

Douglas County Real Estate

301.47 +/- Acres "Live Only Auction"



Sat. March 28, 2026 @ 1:00 PM

Auction Location: Corsica Community Building located at 355 E. Main Street, Corsica, SD

USDA United States Department of Agriculture Douglas County, South Dakota



Common Land Unit
Non-Cropland
Cropland

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

Tract Boundary
PLSS

2026 Program Year
Map Created September 19, 2025
Farm 384

12-100N-65W-Douglas

Unless otherwise noted, crops listed below are:
Non-Irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRW or HRW
Sunflowers = Oil or Non

Producer Initial _____
Date _____

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).

Legal Description: NW4 and SW4 12-100-65, Holland Township, Douglas County, South Dakota

2025 Taxes due in 2026: \$4,737.38 / year

Physical Address: 38522 269th ST, Corsica, SD 57328
(7 miles south of Stickney or 4 miles north of Corsica then 3 3/4 miles west on 269th St.)

Property Description: This 301.47± acre property offers a large, contiguous tract of land currently maintained in productive hayland, making it well suited for agricultural use, livestock operations, or long-term investment. The farm carries a Soil Productivity Index of 57.7, reflecting solid, dependable soils.

An old building site is located on the south end of the property, providing potential for future improvement or operational use. A Wetland Easement is in place, contributing to conservation value while supporting responsible land stewardship. There is currently no water well or electricity on the property.

According to FSA records, the property includes 238.67 DCP cropland acres with valuable base acres already established:

69.40 corn base acres with a PLC yield of 45

38.70 oats base acres with a PLC yield of 42

This property presents an excellent opportunity for producers, investors, hunting or conservation-minded buyers seeking a sizable agricultural holding with established FSA base acres.



"Live Only" Real Estate Auction

Information on www.deanedwardsauction.com

www.sdauctions.com www.theauctionpages.com

DEAN EDWARDS

REAL ESTATE & AUCTION

www.DEANEDWARDSAUCTION.com

Owners: L and R LLC.

Justin Dean - Broker/RE Auctioneer - 605-999-4239

Lanning Edwards - RE Auctioneer/Broker Associate - 605-999-1250

Austin Messmer - Broker Associate - 605-353-5001

Kelbi Dean-Messmer - Broker Associate - 605-999-8812

Bill Maddocks - Broker Associate - 605-933-0246

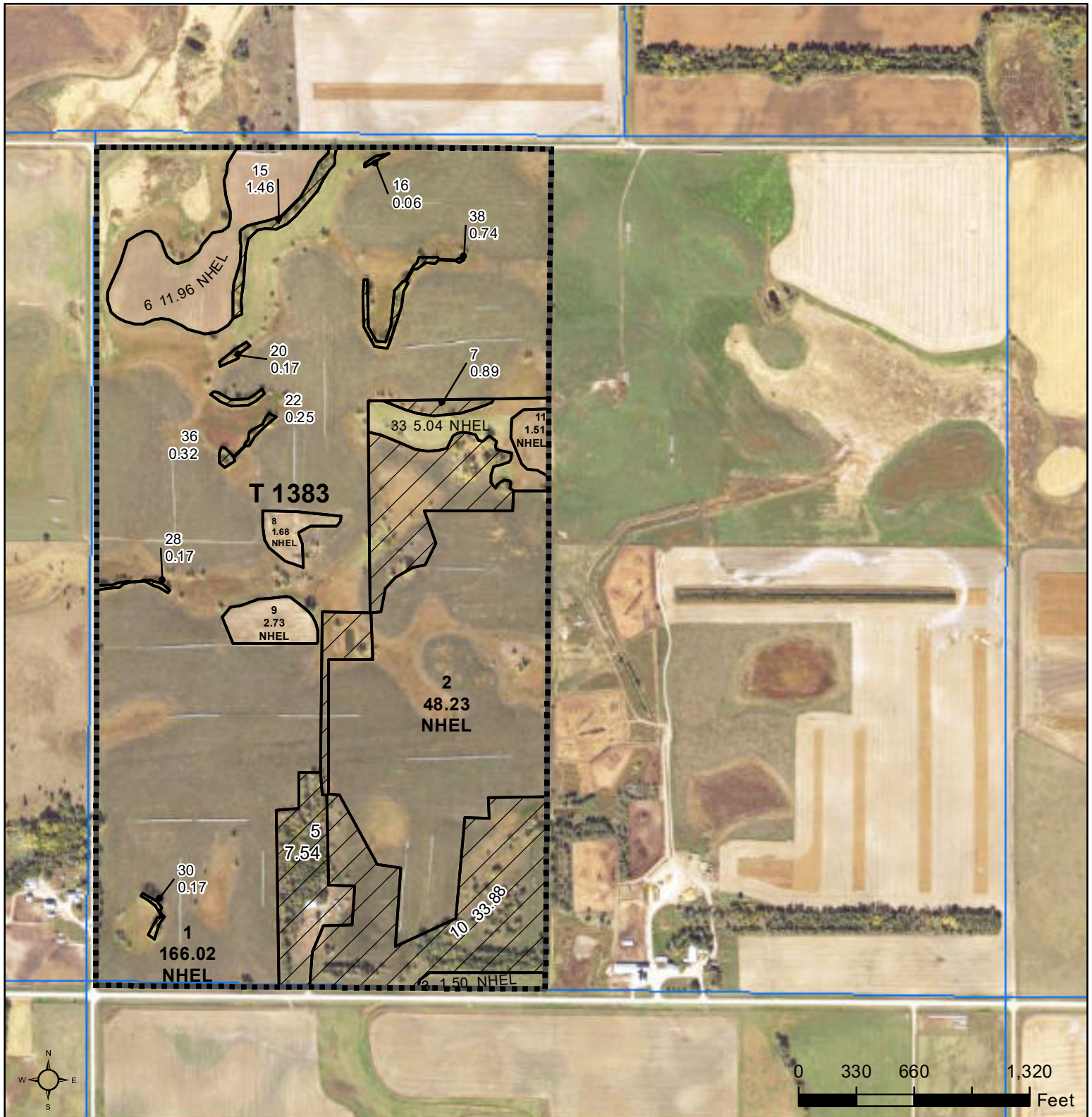
Steve Larson - Broker Associate - 605-770-9818

