

# AUCTION: THURSDAY, OCT. 12, 2023

# SALE TIME: 10:00 AM

## TRACT 1 - 160 +/- ACRES

This very productive land located just northwest of Lake Preston, SD, is made up of predominately Class II (Poinsett-Buse-Waubay complex & Poinsett-Waubay) soils with an overall Agri-Surety Data soil rating of 79.9. According to Kingsbury County FSA office this land has 148.59 cropland acres with a 74-acre corn base with a 134 bu. PLC yield; and a 74-acre soybean base with a 40 bu. PLC yield

**LEGAL DESCRIPTION:** SE ¼ in Sec. 15, T-111-N, R-55-W, Kingsbury Co., SD

## TRACT II - 147.88 +/- ACRES

Located east of De Smet, SD this 147.88 +/- acres is currently being utilized as predominately pasture that has good fences as well as approximately 46 +/- tillable acres with an 83.4 soil rating on those tillable acres according to Surety Agri-Data. Kingsbury County FSA has 102.42 cropland acres with a Agri-Surety Data soil rating of 80.3 on those acres overall. This land has a 36.90-acre wheat base with a 64 bu. PLC yield; a 15.40-acre corn base with a 163 bu. PLC yield; and a 12-acre soybean base with a 37 bu. PLC yield.

**LEGAL DESCRIPTION:** NE ¼ excluding Railroad Right of Way in Sec. 36, T-111-N, R-56-W, Kingsbury Co., SD

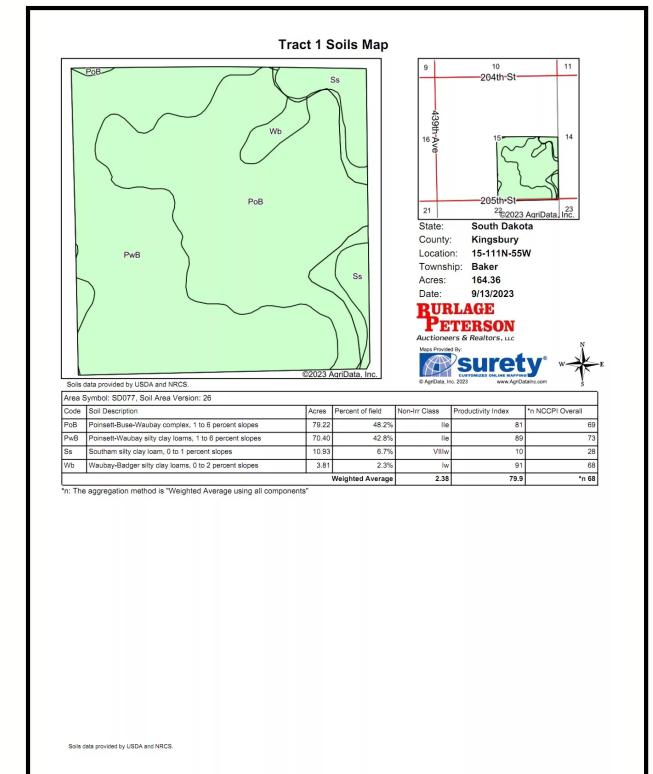
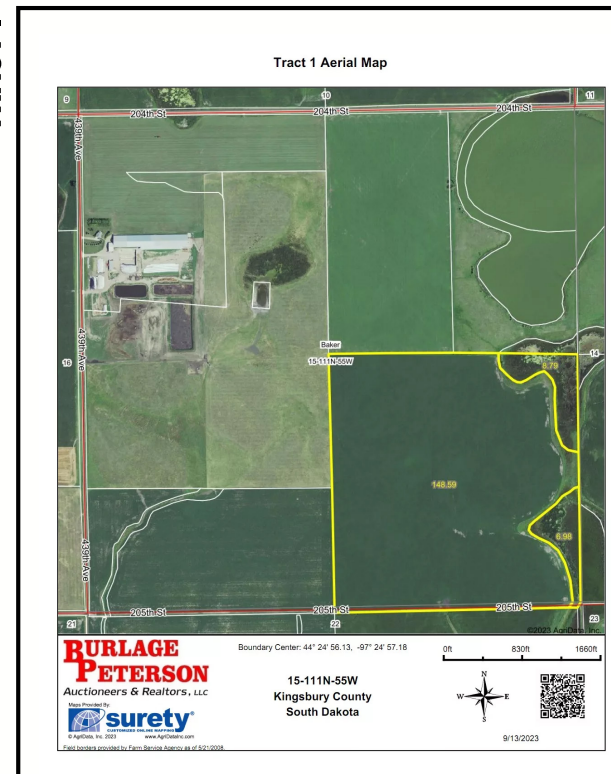
## TRACT III - 54.88 +/- ACRES

This farm is located right on Hwy 14 just east of De Smet, SD and lies southwest of Tract 2. This land currently has some tillable acres as well as some pasture acres. According to Kingsbury County FSA there are approximately 47.28 +/- tillable acres.

