



# State Land Sale

142.92 Acres

Minimum Bid

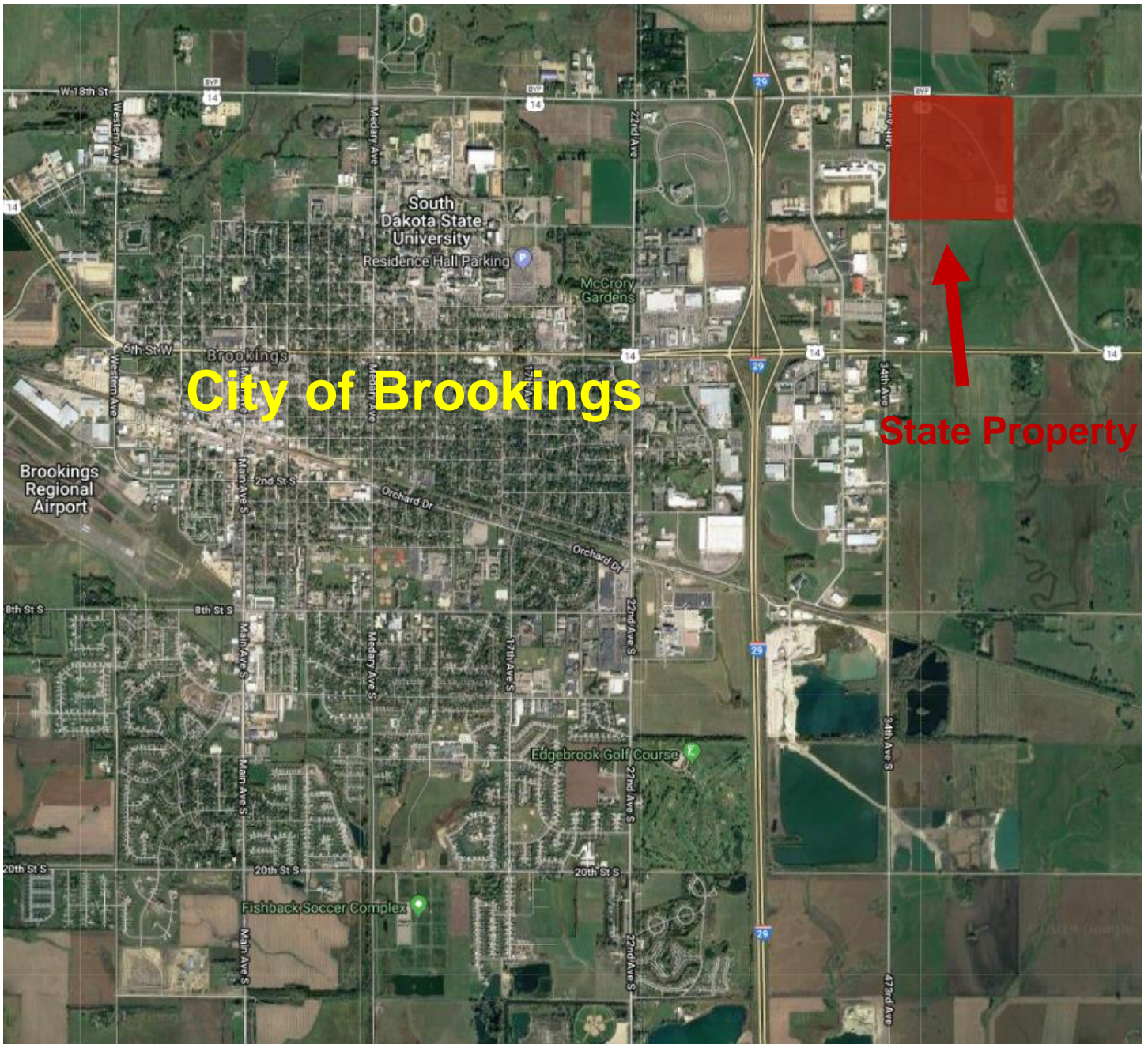
\$1,560,000

1501 US HIGHWAY 14 BYPASS – BROOKINGS, SD

**AUCTION WILL BE HELD ON THURSDAY, SEPTEMBER  
26TH, 2019 AT 1:00PM**

**AT THE BROOKINGS CITY/COUNTY GOVERNMENT CENTER**

**520 3RD STREET, BROOKINGS, SD 57006**



**PROPERTY CONSIST OF  
142.92 ACRES ON US  
HIGHWAY 14 BYPASS EAST OF  
BROOKINGS, SD.**

