



CARTER W. CANHAM
BROKER ASSOCIATE & LAND MANAGER
CLAY A. ANDERSON
LAND BROKER

HAND COUNTY LAND SALE



THIS PROPERTY FEATURES 120.34 +/- ACRES OF PRIME CROPLAND WITH A FIELD AVERAGE SOIL PRODUCTIVITY INDEX OF 84.5 —AMONG THE STRONGEST IN HAND COUNTY. IT'S A FANTASTIC OPPORTUNITY FOR ROW CROP PRODUCTION, COMPLEMENTED BY DIVERSE WILDLIFE HABITAT. THE WINDING CREEK, SHELTER BELTS, AND GRASSLANDS MAKE IT A HAVEN FOR WILD GAME, OFFERING AN IDEAL SETUP FOR HUNTING ENTHUSIASTS. WITH GRAVEL ROAD ACCESS ON TWO SIDES, THIS PROPERTY PROVIDES A POTENTIAL SITE FOR BUILDING YOUR DREAM HOME OR HUNTING CABIN. THE COMBINATION OF HIGH PRODUCTIVITY, STRONG INCOME POTENTIAL, AND RECREATIONAL VALUE MAKES THIS AN OUTSTANDING INVESTMENT OPPORTUNITY.



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

HAND COUNTY LAND SALE

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**S. 2,450 FT. OF THE E. 2,530
FT. OF SW1/4 6-114-66
EXCEPT TRACT 1 ROWEN ADDN.**

120.34 +/- Taxable Acres

Property Highlights:

- 84.5 Field Average Soil Productivity Index
- Gravel Road Access on 2 Sides
- Excellent Wildlife Habitat
- Perfectly Suited Area for a future Building Site
- Creek & Grassland for Wild Game Hunting including Pheasants, Grouse, Ducks, Doves, Whitetail Deer, Coyotes, Etc.
- No Current Lease on the Property - (Owner Operated)



2023 REAL ESTATE TAXES

\$1,272.30

SOIL PRODUCTIVITY:

84.5

- 100% CLASS 2 SOILS
- 66.73 FSA CROPLAND ACRES

LOCATION:

- 1/2 MILE WEST OF BURDETTE
- 14.5 MILES NE OF MILLER
- 15.5 MILES WEST OF TULARE
- 3.5 MILES SOUTH OF S.D.
HWY-26



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Additional Sale Terms:

American Land Agency, LLC represents the rights and interests of Seller only.

All information contained herein is deemed reliable from credible sources, however, Seller and Seller's agent make no guarantees. Any Buyer's decision to purchase shall be based solely on Buyer's efforts to gather and analyze the properties respective data.

Seller reserves the right to reject any and all offers.

Offers are to be submitted to the American Land Agency Office located 315 N. Broadway Ave., P.O. Box 45, Miller, SD 57362.

Closing Date shall take place no later than 60 days after the execution of a purchase agreement. Hand County Title Company will be handling the closing of this sale.

Seller accepts no contingencies in this sale, including but not limited to Buyer's ability to secure financing. All Buyer's must have their financial arrangements in order prior to sending in their offer. Tract is sold "As-Is" and subject to any rights, easements, restrictions and reservations of record.

