



THORPE REALTY & AUCTION

LAND & SHOP BUILDING AUCTION Potential Home Building Site

Online Auction Only

Bidding Opens: Tuesday, July 20, 2021 – 10:00 a.m.

Bidding Begins to Close: Tuesday, August 3, 2021 – 2:00 p.m.

Visit ThorpeRealtyAuction.HiBid.com to register and bid online!

For a private viewing contact Jim Thorpe (605) 216-7776 or Peggy Thorpe (605) 216-1309

Property Note: 13221 382nd Avenue, Aberdeen, SD - Outstanding opportunity to purchase 22 acres +/- rural acreage within 5 minutes of Aberdeen. It is located adjacent to Brown County Hwy 6 (paved) and has WEB rural water service. The property includes a modern 30' x 56' pole barn (concrete floor), 12'w x 14'h overhead door w/ opener, 16' side walls, wired for 220 volts, not insulated and surrounded by landscaping. The land includes approximately 14 cropland acres, 2-acre current building site with balance grass land & road. The property is currently zoned Ag-P. 2020 Real estate taxes are \$527.40.

Legal Description: The East 380 feet of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township One Hundred Twenty-three (123) North, Range Sixty-five (65) West of the 5th P.M., except the East 17 feet deeded for highway purposes, Brown County, South Dakota

Complete terms and conditions can be found at ThorpeRealtyAuction.com or
ThorpeRealtyAuction.HiBid.com

