

# LAND FOR SALE

**BURLAGE  
PETERSON**  
Auctioneers & Realtors, LLC.

1,176.24 +/- Adjoining Acres

Richland Twp., Brookings County & Drammen Twp., Lincoln County

Featuring Strong Class I & II Soils. 85 Soil Productivity Rating Average

Predominantly Comprised of Strong Kranzburg-Brookings Silty Clay Loam

It is our pleasure to privately bring to market this unique opportunity to purchase 1,176.24 +/- acres that lays together and is nearly all adjoining. This offering includes 224.40 +/- Brookings Co., SD acres and 951.84 +/- Lincoln Co., MN acres. The land is predominantly tillable with approximately 993.51 cropland acres. The cropland acres have strong soil ratings with the principal balance of the land comprised of high yielding Kranzburg-Brookings Silty Clay Loam. The weighted soil rating average of the cropland acres is 85, per Surety AgriData. There also is also a 1 +/- acre grain bin site with 3 newer Sukup bins, and 80 +/- acres that could be utilized for grazing.

*Don't miss this tremendous offering of high quality and strong yielding land!*

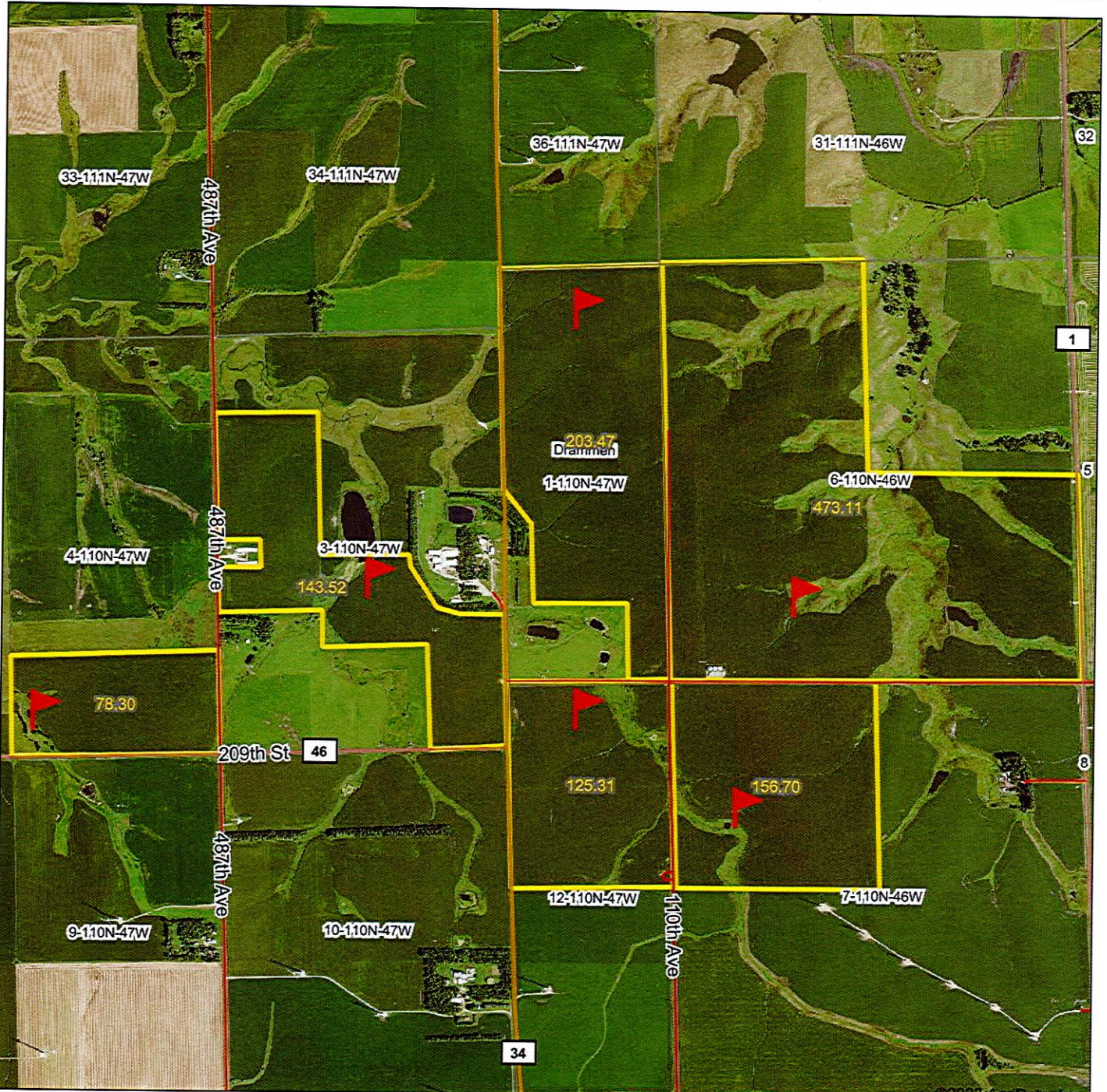








# Aerial Map



**BURLAGE  
PETERSON**

Auctioneers & Realtors, LLC

Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Map Center: 44° 21' 41.26, -96° 27' 0.41

