



YOUR AUCTION
STARTS HERE.

BROWN COUNTY, SOUTH DAKOTA

160± ACRES LAND AUCTION

FRIDAY, NOVEMBER 13, 2026 • 11:00 AM CT

TIMED ONLINE ONLY

LAND • CONSERVATION • RECREATION • INVESTMENT



PROPERTY HIGHLIGHTS:

- Total Acres: 160±
- CRP Acres: 157.93±
- FSA Tract: 4445
- Current CRP Contract: Through September 30, 2027
- Parcel ID: 8292
- 2026 Assessed Value: \$427,211
- 2026 Property Taxes: Approx. \$2,936

SOIL PRODUCTIVITY:

- S½ NW¼: 74.2 Average Productivity Rating
- N½ SW¼: 65.3 Average Productivity Rating

LEGAL DESCRIPTION:

S½ NW¼ & N½ SW¼, Section 1, Township 128 North,
Range 63 West, 5th P.M., Brown County, South Dakota

Ulmer Auction is pleased to offer 160± acres of Brown County, South Dakota land featuring established CRP, wetland and wildlife habitat, productive soils, and future conservation potential.

160± ACRES • 157.93± ACRES CRP:

CRP THROUGH SEPTEMBER 30, 2027
WATERFOWL & WILDLIFE HABITAT • PRODUCTIVE
SOILS • CONSERVATION & INVESTMENT OPPORTUNITY

AUCTION TERMS:

- 0% BUYER'S PREMIUM
- 10% down payment due day of sale
- Balance due according to Purchase Agreement
- Property sells AS-IS, WHERE-IS
- Bidding conducted online through Ulmer Auction
- Sale subject to complete Terms & Conditions and Purchase Agreement



Complete Documents, Maps, Photos & Terms:
UlmerAuction.com | 701.535.1611

RANDY ULMER
SD License # 13467