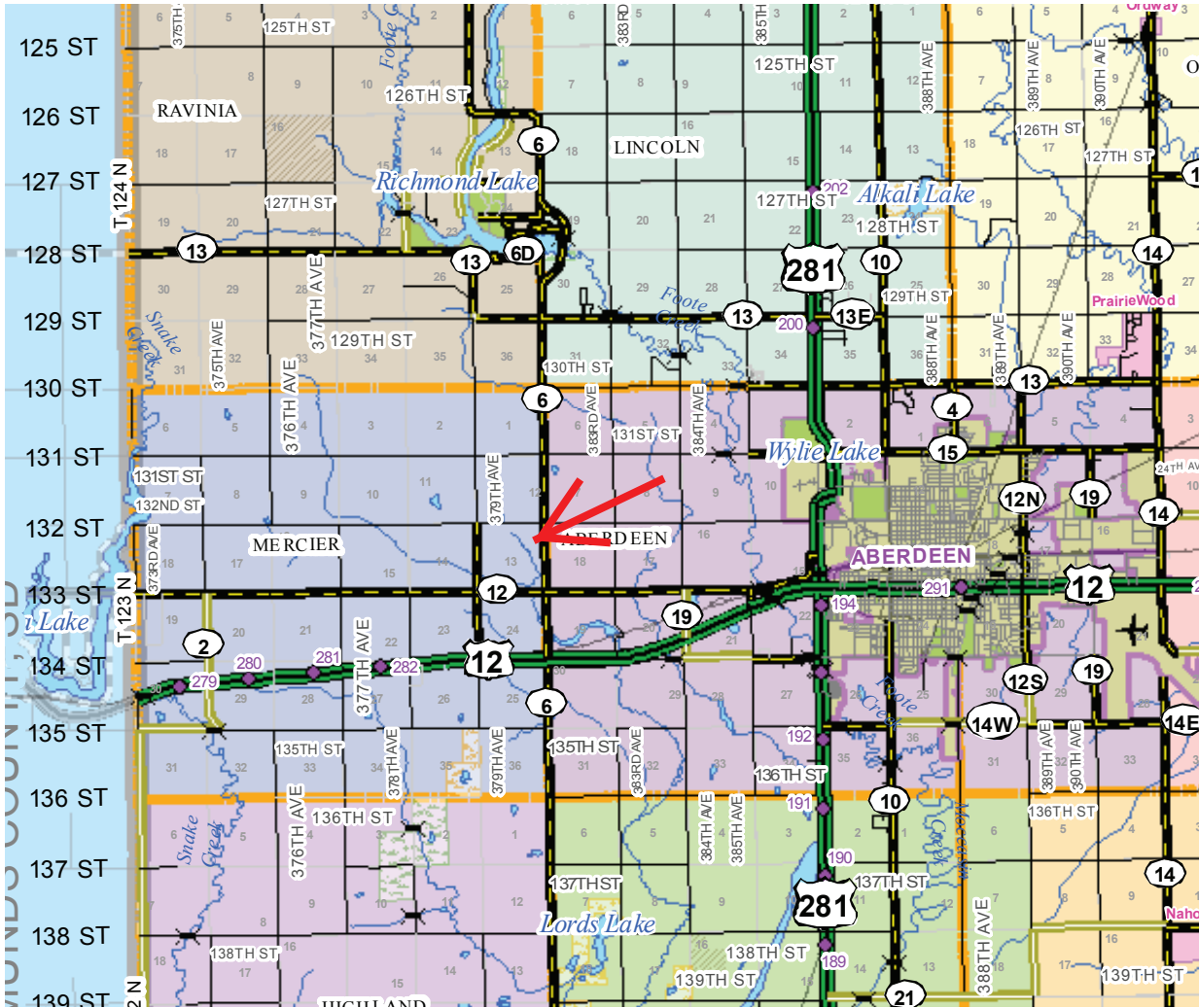


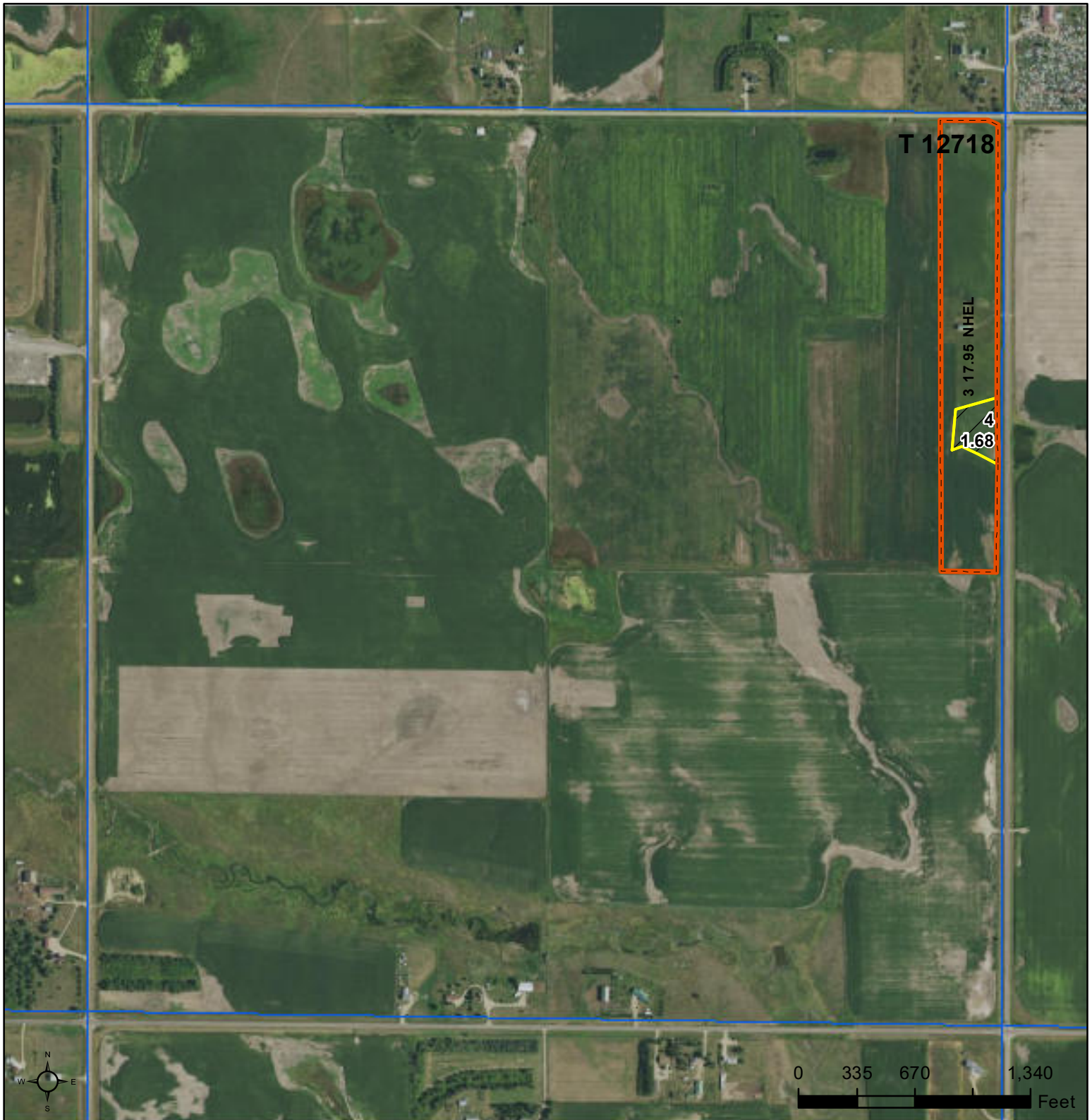
Jim Thorpe
Broker/Auctioneer
605-216-7776