0ft 1976ft 3952ft

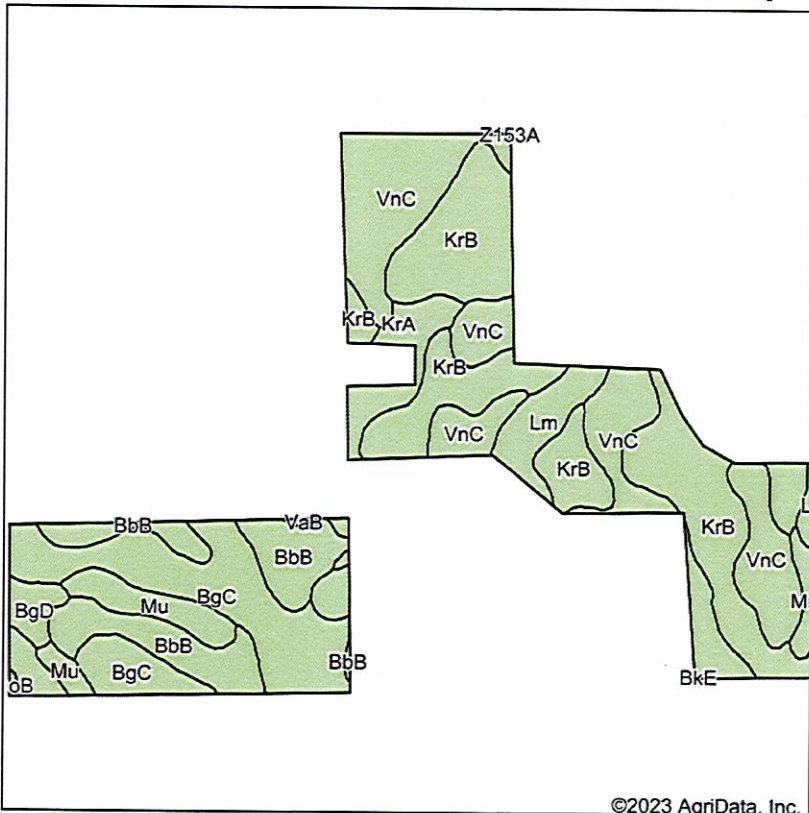
1-110N-47W  
Lincoln County  
Minnesota



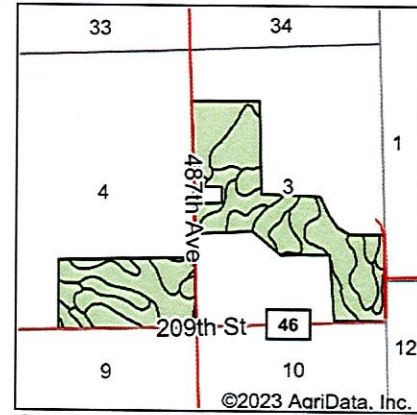
5/30/2023



# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Brookings**  
 Location: **3-110N-47W**  
 Township: **Richland**  
 Acres: **224.01**  
 Date: **5/30/2023**

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Maps Provided By:

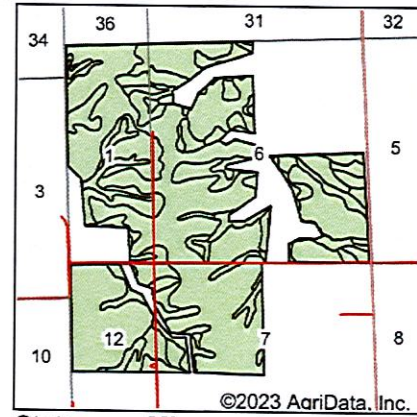
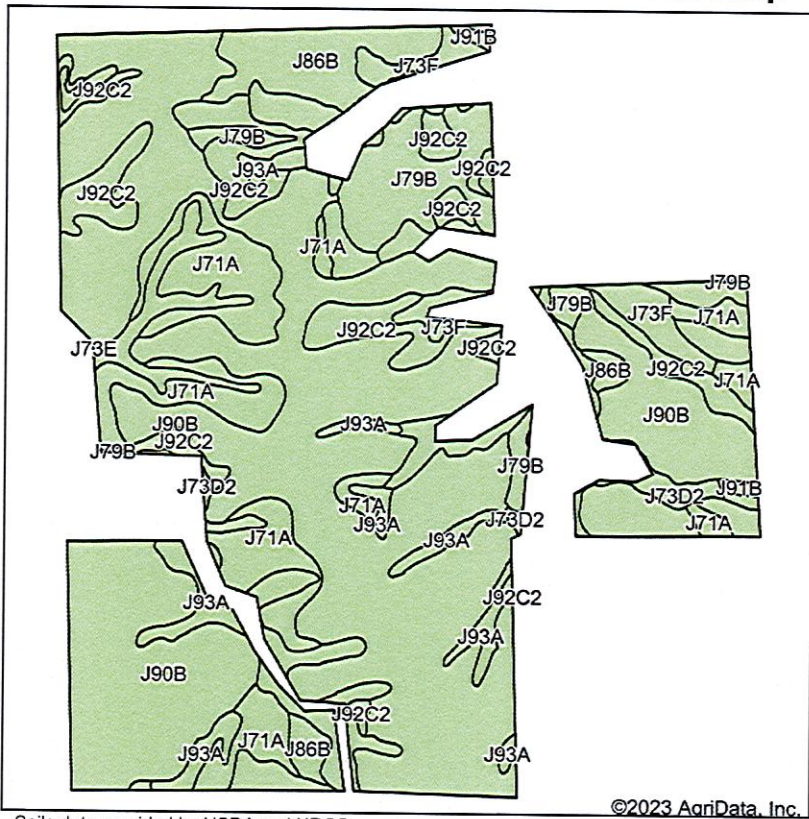


