

AUCTION: THURSDAY, SEPTEMBER 28, 2023

SALE TIME: 10:00 AM

AUCTIONEERS' NOTES:

Here is an opportunity to purchase up to 260.70 +/- acres in 2 tracts featuring strong, high yielding soils with qualities that are ideal for grain crops. These farms lay directly across the road from each other, and are both located in coveted Moody County, SD, close to Flandreau, Elkton, and the MN border. The sale will be held live on site with online bidding available the day of the sale. Don't miss this golden opportunity to add quality row crop farms with high yielding soils to your farming or investing portfolio.

TRACT 1 - 100.70 +/- ACRES:

This exceptional, nearly all tillable farm is predominantly comprised of Class II soils, primarily made up of Houdek Claw Loam. Per the FSA Office the farm has 94.22 DCP Cropland Acres, with approximately 90 +/- acres currently under cultivation. The farm has potential for additional cropland acres added into production. According to Surety AgriData the tract consists primarily of Class II soils with a total weighted soil rating of 75.7. This farm will be offered individually or as a unit with Tract 2, located to the north.

LEGAL DESCRIPTION:

N 100.70 Acres in Sec. 3, T-107-N, R-47-W, Union Twp., Moody Co., SD

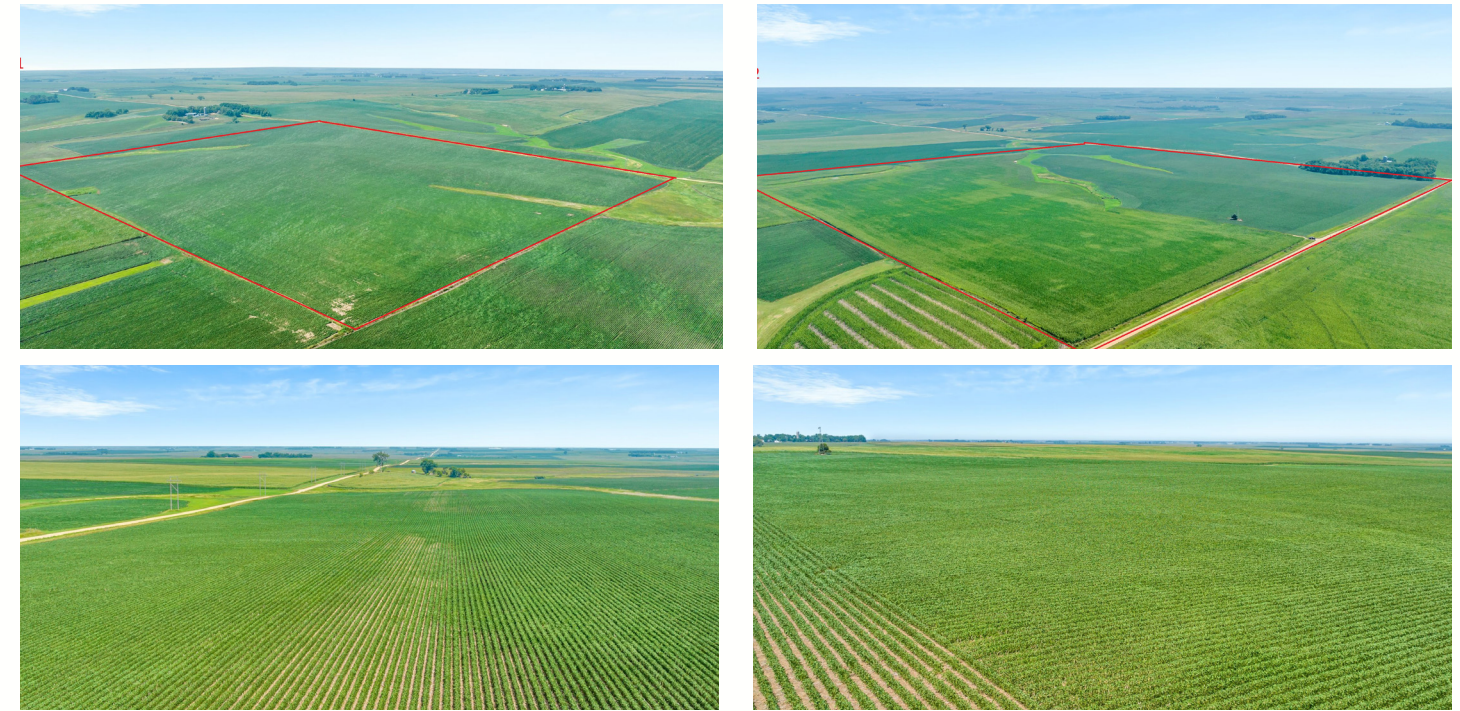
TRACT 2 - 160 +/- ACRES:

This 160 +/- acre farm represents an outstanding row crop farm located directly north of Tract 1. The farm has a strong total weighted soil rating of 82 and is primarily comprised of Houdek Clay & Kranzburg-Brookings Silty Clay Loams, ideal soils for corn and soybeans. In accordance with the FSA Office, the farm has 158.49 DCP Cropland acres, with approximately 150 +/- acres currently under cultivation on a corn and soybean rotation. Additionally, there are approximately 7 +/- acres currently cut for hay under achievable growing conditions, showing potential for additional cropland acres enrolled into production. This exceptional row crop farm will be offered individually or as a unit with Tract 1.

