



LAND AUCTION

Online Auction Only

CROP - HUNTING - INVESTMENT

154 +/- Acres – Brown County, SD

Bidding Opens: Monday, January 11, 2021 – 10:00 a.m.

Bidding Begins to Close: Tuesday, January 12, 2021 – 2:00 p.m.

Visit ThorpeRealtyAuction.com to register and bid free online!

Property Note: Richland Twp. – Brown County, SD - Outstanding opportunity to purchase high-quality hunting land with great income. Land is free from any US Fish & Wildlife easements. 154 +/- Acres with 138.61 acres enrolled in CRP (payment is \$118.00 per acre for a total of \$16,356 - contract was re-enrolled on 10/1/2020 and expires 9/30/2030), 4.98 crop land acres (excellent food plot area) and the balance being non-cropland acres. Located within 4 ½ miles of Sand Lake Bird Refuge and adjacent to SD Hwy 10 providing great access. Excellent hunting area for pheasants, waterfowl and deer! 2019 Real estate taxes: \$2,414.23

FSA Disclosure on CRP contract:

Property has been in CRP previously. Terms to re-enroll require land owner to spray then reseed the grass. FSA will provide \$13,584.00 in cost share to complete the process (See CRP contract in Auction Information Packet) and Seller will provide Purchaser \$10,000 allowance at closing. Buyer will assume the responsibilities of contract terms and receive the full payment due 10/1/2020. Since the contract was just enrolled in October 2020 and no payments have been paid the contract could be terminated with only minimal liquidation expenses. Seller will be responsible for any liquidation expenses if Purchaser desires the CRP contract to be terminated prior to closing.

Legal Description: SE1/4 of Section 35-T127N-R63W of the 5th P.M. Except highway in Brown County, SD

For more info call (605) 225-7776

Directions: From Columbia, SD: 10 miles north on Brown County Hwy 16 & 3 miles west on SD Hwy 10. From Aberdeen, SD: 19 miles north on US Hwy 281 & 6 ½ miles east on SD Hwy 10.

