BROWN COUNTY, SOUTH DAKOTA

80± ACRES
LAND AUCTION

LIVE & ONLINE BIDDING

82.31 SPI • HIGHLY PRODUCTIVE FARMLAND • NO EASEMENTS

NOVEMBER 19, 2026 | 7:00 PM



ULMER AUCTION



BROWN COUNTY, SOUTH DAKOTA

80± ACRES

OF HIGHLY PRODUCTIVE FARMLAND

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LIVE AT
Todd's Tavern
519 Front St. Amherst, SD

Ulmer Auction Service is pleased to offer **80± acres** of highly productive agricultural land in Brown County, South Dakota, at public auction on **November 19, 2026, at 7:00 PM.**

This is an excellent opportunity to purchase a quality tract of agricultural land located near Claremont, South Dakota, offering strong documented production history, excellent soil productivity, and a straightforward agricultural investment.

The property consists of the N½ SE¼, Section 2, Township 126 North, Range 60 West, and is currently classified as agricultural land with no buildings or improvements.

With an **overall Soil Productivity Index of 82.85**, strong approved APH yields, and no reported easements, this tract presents an excellent opportunity for an area producer, investor, or landowner looking to add quality farmland to their portfolio.

ONLINE AT
ULMERAUCTION.COM

BROWN COUNTY,
SOUTH DAKOTA

DETAILS, MAPS, PHOTOS & BIDDING: ULMERAUCTION.COM
ULMER AUCTION | 701.535.1611
RANDY ULMER SD LICENSE # 13467

ULMER AUCTION



PROPERTY & TAX INFORMATION

County:	**Brown County, South Dakota**
Parcel ID:	**24184**
Tax Year:	**2026**
Property Type:	**Vacant**
Land Use:	**Agricultural Land**
Total Acres:	**79±**
Land Square Footage:	**3,441,240 sq. ft.**
2026 Assessed Property Value:	**$223,201**
2026 Assessed Land Value:	**$223,201**
2026 Property Taxes:	**Approximately $1,777**
Tax Code Area:	**596452**
Legal Description:	**N½ SE¼, Section 2, Township 126N, Range 60W**
Approximate GPS:	**45.75355, -98.00520**

The property information provided indicates that the tract is classified as agricultural land and is currently vacant, with no buildings listed.

PROPERTY HIGHLIGHTS

- 80± Acres
- Brown County, South Dakota
- Located near Claremont, South Dakota
- N½ SE¼, Section 2, Township 126N, Range 60W
- Parcel ID: 24184
- Agricultural Land
- Vacant Property – No Buildings
- 82.85 Overall Soil Productivity Index
- No Reported Easements
- Strong documented production history
- Predominantly 0–2% slope soil types
- Excellent agricultural potential

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EXCELLENT SOIL PRODUCTIVITY

The property offers an impressive **82.85 Overall Soil Productivity Index (SPI)** according to the accompanying USDA Natural Resources Conservation Service Web Soil Survey.

The Crop Productivity Index is a relative ranking of soils based on their potential for intensive crop production. Ratings range from 0 to 100, with higher numbers indicating greater production potential.

The USDA-NRCS soil report identifies approximately **79.1 acres** within the mapped area and provides the following soil productivity ratings:

Soil Type	Productivity Rating	Approx. Acres	% of Area
Beotia-Rondell silt loams	91	38.6	48.8%
Beotia-Winship silt loams	93	4.4	5.6%
Bearden silt loam	82	16.7	21.1%
Winship-Tonka silt loams	71	10.1	12.7%
Colvin silty clay loam	60	8.5	10.8%
Tonka silt loam	43	0.8	1.0%
Total	**—**	**79.1**	**100%**

The two highest-rated soil types, Beotia-Rondell silt loams and Beotia-Winship silt loams, account for approximately 43 acres of the mapped area, with productivity ratings of 91 and 93 respectively.

The majority of the mapped acreage carries soil productivity ratings of 71 or higher, demonstrating the strong agricultural potential of this tract.

The USDA soil report also notes that the predominant soil types mapped on the property have **0–2% slopes**, providing generally favorable topography for agricultural production.