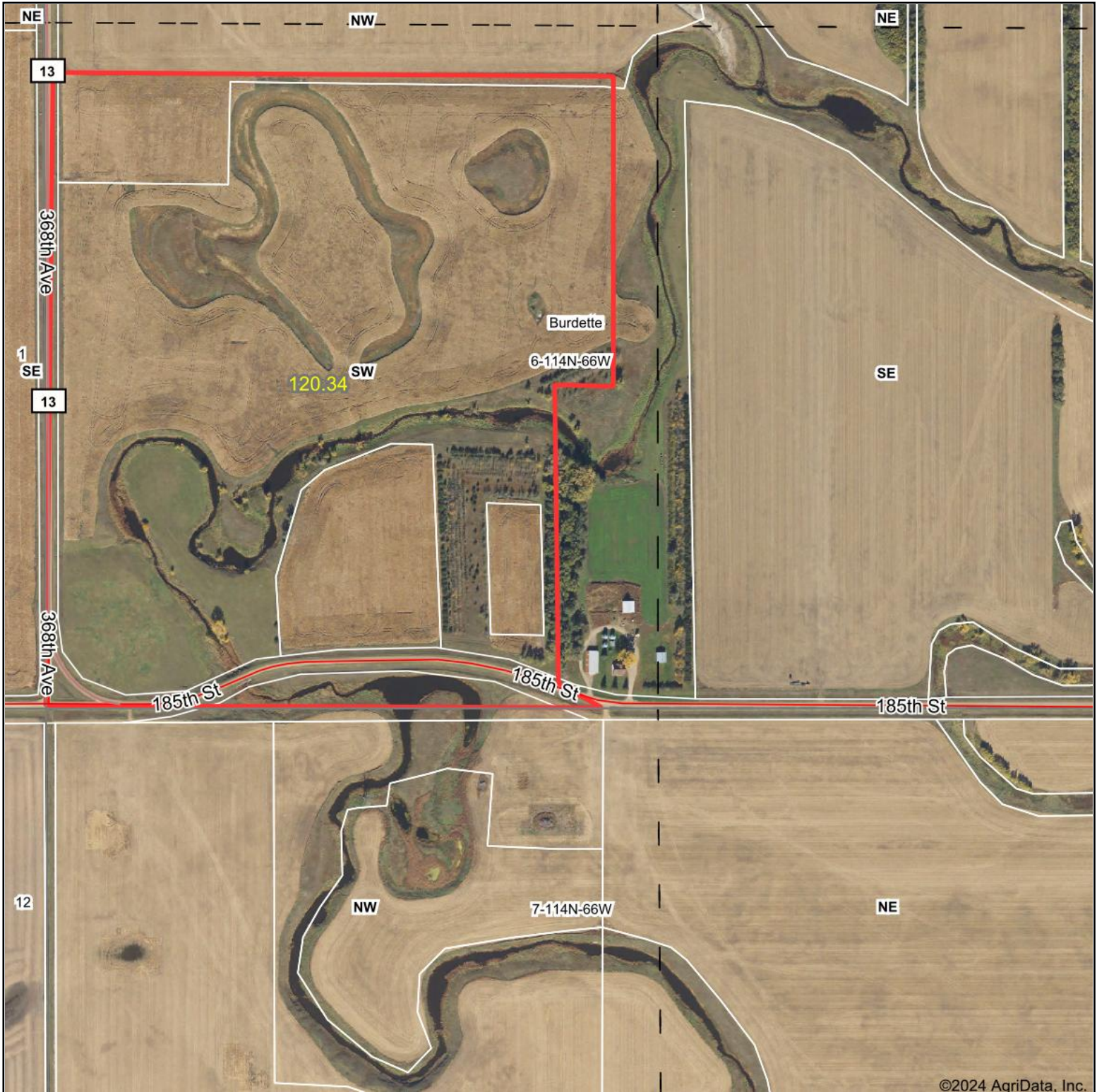
Title insurance and the closing fee shall be split 50% Seller, 50% Buyer. Transfer fee and Deed costs shall be paid for by Seller. Deed Recording is paid for by Buyer.

Property Taxes shall be prorated to the date of closing. 2023 Real Estate taxes due in 2024: \$1,975.24

Full Legal Description: The South 2,450 feet of the East 2,530 feet of the Southwest Quarter (SW1/4) of Section Six (6), Township One Hundred Fourteen (114) North, Range Sixty-six (66) West of the 5th P.M., Hand County, South Dakota, except Tract 1 of Rowen Addition.

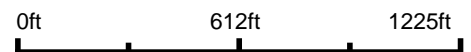
Property has not been surveyed, so neither Seller nor its agent make any warranties as to the exact acres and boundaries. The sale is based taxable acres as listed within the marketing material. All boundary drawings are for visual aid purposes only and are not exact.

