



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

HAND COUNTY CROPLAND AUCTION



474.30 +/- ACRES OF CONTINUOUS CROPLAND UP FOR AUCTION IN SOUTHERN HAND COUNTY, SD! THIS PROPERTY PRESENTS A RARE OPPORTUNITY TO ACQUIRE A LARGE BLOCK OF PRODUCTIVE CROPLAND IN AN AREA WHERE LAND SALES ARE LIMITED. WITH GRAVEL ROAD ACCESS, MULTIPLE FIELD APPROACHES, AND NO CURRENT CROPLAND LEASE, THIS IS THE PERFECT OPPORTUNITY TO EXPAND YOUR OPERATION JUST IN TIME FOR THE 2025 SEASON!



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

HAND COUNTY LAND SALE

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

CROPLAND AUCTION

474.30 +/- Acres of Hand County Cropland located in
Section 19-110N-69W

- **Property Highlights:**
 - 474.30+/- Acres of Continuous Cropland
 - **No Current Lease** - Available Immediately after Closing
 - Gravel Road Access with 2 Approaches
 - Access from 2 Section Lines. South & West
 - Easement & Tiling Opportunities in Lowland Areas
 - 83.5% Class 2 Soils
 - Mostly Flat to Gently Rolling Topography
- The size and contiguity of this property provide a significant expansion opportunity for your operation, whether local or distant. With excellent access for equipment and enough acres to justify the travel, this property is a rare find. Don't miss this opportunity to acquire a large, continuous parcel in an area where land rarely becomes available for sale!



CROP HISTORY

2024 - CORN/BEANS

2023 - CORN/BEANS

2022 - WHEAT/CORN/BEANS

2021 - CORN/BEANS

SOIL PRODUCTIVITY:

58.3

FSA CROPLAND ACRES

455.17 ACRES (96%)

LOCATION:

- SUNSHINE BIBLE - 9 MILES EAST
- SD-HWY 45 - 9 MILES EAST
- MILLER, SD - 15.5 MILES NW
- SD-HWY 47 - 13 MILES WEST
- MAC'S CORNER - 14 MILES SOUTH WEST



(605) 893-2003

WWW.AMERICANLANDAGENCY.COM

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

Sale Terms and Conditions:

American Land Agency, LLC represents the rights and interests of Seller only. Any Buyers Agency Compensation shall be the sole responsibility of the Buyer. Seller reserves the right to reject any and all offers. Announcements made the day of the auction take precedence over written materials.

Tract has not been surveyed, so neither Seller nor its agents make any warranties as to the exact acres contained thereon.

SEALED OFFERS will be accepted until **4:00 P.M. CST on Tuesday March 25, 2025** at the American Land Agency Office, located 315 N. Broadway Ave. P.O. Box 45, Miller, SD 57362. Offer will be required to be in dollars per taxable acre amount and bid **total** on the American Land Agency Sealed Bid Form. Sealed bids can be emailed to office@AmericanLandAgency.com. Please call 605-893-2003 to confirm your bid has been received.

Offering **Must** contain the following information:

(1) Offer Amount (Signed by Bidder); (2) Name, Address, and Phone Number of Bidder; AND (3) **Financial Proof of Bank Letter**

Sealed bids will be opened Tuesday March 25th, 2025 at 4:00 p.m. and American Land Agency will attempt to notify all bidders no later than 6:00 P.M. via phone numbers provided. **Other than being invited to the Final Private Auction, no other information shall be relayed until the Final Private Auction.* Bidder identities are able to remain anonymous by calling into the private auction, if they so choose. Likewise, present bidder identities will not be disclosed to the phone bidders either.

FINAL PRIVATE AUCTION will be held at the American Land Agency Office located at 315 N. Broadway Ave. in Miller, SD on the 27th of March 2025 @ 11:00 A.M. CST.

The Five (5) Highest Bidders will be invited to the private auction and given the opportunity to raise their offer at this time. The minimum "raise" amount will be \$5 per acre.

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 and proof of financing or bank letter of approval. Tract is sold "As-Is" and subject to any rights, easements, restrictions and reservations of record.