Owner: Brad Engelhart



Jim Thorpe
Broker/Auctioneer
605-216-7776

Peggy Thorpe
Broker
605-216-1309

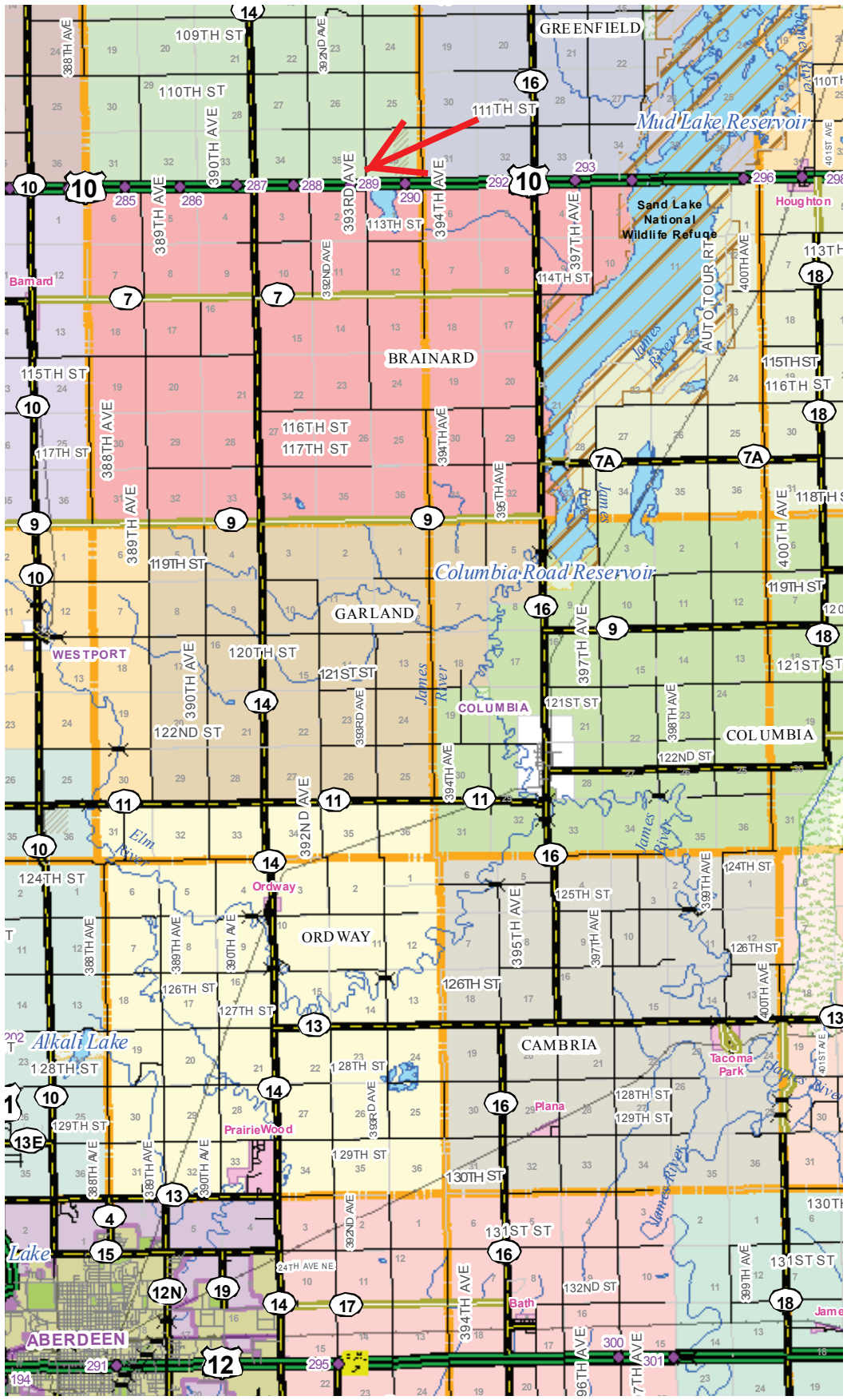
**Thorpe Realty &
Auction**
1002 S Lawson St
Aberdeen, SD 57401

