



**AMERICAN
LEGACY
LAND CO.**

ABSOLUTE AUCTION

Wednesday, March 26, 2025
10:00 AM CST

FARM/HUNTING LAND

Brookings County, SD

**516 +/- Acres
Offered in 5 Tracts**

ABOUT THIS PROPERTY:

Discover an incredible opportunity with this expansive 516 +/- contiguous acres selling in 5 tracts in Brookings County, South Dakota. Located just five miles southwest of Brookings, this prime land is situated across from the scenic Brookings Country Club and Lake Campbell, offering endless possibilities for development, recreation, and agricultural pursuits. Whether you're a nature lover, a farmer, or someone with a dream of building, these acres are calling your name.

- **Tract 1 202.25 +/- acres.**
- **Tract 2 160 +/- acres.**
- **Tract 3 40 +/- acres.**
- **Tract 4 73 +/- acres.**
- **Tract 5 40 +/- acres.**



More About this Property:

Tract 1: 202.25 +/- acres located in SW ¼, S ½ SE ¼ & EXC TRACT 2 JR FARMS CONSERVATION EASEMENT SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 1 consists of acres that are currently in row crop production, hay production as well as great hunting habitat. 43 +/- acres with a PI of 70.4, according to Surety Agri Data, are currently in a corn and soybean crop rotation. According to FSA information, Tract 1 offers 153 bu. PLC yield for corn and 45 bu. PLC yield for soybeans. 128.25 +/- acres are currently in hay production offering the versatility of expanding tillable acres, grazing or continue harvesting hay. The remaining 31 +/- acres consists of slough bottom, trees, and a stock dam that make incredible habitat for wildlife creating an opportunity for hunting pheasant and whitetail deer, among others. Multiple access points include two recently rebuilt paved road approaches allowing for easy equipment entry. The proximity of numerous retail locations provide for a quick and seamless option to market your crop.

Tract 2: 160 +/- located in NW ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 2 boasts 68.62 +/- acres of dedicated pasture. Features include multiple paved road access points, rural water and a catch pen for easy livestock access and handling. The remaining acres are fenced and currently used for hay production as well as fall grazing and includes a large stock dam on the North end. The options continue with this tract as Surety Agri Data claims a PI of 47.6 and FSA information states a 153 bu. PLC yield for corn and 45 bu. PLC yield soybeans.

Tract 3: 40 +/- acres located in NW ¼ SE ¼ EXC TRACT 4 OF BEDOWS ADDN and BEDOWS ADDN IN E ½ TRACT 4; all in Medary Twp, Brookings County, SD. Tract 3 offers a unique option with FSA information showing 29.48 acres considered crop land while the remaining 10.27 +/- acres holds a perpetual WRP easement. Surety Agri Data provides a PI of 50.5 while FSA information states a 153 bu. PLC yield for corn and 45 bu. PLC yield for soybeans. Small farm, potential homestead or your own hunting tract; these are just a few of the possibilities with tract 3.

Tract 4: 73 +/- acres located in JR FARMS CONSERVATION EASEMENT TRACT 1 IN SW ¼ SW ¼ SEC 26-109-50 AND JR FARMS CONSERVATION EASEMENT TRACT 2 IN SE ¼ SE ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD. Tract 4 is ready for its next hunting partner. 73 +/- acres with a perpetual WRP easement ensures habitat for wildlife for years to come. The proximity to the Big Sioux River combined with the habitat of this property offers an incredible opportunity for hunting pheasants and whitetail deer. Timber and river bottom on the North adjoining property increase the amount of wildlife that call this area home. You've got to see this one!

Tract 5: 40 +/- acres located in SW ¼ SW ¼ SEC 22-109-50; all in Medary Twp, Brookings County, SD.

Tract 5 again offers the unique ability to let your imagination roam. Serene scenery boasting incredible sunrises and the outlet to Lake Campbell gently rolling through the property make it truly one of a kind. The property is currently being used for grazing or hay production, but the limits are only those of your imagination. Hunting, homesteading and farming just to name a few of the possibilities. Be there at sunrise and you'll see why it needs to be yours.

Directions:

Head South out of Brookings via Main Avenue South to the S Curves before heading West on County Hwy 12 for 1.5 miles. Turn South on County Highway 19 for approximately 1 ¾ miles before the property begins on the East side of the road.