The day of the final private auction, successful bidders will be required to execute a purchase agreement and write a 10% earnest money/down payment check made payable to Hand County Title Trust Account where it will be held until closing. Such earnest money/down payment is not refundable, and Buyers acknowledge by bidding at this sale that "time is of the essence" regarding the executed purchase agreement.

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 property's respective data.

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. Real Estate Taxes Paid in 2024: \$3,649.14



SEALED BID FORM

Sealed Offer Deadline: 4:00 P.M. (CST) on Tuesday, March 25, 2025

This offer is subject to the procedures, terms, and conditions of the attached notice of “Bakker Family Land Auction – Hand County, South Dakota” in regard to the following:

Legal Description:

Lots One (1), Two (2), Three (3), and Four (4); the East Half of the West Half (E1/2W1/2); and the Northeast Quarter (NE1/4) of Section Nineteen (19) in Township One Hundred Ten (110) North, Range Sixty-nine (69), West of the 5th P.M. Hand County, South Dakota

All offers will be opened at **4:00 P.M. CST on Tuesday, March 25th, 2025**, American Land Agency will attempt to notify all bidders no later than March 25th, 2025 at 6:00 P.M. via the phone numbers provided. Final Private Auction will be held **Thursday at 11:00 A.M. on March 27th, 2025 at the American Land Agency Office, 315 N.**

Broadway Ave., Miller, SD. The five highest bidders will be given the opportunity to raise their offer, until either: 1) a bidder chooses to not raise their offer; or 2) an offer is accepted by the Seller. The Seller reserves the right to reject any and all offers. Announcements made the day of auction take precedence over written materials.

Amount of Offer: \$ _____ / per taxable acre. **Total Offer:** \$ _____

Bidder is: () Individual () Partnership () Trustee () Corporation

Name & Title: _____

Street Address: _____

City, State, Zip Code: _____

Telephone: _____

Email: _____

Fax Number: _____

Signature: _____

Buyer’s Agent Name & Firm, if any: _____

Telephone: _____

Email: _____

I hereby acknowledge and agree that the above offer may be accepted by the Seller, and in that event, I agree to execute and complete the closing for this tract.

Mail this form to: American Land Agency, LLC, P.O. Box 45, Miller, SD 57362

Or

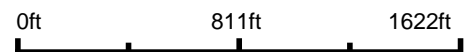
Email this form to: office@AmericanLandAgency.com where our office will confirm that it has been received.

No absentee or telephone bids will be accepted without prior approval. Any Buyer’s Agency or Agent representing a Buyer must be disclosed in writing on American Land Agency, LLC’s Sealed Bid Form prior to submission; furthermore, any Buyer’s Agency compensation shall be the sole responsibility of Buyer.