| Area Symbol: SD011, Soil Area Version: 30 |   |       |                  |               |                    |                  |
|---|---|-------|------------------|---------------|--------------------|------------------|
| Code                                      | Soil Description  | Acres | Percent of field | Non-Irr Class | Productivity Index | *n NCCPI Overall |
| KrB                                       | Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes | 66.47 | 29.7%            | Ile           | 87                 | 70               |
| VnC                                       | Vienna-Buse complex, 6 to 9 percent slopes                  | 58.31 | 26.0%            | IIIe          | 65                 | 57               |
| BgC                                       | Buse-Barnes loams, 6 to 9 percent slopes                    | 39.61 | 17.7%            | IVe           | 58                 | 52               |
| BbB                                       | Barnes clay loam, 2 to 6 percent slopes                     | 25.06 | 11.2%            | Ile           | 82                 | 54               |
| Mu  | McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes    | 12.00 | 5.4%             | IIIs          | 80                 | 54               |
| KrA                                       | Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes | 8.27  | 3.7%             | Is            | 93                 | 71               |
| Lm  | Lamoure-Rauville silty clay loams, channeled                | 8.14  | 3.6%             | VIw           | 31                 | 16               |
| BgD                                       | Buse-Barnes loams, 9 to 20 percent slopes                   | 3.71  | 1.7%             | Ve            | 34                 | 47               |
| Lk  | Lamoure silty clay loam, 0 to 1 percent slopes              | 1.81  | 0.8%             | IIIw          | 66                 | 53               |
| VaB                                       | Venagro-Svea loams, 1 to 6 percent slopes                   | 0.33  | 0.1%             | Ile           | 84                 | 55               |
| DoB                                       | Doland loam, 2 to 6 percent slopes                          | 0.30  | 0.1%             | Ile           | 82                 | 61               |
| <b>Weighted Average</b>                   |   |       |                  | <b>2.83</b>   | <b>72.3</b>        | <b>*n 58.3</b>   |

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

Soils data provided by USDA and NRCS.

# Soils Map



State: **Minnesota**  
 County: **Lincoln**  
 Location: **1-110N-47W**  
 Township: **Drammen**  
 Acres: **858.96**  
 Date: **5/30/2023**

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 Auctioneers & Realtors, LLC

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 21

| Code                    | Soil Description   | Acres  | Percent of field | Non-Irr Class | Productivity Index | *n NCCPI Overall |
|-------------------------|--|--------|------------------|---------------|--------------------|------------------|
| J90B                    | Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes                      | 491.26 | 57.2%            | Ile           | 93                 | 69               |
| J71A                    | Brookings silty clay loam, 0 to 2 percent slopes                                 | 91.78  | 10.7%            | Iw            | 98                 | 77               |
| J93A                    | Hidewood-Badger complex, 0 to 2 percent slopes                                   | 72.05  | 8.4%             | IIw           | 92                 | 69               |
| J92C2                   | Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded                   | 66.00  | 7.7%             | IIIe          | 76                 | 54               |
| J73F                    | Buse clay loam, 25 to 40 percent slopes  | 45.62  | 5.3%             | VIIe          | 24                 | 21               |
| J79B                    | Vienna-Brookings complex, 1 to 6 percent slopes                                  | 44.41  | 5.2%             | Ile           | 94                 | 68               |
| J86B                    | Vienna silty clay loam, 3 to 6 percent slopes                                    | 38.32  | 4.5%             | Ile           | 90                 | 63               |
| J73D2                   | Buse clay loam, 12 to 18 percent slopes, moderately eroded                       | 6.63   | 0.8%             | IVe           | 63                 | 48               |
| J91B                    | Darnen loam, stratified substratum, 2 to 6 percent slopes                        | 2.50   | 0.3%             | Ile           | 97                 | 70               |
| J80A                    | Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded | 0.39   | 0.0%             | Vw            | 20                 | 17               |
| <b>Weighted Average</b> |  |        |                  | <b>2.25</b>   | <b>88.1</b>        | <b>*n 65.7</b>   |