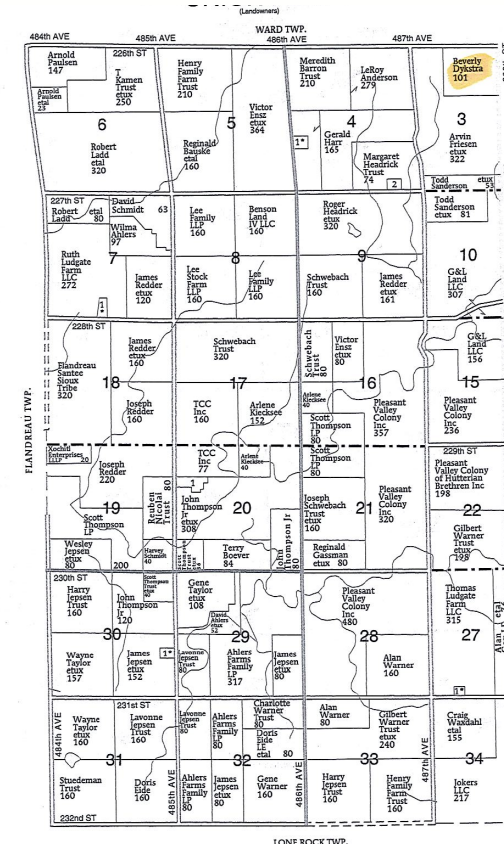
LEGAL DESCRIPTION:

SW ¼, 160 +/- Acres in Sec. 34, T-108-N, R-47-W, Ward Twp., Moody Co., SD

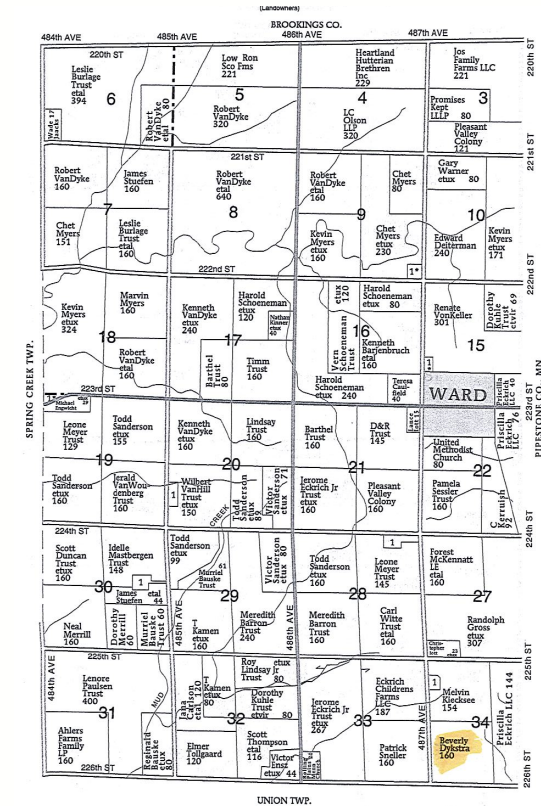
MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.