Aerial Map



Boundary Center: 44° 19' 11.51, -99° 10' 31.8



19-110N-69W
Hand County
South Dakota



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

2/6/2025

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

4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

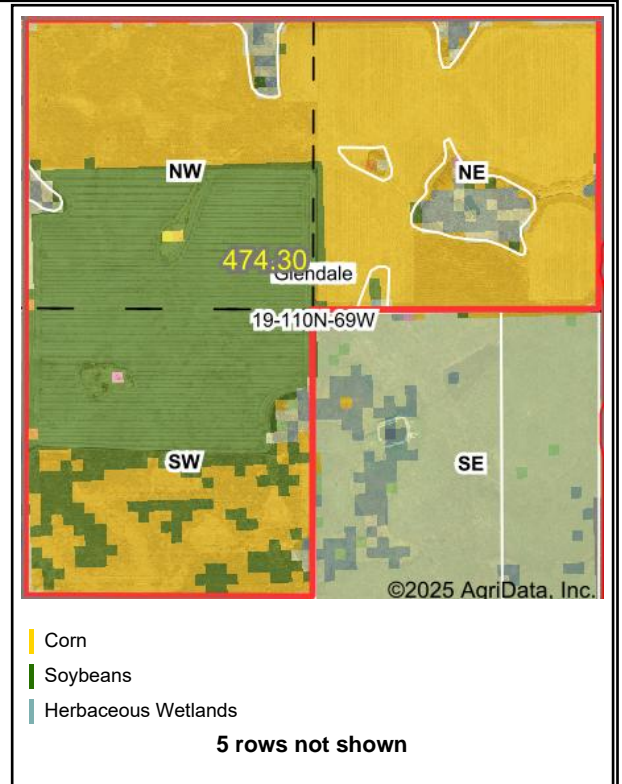
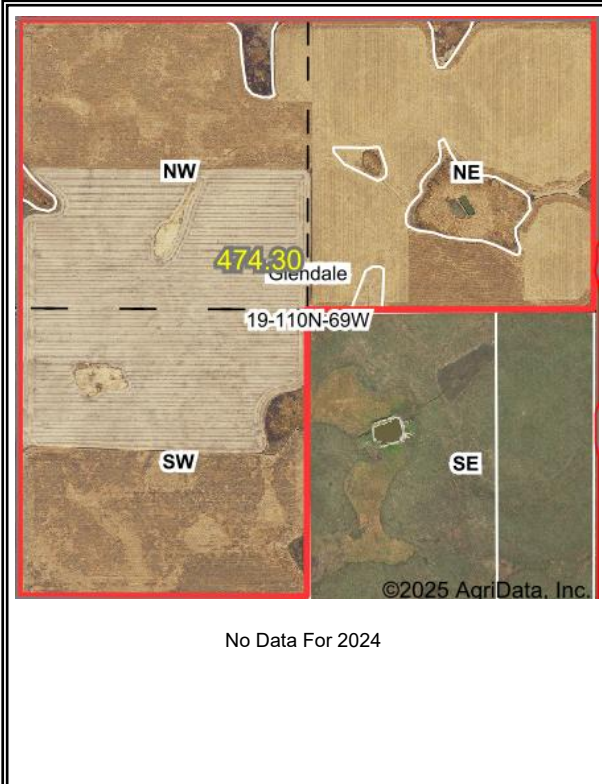
Field ID:

Phone:

Acct. #:

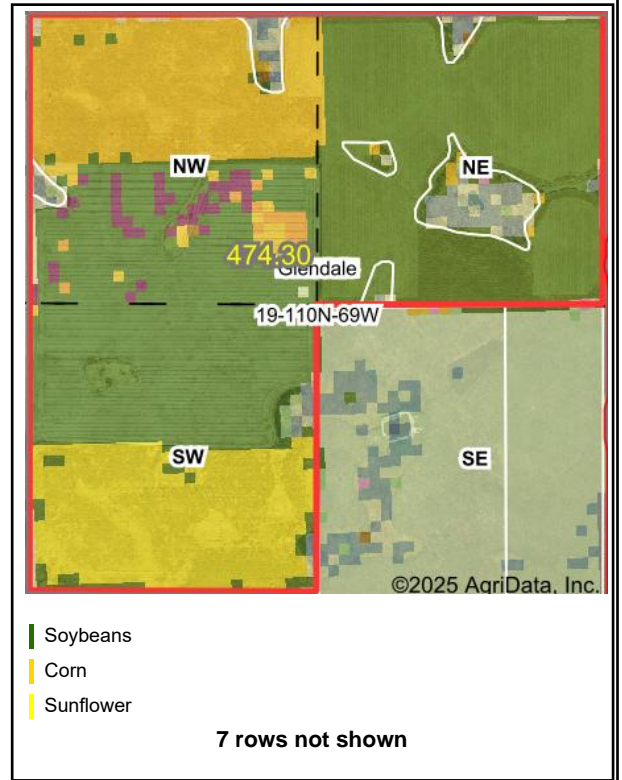
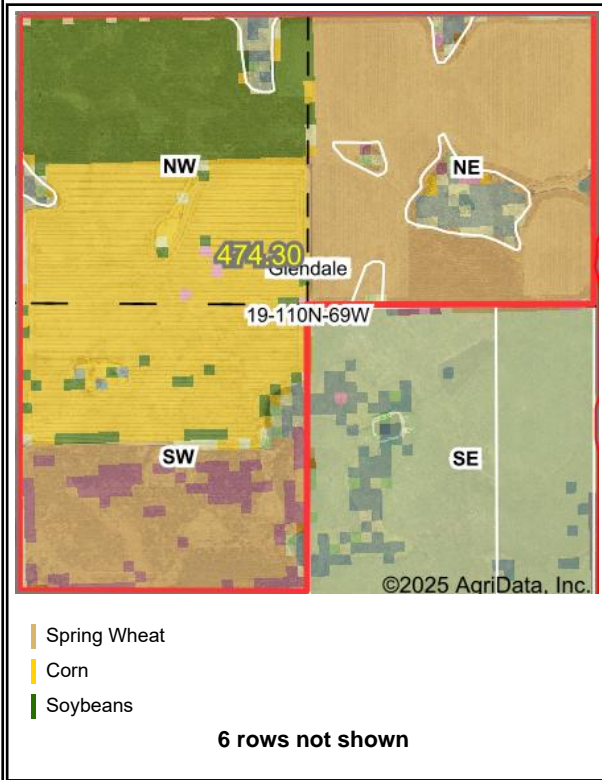
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 44° 19' 11.53, -99° 10' 31.89