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 44° 42' 38.47, -98° 49' 17.69



6-114N-66W
Hand County
South Dakota



Maps Provided By:



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11/22/2024

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

4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

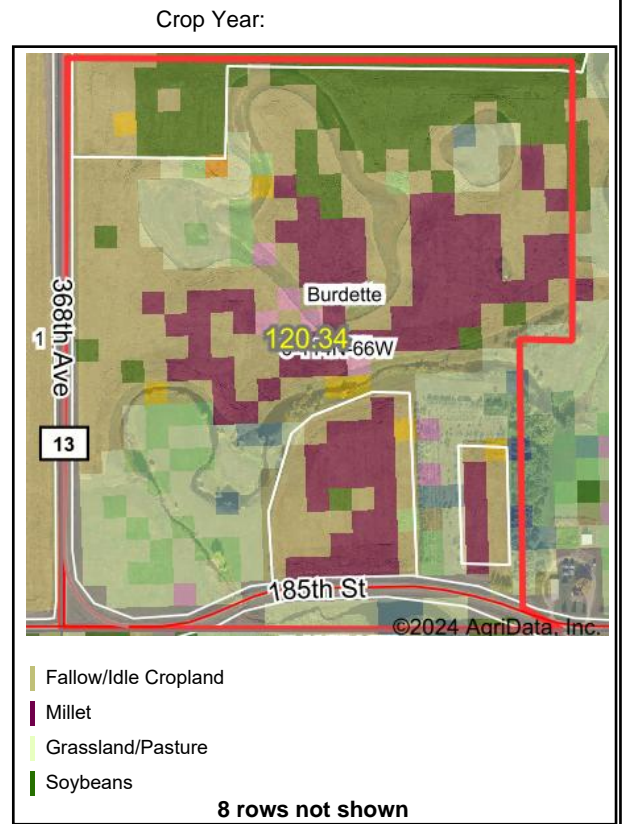
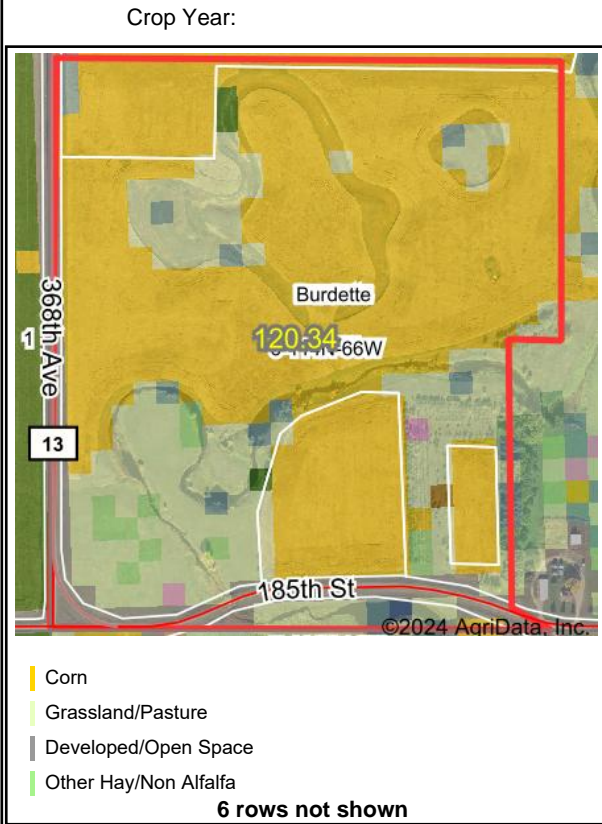
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