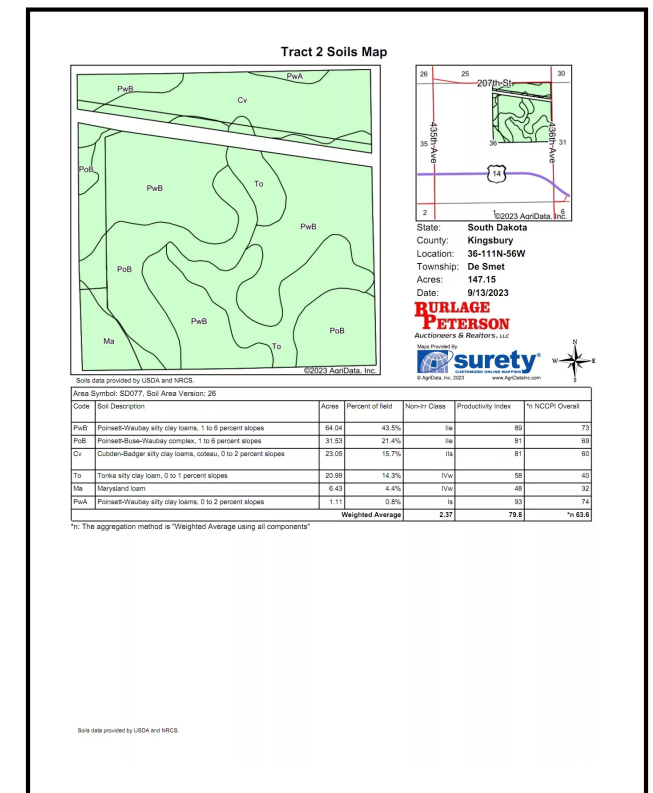
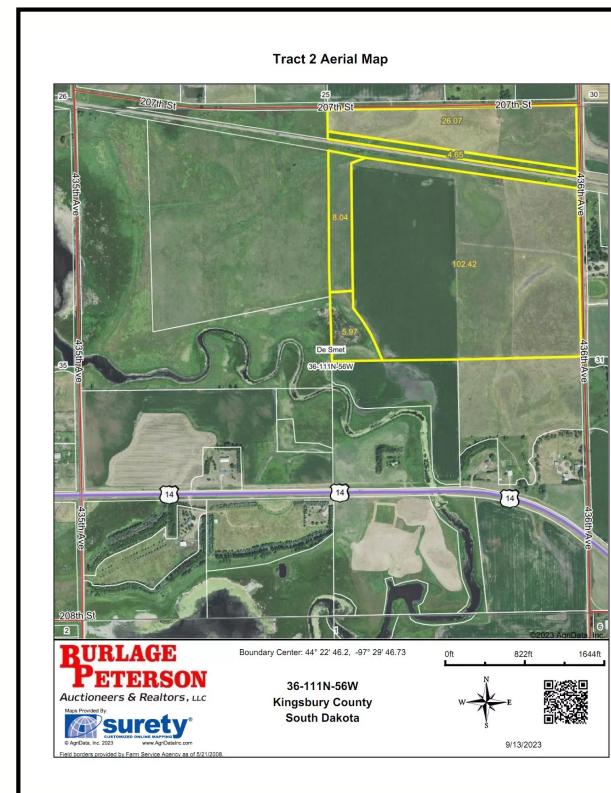
**LEGAL DESCRIPTION:** Parcel 1, in the N ½ of SW ¼, except Lot H2, and except Penney Outlot 1, in Sec. 36, T-111-N, R-55-W, Kingsbury Co., SD