Peggy Thorpe
Broker
605-216-1309

Thorpe Realty &
Auction
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Aberdeen, SD 57401

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Common Land Unit
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

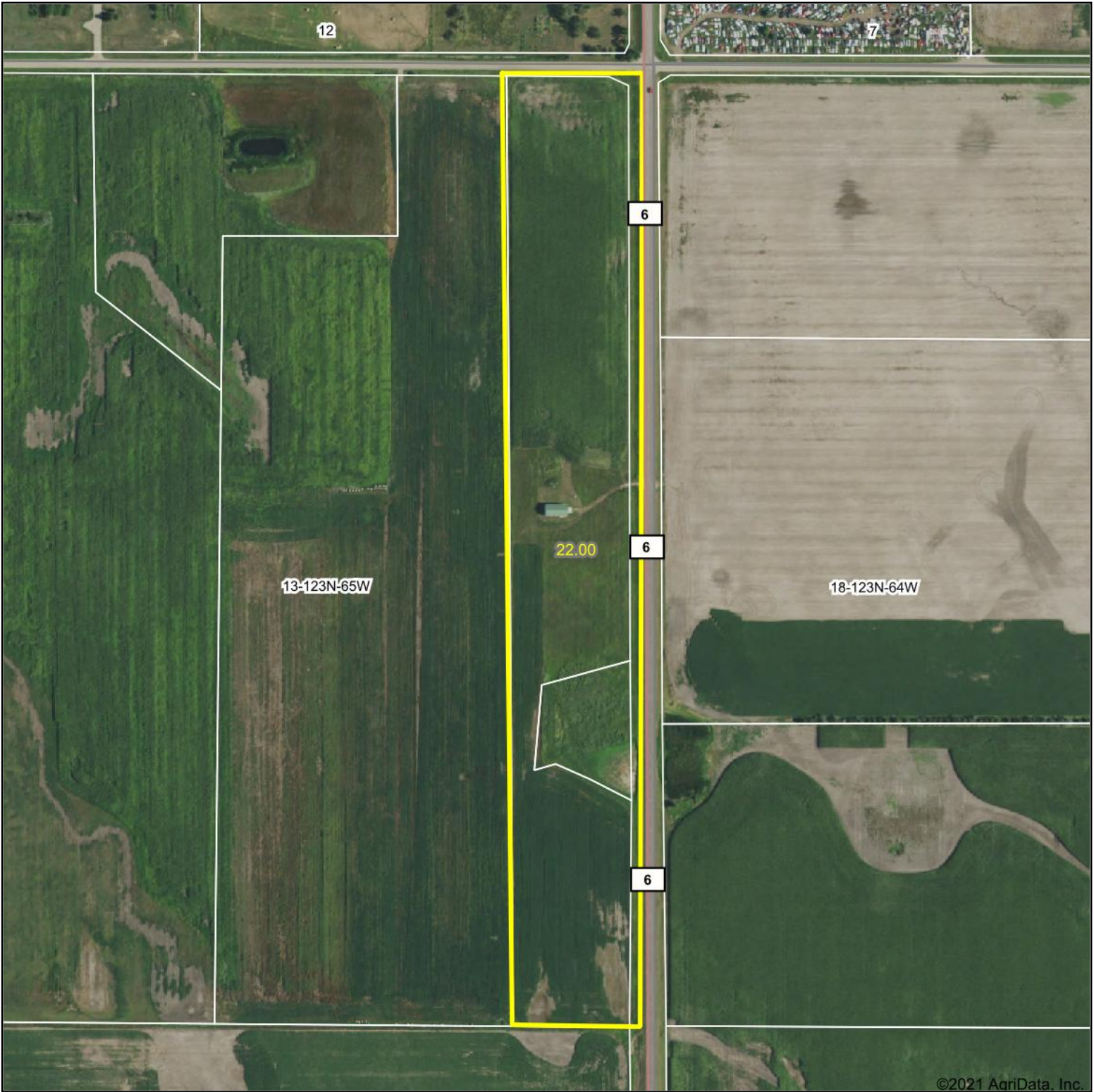
2021 Program Year
 Map Created December 28, 2020