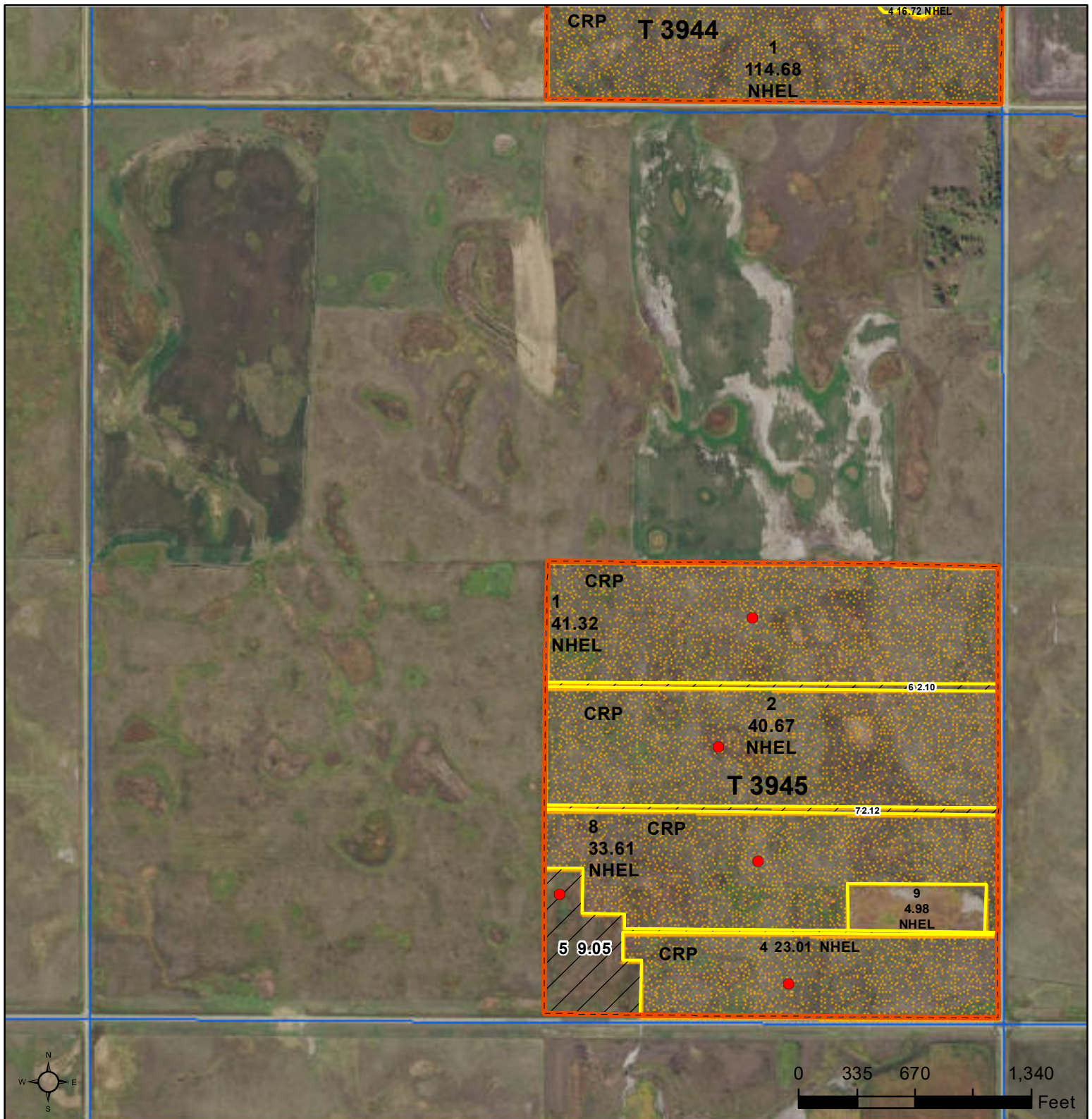
Office: 605-225-7776 or 877-607-9871 www.ThorpeRealtyAuction.com

PROCEDURE: Land will be sold by the price per acre times 154 acres. Bidding begins to close Tuesday, January 12th at 2:00 P.M., with a soft close. Any bid placed in the final 3 minutes of an auction results in the auction automatically extending an additional 3 minutes. The bidding will extend in 3-minute increments from the time the last bid is placed until there are no more bids and the lot sits idle for 3 minutes. Therefore, the auction will not close until all bidding parties are satisfied, and no one can be outbid in the last seconds without having another opportunity to bid again.

Terms: This is a cash sale, which means potential purchasers must have their financial arrangements secured prior to bidding. The sale of these properties is not contingent upon Buyer (s) obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes representation that the bidder has the present ability to pay the bid price and fulfill the Real Estate Contract. The high bid will only be considered binding upon the seller when seller signs the Purchase Agreement. Whether or not the bidding Internet platform indicated "sold" or "closed" the acceptance of high bid is only binding upon seller when seller signs the Purchase Agreement. Immediately upon the conclusion of the auction, the successful bidder(s) will be required to sign a real estate purchase contract and to deposit with RE Broker/Auctioneer, a nonrefundable earnest money payment of ten (10) percent of the total purchase price. The earnest money payment will be made payable to Thorpe Realty & Auction Trust Account. Balance of the purchase price is due in certified funds upon closing, on or before February 15, 2021. Property is selling in "as is" condition. The Sellers do not guarantee that existing fences lie on the true and correct boundary. Conveyance of marketable title will be transferred by Warranty Deed, free and clear of liens but subject to easements, reservations, and exceptions of record as well as statutory rights of way and other recorded easements at the time of sale. Owner's title insurance will be provided with the cost of the owner's policy shared equally between the Purchaser & Seller. Titles of Dakota will be the closing agent and their closing service fee will be split equally between Purchaser and Seller. Seller is responsible for the 2020 real estate taxes payable in 2021. Purchaser is responsible for 2021 real estate taxes payable in 2022. Seller will convey to the Purchaser all oil, gas and mineral rights related to the Property. Seller makes no representation and does not warrant the nature and extent of such interests. Thorpe Realty & Auction is representing the Seller exclusively.

