



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

HAND COUNTY LAND SALE



Hand County Land For Sale

120.34 +/- Acres of Crop/Recreation Land

THIS PROPERTY FEATURES 120.34 +/- ACRES OF PRIME CROPLAND WITH A FIELD AVERAGE SOIL PRODUCTIVITY INDEX OF 84.5 —AMONG THE STRONGEST IN HAND COUNTY. IT'S A FANTASTIC OPPORTUNITY FOR ROW CROP PRODUCTION, COMPLEMENTED BY DIVERSE WILDLIFE HABITAT. THE WINDING CREEK, SHELTER BELTS, AND GRASSLANDS MAKE IT A HAVEN FOR WILD GAME, OFFERING AN IDEAL SETUP FOR HUNTING ENTHUSIASTS. WITH GRAVEL ROAD ACCESS ON TWO SIDES, THIS PROPERTY PROVIDES A POTENTIAL SITE FOR BUILDING YOUR DREAM HOME OR HUNTING CABIN. THE COMBINATION OF HIGH PRODUCTIVITY, STRONG INCOME POTENTIAL, AND RECREATIONAL VALUE MAKES THIS AN OUTSTANDING INVESTMENT OPPORTUNITY.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

HAND COUNTY LAND SALE

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**S. 2,450 FT. OF THE E. 2,530
FT. OF SW1/4 6-114-66
EXCEPT TRACT 1 ROWEN ADDN.**

120.34 +/- Taxable Acres

Property Highlights:

- 84.5 Field Average Soil Productivity Index
- Gravel Road Access on 2 Sides
- Excellent Wildlife Habitat
- Perfectly Suited Area for a future Building Site
- Creek & Grassland for Wild Game Hunting including Pheasants, Grouse, Ducks, Doves, Whitetail Deer, Coyotes, Etc.
- No Current Lease on the Property - (Owner Operated)



2023 REAL ESTATE TAXES

\$1,272.30

SOIL PRODUCTIVITY:

84.5

- 100% CLASS 2 SOILS
- 66.73 FSA CROPLAND ACRES

LOCATION:

- 1/2 MILE WEST OF BURDETTE
- 14.5 MILES NE OF MILLER
- 15.5 MILES WEST OF TULARE
- 3.5 MILES SOUTH OF S.D.
HWY-26



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Additional Sale Terms:

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

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 properties respective data. Seller reserves the right to reject any offers presented.

BUY NOW OPTION: The "BUY NOW" offer will be accepted until **November 4, 2025 at 4:00 P.M. CST**. After the "BUY NOW" Option deadline, the property will proceed to the Final Private Auction.

SEALED OFFERS will be accepted until **4:00 P.M. CST November 4, 2025** at the American Land Agency Office, located at 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, November 4th, 2025 at 4:00 P.M. 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 located at 315 N. Broadway Ave., Miller, SD 57362 on November 6, 2025 at 11:00 A.M.

The Five (5) Highest Bidders will be invited to the private auction and given the opportunity raise their offer at this time. The minimum "raise" amount will be \$10 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. The day of the final private auction, successful bidders will be required to execute a purchase agreement and write 10% earnest money/down payment check made payable to Hand County Title Trust Account where it will be held until closing. Such earnest money/down payment is not refundable, and Buyers acknowledge by bidding at this sales that "time is of the essence" regarding the executed purchase agreement.

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.

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 is in the process of being surveyed. The completed survey of the property will be available at AmericanLandAgency.com The sale of the property is based surveyed acres. Boundaries drawn on marketing material is for visual aid purposes only.

Full Legal Description: The South 2,450 feet of the East 2,530 feet of the Southwest Quarter (SW1/4) of Section Six (6), Township One Hundred Fourteen (114) North, Range Sixty-six (66) West of the 5th P.M., Hand County, South Dakota, except Tract 1 of Rowen Addition.