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

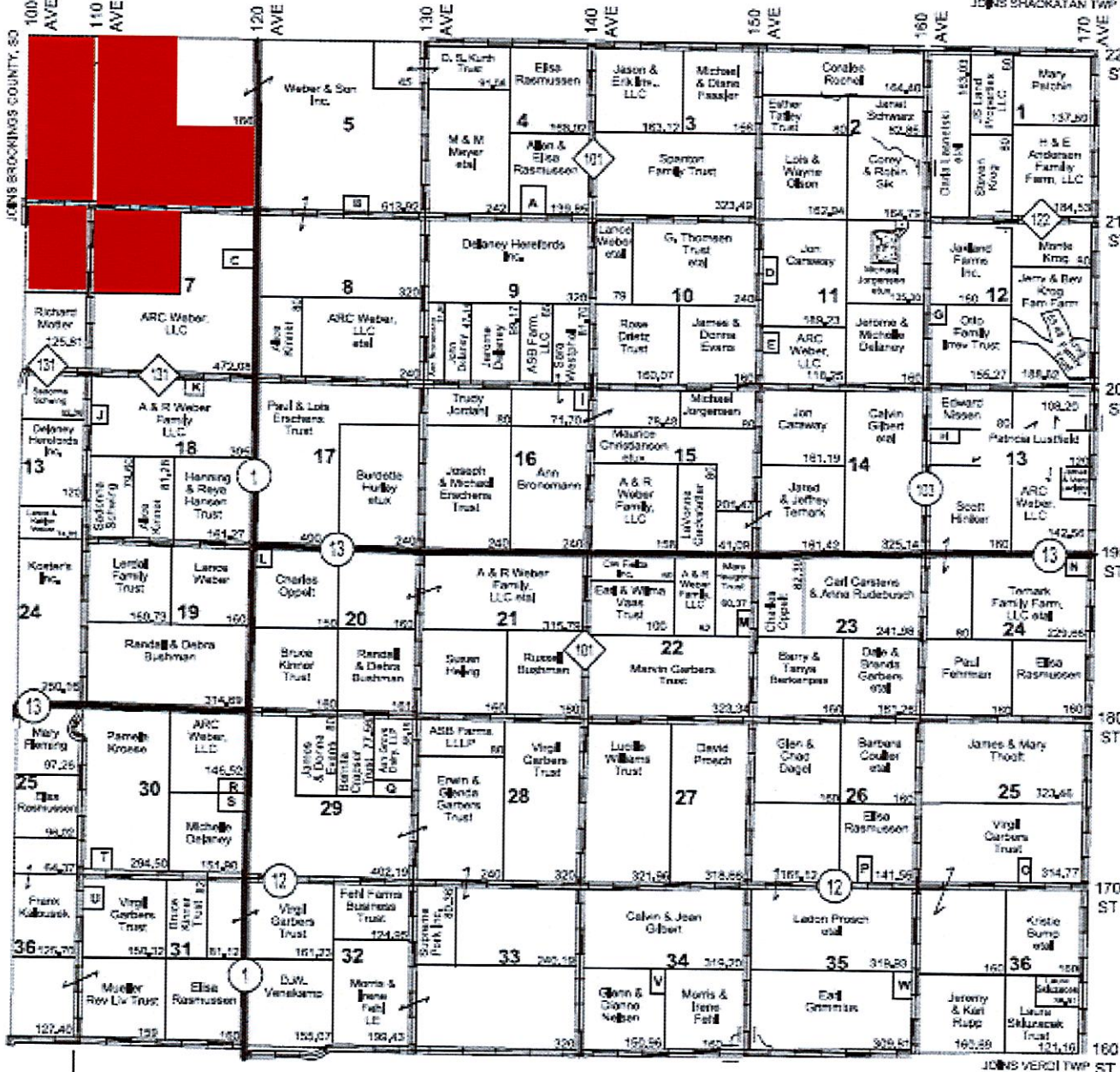
Soils data provided by USDA and NRCS.





T 110 N

R 47 & 46 W



# DRAAMIEN TWP

LAND OWNER



MINNESOTA  
LINCOLN



United States Department of Agriculture  
Farm Service Agency

FARM : 5792

Prepared : 6/7/23 2:05 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 5 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : HAGERT FARMS INC  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane            | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 1,157.38           | 993.51             | 993.51                 | 0.00           | 0.00 | 0.00 | 0.00 | 0.0                  | Active      | 6                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | CRP  | MPL  | DCP Ag.Rel. Activity | SOD         |                  |
| 0.00               | 0.00               | 993.51                 | 0.00           |      | 0.00 | 0.00 | 0.00                 | 0.00        |                  |

Crop Election Choice

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |





Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 143.26 acres



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United States Department of Agriculture

