

BROOKINGS COUNTY, SD | 154.18 ACRES

# LAND FOR RENT

SEALED BIDS DUE: MARCH 11 BY 5:00 PM

PUT YOUR BID IN TODAY!



**ADVANTAGE**  
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# Prime Brookings Co. Land For Rent!

SEALED BIDS DUE: MARCH 11TH BY 5PM



**Directions from Elkton, SD:** Head west for 5 miles. Turn onto SD-324 and continue West for 1 mile, the property sits on the North side of the highway.

## Details:

**154.18 Acres - Parnell, TWP.**

**Legal: SE1/4 Sec.17 T109N-R48W**

**Broker's Notes:** Offering a 2 year lease opportunity - located in the heavy-hitting farming area of Brookings County, Parnell Township, between Aurora and Elkton, SD. Spring 2021 tile plan to include over 21,000 ft of new tile to increase 7.5+/- tillable acres that are currently in grass waterways, and improve a total of 40 acres of watershed. There won't be another opportunity like this anytime soon! Take *Advantage* and put your bids in today!

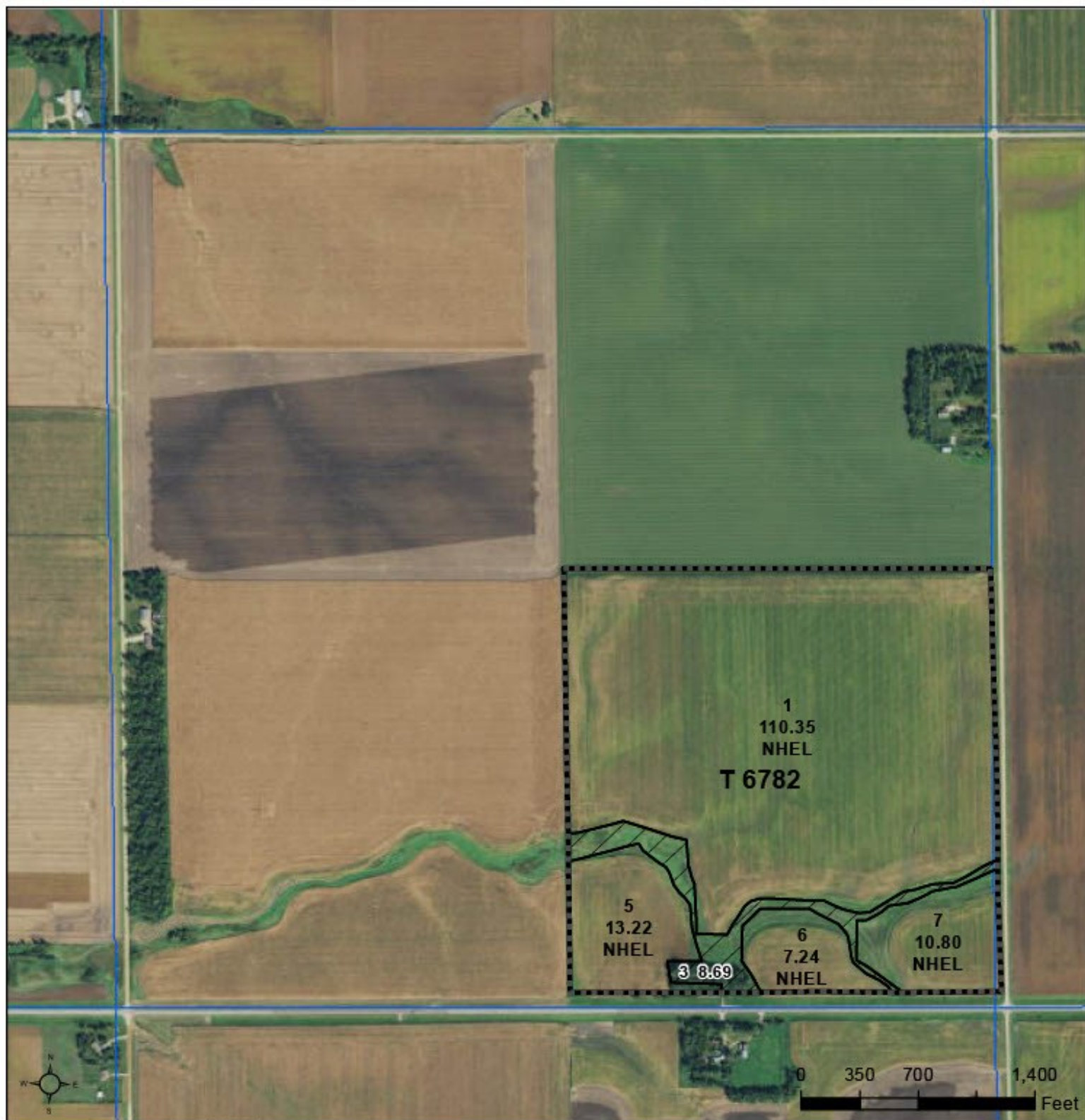
- FSA reports 141.61 Cropland Acres with balance of grass waterways and trees.
- 105.83 Corn Base with 138 bu PLC Yield and 35.67 Soybean Base with 42 bu PLC Yield.
- Soil rating reports at 85% - primarily made-up of Class II Vienna-Brookings Complex.
- Great access with good eye appeal!





