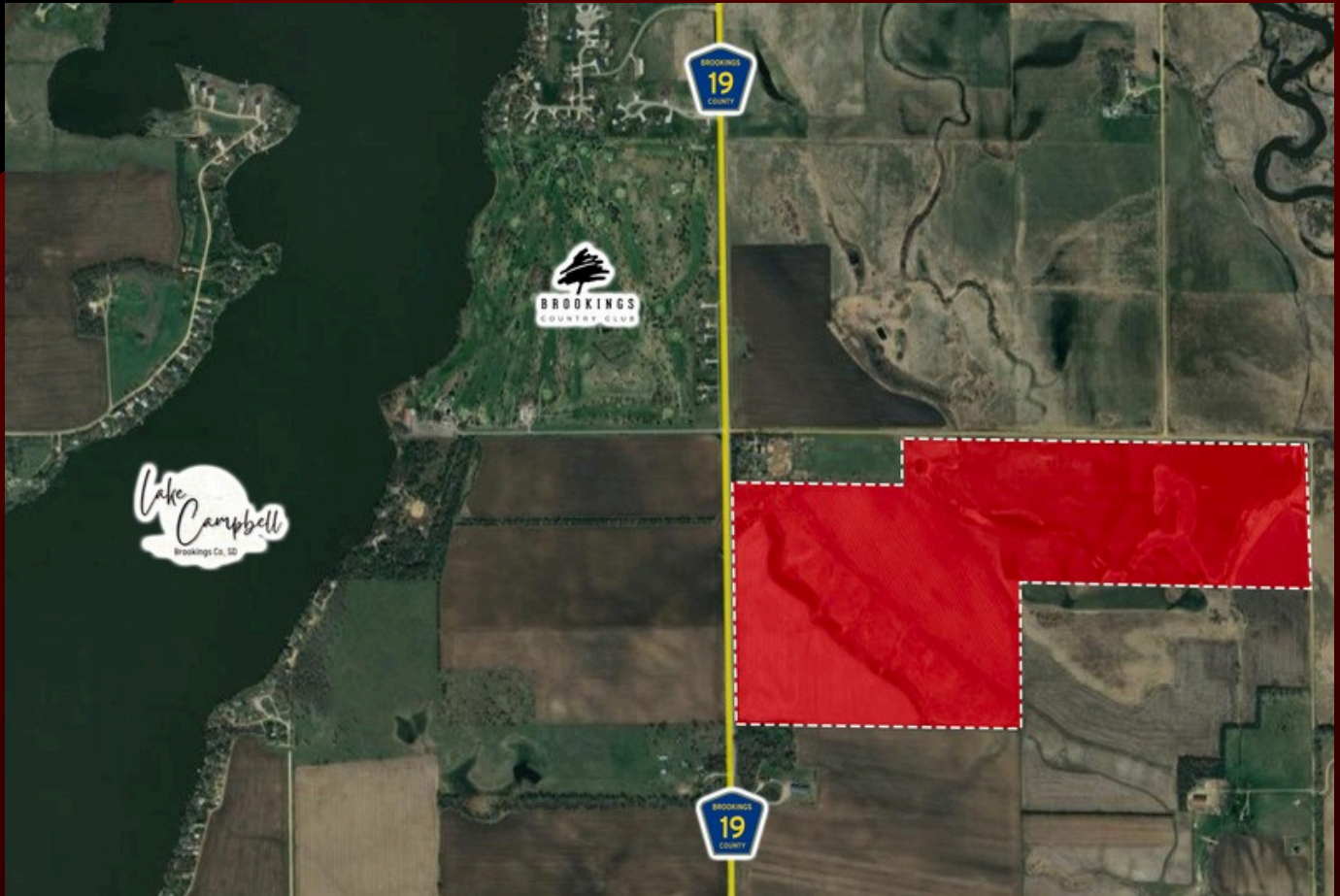


224.47 ±/- ACRES FOR SALE

PREDOMINANTLY MIXED USE FARM
TILLABLE, CRP, & GRASSLAND ACRES
POSSESSION AVAILABLE FOR 2026

MEDARY TWP.,
BROOKINGS COUNTY, SD

FOR SALE FOR
\$8,800 PER ACRE



PROPERTY BOUNDARY LINES FOR REFERENCE PURPOSES ONLY





THIS HIGHLY ATTRACTIVE 224.47-ACRE FARM IS LOCATED ON A PAVED ROAD JUST SOUTH OF BROOKINGS, SD AND WITHIN 1 MILE OF LAKE CAMPBELL AND THE BROOKINGS COUNTY CLUB, SHOWING AN EXCELLENT LOCATION WITHIN A STRONG DEVELOPED AND AGRICULTURAL REGION WITH LONG-TERM LAND DEMAND AND OPPORTUNITIES.

- 86.21 ±/- ACRES OF HIGHLY PRODUCTIVE, TILLABLE FARMLAND
- 31.82 ± ACRES ENROLLED IN CRP THROUGH 2030 WITH AN ANNUAL PAYMENT OF \$137.70 PER ACRE
- 38.43 ±/- ACRES ANNUALLY CUT FOR HAY
- 52.98 ±/- ACRES OF GRASSLAND SUITABLE FOR HAY PRODUCTION OR GRAZING
- 9.18 ±/- ACRES OF MATURE & SCENIC TREES