The property is predominately unimproved agricultural land, used by SDSU for fruit tree research and various other agricultural research. Improvements consist of one cold storage building and several other older storage buildings. Zoned Agricultural District A.

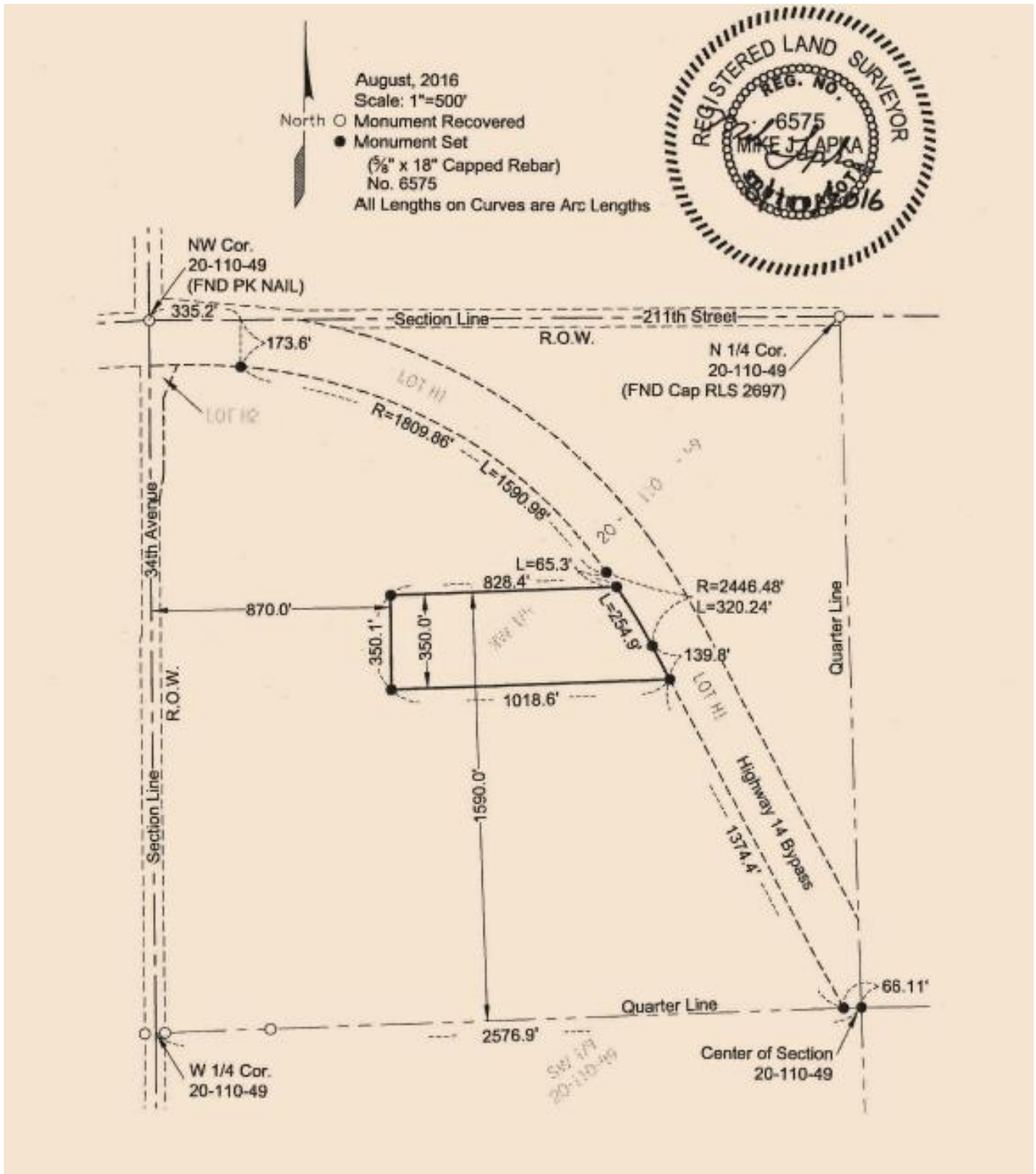
Legal Description: The Northwest Quarter except Lot H-1 and H-2 of Section 20, Township 110 North, Range 49 West of the 5<sup>th</sup> P.M.,