State: SD

County: Hand

Legal: 19-110N-69W

Twnshp: Glendale

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



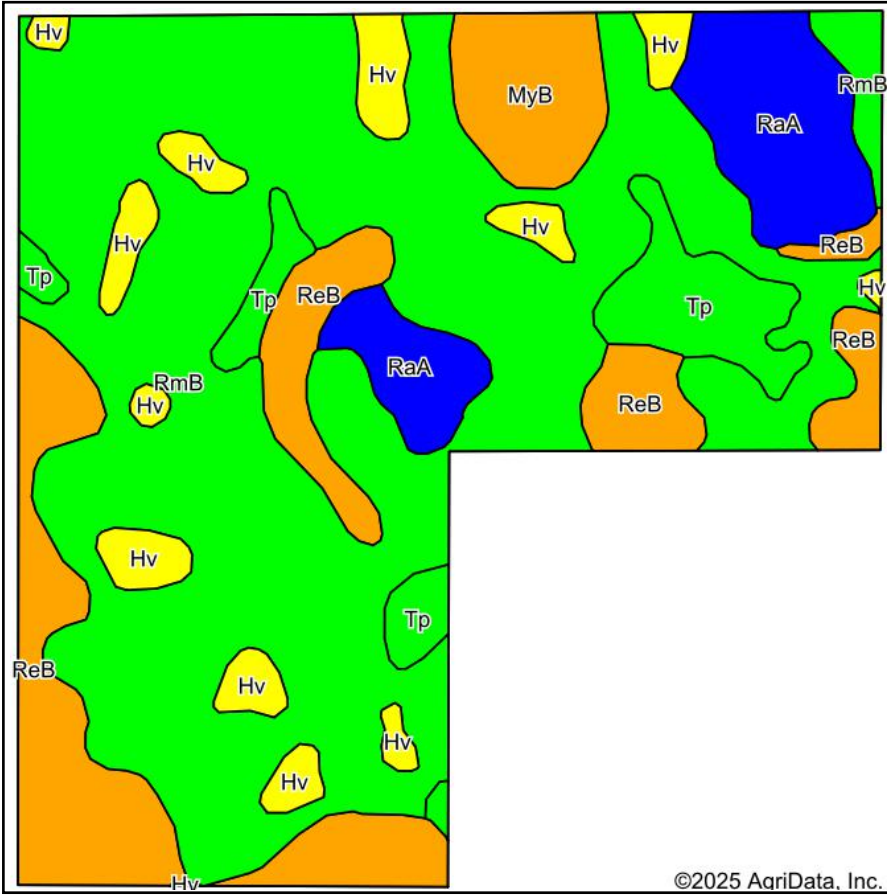
Maps Provided By:



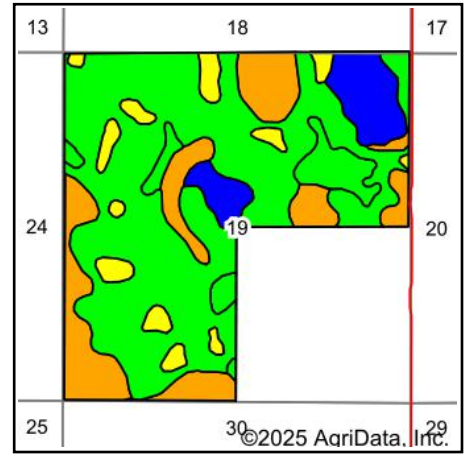
© AgriData, Inc. 2023

www.AgriDataInc.com

Soils Map



Soils data provided by USDA and NRCS.