# Lincoln County, Minnesota

## Farm 5792

## Tract 5390

### 2023 Program Year

Map Created April 04, 2023



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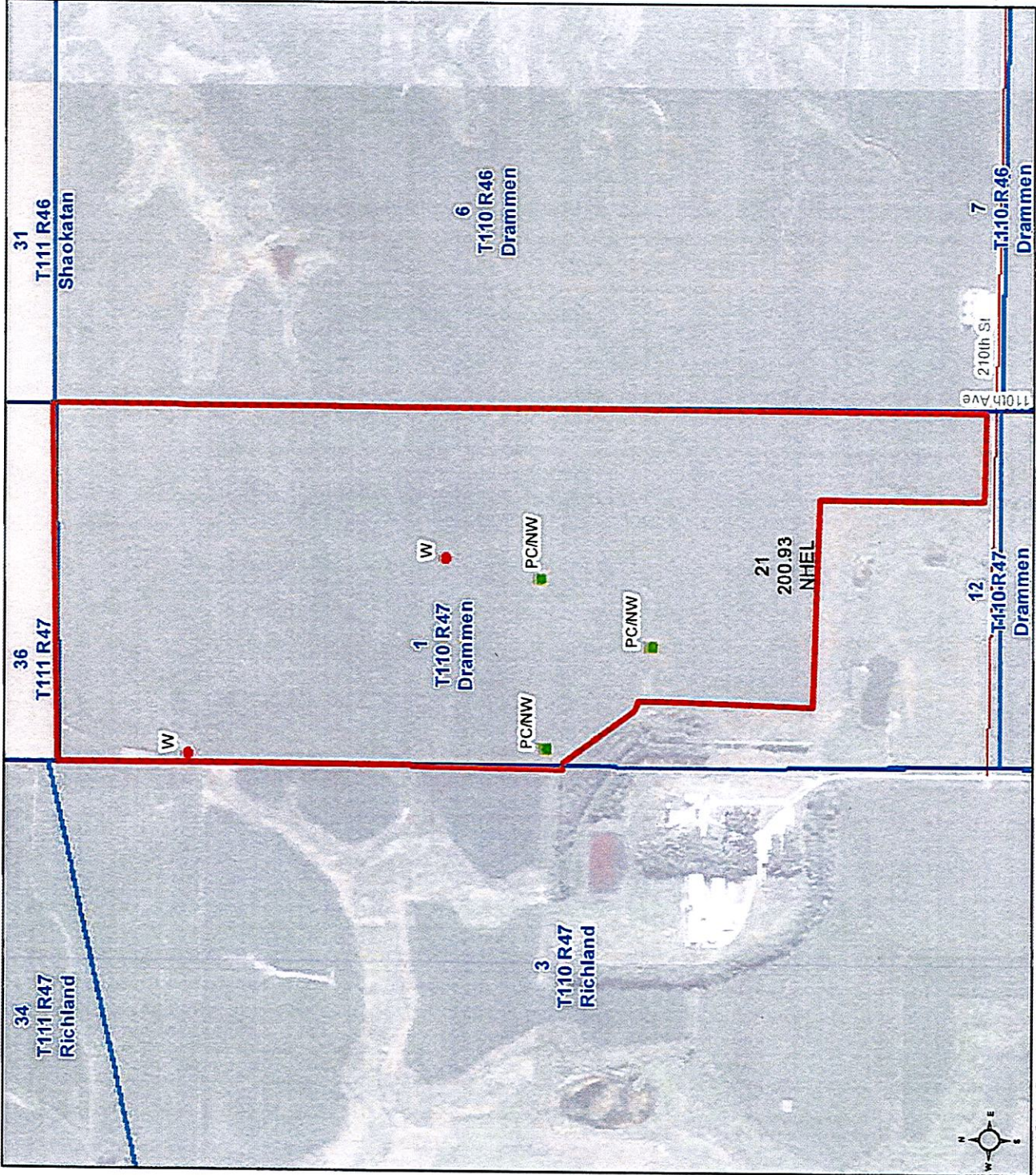
### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
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Tract Cropland Total: 200.93 acres