OR

Take Exit 121 off I-29 and take County Highway 4 West for 1.5 miles. Turn North on County Highway 77 for 3 miles. Turn West on County Highway 20 for approximately 2 miles before turning North on County Highway 19 for 1 mile. The property begins on the East side of the road.

Legal Description:

Tract 1: 202.25 +/- acres located in SW ¼, S ½ SE ¼ & EXC TRACT 2 JR FARMS CONSERVATION EASEMENT SEC 27-109-50; all in Medary Twp, Brookings County, SD. Taxes: \$3,479.24 based on 2024 Brookings County Tax Records

Tract 2: 160 +/- acres located in NW ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD. Taxes: \$2,925.34 based on 2024 Brookings County Tax Records

Tract 3: 40 +/- acres located in NW ¼ SE ¼ EXC TRACT 4 OF BEDOWS ADDN and BEDOWS ADDN IN E ½ TRACT 4; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering approximately 10 acres. Taxes: \$931.56 based on 2024 Brookings County Tax Records

Tract 4: 73 +/- acres located in JR FARMS CONSERVATION EASEMENT TRACT 1 IN SW ¼ SW ¼ SEC 26-109-50 AND JR FARMS CONSERVATION EASEMENT TRACT 2 IN SE ¼ SE ¼ SEC 27-109-50; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering all acres. Taxes: \$886.00 based on 2024 Brookings County Tax Records

Tract 5: 40 +/- acres located in SW ¼ SW ¼ SEC 22-109-50; all in Medary Twp, Brookings County, SD. Taxes: \$187.04 based on 2024 Brookings County Tax Records.

Potential income: Crop land, Hay land, Pasture, Agriculture Lease, Hunting Lease. Sellers would be interested in leasing back.

Land is available for the 2025 season.

Listing Agents: Ryan Nagelhout
Auctioneer: Scott Jelinek

FEATURES:

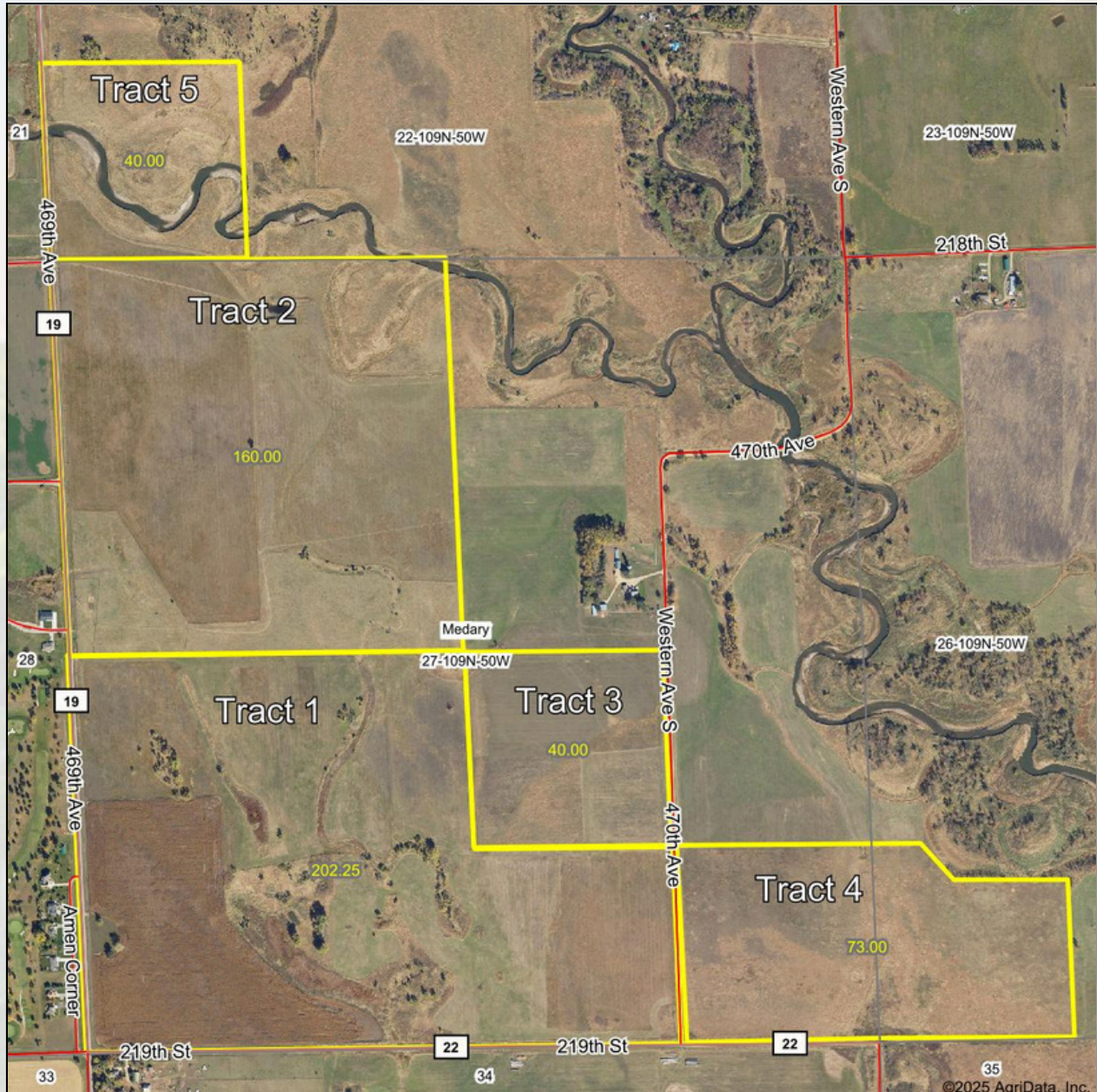
- Tillable Acres
- Hay Land Acres
- Pasture Acres
- Hunting-Whitetail Deer, Pheasants, Turkey, Ducks and Geese
- Possible Build Sites
- Possible Development Sites
- Rural Water and Utilities
- Across from Brookings Country Club and Lake Campbell
- Four miles to Brookings. 51 Miles to Sioux Falls
- Paved Road access.