Property Taxes shall be prorated to the date of closing. 2023 Real Estate taxes due in 2024: \$1,272.30



SEALED BID FORM

Sealed Offer Deadline: 4:00 P.M. (CST) on Tuesday, November 4, 2025

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

Legal Description:

The South 2,450 feet of the East 2,530 feet of the Southwest Quarter (SW1/4) of Section Six (6) in Township One Hundred Fourteen (114) North, Range Sixty-six (66), West of the 5th P.M., Hand County, South Dakota, EXCEPT Tract 1 of Rowen Addition (Sale based on Surveyed Acres. Survey will be posted on AmericanLandAgency.com when it becomes available.)

All offers will be opened at **4:00 P.M. CST on Tuesday, November 4th, 2025**, American Land Agency will attempt to notify all bidders no later than November 4th, 2025 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held **Thursday at 11:00 A.M. on November 6th, 2025 at the American Land Agency Office, 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. Announcements made the day of auction take precedence over written materials.

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.

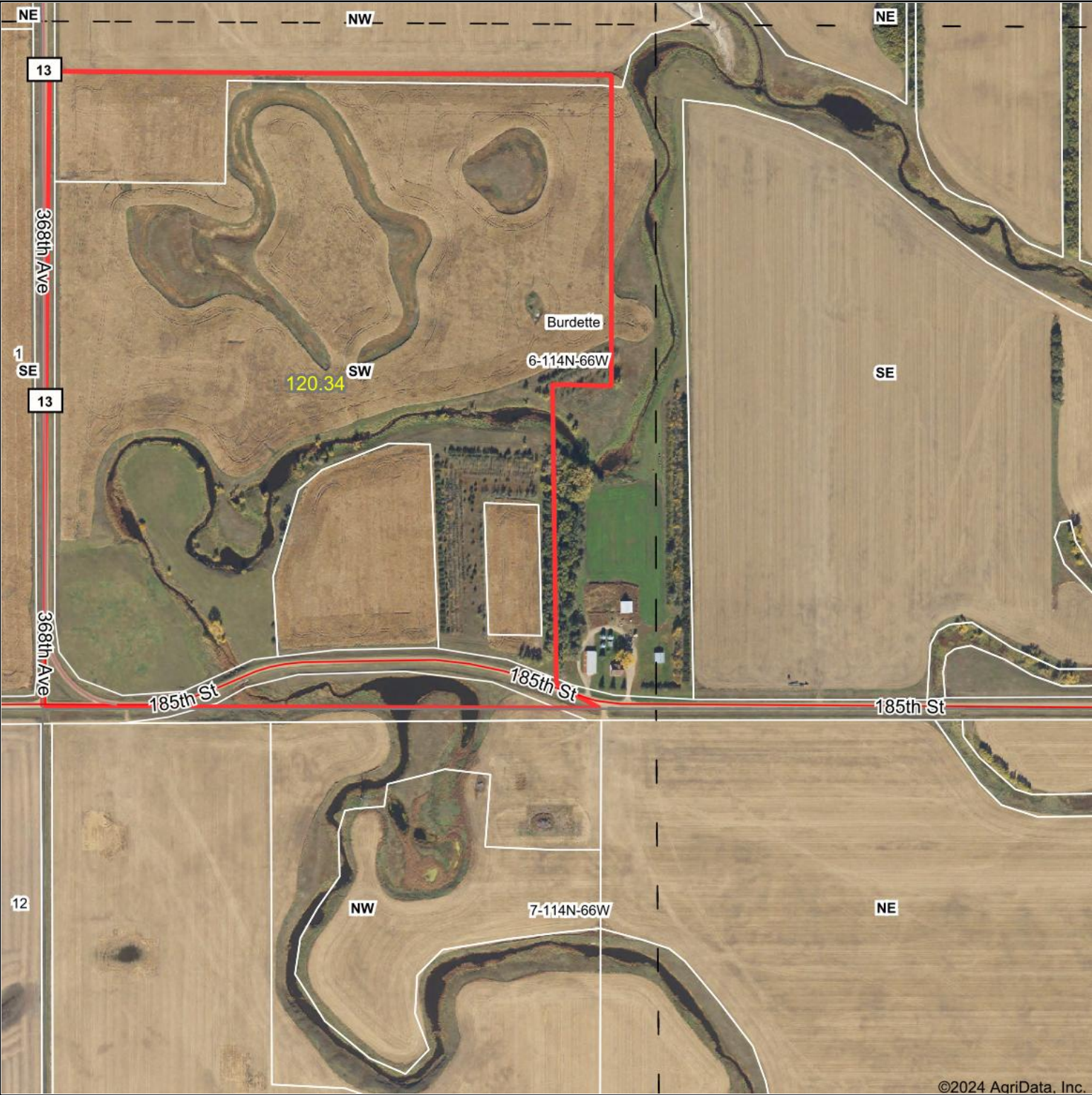
Mail this form to: American Land Agency, LLC, P.O. Box 45, Miller, SD 57362

