



**AMERICAN
LEGACY**
LAND CO

FOR SALE

FARM/HUNTING LAND

Brookings County, SD

516 +/- Acres

OFFERED AT:

\$2,487,764

ABOUT THIS PROPERTY:

Discover an incredible opportunity with these expansive 516 +/- contiguous acres 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.

Picture yourself on this land where your imagination can roam as free as the wildlife that calls it home. The property features a mix of fertile tillable acres, lush hay land, and expansive pasture areas perfect for livestock. For the outdoor enthusiast, the land provides prime hunting opportunities with abundant wildlife, including whitetail deer, turkey, pheasants, ducks, and geese, thanks to the proximity of Lake Campbell and the Big Sioux River.



More About this Property:

You'll be treated to breathtaking views, including vistas of the Brookings Country Club and vivid, intricately painted sunrises that will leave you in awe. This land is ideal for creating your dream rural escape or for development, with numerous potential building sites spread across the property.

Access to this property couldn't be more convenient. With over one mile of paved road frontage along Brookings County Highway 19 on the west side and another mile of frontage on 219th Street to the south, reaching the property is effortless. New gravel approaches with gated access on the west side enhance convenience. The land currently supports crop rotation, hay production, pasture grazing, and conservation efforts. Of the total acreage, only 80.97 +/- acres are subject to a Wetland Reserve Easement, leaving the remaining land open to your creative vision.

The property is thoughtfully fenced into five separate grazing areas, making it ready for livestock management. Rural water borders much of the land and feeds into a water tank on the western pasture, while a large stock dam provides water for cattle in the northern field. The Lake Campbell outlet gently winds through the northern edge, enhancing the landscape's natural beauty. Fiber optic and electrical utilities are also close by, adding to the development potential.

This is an unparalleled chance to own a piece of South Dakota's finest land, where the beauty of the natural world meets endless possibilities for farming, development, and recreation. Don't let this one pass you by!

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: 515.7 +/- acres located in SW 1/4 SW 1/4 SEC 22-109-50 and NW 1/4 SEC 27-109-50 and SW 1/4, S 1/2 SE 1/4 & EXC TRACT 2 JR FARMS CONSERVATION EASEMENT SEC 27-109-50 and NW 1/4 SE 1/4 EXC TRACT 4 OF BEDOWS ADDN SEC 27-109-50 and BEDOWS ADDN IN E 1/2 TRACT 4 SEC 27-109-50 and 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 Township, Brookings County, South Dakota

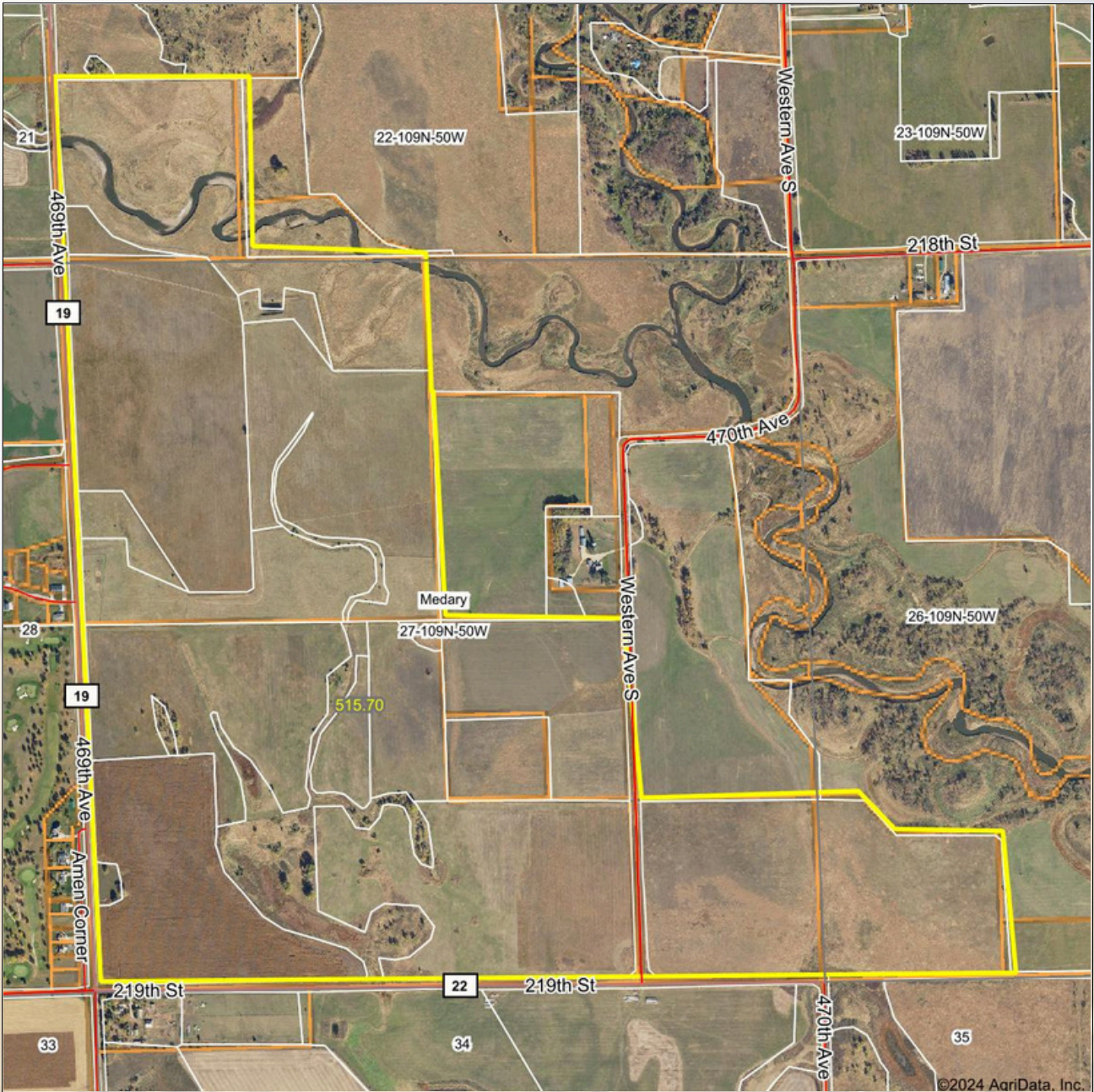
Taxes: \$8,238.98 based on 2023 Brookings County Tax Records