**HELPING YOU BUY
AND SELL LAND**



Aerial Map



Boundary Center: 44° 13' 9.46, -96° 48' 54.85

0ft 1043ft 2085ft



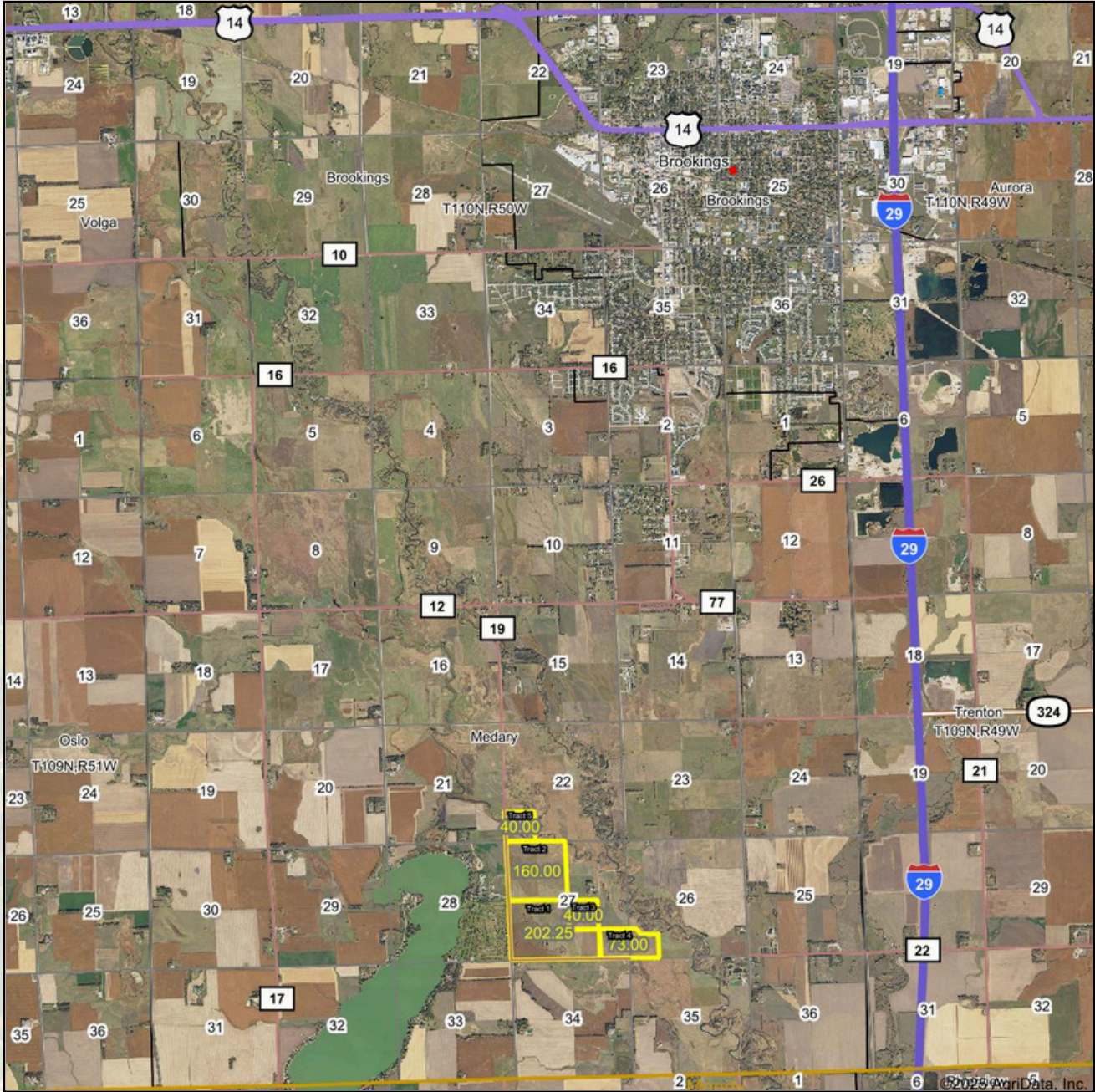
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