Disclaimer: Property information provided was obtained from sources deemed reliable, however, the Seller(s) and Broker/Auctioneer are not making any guarantees to its accuracy. Potential buyers are encouraged to conduct both on-site and off-site inspections of the property to the extent deemed necessary and rely upon their own pre-auction inspection when bidding. FSA yields, bases, payments, or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but not guaranteed. This property is sold subject to existing easements, restrictions, reservations, or highway of record, if any which do not interfere or restrict the existing use of property. Thorpe Realty & Auction is providing Internet bidding as a service to the Bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of the auction. Under no circumstances shall Bidder have any kind of claim against Thorpe Realty & Auction or anyone else if the Internet service fails to work correctly before or during the auction. Thorpe Realty & Auction reserves the right to preclude any person from bidding if there is any question as to the person's credentials, legal competence, etc. All decisions of the auctioneer are final.





- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

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

2020 Program Year

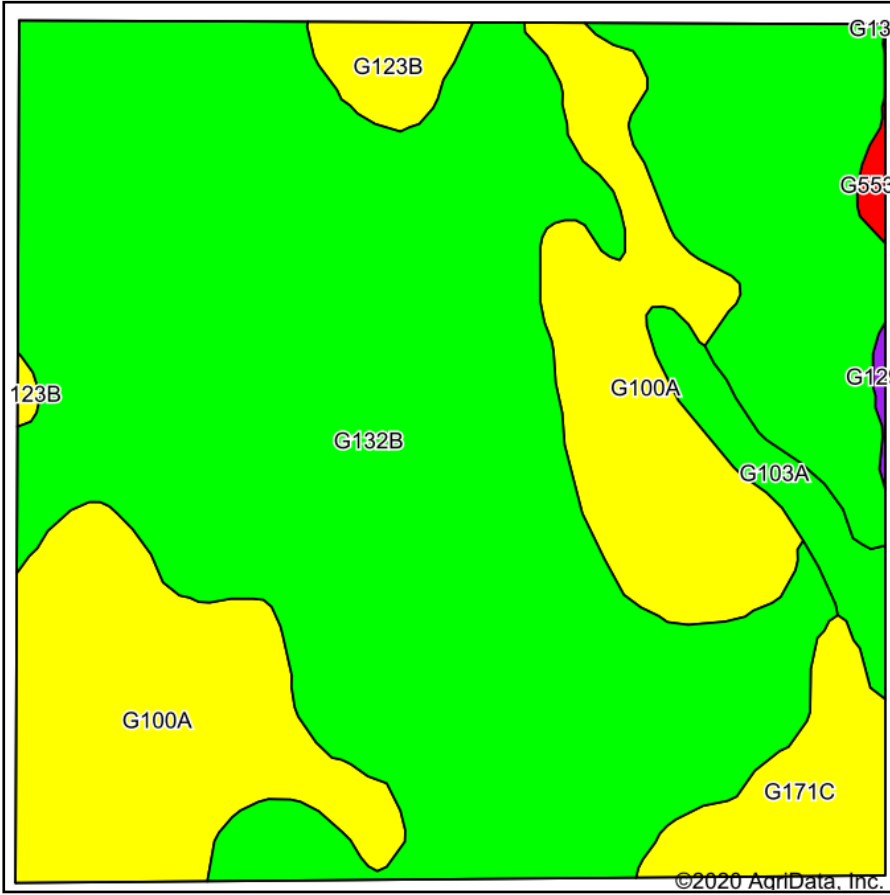
Map Created April 17, 2020

Farm 13241

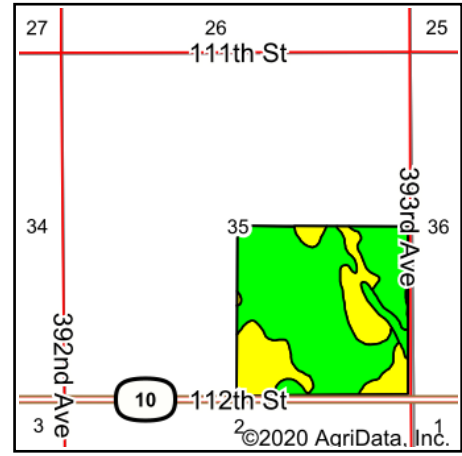
35 -127N -63W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **35-127N-63W**
 Township: **Richland**
 Acres: **154**
 Date: **12/16/2020**

THORPE REALTY & AUCTION

Maps Provided By:



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www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G132B	Barnes-Ferney-Tonka complex, 0 to 6 percent slopes	105.79	68.7%		Ile	59	43
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	34.04	22.1%		Ile	64	44
G171C	Barnes-Buse-Svea loams, 1 to 9 percent slopes	6.53	4.2%		IIIe	61	56
G103A	Hamerly-Vallers loams, 0 to 3 percent slopes	4.09	2.7%		IVw	59	52
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	2.79	1.8%		Ile	61	45
G553A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	0.51	0.3%		IVs	27	27