Income Potential: crop land, hay land, pasture, agriculture lease, hunting lease. Sellers would be interested in leasing back.

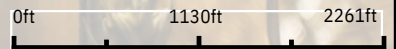
FEATURES:

- 516 +/- Acres
- Tillable and hay land acres
- Possible build sites
- Pasture acres
- Hunting - whitetail deer, pheasants, turkey, ducks, and geese

**BROOKINGS COUNTY,
SOUTH DAKOTA**



Boundary Center: 44° 13' 9.7, -96° 48' 54.12



Maps Provided By:



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

27-109N-50W
Brookings County
South Dakota



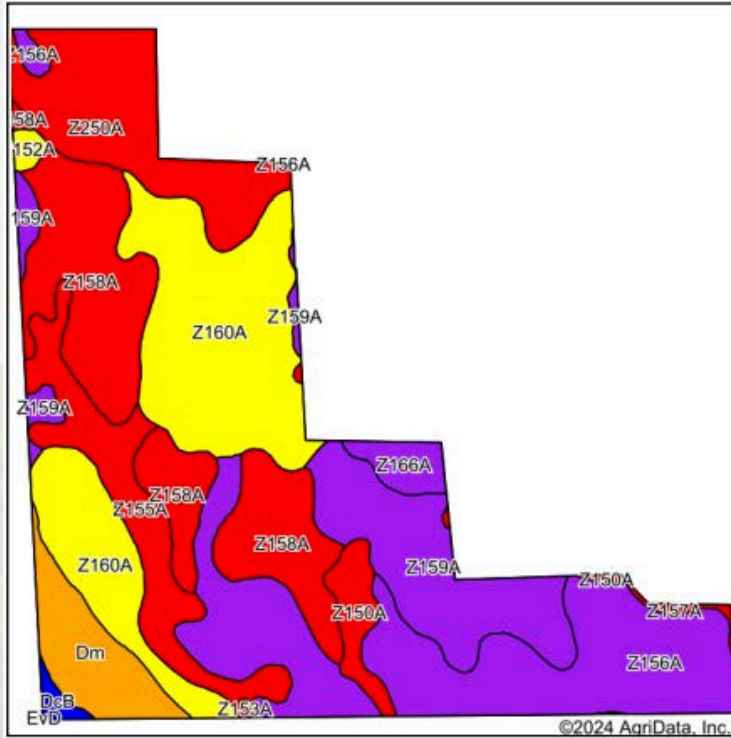
8/21/2024



**HELPING YOU BUY
AND SELL LAND**

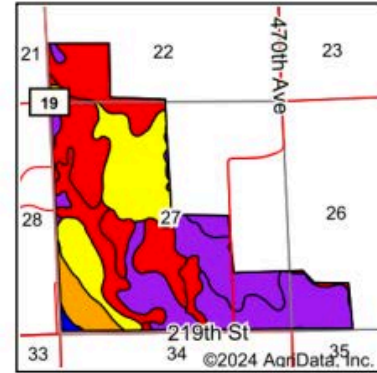


Soils Map



Soils data provided by USDA and NRCS.