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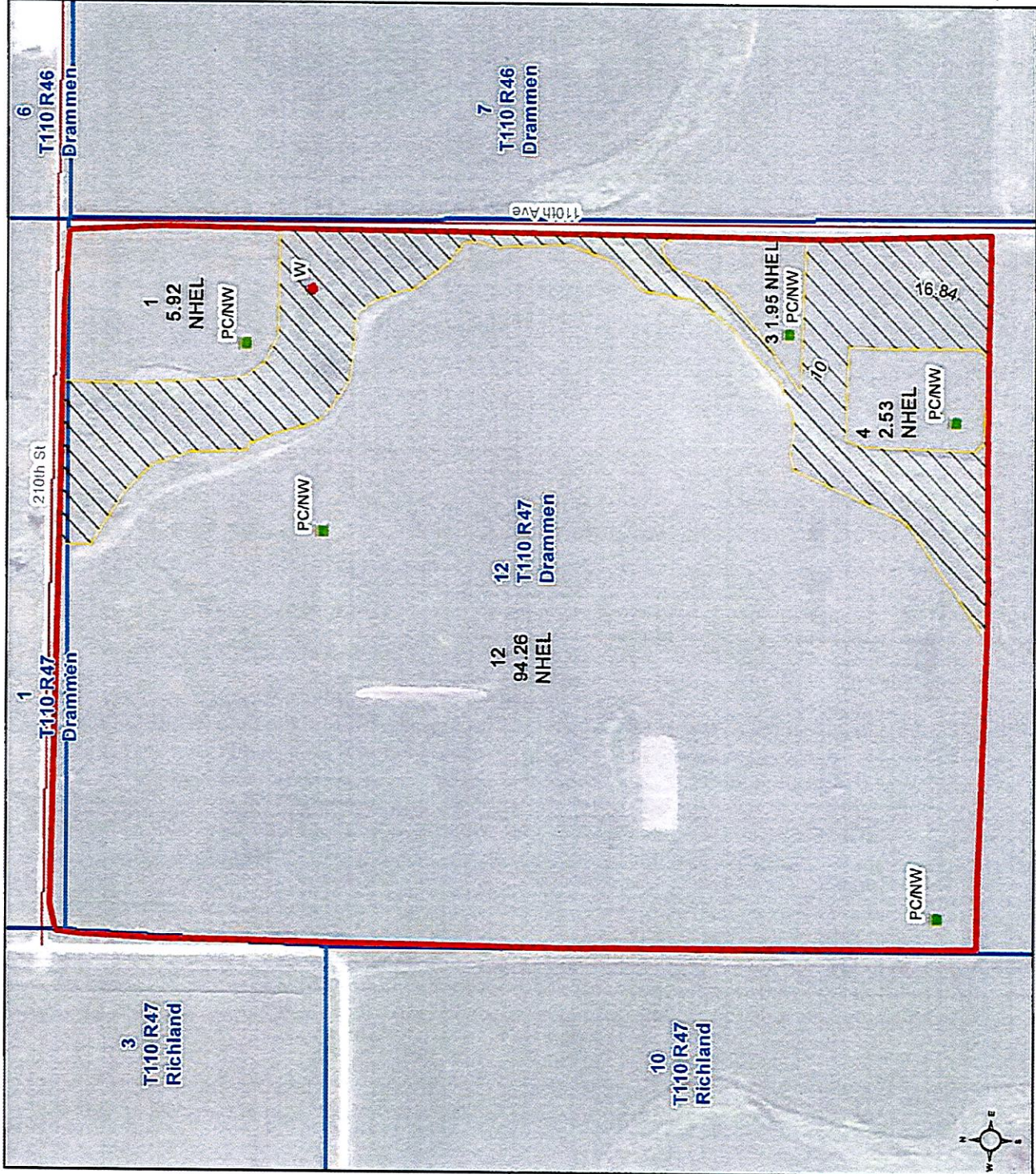
**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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Tract Cropland Total: 104.66 acres



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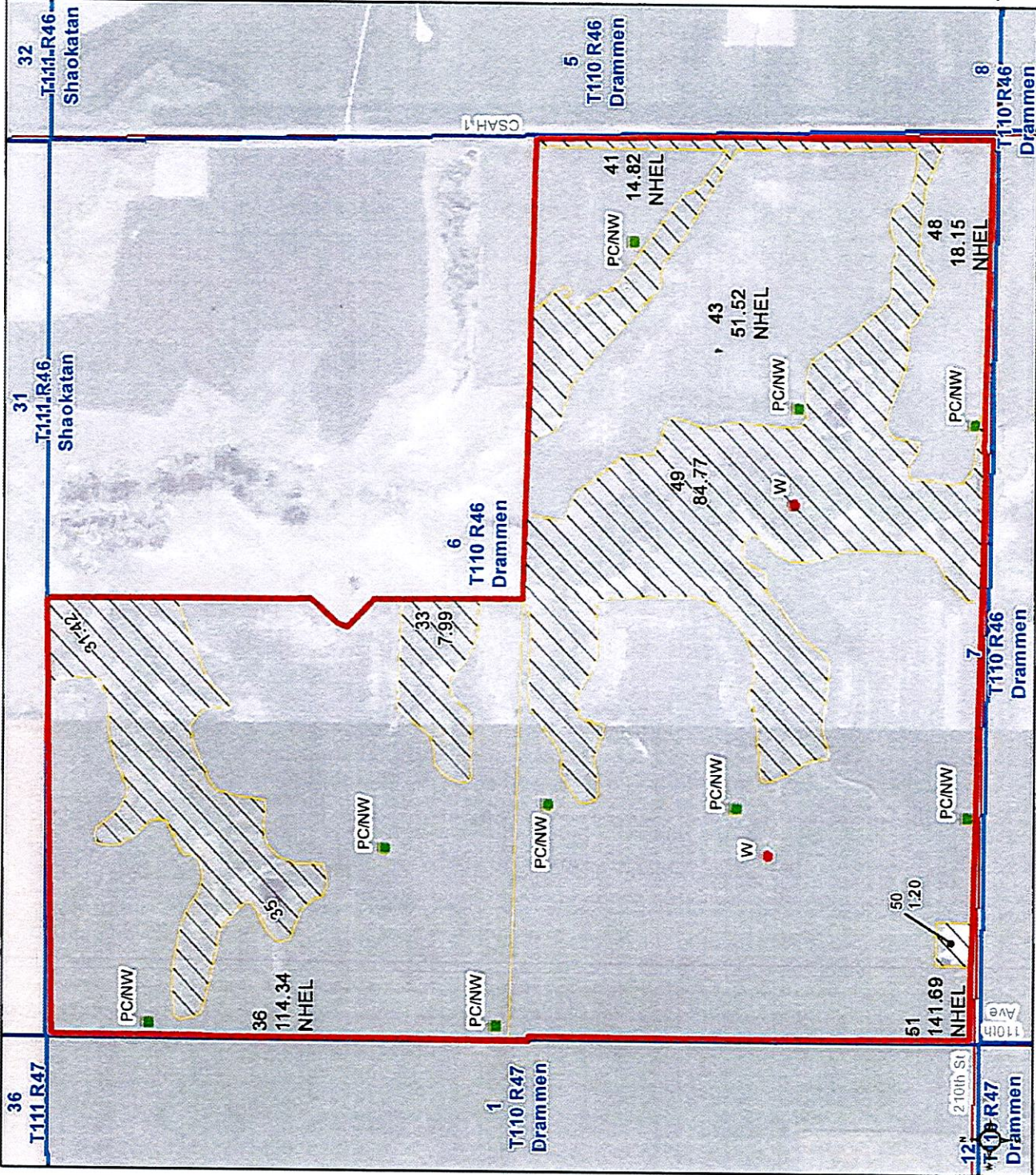
**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
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Tract Cropland Total: 340.52 acres