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	0.25	0.2%		IVs	35	26
Weighted Average						60.1	*n 44

*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.

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 46 013	2. SIGN-UP NUMBER 53
	3. CONTRACT NUMBER 11840	4. ACRES FOR ENROLLMENT 138.61

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BROWN COUNTY FARM SERVICE AGENCY 524 ENTERPRISE ST S SUITE 200 ABERDEEN, SD57401-0906	6. TRACT NUMBER 3945	7. CONTRACT PERIOD	
		FROM: (MM-DD-YYYY) 10-01-2020	TO: (MM-DD-YYYY) 09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605) 226-3360	8. SIGNUP TYPE: Continuous		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 118.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 16,356.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	3945	0001	CP37	41.32	\$ 4,049.00
(Item 9C is applicable only when the first year payment is prorated.)		3945	0002	CP37	40.67	\$ 3,986.00
		3945	0004	CP37	23.01	\$ 2,255.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) BRAD ENGELHART 1113 S ENTERPRISE AVE SIOUX FALLS, SD57110-3965	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

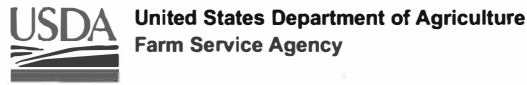
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SOUTH DAKOTA
BROWN
Form: FSA-156EZ



FARM : 13241
Prepared : 11/25/20 9:05 AM
Crop Year : 2021

Abbreviated 156 Farm Record

DCP Crop Data

Tract 3944 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.66	0.00	126
Soybeans	7.66	0.00	40
TOTAL	15.32	0.00	

NOTES

Tract Number : 3945
 Description : SE 35 127 63
 FSA Physical Location : SOUTH DAKOTA/BROWN
 ANSI Physical Location : SOUTH DAKOTA/BROWN
 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 : BRAD ENGELHART
 Other Producers : WILLIAM J AND JOYCE A SUPPLEMENTAL NEEDS TR
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.86	143.59	143.59	0.00	0.00	138.61	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	143.59	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	118.40	0.00	36
Corn	0.89	0.00	126
Soybeans	0.89	0.00	40
TOTAL	120.18	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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