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

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Maps Provided By:



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Area Symbol: SD011, Soil Area Version: 31

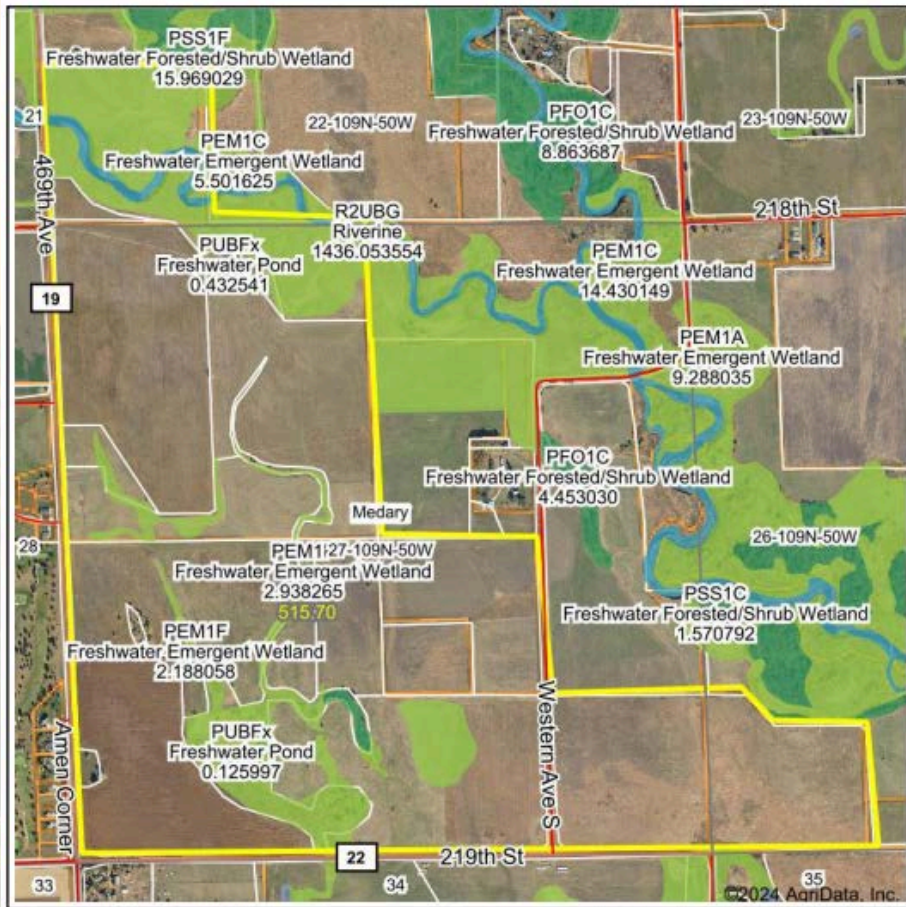
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class ^c	Productivity Index
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	111.30	21.4%		IIs	65
Z156A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	108.88	21.1%		IVw	55
Z158A	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





Wetlands Map



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



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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0ft 1549ft 3098ft

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/>



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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Crop Year: 2023



- Other Hay/Non Alfalfa
- Grassland/Pasture
- Herbaceous Wetlands

5 rows not shown

Crop Year: 2022



- Other Hay/Non Alfalfa
- Herbaceous Wetlands
- Grassland/Pasture

7 rows not shown

Crop Year: 2021



- Other Hay/Non Alfalfa
- Grassland/Pasture
- Herbaceous Wetlands

9 rows not shown

Crop Year: 2020



- Other Hay/Non Alfalfa
- Herbaceous Wetlands
- Grassland/Pasture

8 rows not shown

Boundary Center: 44° 13' 9.7, -96° 48' 54.12

State: SD

County: Brookings

Legal: 27-109N-50W

Twnshp: Medary

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



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**



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HELPING YOU BUY
AND SELL LAND





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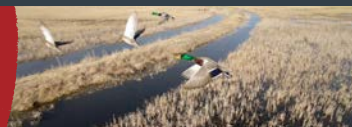
BUYING • SELLING AUCTIONS





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HUNTING • DEVELOPMENT



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