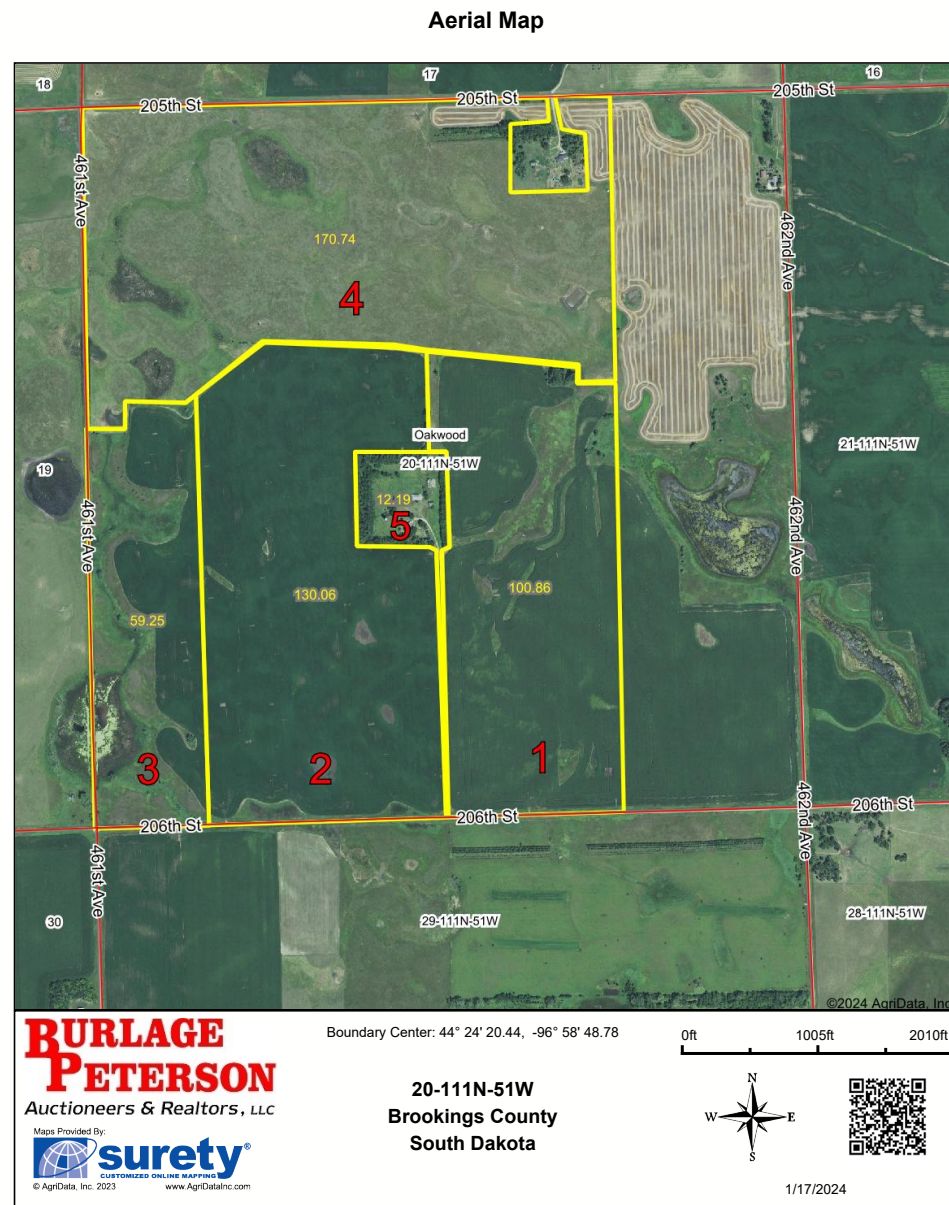


474 +/- ACRE LAND AUCTION

474 +/- ACRE LAND AUCTION

AUCTIONEERS' NOTE:

Here is an outstanding land offering, providing the opportunity to purchase up to 474 +/- adjoining acres of highly productive, Brookings Co. Land. The land and acreage site are all adjoining will be offered individually in 5 tracts, featuring two strong row crop farms, a large pasture farm, a CRP & Rec farm, and an established acreage. The sale will be held live, onsite with online bidding available during the sale. The new buyers will receive full possession at closing for this crop year! No buyer's premium. Contact the auctioneers & brokerage firm and don't miss this sale!