State: **South Dakota**
 County: **Hand**
 Location: **19-110N-69W**
 Township: **Glendale**
 Acres: **474.3**
 Date: **2/6/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



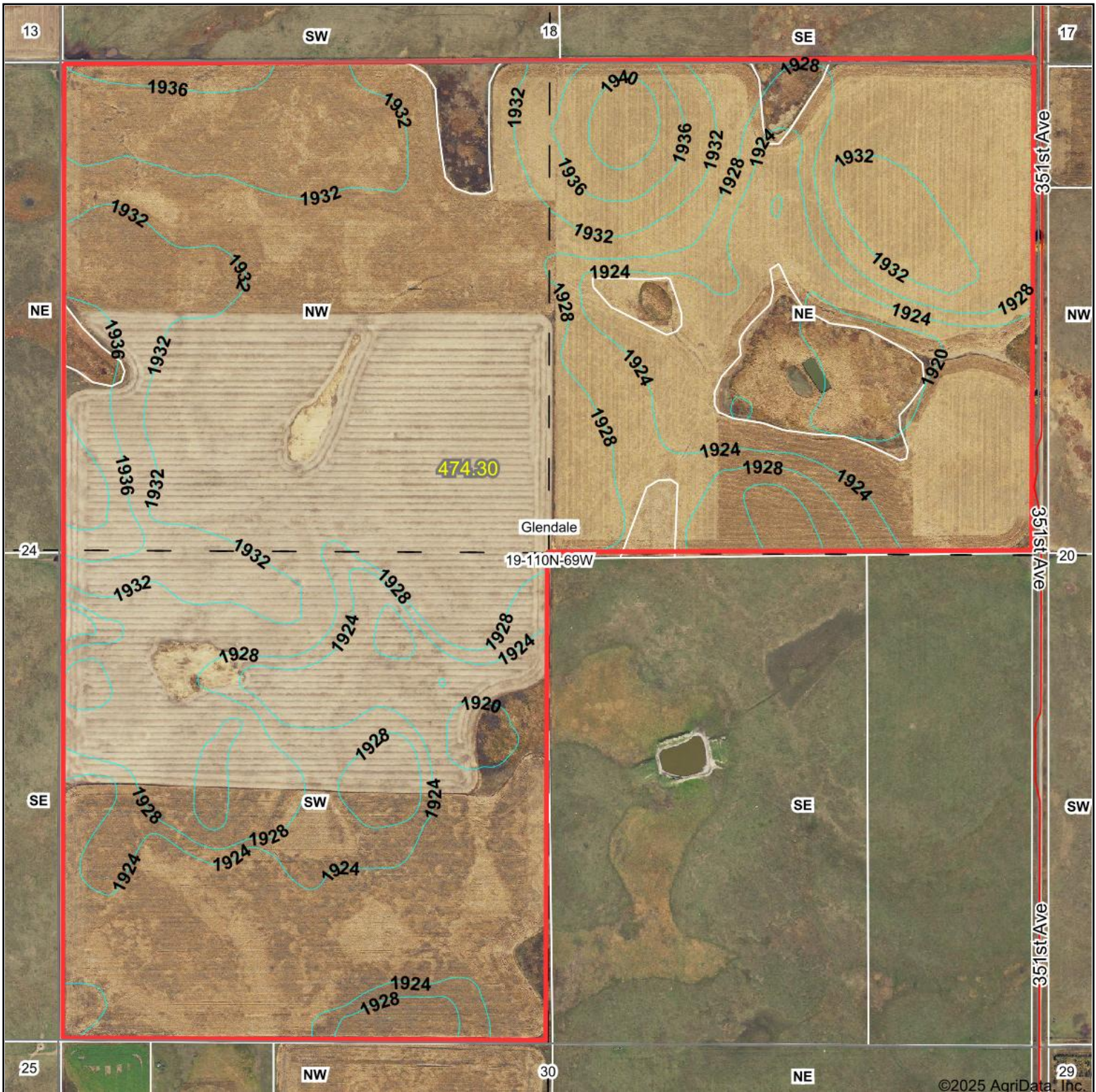
Area Symbol: SD059, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn Bu	*n NCCPI Overall
RmB	Raber-Jerauld complex, undulating	281.99	59.4%		Well drained	Ile	54	32	46
ReB	Eakin-Raber complex, 2 to 6 percent slopes	74.36	15.7%		Well drained	Ile	76		53
RaA	Eakin-Raber complex, 0 to 2 percent slopes	39.62	8.4%		Well drained	Ilc	83		53
Hv	Hoven silt loam, 0 to 1 percent slopes	29.47	6.2%		Poorly drained	Vls	15		9
Tp	Tetonka silt loam, 0 to 1 percent slopes	29.28	6.2%		Poorly drained	IVw	56		24
MyB	Mondamin silty clay loam, gently sloping	19.58	4.1%		Well drained	IIIe	72	37	51
Weighted Average						2.41	58.3	20.6	*n 44.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