TERMS: A 15% non-refundable earnest money deposit along with a signed Purchase Agreement is required the day of the auction. No contingency for financing will be accepted. Possession at closing on or before April 30, 2026. Title Insurance & Closing Service Fees will be divided equally between Sellers & Buyers with closing to be held at 605 Title Company, Mitchell SD. Cash at Closing. 2025 RE Taxes due & payable in 2026 will be paid by Seller. Real Estate Taxes 2026 and beyond will be the responsibility of the Buyer. Information on this property was obtained from the Douglas County governmental offices & is deemed reliable but is not guaranteed by the Sellers or Dean/Edwards Real Estate & Auction, who are representing the Sellers only in this transaction. Sellers retain the right to reject any and/or all offers. No warranty is being made or implied as to the property boundaries, soil productivity, water supply, or environmental hazards, if any. Announcements made day of auction will take precedence over printed materials.



United States
Department of
Agriculture

Douglas County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

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Producer initial _____
Date _____

SHARES _____

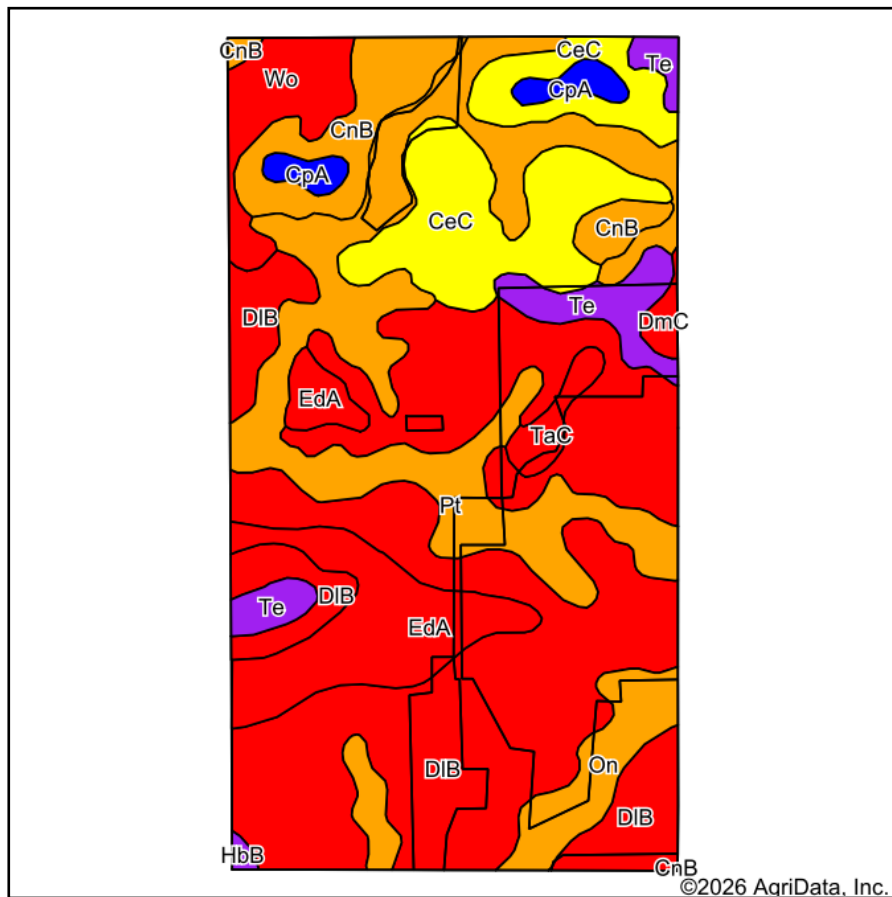
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Farm 384