- 156.46 +/- Total Cropland Acres Per the FSA Office

PER SURETY AGRI DATA, THE FARM CARRIES AN AVERAGE SOIL RATING OF 82 ON THE TILLABLE ACRES, SUPPORTING STRONG YIELD POTENTIAL WITH AN ANNUAL CORN AND SOYBEAN ROTATION. THE CROPLAND AND ADJOINING CRP ACRES SIT UP NICE AND HIGH WITH HIGHWAY FRONTAGE, AND THE LAND PROVIDES EXCELLENT COVER WITH MATURE TREES ON A RIDGE OVERLOOKING GRASSLAND TO THE EAST, WITH THE LAKE AND GOLF COURSE LESS THAN A MILE TO THE WEST!

THE ADDITIONAL LAND INCLUDES GRASSLAND AND CRP ACRES THAT PROVIDE ANNUAL INCOME, WILDLIFE HABITAT, RECREATION, AND CONSERVATION BENEFITS. WITH ITS EXCELLENT LOCATION NEAR BROOKINGS AND STRONG SOIL PROFILE, THIS PROPERTY OFFERS EXCEPTIONAL APPEAL FOR ROW-CROP OPERATORS, INVESTORS, OR ANYONE SEEKING ONE OF THE FINEST PARCELS AVAILABLE TO BUILD THE RESIDENTIAL SITE OF THEIR DREAMS!