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Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

**Common Land Unit**

Non-Cropland

Cropland

Tract Boundary

**Wetland Determination Identifiers**

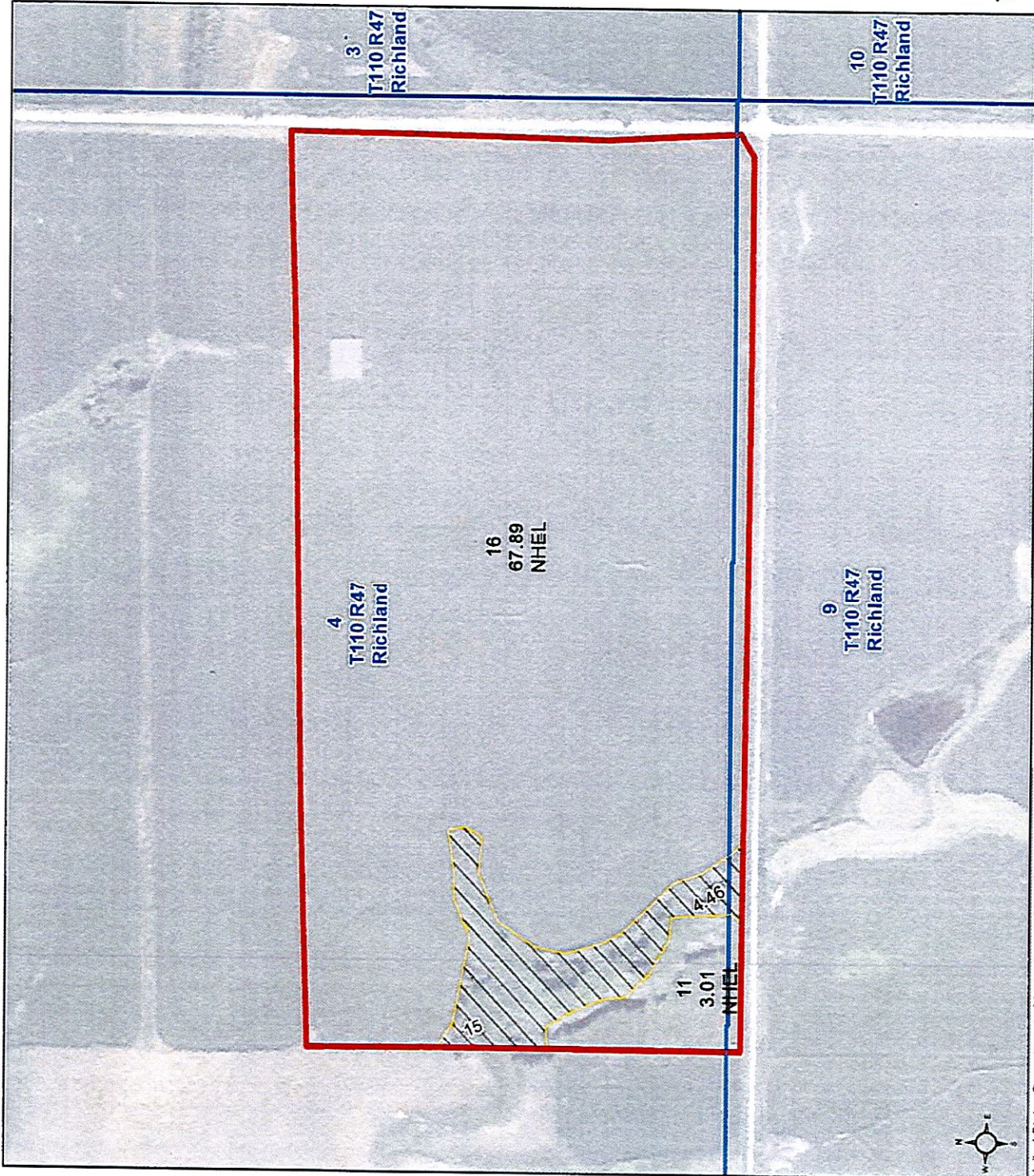
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 70.90 acres