DOCUMENTED PRODUCTION HISTORY

In addition to the strong soil profile, this property has a documented production history and approved Actual Production History (APH).

2026 APPROVED APH

CORN:	**217**	Bu./Acre
SOYBEANS:	**52**	Bu./Acre
WHEAT:	**53**	Bu./Acre

These approved APH figures provide prospective buyers with valuable historical production information when evaluating the agricultural potential of the property.

The combination of strong soil productivity and documented production history makes this tract an attractive addition to an existing farming operation or agricultural investment portfolio.

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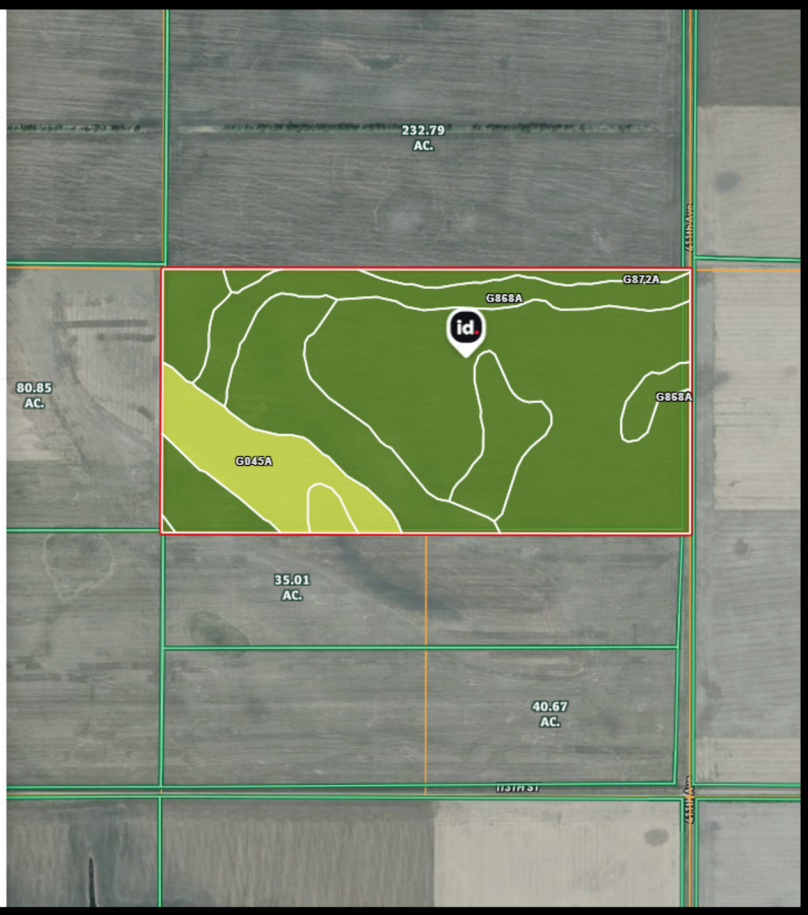
Soil Report

Acres | **Capabilities** | WAPI

Soil: Non-Irrigated

Boundary: 79.73 ac

Code	Description	CPI	NCCPI CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	92	64 2c	■	■	■	■	■	■	■	□
G431A	Bearden silt loam, 0 to 2 percent slopes	83	57 2e	■	■	■	■	■	■	■	□
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	72	63 2w	■	■	■	■	■	■	■	□
G045A	Colvin silty clay loam, 0 to 1 percent slopes	60	58 4w	■	■	■	■	■	□	□	□
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	93	65 2c	■	■	■	■	■	■	■	□
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	44	48 4w	■	■	■	■	■	□	□	□
Totals 79.73 ac		83.5 CPI Average		61.56 NCCPI Average				2.25 Cap. Average			

