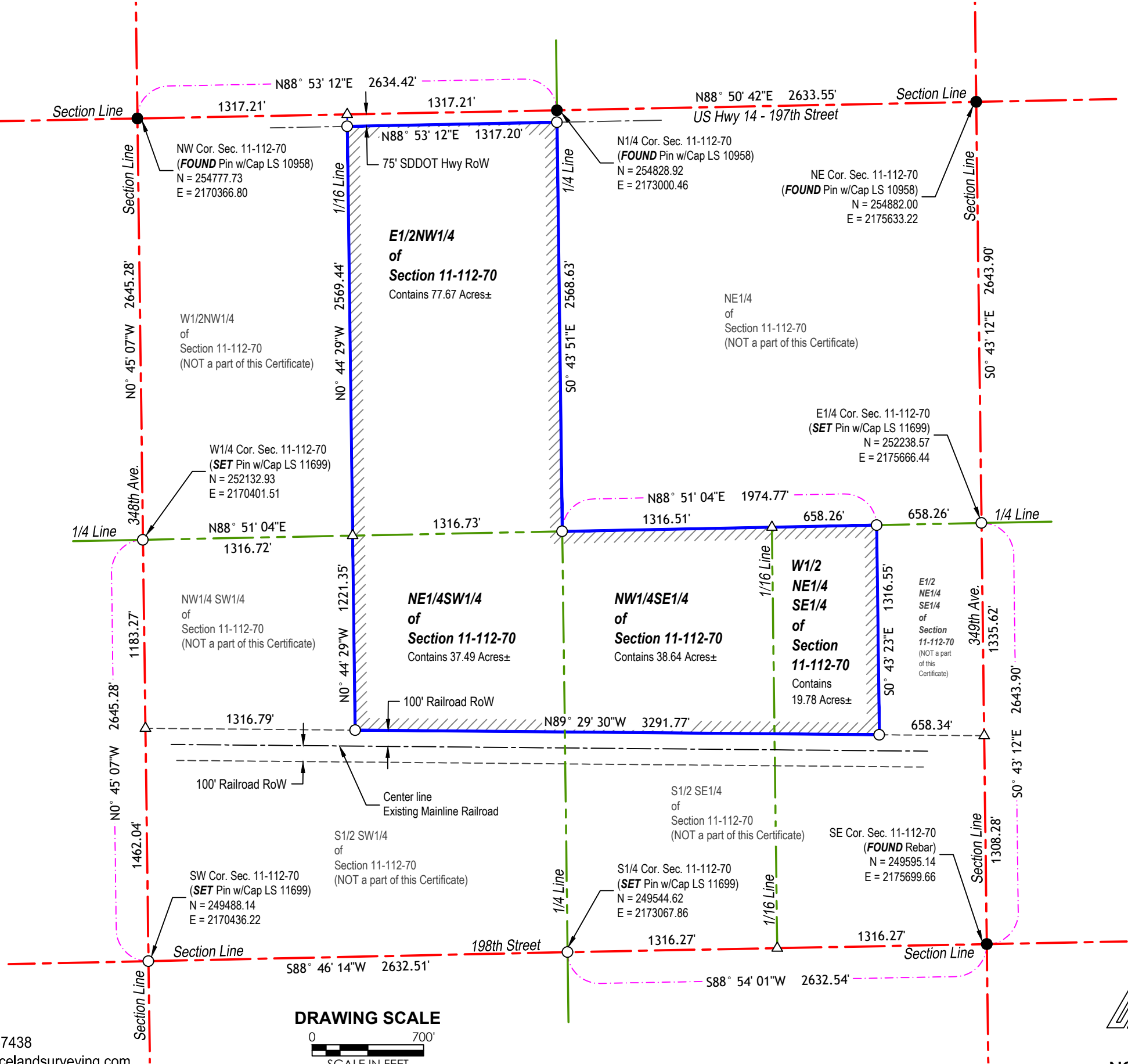


BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM
SOUTH DAKOTA NORTH ZONE (4001)
US SURVEY FEET - NAD '83
DISTANCES SHOWN ARE GROUND
COORDINATES SHOWN ARE GRID

LEGEND

- PIN FOUND (AS NOTED)
- PIN SET w/CAP LS 11699
- CALCULATED CORNER



619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS24139 Field Survey Date: 10-11-2024