United States  
Department of  
Agriculture

## Brookings County, South Dakota



**Common Land Unit**

	Non-Cropland
	Cropland

Tract Boundary  
 PLSS

### Wetland Determination Identifiers

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

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).

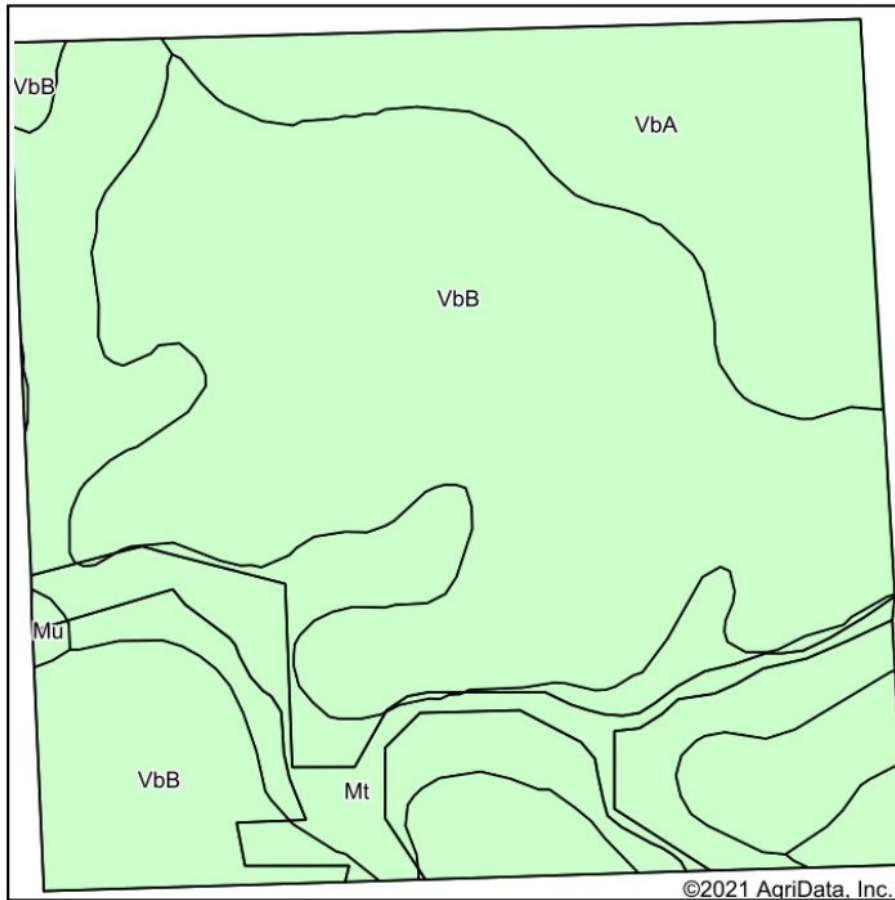
2020 Program Year

Map Created May 10, 2020

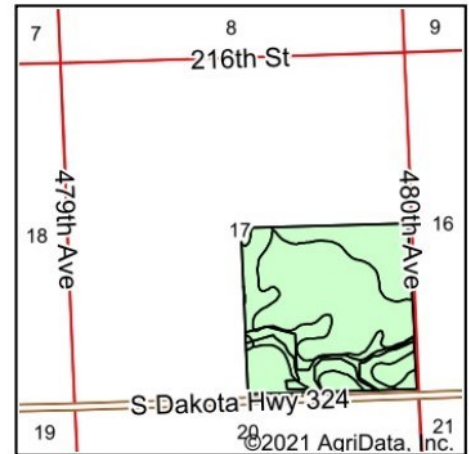
Farm 9519

17-109N-48W-Brookings

# Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brookings**  
 Location: **17-109N-48W**  
 Township: **Parnell**  
 Acres: **150.47**  
 Date: **2/9/2021**

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Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD011, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	87.18	57.9%	Ile	86
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	35.90	23.9%	IIs	79
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	26.95	17.9%	Is	90
Mu	McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes	0.44	0.3%	IIs	80
Weighted Average					85

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## Sealed Bid Offer Form

*Please Attach a Lender Letter Credit of Approval*

**Deadline: 5:00 PM (CST) on Thursday - March 11th, 2021**

**Legal Description:** SE1/4 Sec.17 T109N-R48W, Parnell TWP, Brookings, Co., SD

### **2-Year Lease Opportunity**

**Payment Due Date:** March 15th, 2021 and March 1, 2022

**2021 Base Offer (As Is):** \$ \_\_\_\_\_ x 154.18 Acres = \_\_\_\_\_

**Improvement Offer (After Spring Tile Completion):**

\$ \_\_\_\_\_ x 154.18 Acres = \_\_\_\_\_ **Total Combined Offer \$** \_\_\_\_\_

**2022 Amount of Offer:** \$ \_\_\_\_\_ x 154.18 Acres **Total \$** \_\_\_\_\_

**Name & Title:** \_\_\_\_\_

**Bidder is:** ☐ Individual ☐ Partnership ☐ Trustee ☐ Corporation

**Street Address:** \_\_\_\_\_

**City, State, Zip Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Return this form to Advantage Land Company by email or mail.

**Thank You For Your Interest!**

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**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

**605.692.2525**

**CALL TODAY!**



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