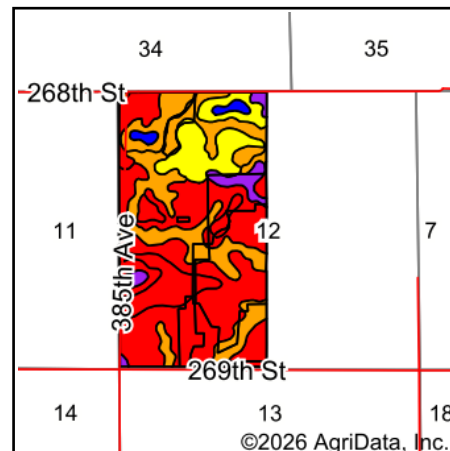
12-100N-65W-Douglas

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Douglas**
 Location: **12-100N-65W**
 Township: **Holland**
 Acres: **284.32**
 Date: **1/14/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD043, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
DIB	Delmont-Enet loams, 2 to 6 percent slopes	120.68	42.3%		IVe	46	36
Pt	Prosper-Tetonka complex	50.19	17.7%		IIc	78	50
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	31.34	11.0%		IIIe	69	61
EdA	Delmont-Enet loams, 0 to 2 percent slopes	23.20	8.2%		IVs	50	38
CnB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	15.52	5.5%		Ile	80	62
On	Onita-Tetonka silt loams	12.76	4.5%		IIc	77	51
Te	Tetonka silt loam, 0 to 1 percent slopes	10.84	3.8%		IVw	56	14
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.21	3.6%		Vw	30	4
CpA	Clarno-Bonilla loams, 0 to 2 percent slopes	4.22	1.5%		IIc	88	64
TaC	Talmo gravelly sandy loam, 2 to 9 percent slopes	3.26	1.1%		VIIs	10	22
DmC	Delmont-Talmo loams, 2 to 9 percent slopes	1.58	0.6%		IVe	31	25
HbB	Henkin-Blendon fine sandy loams, 2 to 6 percent slopes	0.52	0.2%		IIIe	58	38
Weighted Average					3.37	57.7	*n 41.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

COPY**MISCELLANEOUS RECORD No. 14****DOUGLAS COUNTY, SOUTH DAKOTA**

1-1614 Nov. 1961

UNITED STATES DEPARTMENT OF THE INTERIOR**U. S. FISH AND WILDLIFE SERVICE****BUREAU OF SPORT FISHERIES AND WILDLIFE****CONVEYANCE OF EASEMENT FOR WATERFOWL MANAGEMENT RIGHTS (77X)**

THIS INDENTURE, by and between Leonard G. DeVries and Ruby L. DeVries, his wife, of Corsica, South Dakota and Gerrit L. DeVries and Dora DeVries, his wife, of Armour, South Dakota

parties of the first part, and the UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior or his authorized representative, party of the second part.