Farm 10533

13 -123N -65W

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Aerial Map



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Map Center: 45° 28' 15.63, -98° 35' 58.07



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**13-123N-65W
Brown County
South Dakota**



7/6/2021

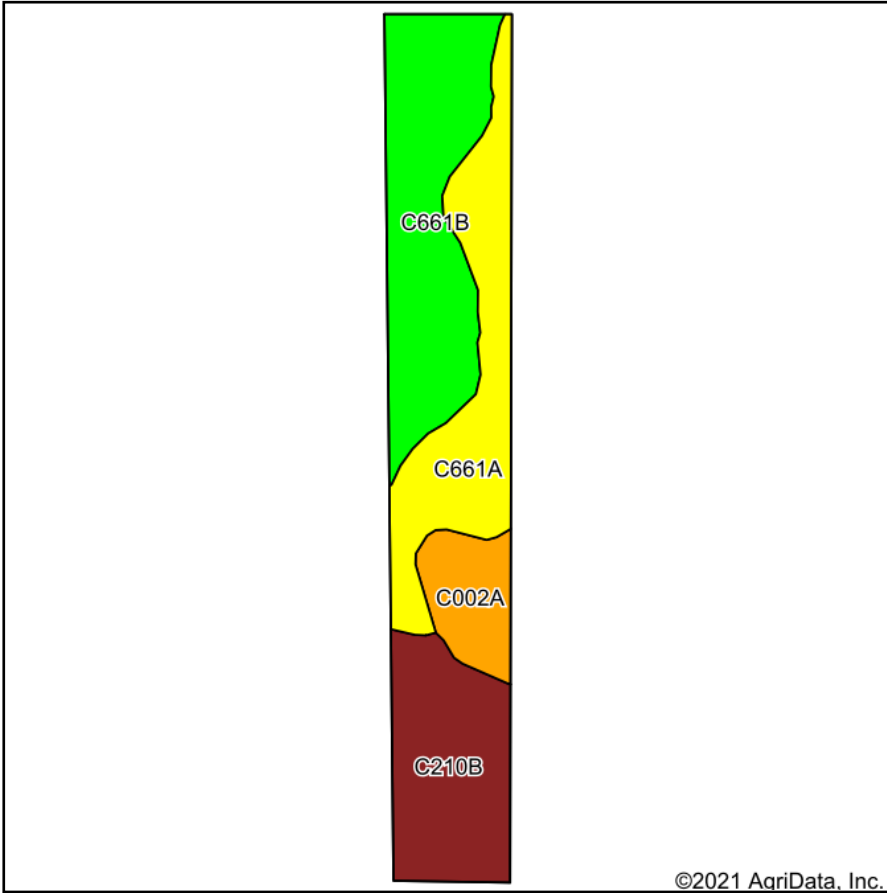
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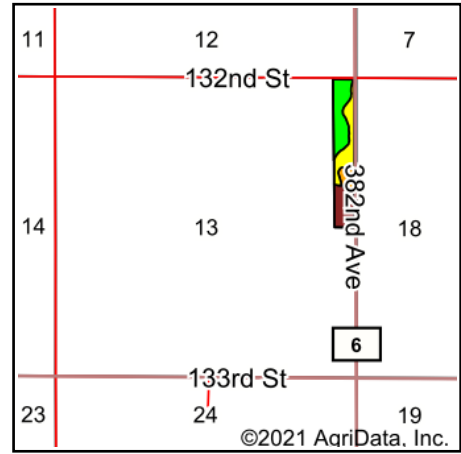
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brown**
 Location: **13-123N-65W**
 Township: **Mercier**
 Acres: **22**
 Date: **7/6/2021**





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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD013, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
C661B	Niobell-Noonan loams, 3 to 6 percent slopes	7.75	35.2%		IIIe	60	38
C661A	Niobell-Noonan loams, 0 to 3 percent slopes	6.36	28.9%		IIIs	62	37
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	5.60	25.5%		Ile	83	50
C002A	Tonka silt loam, 0 to 1 percent slopes	2.29	10.4%		IVw	45	28
Weighted Average						64.9	*n 39.7

*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.