27-109N-50W
 Brookings County
 South Dakota

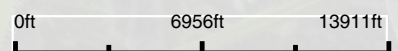


**BROOKINGS COUNTY,
SOUTH DAKOTA**

Aerial Map



Boundary Center: 44° 13' 9.46, -96° 48' 54.85



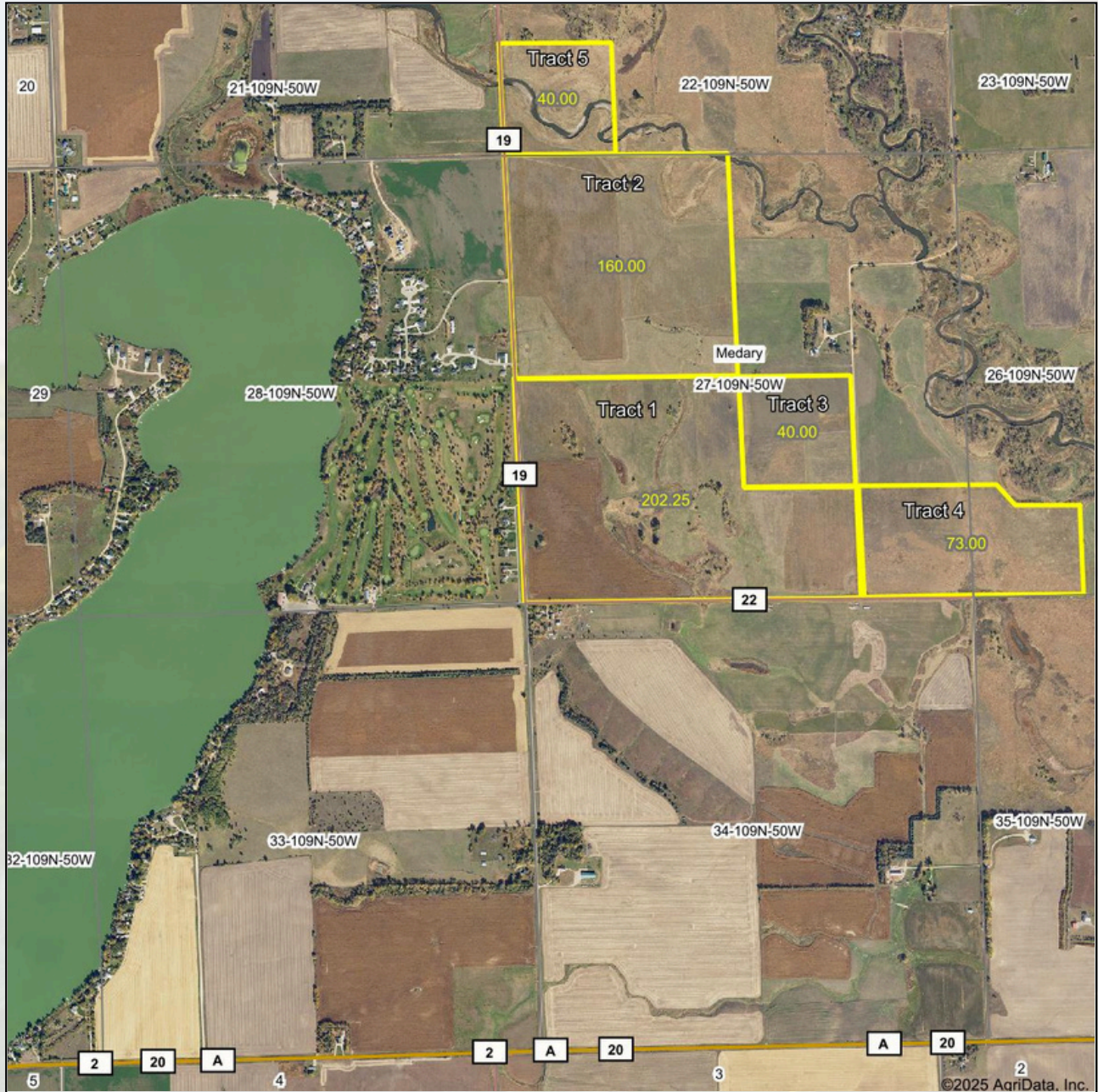
**27-109N-50W
Brookings County
South Dakota**