ACREAGE OPEN HOUSE:

THURSDAY, FEBRUARY 15TH 4:30 - 6:00 P.M.

LAND BROKERS & AUCTIONEER FIRM

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

office@burlagepeterson.com www.burlagepeterson.com

HIGH PRODUCING OAKWOOD TWP., BROOKINGS CO. SD LAND
All Adjoining, Strong Row Crop Tracts, Pasture Tract, CRP Tract, & Acreage!



LIVE ONSITE & ONLINE BIDDING AVAILABLE THE DAY OF THE SALE



As we have decided to sell the following land, we will offer this outstanding opportunity at public auction. From Volga, SD 5 miles north on 464th Ave., & 2 ¼ miles west on 206th St. Or from Bruce Intersection on Hwy. 30, 4 miles west, then 2 miles south on 462nd Ave. & ¼ mile west on 206th St. Watch for signs on:

THURSDAY, MARCH 7
SALE TIME: 10:00 AM

FRANCES F. OLSON ESTATE - OWNER

Burlage Peterson Auctioneers & Realtors, LLC
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS
317 4th St., Brookings, SD or 605-692-7102
office@burlagepeterson.com - www.burlagepeterson.com

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

AUCTION: THURSDAY, MARCH 7TH, 2024

SALE TIME: 10:00 AM

TRACT 1 - 100 +/- ACRES

Tillable This strong inside corn & soybean farm offers 89.91 cropland acres, per the FSA office, w/ approx. 85 +/- acres currently under cultivation. The farm has a corn PLC yield of 148 and a soybean PLC yield of 43. The farm is predominantly comprised of Class II soils featuring Poinsett-Buse-Waubay Complex with a soil rating of 77.5. The farm joins tracts 2, 4 & 5.

DESCRIPTION

100 +/- Acres in the E 1/2 of Sec 20, T-111-N, R-51-W, Oakwood Twp., Brookings Co., SD

Soils Map

State: South Dakota
 County: Brookings
 Location: 20-111N-51W
 Township: Oakwood
 Acres: 87.88
 Date: 1/17/2024

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

Maps Provided By: **surety**
 © AgData, Inc. 2023

Code	Soil Description	Acres	Percent of field	Non-In Class	Productivity Index	ⁿ NCCPI Overall
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	71.56	81.4%	IIIe	81	68
Ba	Badger silty clay loam, 0 to 1 percent slopes	6.94	7.9%	IIIw	80	45
BgC	Buse-Barnes loams, 6 to 9 percent slopes	6.19	7.0%	IVe	58	62
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	2.81	3.2%	VIe	28	34
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	0.32	0.4%	IIIe	69	66
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	0.06	0.1%	VIs	21	34
Weighted Average					77.5	ⁿ 64.6

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



TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before April 19th, 2024. Title insurance and closing fees split 50/50 between buyer & seller. All parcels are free for possession for the 2024 crop year. The acreage will have possession at closing. The new buyers will be responsible for the 2024 RE taxes. A plat or survey will be provided for the parcels, with the cost split 50/50 between the buyers and sellers. The total acres will be dependent upon the plat, with the purchase price for bare land tracts reflecting the total acres. The sellers and agents do not make any claims for boundary lines or total acres. Fences are not guaranteed to be accurate boundary line representations. Any new fencing will be the responsibility of the new buyers. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of the owners. A US Fish & Wildlife easement for wetlands is attached to all bare land. New buyers 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 buyer for Tract 3 will receive the CRP payments beginning in 2024 and will also be responsible for required CRP midterm maintenance in 2024. The sellers do not provide any guarantees, warranties or contingencies for parcels. Information provided is believed accurate but not guaranteed, statements made day of sale take precedence over previous written material. Appliances are included with the acreage. Items remaining at the property at the time of closing will be transferred to the buyer in as is, where is condition. Information contained herein and all statements made herein are believed to be accurate but not guaranteed. Auctioneers & Brokerage firm represents the sellers in this transaction.



For additional information, go to our website www.burlagepeterson.com or contact Auctioneers at 605-692-7102.