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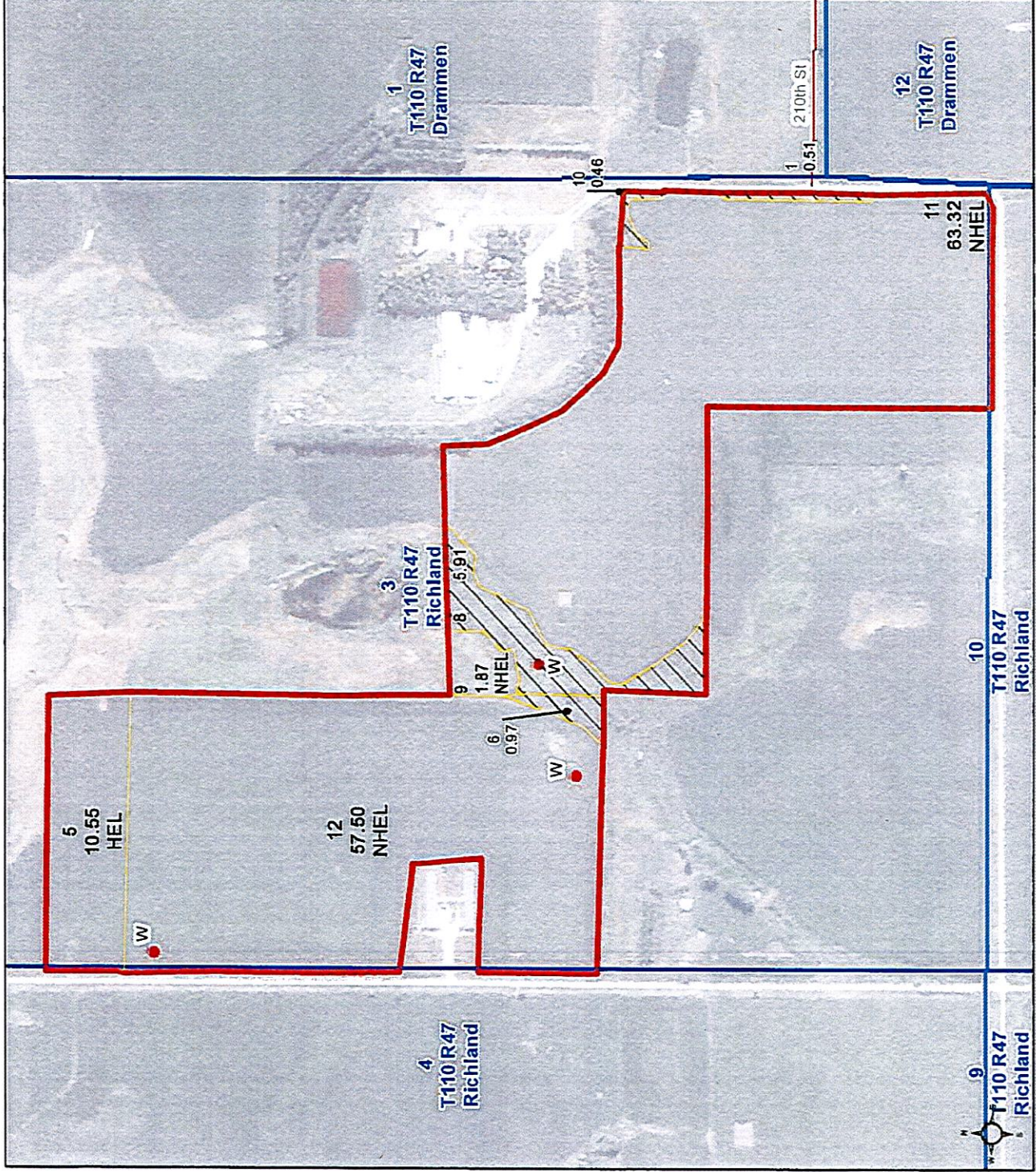


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 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**  
 // Non-Cropland  
 Cropland  
 Tract Boundary

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▲ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions

Tract Cropland Total: 133.24 acres



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