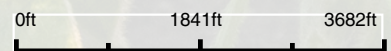
**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



Aerial Map



Boundary Center: 44° 13' 9.46, -96° 48' 54.85



27-109N-50W
Brookings County
South Dakota

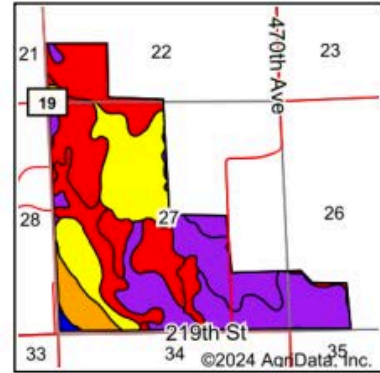
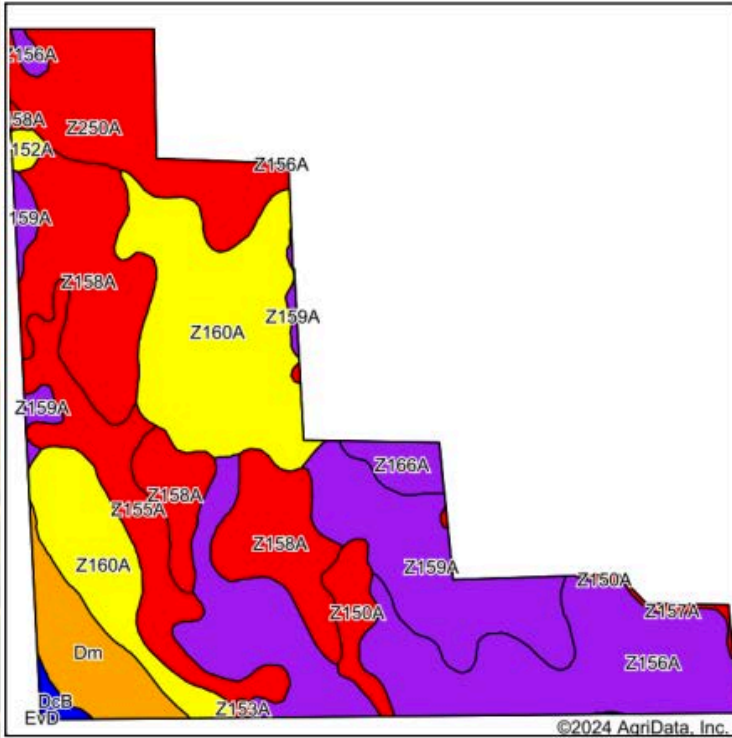


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com





Soils Map



State: South Dakota
County: Brookings
Location: 27-109N-50W
Township: Medary
Acres: 515.7
Date: 8/21/2024



Maps Provided By:



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

© AgriData, Inc. 2023

www.AgrIDataInc.com

Area Symbol: SD011, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class ^c	Productivity Index
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	111.30	21.4%		IIs	65
Z156A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	108.88	21.1%		IVw	55
Z158A	Marysland loam, 0 to 1 percent slopes, occasionally flooded	92.41	17.9%		IVw	32
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	58.11	11.3%		IIIs	54
Z250A	Rauville mucky silty clay loam, ponded, 0 to 1 percent slopes, frequently flooded	52.50	10.2%		VIIIw	11
Z155A	Lowe, occasionally flooded-Ludden, frequently flooded, complex, 0 to 1 percent slopes	39.55	7.7%		IVw	47
Dm	Dimo clay loam, 0 to 2 percent slopes	25.05	4.9%		IIs	73
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	12.08	2.3%		Vw	23
Z166A	Fordtown loam, 0 to 2 percent slopes, rarely flooded	8.16	1.6%		IIs	60
DcB	Davis loam, 2 to 6 percent slopes	2.59	0.5%		Ile	85
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	2.35	0.5%		IIIw	67
Z157A	Fairdale loam, channeled, 0 to 2 percent slopes, frequently flooded	1.92	0.4%		VIw	20
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.80	0.2%		VIw	13
Weighted Average					3.75	48

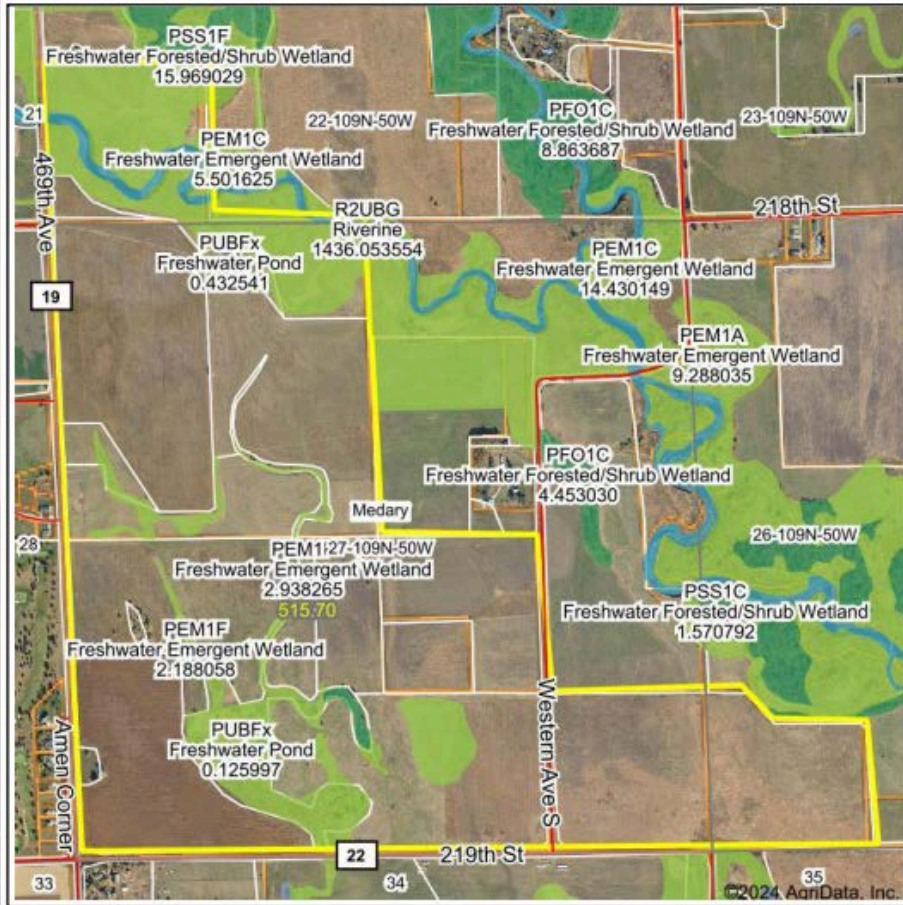
^c: Using Capabilities Class Dominant Condition Aggregation Method



**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



Wetlands Map



State: **South Dakota**
 Location: **27-109N-50W**
 County: **Brookings**
 Township: **Medary**
 Date: **8/21/2024**