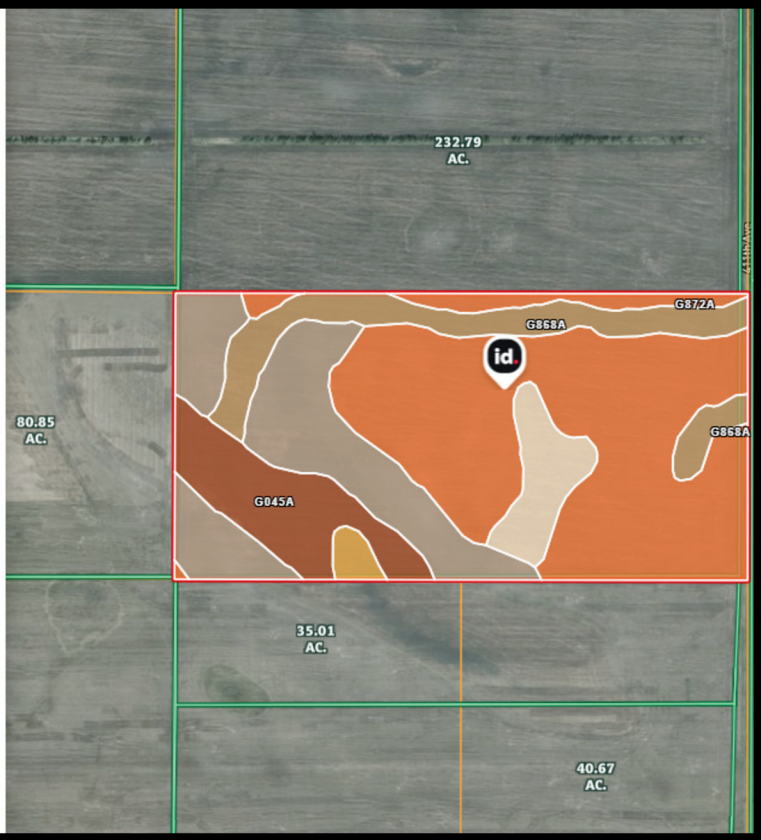


Soil Report

Acres | Capabilities | WAPI

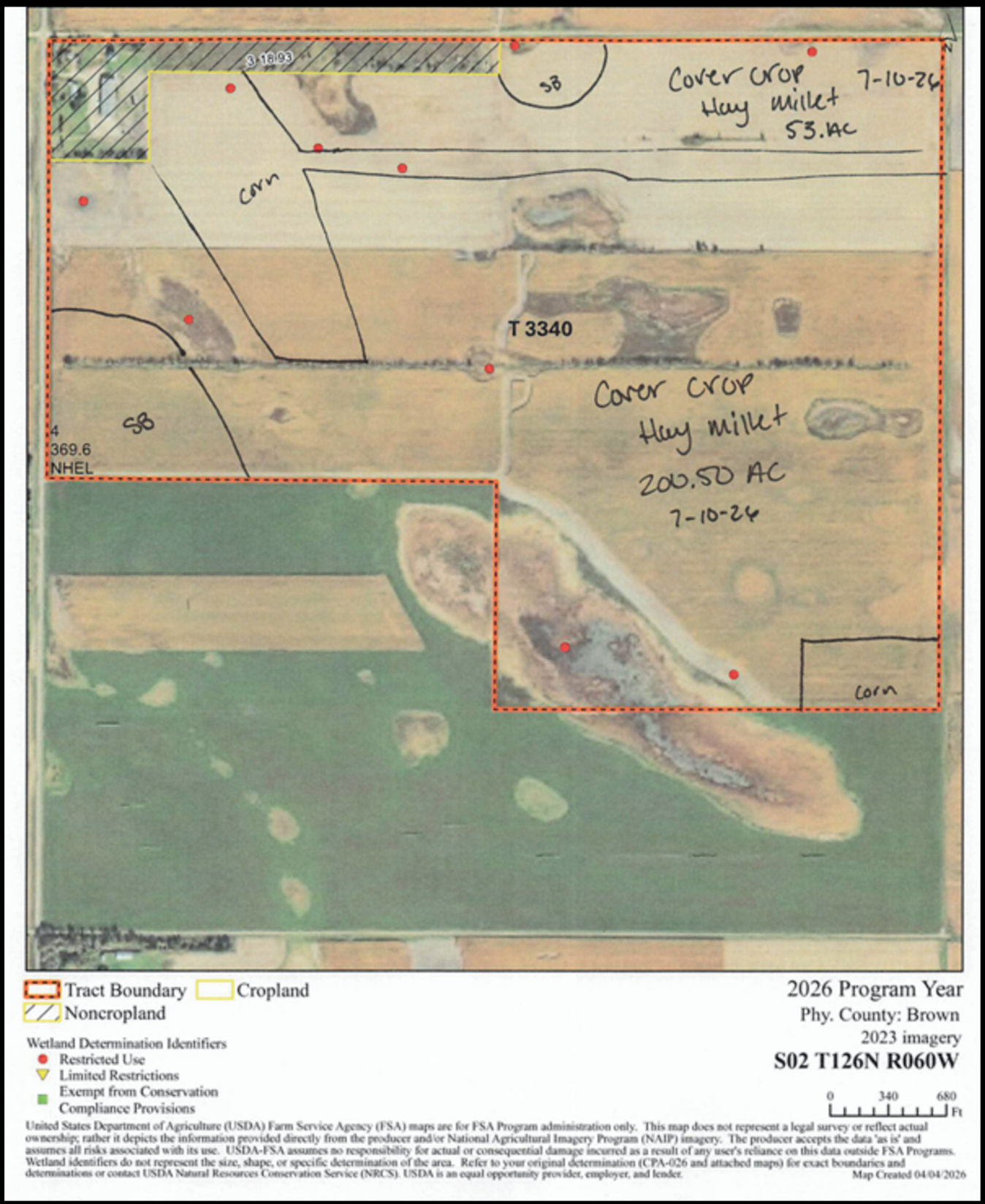
Boundary: 79.73 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
G872A	Beotia-Rondell silt loams, 0 to 2 percent slopes	38.43	48.2%	92	64	2c
G431A	Bearden silt loam, 0 to 2 percent slopes	17.24	21.62%	83	57	2e
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	9.89	12.4%	72	63	2w
G045A	Colvin silty clay loam, 0 to 1 percent slopes	8.79	11.02%	60	58	4w
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	4.39	5.51%	93	65	2c
G007A	Tonka silt loam, silty substratum, 0 to 1 percent slopes	0.99	1.24%	44	48	4w
Totals 79.73 ac		83.5 CPI Average		61.56 NCCPI Average		2.25 Cap. Average