PLAT MAP TRACT I



PLAT MAP TRACT II

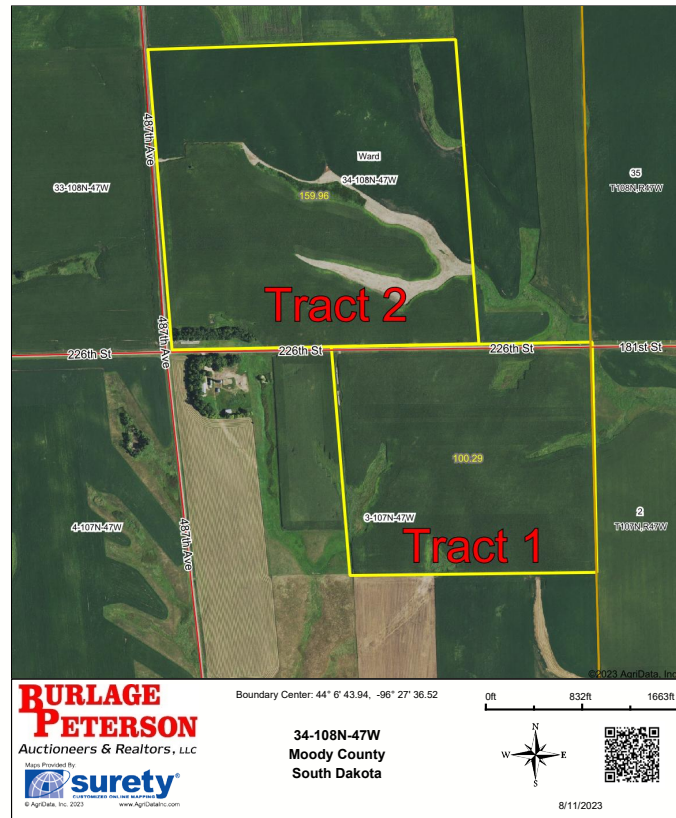


FOR ADDITIONAL INFORMATION & TERMS, VISIT WWW.BURLAGEPETERSON.COM OR WWW.SUTTONAUCTION.COM

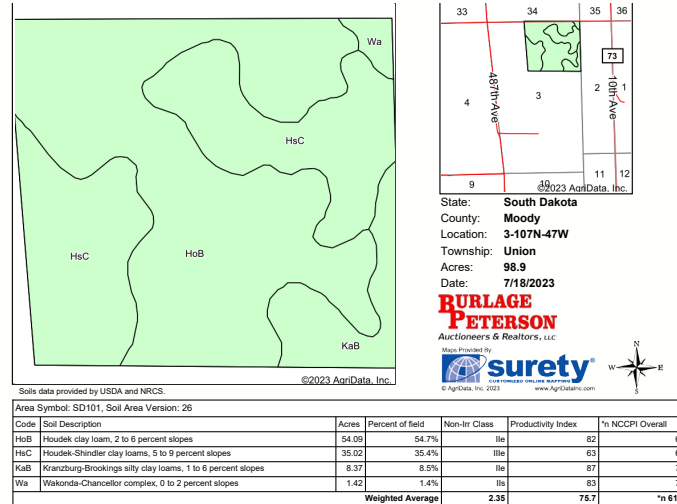
260.70 +/- ACRE LAND AUCTION

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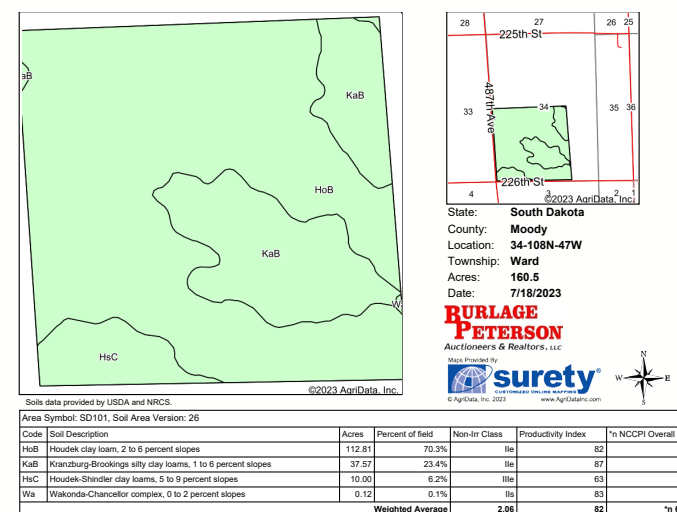
AERIAL MAP TRACT I & II



SOIL MAP TRACT I



SOIL MAP TRACT II



TERMS

10% non-refundable earnest money deposit due day of sale with balance due on or before November 3rd, 2023. Closing fees and title work is split 50/50 between buyer and seller. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary lines and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. The farms are free and clear for possession after the 2023 crop year. The farms are sold subject to easements and restrictions, if any, reservations and/or highways of record, and sold subject to confirmation of owners. Information contained herein, and all statements made herein are believed to be accurate but not guaranteed. Buyers are responsible to conduct their own due diligence for any future uses and practices with the farms. Building site eligibility may be obtainable for each parcel. Any announcements made the day of the sale take precedence over written materials. The auctioneers and brokers represent the seller. Buyer or seller may elect to do a 1031 Exchange. Closing conducted through Shaeffer Law Firm in Flandreau, SD.

For Sale Terms & Add. Info., visit www.burlagepeterson.com or www.suttonauction.com.

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

Burlage Peterson Auctioneers & Realtors, LLC
317 4th St, Brookings, SD
605-692-7102

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Quality Row Crop Land Located in a Prime Area in Moody Co., SD. Two Tracts offering high yielding farms located across the road from one another, offered individually or as a unit.

Live Auction On-Site with Online Bidding Available



We will offer the following farms at public auction located from Flandreau, SD, 5 miles east on 230th St, 4 miles north on 486th Ave., & 1 mile east on 226th St., or from Elkton, SD, 9 miles south on 486th Ave. & 1 mile east on 226th St. The sale will be conducted live on site. Watch for signs on:

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HEIRS OF THE ESTATE FOR BEVERLY DYKSTRA - OWNER
JOHN SHAEFFER, SHAEFFER LAW FIRM - ATTORNEY FOR ESTATE & CLOSING ATTORNEY

BROKERAGE FIRM, AUCTIONEERS & REALTORS
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