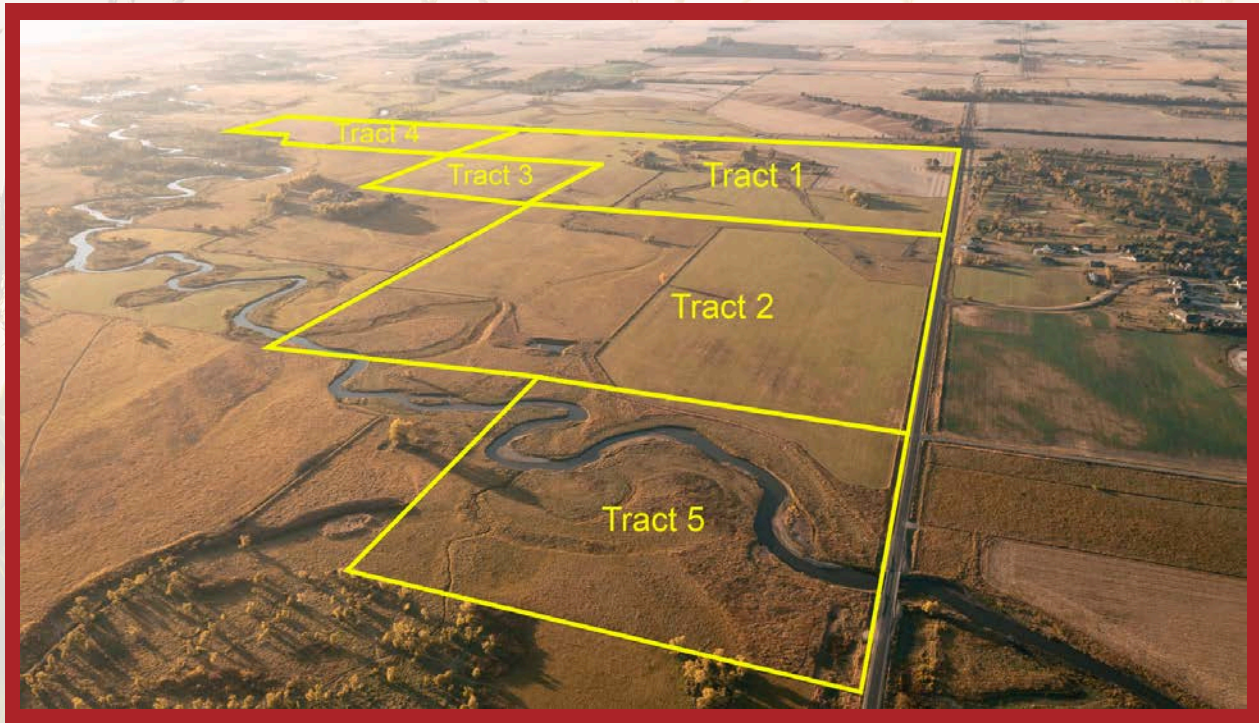
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 www.AgrDataInc.com



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	77.28
PEM1F	Freshwater Emergent Wetland	6.77
R2UBG	Riverine	5.38
PEM1A	Freshwater Emergent Wetland	4.49
PSS1C	Freshwater Forested/Shrub Wetland	1.58
PUBFx	Freshwater Pond	0.56
PSS1F	Freshwater Forested/Shrub Wetland	0.07
Total Acres		96.13

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



AMERICAN LEGACY

LAND CO





**AMERICAN
LEGACY**
LAND CO

HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY

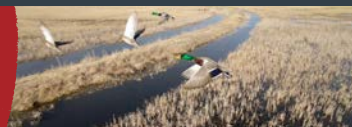
LAND CO





**AMERICAN
LEGACY**
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



Auction Terms and Conditions:

Auction Terms and Services

ABSOLUTE FARM AUCTION - Wed March 26, 2025 10am CST- BROOKINGS COUNTRY CLUB GOLF COURSE -BROOKINGS, SD - HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS MARCH 12TH ON AUCTIONTIME.COM.***

****NOTE: ALL ONLINE AND PHONE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO AUCTION DATE! ** ***ALL SALES ARE FINAL!**** HAVE FINANCES LINED UP IN ADVANCE ***ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY ***PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.***
Property Specific *** PROPERTY SHALL BE OFFERED IN FIVE TRACTS ***

Farm Location: From the town of Brookings, head South out of Brookings via Main Avenue South to the S Curves before heading West on County Hwy 12 for 1.5 miles. Turn South on County Highway 19 for approximately 1 3/4 miles before the property begins on the East side of the road.