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Tract Boundary Cropland
Noncropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year
Phy. County: Brown
2023 imagery
S02 T126N R060W

0 340 680 Ft

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). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/04/2026

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A GREAT OPPORTUNITY FOR PRODUCERS & INVESTORS

This property offers an attractive combination of location, productivity, proven yield history, and simplicity.

For an area farmer, the 79± acres provide an opportunity to expand an existing land base with productive ground. For an investor, the combination of an 82.85 SPI, strong APH history, and established agricultural use provides an appealing long-term farmland investment.

The property is offered as a single tract, providing the successful bidder with the opportunity to acquire the entire parcel.

AUCTION INFORMATION

LIVE & ONLINE REAL ESTATE AUCTION

THURSDAY, NOVEMBER 19, 2026

7:00 PM

Bidding will be available **LIVE AND ONLINE,** allowing bidders to participate in the auction either in person or remotely.

Online bidding will be available through **Ulmerauction.com**

Visit **Ulmer Auction Service – ulmerauction.com** for complete auction information, online bidding instructions, maps, aerial imagery, soil information, property documents, terms, and conditions.

TERMS & CONDITIONS

1. **0% BUYER'S PREMIUM**
2. 10% down payment due the day of sale
3. Down payment to be made payable to the designated title company
4. Balance due according to the terms of the Purchase Agreement
5. Property sells **AS-IS, WHERE-IS**
6. Property sells subject to the full Terms & Conditions and Purchase Agreement
7. All prospective bidders are encouraged to conduct their own inspection and satisfy themselves as to the property, acreage, boundaries, soils, taxes, easements, access, and all other pertinent information prior to bidding.
8. All information is believed to be accurate but is subject to verification by prospective purchasers.
9. The acreage shown is approximate and based on available property records and mapping.
10. Buyers are responsible for conducting their own due diligence prior to bidding.

ULMER AUCTION
9610 51st Ave SE, Ashley, ND 58413

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