

ONLINE ONLY AUCTION

470 ± Acres Brown County Land Auction

Bidding Opens April 17 at 9:00am (CST)

Bidding Ends April 18 at 2:00pm (CST)



*Scan
to bid
online!*



HAYDEN  OUTDOORS

470 ± Acres Brown County Land Auction

TOTAL ACRES:

470.00

PRICE:

Auction

COUNTY:

Brown County

CLOSEST TOWN:

Columbia, SD

Activities & Amenities:

uction
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Stream/River
Water Access
State Hunting Unit: 03

Land Details:

Address: 12743 400TH AVE, Columbia, South Dakota 57401, USA
Total Acres: 470.00
Deeded Acres: 470.00
Water Rights: Yes
Include Business: Yes
Estimated Taxes: \$6,551.87 - 2024
Source of lot size: Assessor/Tax Data

Auction Details

Auction Type: Online
Auction Start Date: 4/17/2025 - 9:00 am
Auction End Date: 4/18/2025 - 2:00 pm

Property Summary

ONLINE ONLY AUCTION! Starting April 17th, 2025 at 9 AM, closing April 18th, 2025 @2:00 PM CST!

Property viewings April 2nd and 3rd by appointment only. Please contact the listing agent to schedule alternative dates. 470± acres will be offered in 3 tracts, in any combination, and as a whole unit. This sale is subject to Seller Confirmation. Open tenancy for the 2025 growing season.

Land

470± acres of high-quality, versatile land in Brown County, South Dakota—renowned for its rich agricultural production and abundant wildlife. Situated just 8.5 miles southeast of Columbia, this exceptional property has something for everyone. Well-maintained cropland with excellent access for modern machinery, mature trees, and picturesque river-bottom acres filled with wildlife.

TRACT 1:

Acres: 136.79± Taxes: TBD- Replat to be complete \$1,789.35**

Just off County HWY 13 a short ¼ mile east of Tacoma Park, this 136.79± acres offers an overall soil Productivity Index of 83.09% with the majority of the soils being class II and III. FSA reports a total of 121.38± cropland acres. 15.41± acres are considered non-tillable and consist of a habitat and a waterway ideal for wildlife. This property offers some of the best dirt Brown County has to offer along with exceptional recreation potential!

- 121.38 FSA cropland acres
- Access off HWY 13
- Mature Trees & Slough for Wildlife
- Building Potential

TRACT 2:

Acres: 153.13± Taxes: TBD- Replat to be complete \$1,857.93**

This tract offers endless possibilities for farmers, investors, and outdoor enthusiasts alike. A perfect complement to Tract 1, the FSA reports 108.27± cropland acres in total. The James River meanders through the land, accompanied by grass and hayland, with potential for additional acres to be converted into cropland production. With mature trees and the scenic river, this property is an outdoorsman's dream, providing a stunning recreational setting.

- 108.27± FSA Crop Land Acres
- BDM Rural Water (Needs to be reactivated)
- Building Potential
- Diverse Wildlife Habitat





TRACT 3:

Acres: 183.55± Taxes: \$2,303

This 183.55± acres of cropland has great access on the east side of 400th Ave. This square quarter with an additional 30± acres offers an overall productivity index rating of 48%. FSA reports 183.55 cropland acres, with 166.12 base acres, comprised of a 142.70 acre corn base with a 139 bu PLC yield and a 23.42 acre soybean base with a 42 bu PLC yield.

- Average CPI rating of 48%
- 183.55 Cropland Acres

TRACT 4:

A combination of Tracts 1, 2 and 3 and totals 470± acres. The bid amounts of Tract 1, Tract 2 and Tract 3 will be totaled and an additional \$20,000.00 will be added to that total which will be the starting bid price of Tract 4.

Values subject to change

Recreation

This property is ideally situated in a renowned agricultural and wildlife region northeast of Aberdeen, SD, along the scenic James River. Combining productive cropland with outstanding recreational opportunities, it offers the best of both worlds. With abundant upland game birds, seasonal waterfowl, and trophy whitetail, it becomes a prime destination each fall. Don't miss this chance to add exceptional land to your portfolio and secure it for generations to come!

General Operations

No warranty is made or implied regarding property boundaries, mineral rights, or water supply. Any mineral rights currently owned by the seller will transfer to the buyer; however, the seller makes no warranty or guarantee regarding them. This is a cash sale, and the property is sold "as is."

This sale is subject to **Seller Confirmation**. Announcements made on the day of the sale take precedence over any written materials. Tracts will be offered individually, in any combination, and as a whole unit. **Seller reserves the right to reject any and all bids.**

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.






TRACT #1
136.79± ACRES

TRACT #2
153.13± ACRES

TRACT #3
183.55± ACRES

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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