Auction Location: Brookings Country Club. 2180 Clubhouse Dr, Brookings, SD 57006. From Southwest corner of property to be auctioned, travel West one-half mile on Clubhouse Dr.

Legal Description:

Tract 1: 202.25 +/- acres with current tillable, hay land, slough bottom and timber acres located in SW 1/4, S 1/2 SE 1/4 & EXC TRACT 2 JR FARMS CONSERVATION EASEMENT SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 2: 160 +/- acres with current hay land and pasture acres located in NW 1/4 SEC 27-109-50; all in Medary Twp, Brookings County, SD.

Tract 3: 40 +/- acres with current hay land and conservation acres located in NW 1/4 SE 1/4 EXC TRACT 4 OF BEDOWS ADDN and BEDOWS ADDN IN E 1/2 TRACT 4; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering approximately 10 acres.

Tract 4: 73 +/- acres with conservation acres located in JR FARMS CONSERVATION EASEMENT TRACT 1 IN SW 1/4 SW 1/4 SEC 26-109-50 AND JR FARMS CONSERVATION EASEMENT TRACT 2 IN SE 1/4 SE 1/4 SEC 27-109-50; all in Medary Twp, Brookings County, SD. This tract has a perpetual WRP easement encumbering all acres.

Tract 5: 40 +/- acres with current hay land or pasture acres located in SW 1/4 SW 1/4 SEC 22-109-50; all in Medary Twp, Brookings County, SD.

USE: Property is Ag Use Zoned; this property has versatile options for farming and agricultural use as well as recreation. This Eastern South Dakota farm ground presents a great opportunity for long term investments and returns, while offering ample space for recreational activities or to hold livestock with pasture.

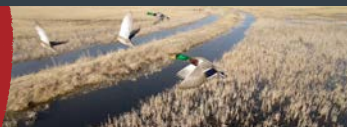
Scenic Landscapes: The property's picturesque landscapes encompass open fields, and captivating views, creating an ideal backdrop for country living. Enjoy the breathtaking sunrises, and the soothing sounds of nature all around. The views of the meticulously maintained Brookings Country Club golf course and restaurant and nearby Lake Campbell add to these properties unique character.

Income: The property is currently being used within the seller's farming operation and is open and available for the 2025 Growing Season. Seller may have interest in renting production acres back should buyer and seller agree to rental terms.



Terms and Conditions Continued:

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site or electronically immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Brookings County Title Co. to be deposited in escrow no later than end of business on the following business day. The remainder of the purchase price shall be paid in certified funds at closing on or before April 30th, 2025. Buyers will pay a \$495 Broker Administrative fee plus applicable SD sales tax at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of land for all of 2025 growing season. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase is not contingent upon financing or inspections. Please have all arrangements made prior to the sale. American Legacy Land Co, Broker, Ryan Nagelhout, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as five separate tracts. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements made the day of the auction take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once the auctioneer says "sold". All property is offered in "AS IS, WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, neither expressed nor implied, will be offered.



About the Agent:

For Ryan Nagelhout, it's about the people as much as it is about the land. While he has a passion for the outdoors, he also enjoys meeting people and building relationships. Ryan understands that buying and selling land is a major life decision. That's why he's determined to find the best possible outcome for his clients, helping them realize their goals and have the best overall experience.

Born and raised in South Dakota, Ryan grew up in Volga where he graduated from Sioux Valley High School and Dakota State University in Madison. He spent time in manufacturing sales and project management and, most recently, agriculture equipment sales prior to joining American Legacy Land Co. He's been involved in investment real estate for a number of years and loves being able to combine his passions for the outdoors, agriculture, and real estate.

Ryan's an avid hunter of deer, pheasant, elk and waterfowl, and enjoys fishing for walleye, a passion he developed early on spending time hunting and fishing with his dad. He lives on a hobby farm with his wife, Molly, and sons, Lane and Logan, where they raise a small herd of black angus cows and a few horses.



Ryan enjoys working on the family's acreage, spending time at the lake, and attending and coaching his kids' sporting activities. If you're in the market for farmland, recreational or investment properties in South Dakota or Minnesota, be sure to give Ryan a call.

RYAN NAGELHOUT, LAND AGENT



605-736-1351



Ryan@AmericanLegacyLandCo.com