WITNESSETH:

WHEREAS, section 4 of the Migratory Bird Hunting Stamp Act of March 16, 1934, as amended by section 3 of the Act of August 1, 1958 (72 Stat. 486, 16 U.S.C., sec. 718d (c)), authorizes the Secretary of the Interior to acquire small wetland or pothole areas suitable for use as waterfowl production areas:

WHEREAS, the lands described below contain or include small wetland or pothole areas suitable for use as waterfowl production areas:

NOW, THEREFORE, for and in consideration of the sum of Thirteen Hundred Dollars (\$ 1,300.00), the parties of the first part hereby convey to the United States, commencing with the acceptance of this indenture by the Secretary of the Interior or his authorized representative which acceptance must be made within six months of the execution of this indenture by the parties of the first part, or any subsequent date as may be mutually agreed upon during the term of this option, an easement or right of use for the maintenance of the land described below as a waterfowl production area in perpetuity, including the right of access thereto by authorized representatives of the United States:

T. 100 N., R. 65 W., 5th P.M. Douglas County, South Dakota
section 12, Lots 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$.

Subject, however, to all existing rights-of-way for highways, roads, railroads, pipelines, canals, laterals, electrical transmission lines, telegraph and telephone lines, and all out-standing mineral rights.

The parties of the first part, for themselves and for their heirs, successors and assigns, covenant and agree that they will cooperate in the maintenance of the aforesaid lands as a waterfowl production area by not draining or permitting the draining, through the transfer of appurtenant water rights or otherwise, of any surface water including lakes, ponds, marshes, sloughs, swales, swamps, or potholes, now existing or reoccurring due to natural causes on the above-described tract, by ditching or any other means; by not filling in with earth or any other material or leveling, any part or portion of the above-described tract on which surface water or marsh vegetation is now existing or hereafter reoccurs due to natural causes; and by not burning any areas covered with marsh vegetation. It is understood and agreed that this indenture imposes no other obligations or restrictions upon the parties of the first part and that neither they nor their successors, assigns, lessees, or any other person or party claiming under them shall in any way be restricted from carrying on farming practices such as grazing, hay cutting, plowing, working and cropping wetlands when the same are dry of natural causes, and that they may utilize all of the subject lands in the customary manner except for the draining, filling, leveling, and burning provisions mentioned above. Excepted are certain drainage ditches which the parties of the first part may maintain and/or wetlands which are deleted from the provisions of this easement. The above exceptions are shown on a map certified by the Regional

Director at the
time of
acceptance.

1. This indenture shall not be binding upon the UNITED STATES OF AMERICA until accepted on behalf of the United States by the Secretary of the Interior or his authorized representative, although this indenture is acknowledged by the parties of the first part to be presently binding upon the parties of the first part and to remain so until the expiration of said period for acceptance, as hereinabove described, by virtue of the payment to parties of the first part, by the UNITED STATES OF AMERICA, of the sum of One Dollar, the receipt of which is hereby expressly acknowledged by parties of the first part.

2. Notice of acceptance of this agreement shall be given the parties of the first part by certified mail addressed to Leonard G. DeVries, Corsica, South Dakota, 57328, and such notice shall be binding upon all the parties of the first part without sending a separate notice to each.

3. The parties of the first part warrant that no person or selling agency has been employed or retained to solicit or secure this contract upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the vendors for the purpose of securing business. For breach or violation of this warranty the United States shall have the right to annul this contract without liability or in its discretion to deduct from the contract price or consideration the full amount of such commission, percentage, brokerage, or contingent fee.

Leonard G. DeVries
and Ruby L. DeVries

4. It is further mutually agreed that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this contract, or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to any incorporated company, where such contract is made for the general benefit of such incorporation or company.

5. Payment of the consideration will be made by Disbursing Officers check after acceptance of this indenture by the Secretary of the Interior or his authorized representative, and after the Attorney General or in appropriate cases, the Field Solicitor of the Department of the Interior shall have approved the easement interest vested in the United States.

IN WITNESS WHEREOF the parties of the first part have hereunto set their hands and seals this 25th day of August, 1970.

Contract No. 14-16-0003 24495

LEONARD G. DEVRIES
Leonard G. DeVries (L. S.)
RUBY L. DEVRIES
Ruby L. DeVries (L. S.)
GERRIT L. DEVRIES
Gerrit L. DeVries (L. S.)
DORA DEVRIES
Dora DeVries (L. S.)

(Witness) (L. S.)

(L. S.)

ACKNOWLEDGEMENT

STATE SOUTH DAKOTA
COUNTY OF DOUGLAS ss.

On this 25th day of August, in the year 1970, before me personally appeared Leonard G. DeVries and Ruby L. DeVries, his wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they (he) executed the same as their free act and deed.

Notary
SEAL
Seal

MICHAEL A. HINES
Michael A. Hines Notary Public
(Official Title)

My commission expires April 5, 1975

ACCEPTANCE

[illegible]