Or

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

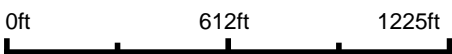
No absentee or telephone bids will be accepted without prior approval. Any Buyer's Agency or Agent representing a Buyer must be disclosed in writing on American Land Agency, LLC's Sealed Bid Form prior to submission; furthermore, any Buyer's Agency compensation shall be the sole responsibility of Buyer.

Aerial Map



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Boundary Center: 44° 42' 38.47, -98° 49' 17.69



6-114N-66W
Hand County
South Dakota



Maps Provided By:
 **surety**[®]
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11/22/2024

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

4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

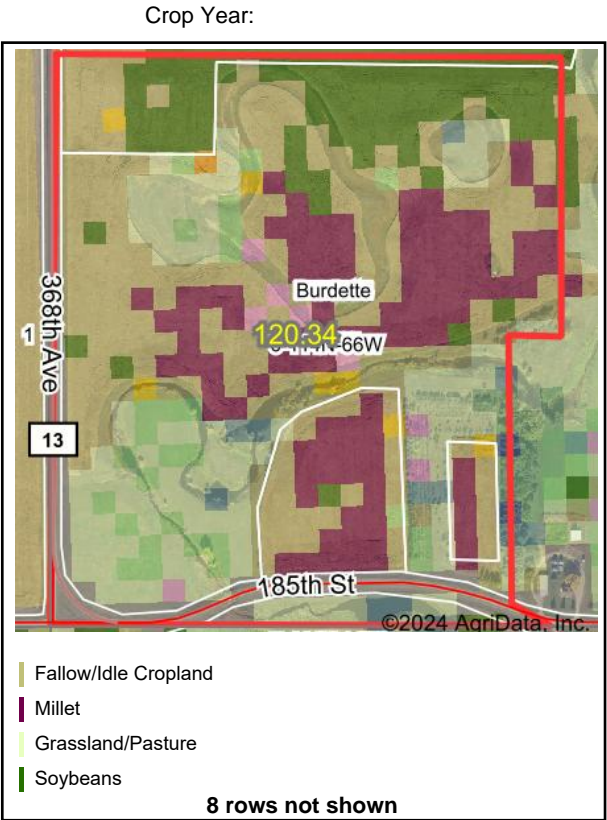
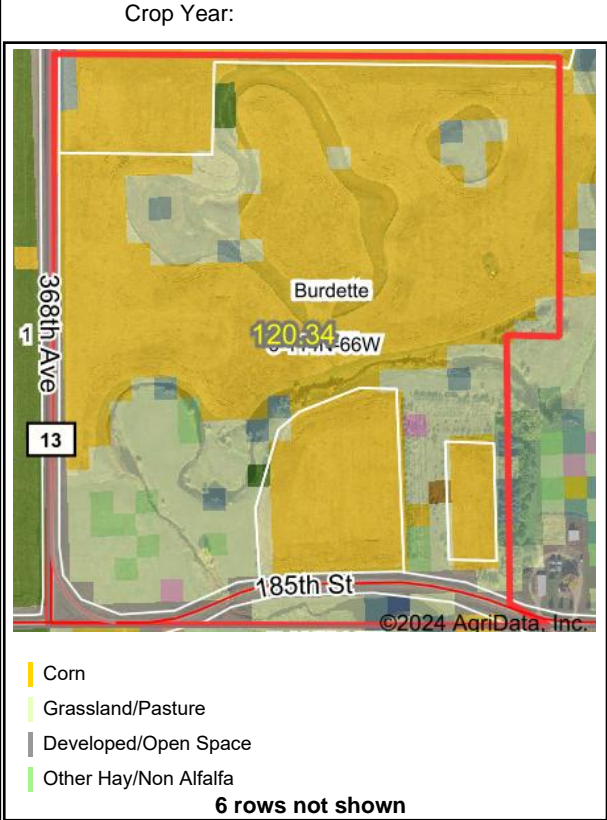
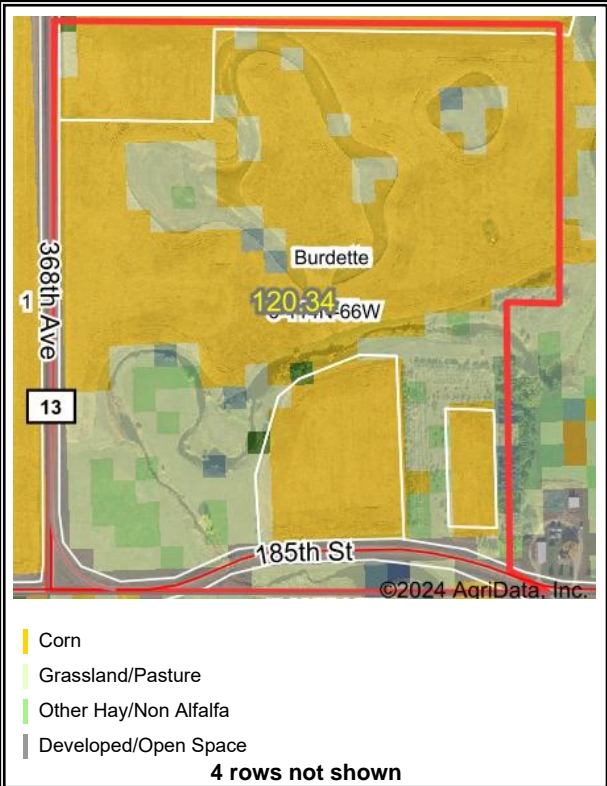
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