TRACT I



TRACT II

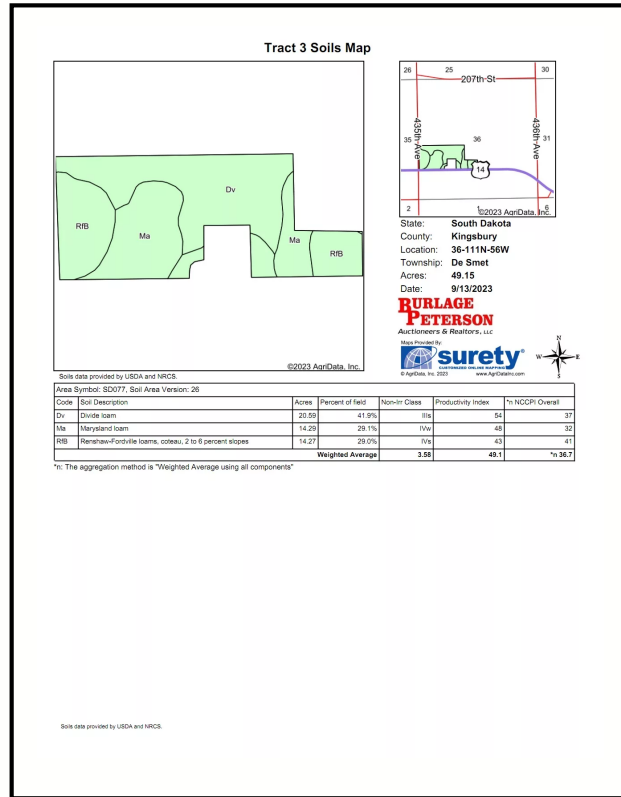
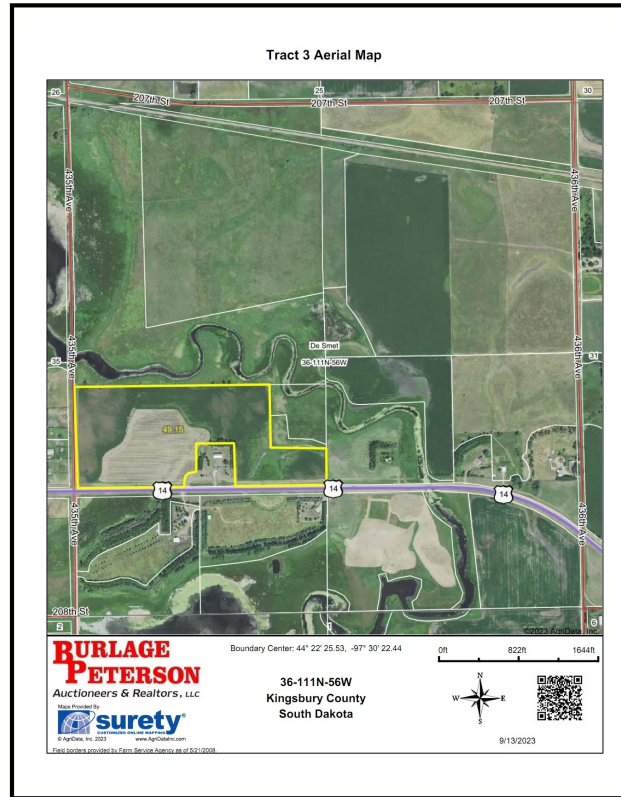


FOR ADDITIONAL INFORMATION & TERMS, VISIT [WWW.BURLAGEPETERSON.COM](http://WWW.BURLAGEPETERSON.COM)

# 362.76 +/- LAND AUCTION

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TRACT III



**TERMS:** 10% non-refundable earnest money deposit due day of sale with balance due at closing on or before November 15, 2023. Title insurance and closing fees split 50/50 between buyer(s) & seller. All tracts are free for possession for the 2024 crop year. The new buyer(s) will be responsible for the 2024 RE taxes. Access for fall fieldwork must be approved by the renter, per existing lease. The sellers and agents do not make any claims for boundary lines and total acres are per Kingsbury County records. Fences are not guaranteed to be accurate boundary line representations. This property is sold subject to easements, contracts, and restrictions, if any, and is sold subject to confirmation of the owner. New buyer(s) are responsible to conduct their own due diligence for future use and practices. Listed cropland acres are per the FSA office and are not guaranteed to be exact. The sellers do not provide any guarantees, warranties or contingencies for parcels, and future access is not the responsibility of the seller. The information provided is believed accurate but not guaranteed, statements

## BAKER 'N' & DE SMET 'N' TWP. KINGSBURY CO., SD LAND



We will offer at public auction the following described real estate at public auction. The auction will be held at Tract 2, with live on-site bidding and on-line bidding available, located from De Smet, SD (corner of Hwy 14 and Hwy 25), 3 1/2 miles east on Hwy 14, then 1/2 mile north on 436th Ave. Watch for auction signs on:

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**AUCTION TO BE CONDUCTED LIVE ON SITE WITH ONLINE BIDDING AVAILABLE**

**LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS**

**RONALD PENNEY, JEFFERY PENNEY & MARY ANN BRANDMEYER - OWNERS**

**AUCTIONEERS' NOTES:** Here is a nice opportunity to purchase up to 362.76+/- acres of Baker 'N' & De Smet 'N' Townships, Kingsbury County, SD land. These tracts of land are in a very good agricultural area near De Smet, SD & Lake Preston, SD with Tract 3 bordering Highway 14. This offering of multiple tracts features a good opportunity for someone looking for some additional tillable acres and/or some pasture. This sale will be conducted live on-site at Tract 2 with online bidding available. Don't miss this auction and excellent opportunity! Aerial, Soil & Plat Maps, FSA-156EZ (PLC Yield) for all farms are available through our website or office. All Tracts are free and clear for the 2024 crop year.

**LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS**  
Burlage Peterson Auctioneers & Realtors, LLC  
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**BURLAGE PETERSON**  
Auctioneers & Realtors, LLC.