©2025 AgriData, Inc.

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,917.3

Max: 1,942.7

Range: 25.4

Average: 1,928.2

Standard Deviation: 5.25 ft

0ft 838ft 1677ft



2/6/2025

19-110N-69W
Hand County
South Dakota

Boundary Center: 44° 19' 11.51, -99° 10' 31.8

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

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 _____

2024 Program Year
 Map Created April 24, 2024
Farm 6379

19-110N-69W-Hand

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 46-059-2022-31 :
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.19	218.38	218.38	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	218.38	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SNFLR, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	52.87	0.00	52	
Oats	10.08	0.00	38	
Corn	61.99	0.00	91	0
Sunflowers	42.12	0.00	1714	
Soybeans	1.58	0.00	33	0
TOTAL	168.64	0.00		

NOTES

--

Tract Number : 7883

Description : N2NW & NE 19-110-69
FSA Physical Location : SOUTH DAKOTA/HAND
ANSI Physical Location : SOUTH DAKOTA/HAND
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 : WALTER C BAKKER, BARRY BAKKER, JAMES G BAKKER
Other Producers : None
Recon ID : 46-059-2022-30

Abbreviated 156 Farm Record

Tract Land Data

Tract 7883 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.19	218.38	218.38	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	218.38	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	52.87	0.00	52
Oats	10.08	0.00	38
Corn	61.99	0.00	91
Sunflowers	42.12	0.00	1714
Soybeans	1.58	0.00	33
TOTAL	168.64	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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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 _____

2024 Program Year
 Map Created April 24, 2024
Farm 6380

19-110N-69W-Hand

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Common Land Unit PLSS

- Cropland
- Tract Boundary

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 _____

2024 Program Year

Map Created April 24, 2024

Farm **6380**

30-110N-69W-Hand

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID :
 Transferred From 46-059-2022-31 :
 ARCPLC G//F Eligibility None
 : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
238.48	236.79	236.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	236.79	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SNFLR	WHEAT, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	57.33	0.00	52	
Oats	10.92	0.00	38	
Corn	67.21	0.00	91	0
Sunflowers	45.68	0.00	1714	
Soybeans	1.72	0.00	33	0
TOTAL	182.86	0.00		

NOTES

--

Tract Number : 7884

Description : SW4 & S2NW 19-110-69
 FSA Physical Location : SOUTH DAKOTA/HAND
 ANSI Physical Location : SOUTH DAKOTA/HAND
 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 : WALTER C BAKKER, BARRY BAKKER, JAMES G BAKKER
 Other Producers : None
 Recon ID : 46-059-2022-30



Abbreviated 156 Farm Record

Tract Land Data

Tract 7884 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
238.48	236.79	236.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	236.79	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	57.33	0.00	52
Oats	10.92	0.00	38
Corn	67.21	0.00	91
Sunflowers	45.68	0.00	1714
Soybeans	1.72	0.00	33
TOTAL	182.86	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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.