Boundary Center: 44° 42' 38.47, -98° 49' 17.69

State: SD County: Hand

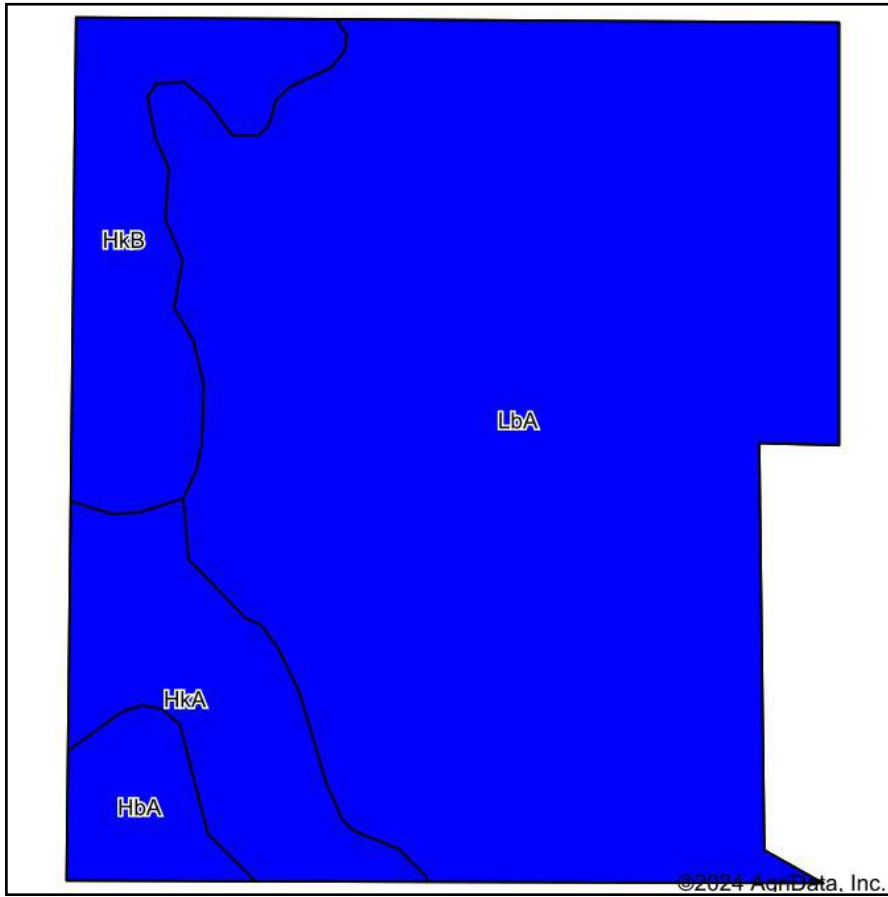
Legal: 6-114N-66W Twnshp: Burdette

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

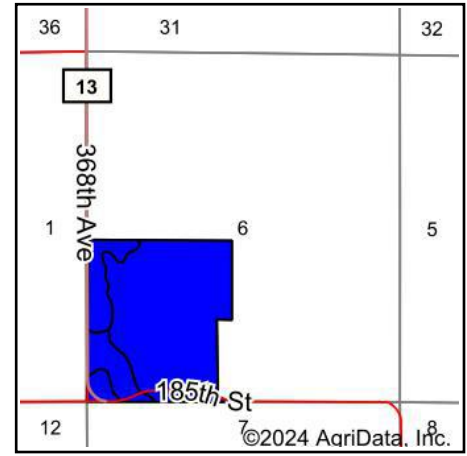


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hand**
 Location: **6-114N-66W**
 Township: **Burdette**
 Acres: **120.34**
 Date: **11/22/2024**

Maps Provided By:

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Area Symbol: SD059, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | PI Legend | Soil Drainage | Non-Irr Class *c | Productivity Index | Corn Bu | *n NCCPI Overall |
|------------------|---|-------|------------------|-----------|-------------------------|------------------|--------------------|---------|------------------|
| LbA | Bon loam, 0 to 2 percent slopes, rarely flooded | 92.08 | 76.6% | | Moderately well drained | IIc | 84 | | 72 |
| HkB | Houdek-Prosper loams, 1 to 6 percent slopes | 12.55 | 10.4% | | Well drained | Ile | 84 | 2 | 63 |
| HkA | Houdek-Prosper loams, 0 to 2 percent slopes | 11.49 | 9.5% | | Well drained | IIc | 88 | | 64 |
| HbA | Hand loam, 0 to 2 percent slopes | 4.22 | 3.5% | | Well drained | IIc | 86 | | 65 |
| Weighted Average | | | | | | 2.00 | 84.5 | 0.2 | *n 70.1 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,354.7

Max: 1,386.3

Range: 31.6

Average: 1,366.8

Standard Deviation: 6.36 ft

0ft 440ft 879ft



11/22/2024

6-114N-66W
Hand County
South Dakota

Boundary Center: 44° 42' 38.47, -98° 49' 17.69

Maps Provided By:



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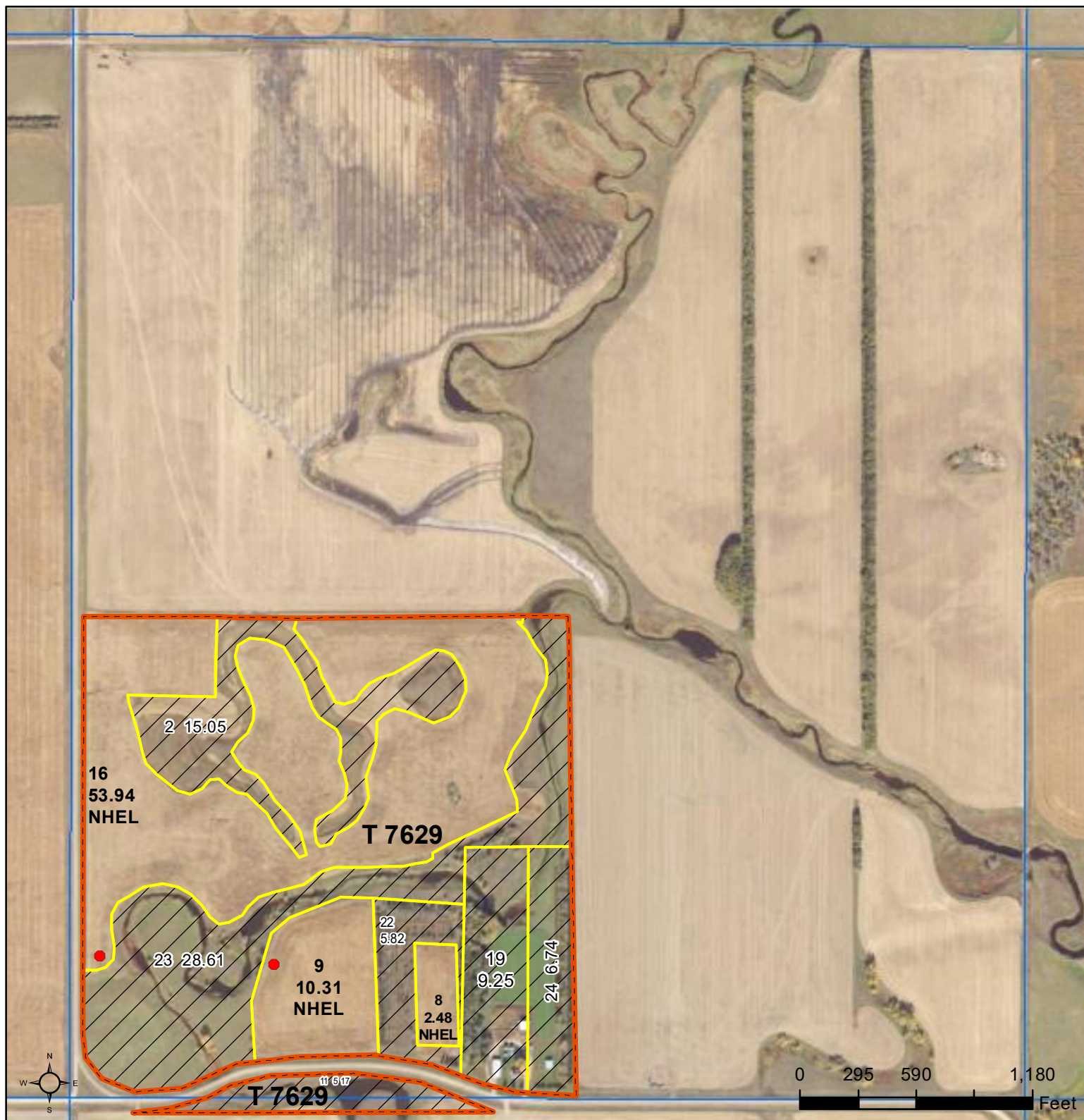
Field borders provided by Farm Service Agency as of 5/21/2008.

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United States
Department of
Agriculture

Hand County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

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: 66.73 acres

2024 Program Year

Map Created April 30, 2024

Farm **6186**

Tract **7629**

6-114N-66W-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).