

LAND AUCTION



147.97 AC± | 1 TRACT | BROOKINGS CO, SD

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/1/22 | **AUCTION TIME:** 3:30 PM

AUCTION LOCATION: BRUCE COMMUNITY CLUB
508 JEFFERSON ST | BRUCE, SD 57220

High productivity soils, improved drainage, and excellent access along a blacktop county road are the three most important features of this tillable land in Brookings County. The property is conveniently located on the east side of County Road 77 just 1 mile west of Interstate 29 and 12 miles north of Brookings, South Dakota. Estelline, Volga/Bruce, and Brookings offer grain elevators within minutes of the property. The majority of the soils are Class I (31%) and Class II (67%), and the top 3 soil types are Vienna-Brookings Complex with 1-6% slopes (49%), Vienna-Brookings Complex with 0-2% slopes (31%), and McKranz-Badger Silty Clay Loams with 0-2% slopes (18%). The farm has a strong track record of producing high yields of corn and soybeans. The Crop Productivity Index (CPI) averages 86.45, and the National Commodity Crop Productivity Index (NCCPI) averages 68. Approximately 131ac are currently in row crop production, and approximately 17ac are producing grass hay. Basin Construction and Drain Tile installed drain tile on the property in 2019, improving yields on the farm, and expansion of drainage may be possible to further increase row crop acres. Tenancy is open beginning in 2023, but if it suits the buyer, the current operator would be interested in staying on.



TRACT 1: 147.97 ± ACRES

Deeded acres: 147.97 deeded acres

FSA Farmland Acres: 147.45 Farmland acres

DCP Cropland Acres: 147.45 DCP acres

Soil Types: Vienna-Brookings complex, McKranz-Badger silty clay loams, Vienna-Buse complex

Soil PI/NCCPI/CSR2: Avg NCCPI 68

Base acres and Yield: 51.60 base acres corn/PLC yield 120, 62.50 base acres soybeans/PLC yield 39

CRP Acres/payment: None

Taxes: \$4395.46

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

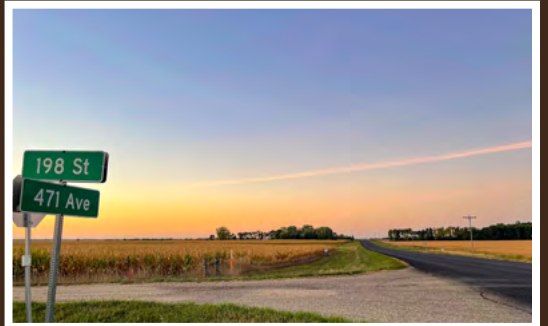
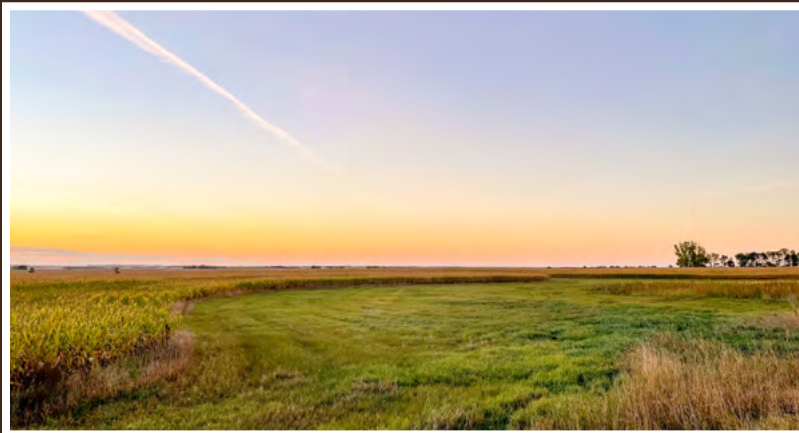
Survey needed: No survey needed

Brief Legal: NW ¼ S13 T112N R50W Brookings Co, SD

PIDs: 080001125013200

Lat/Lon: 44.5104, -96.7816

Zip Code: 57220



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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