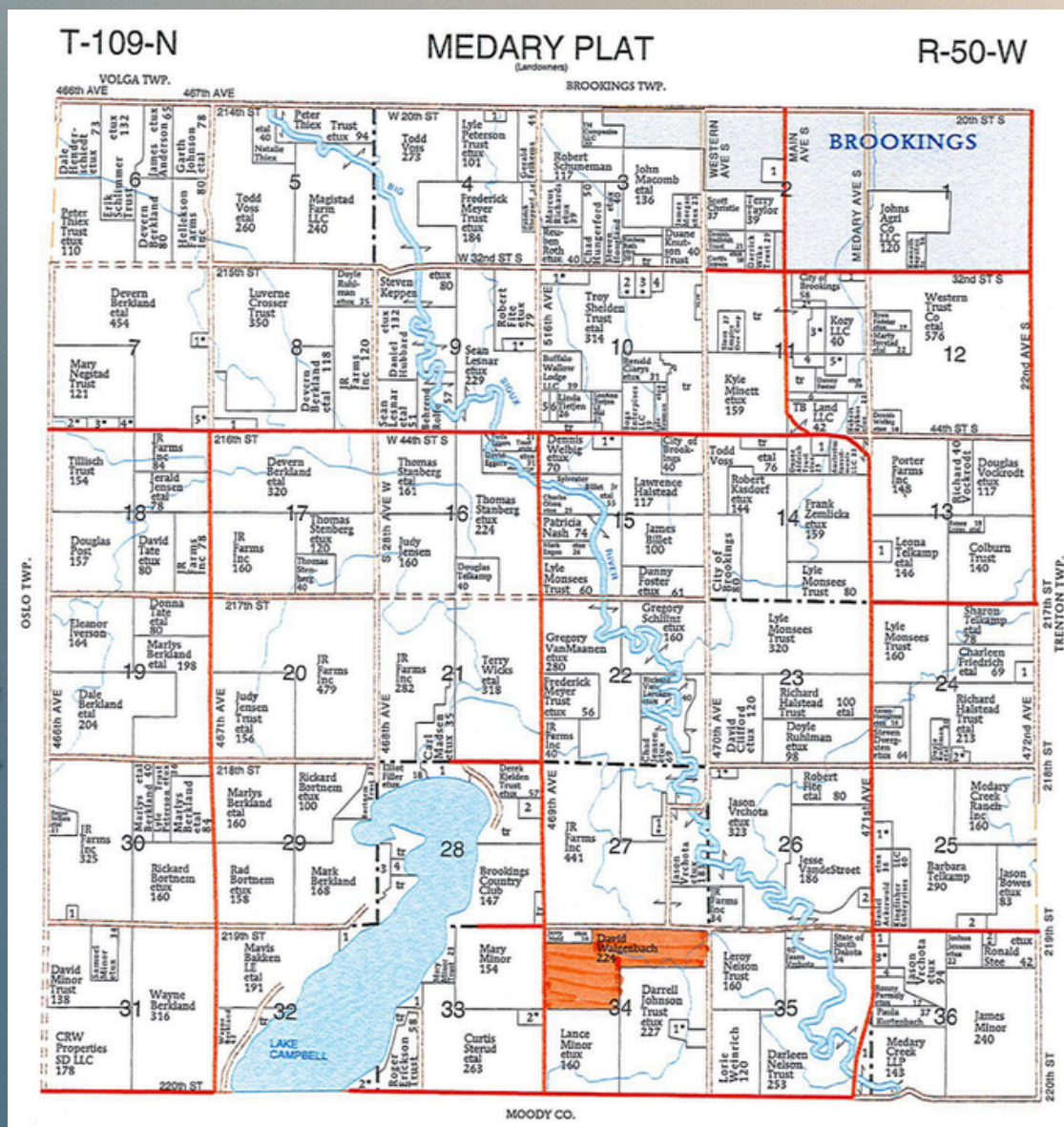
POSSESSION AVAILABLE AT CLOSING FOR THIS UPCOMING CROP YEAR!

DESCRIPTION: NW ¼ EXC. N 431' OF W 1570', N ½ NE ¼ SEC. 34-109-50, MEDARY TWP., BROOKINGS CO., SD - RECORD #120001095034200