Boundary Center: 44° 42' 38.47, -98° 49' 17.69

State: SD

County: Hand

Legal: 6-114N-66W

Twnshp: Burdette

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



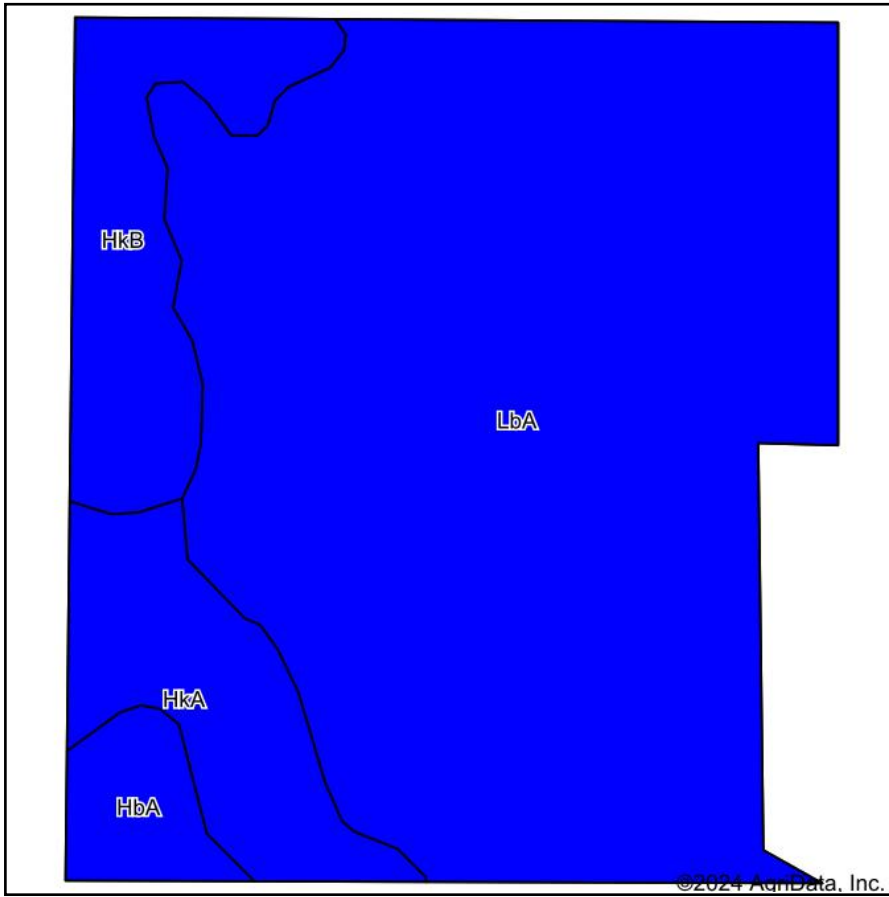
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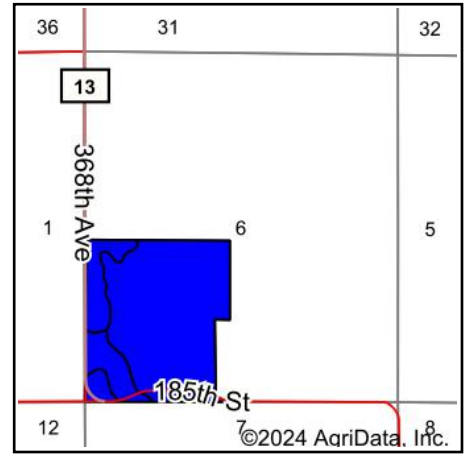
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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hand**
 Location: **6-114N-66W**
 Township: **Burdette**
 Acres: **120.34**
 Date: **11/22/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	*n NCCPI Overall
LbA	Bon loam, 0 to 2 percent slopes, rarely flooded	92.08	76.6%		Moderately well drained	IIc	84		72
HkB	Houdek-Prosper loams, 1 to 6 percent slopes	12.55	10.4%		Well drained	IIe	84	2	63
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	11.49	9.5%		Well drained	IIc	88		64
HbA	Hand loam, 0 to 2 percent slopes	4.22	3.5%		Well drained	IIc	86		65
Weighted Average						2.00	84.5	0.2	*n 70.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