Commonly Know as the N.E. Hansen Property



# Survey of Grape Research Area

The North 350.0 feet of the South 159.0 feet lying westerly of Lot H1 in the NW 1/4 except the West 870.0 feet thereof; all in the NW 1/4 of Section 20, Township 110 North, Range 49 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota. Containing 7.5 acres more or less. Subject to Easements of Record.



# TEMPORARY COVENANTS

## GRAPE RESEARCH

**Temporary Use Reserved-** Subject property includes 7.5 acres shown in the above plat. Property will be sold with parcel but the use of this property will be maintained by SDSU through December 31<sup>st</sup>, 2021. This is to allow the completion of an existing long-term grape research study.

Furthermore, the 7.5 acres must be fenced to protect the area from deer and animal encroachment. New purchaser may remove the existing perimeter fence around the remaining property but must first give SDSU notice so they can relocate portions of the fence not desired by purchaser to the 7.5 acres until 2021. SDSU will work with the development plans with purchaser to determine what fencing to relocate and timing.

**Temporary Access Easement-** SDSU will retain the use of the approach from Highway 14 bypass but can negotiate access to the new purchaser with modifying the fencing to protect the research area but allow traffic flow outside of the fenced area until 2021.

**Temporary Easement for Utilities-** water for irrigation and electric to the buildings currently exists. These utilities for irrigation and research are needed until 2021 and SDSU will reserve the right to temporarily have these utilities in place on the 142.92 acres necessary to have water and electricity at the building. Any development by purchaser will need to maintain utilities to the 7.5 acres until December 31<sup>st</sup>, 2021.

**Temporary Herbicide Restriction-** The grape research is very sensitive to herbicides such as 2,4-D, Dicamba, and others. Purchaser may not spray herbicide on any of the 142.92 acres without prior approval from SDSU until December 31<sup>st</sup>, 2021.

# PROPERTY DESCRIPTION

Subject property is an irregular shaped site of 142.92 acres, according to public records. The property is divided by US Highway 14 Bypass.

The property on each side of the highway has access from one drive-way approach from US Highway 14 Bypass. The east property also has one drive-way approach from 211th Street. General access to the neighborhood is from Interstate 29, 6th Street also known as US Highway 14 and 18th Street also known as US Highway 14 Bypass. The property on the west side of the highway has approximately 3,745 feet of frontage along US Highway 14 Bypass. This property also has about half mile of frontage on 34th Avenue.

The property on the east side of the highway has 3,170 feet along US Highway 14 Bypass and 1,975 feet of frontage along the south side of 211th Street. All of these streets and highways are hard surfaced and would provide sites with developed street frontage.

Price has been adjusted to help compensate for necessary sewer upgrade.





**Minimum Bid  
\$1,560,000**

**142.92 acres**

**Located in  
Brookings, SD.**

**Auction Date:  
September 26<sup>th</sup>, 2019**

**Auction to be held at  
the City/County  
Government Center**

# **STATE LAND AUCTION**

## **STARTING BID \$1,560,000**

### **142.92 ACRES ZONED AG**

**AUCTION WILL BE HELD ON THURSDAY, SEPTEMBER 26TH, 2019  
AT 1:00PM**

**AT THE BROOKINGS CITY/COUNTY GOVERNMENT CENTER**

**520 3RD STREET, BROOKINGS, SD 57006**

**OFFICE OF SCHOOL AND  
PUBLIC LANDS – STATE OF  
SOUTH DAKOTA**

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