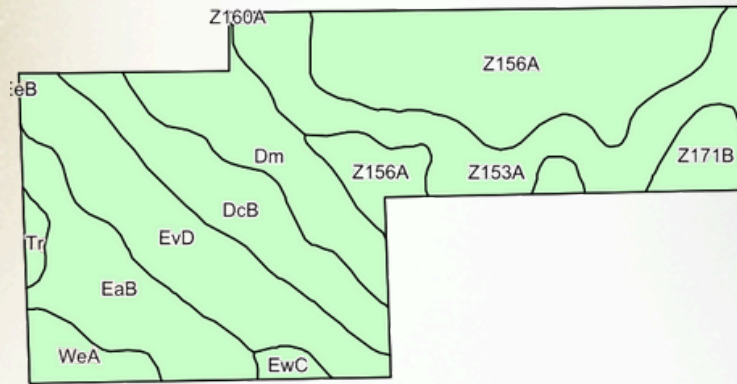
**BURLAGE
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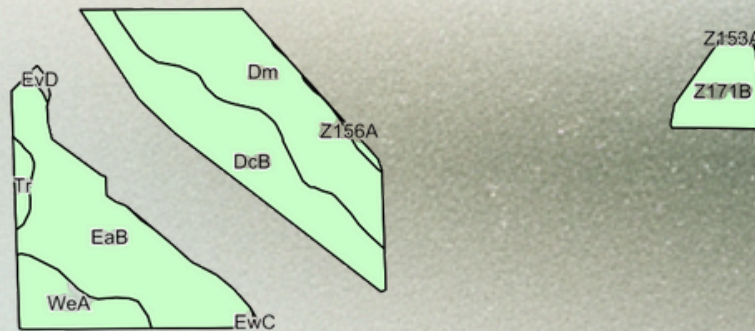
An aerial photograph of a rural landscape with various agricultural fields. A large parcel is outlined in yellow and labeled '224.47' in yellow text. Below this parcel, the name 'Medary' is written in white text on a black background. To the left of the yellow-outlined parcel, the text '33-109N-50W' is visible. Below the yellow-outlined parcel, the text '34-109N-50W' is visible. The landscape includes green fields, brown plowed fields, and some trees.



Soils Map



Area Symbol: SD011, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	NonIrr Class	Irr Class	Productivity Index	*n NCCPI Overall
Z156A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	59.46	26.6%	IVw		55	35
Z153A	LamoureRauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	36.63	16.3%	VIw		13	24
EvD	EthanClarno loams, 9 to 15 percent slopes	35.74	15.9%	Ve		51	53
EaB	EganEthan complex, 2 to 6 percent slopes	25.88	11.5%	Ile		85	69
DcB	Davis loam, 2 to 6 percent slopes	24.28	10.8%	Ile		85	62
Dm	Dimo clay loam, 0 to 2 percent slopes	23.08	10.3%	Ils		73	48
Z171B	RenshawFordville loams, coteau, 2 to 6 percent slopes	7.61	3.4%	IVs		44	44
WeA	WentworthTrent complex, 0 to 2 percent slopes	7.22	3.2%	I	I	95	69
EwC	EthanEgan complex, 5 to 9 percent slopes	2.31	1.0%	IIIe		69	63
Tr	Trent silty clay loam, 0 to 3 percent slopes	2.07	0.9%	I	I	98	77
Z160A	Moritz, occasionally floodedLamoure, frequently flooded, complex, 0 to 2 percent slopes	0.19	0.1%	IIIs		65	55
Weighted Average				3.70	*	57.5	*n 46.3



Area Symbol: SD011, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	NonIrr Class	Irr Class	Productivity Index	*n NCCPI Overall
EaB	EganEthan complex, 2 to 6 percent slopes	24.19	30.0%	Ile		85	69
Dm	Dimo clay loam, 0 to 2 percent slopes	21.30	26.5%	Ils		73	48
DcB	Davis loam, 2 to 6 percent slopes	19.55	24.3%	Ile		85	62
Z171B	RenshawFordville loams, coteau, 2 to 6 percent slopes	6.53	8.1%	IVs		44	44
WeA	WentworthTrent complex, 0 to 2 percent slopes	6.38	7.9%	I	I	95	69
Tr	Trent silty clay loam, 0 to 3 percent slopes	1.40	1.7%	I	I	98	77
Z156A	Ludden silty clay, 0 to 1 percent slopes, frequently flooded	0.50	0.6%	IVw		55	35
EvD	EthanClarno loams, 9 to 15 percent slopes	0.46	0.6%	Ve		51	53
Z153A	LamoureRauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.15	0.2%	VIw		13	24
EwC	EthanEgan complex, 5 to 9 percent slopes	0.06	0.1%	IIIe		69	63
Weighted Average				2.10	*	79	*n 59.5

*n: The aggregation method is "Weighted Average using all components"
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.