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Source: USGS 10 meter dem

0ft 440ft 879ft

Interval(ft): 3.0

Min: 1,354.7

Max: 1,386.3

Range: 31.6

Average: 1,366.8

Standard Deviation: 6.36 ft



11/22/2024

6-114N-66W
Hand County
South Dakota

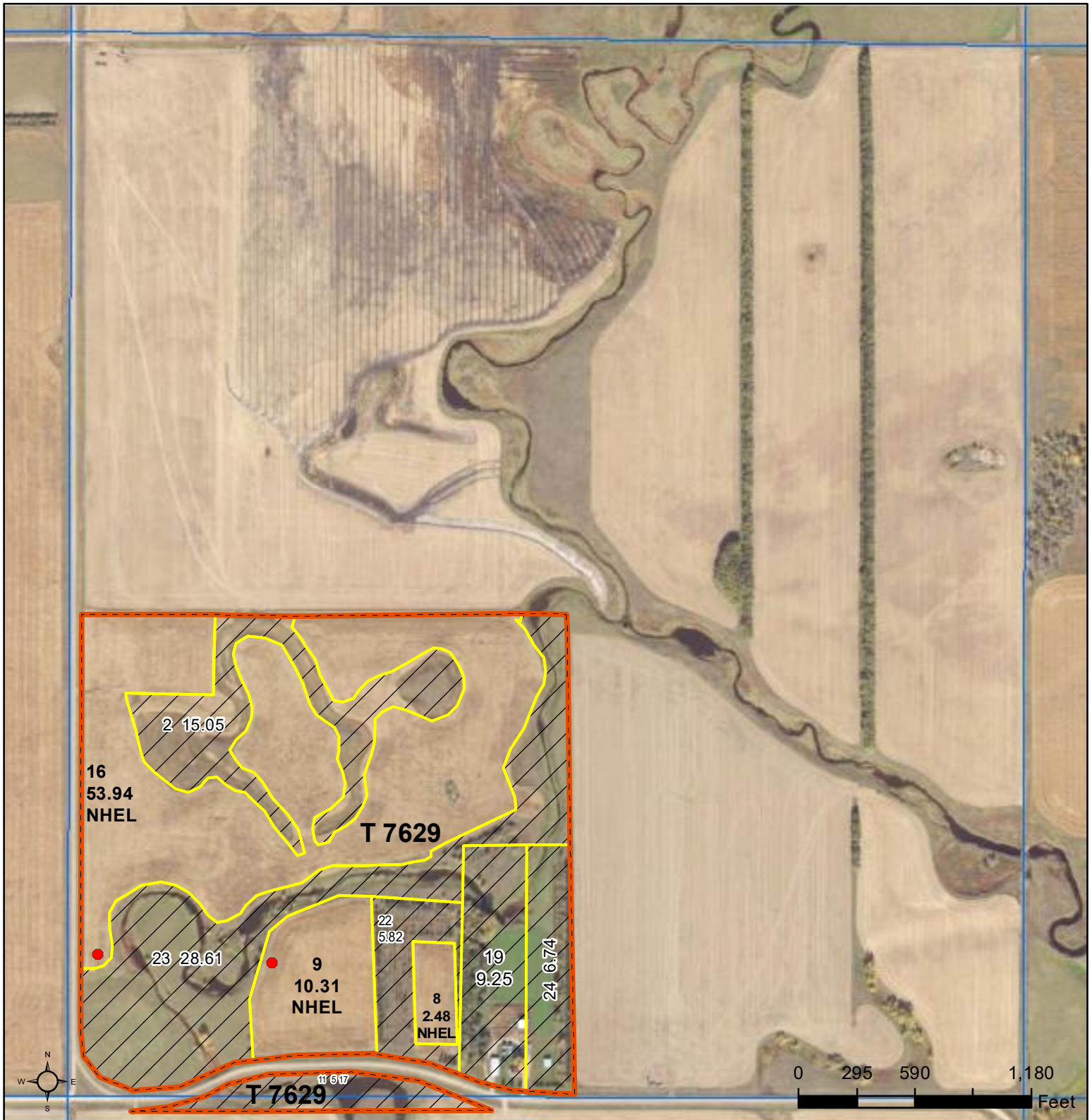
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Field borders provided by Farm Service Agency as of 5/21/2008.



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Unless otherwise noted, crops listed below are:
Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

Tract Cropland Total: 66.73 acres

2024 Program Year
 Map Created April 30, 2024

Farm 6186
Tract 7629

6-114N-66W-Hand

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