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

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

AUCTION: THURSDAY, MARCH 7TH, 2024

SALE TIME: 10:00 AM

TRACT 5 - 12 +/- ACRE ACREAGE

This 12 +/- acre acreage features a ranch style home, ample room and scenic views. The ranch home was built in 1974 and has 1,196 square feet with 3 beds and 1 bath on the main floor. The home has an additional 1,196 sq. ft. in the basement that is unfinished and offers additional usable space and potential bedrooms as there are existing egress windows. The house also has an attached garage, central air, rural water, and will include all appliances. Accompanying the house is a 36x152 pole shed/barn that provides over 5,400 sq. ft. of usable space. The building was used for storage, animal housing and milking cows. This property has many mature trees for shelter and a long driveway that provides great views and privacy for country living enthusiasts!

DESCRIPTION

46148 206th St., Bruce SD 57220



TRACT 2 - 130 +/- ACRES TILLABLE

This nearly all tillable corn and soybean farm has approximately 127 +/- cropland acres, and primarily features Poinsett-Buse-Waubay Complex Soils, ideal for row crops. The farm has a soil rating of 72.1, and also has a gentle laying topography. The farm has a corn PLC yield of 148 and a soybean PLC yield of 43. This inside tract is adjoining to tracts 1, 3, 4 & 5.

DESCRIPTION

130 +/- acres in the W 1/2 of Sec. 20, T-111-N, R-51-W, Oakwood Twp., Brookings Co., SD

Soils Map

State: **South Dakota**
 County: **Brookings**
 Location: **20-111N-51W**
 Township: **Oakwood**
 Acres: **125.52**
 Date: **1/17/2024**

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

Maps Provided by **surety**
© 2024 AgriData, Inc.

Area Symbol: SD011, Soil Area Version: 31						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	ⁿ NCCPI Overall
PbB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	68.74	54.8%	Ile	81	68
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	37.56	29.9%	Ile	69	66
BpD	Buse-Poinsett complex, 9 to 15 percent slopes	16.89	13.5%	Ve	49	52
Pa	Parnell silty clay loam, 0 to 1 percent slopes	1.23	1.0%	Vw	32	13
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	1.10	0.9%	Vts	21	34
Weighted Average					72.1	ⁿ 64.4

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



For additional information, go to our website www.burlagepeterson.com or contact Auctioneers at 605-692-7102.

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

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

AUCTION: THURSDAY, MARCH 7TH, 2024

SALE TIME: 10:00 AM

TRACT 3 - 60 +/- ACRES CRP & TILLABLE

This tract offers a unique opportunity for a parcel that includes tillable acres, CRP acres, and also meets the size criteria for an eligible building site. The farm currently has 27 +/- tillable acres and 21 acres enrolled into CRP through 2027 with an annual payment of \$4,311.00 that the buyer will receive this year. The farm joins tracts 2 & 4 and makes for an outstanding row crop & rec farm & potential buildable site.

DESCRIPTION

60 +/- acres in the W 1/2 of Sec. 20, T-111-N, R-51-W, Oakwood Twp., Brookings Co., SD

Soils Map

State: **South Dakota**
 County: **Brookings**
 Location: **20-111N-51W**
 Township: **Oakwood**
 Acres: **48.46**
 Date: **1/29/2024**

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

Map Provided By: **surety**
© 2024 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
BpD	Buse-Poinsett complex, 9 to 15 percent slopes	25.59	52.8%	Ve	49	52
PbC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	14.96	30.9%	Ille	69	66
Pa	Parnell silt clay loam, 0 to 1 percent slopes	6.66	13.7%	Vw	32	13
BgD	Buse-Barnes loams, 9 to 20 percent slopes	1.17	2.4%	Ve	34	47
So	Southam silt clay loam, 0 to 1 percent slopes	0.08	0.2%	Vllw	10	14
Weighted Average					4.39	*n 50.8

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



TRACT 4 - 172 +/- ACRES PASTURE

This strong pasture parcel includes approximately 160 +/- fenced in acres with a natural water source and two dug outs. The parcel also includes approximately 7.79 cropland acres in the NE corner. The pasture has a gentle laying topography and good access on the north side. The electric fence is included with the property, and this pasture tract is adjoining to tracts 1, 2 & 3.

DESCRIPTION

172 +/- acres in the N 1/2 of Sec. 20, T-111-N, R-51-W, Oakwood Twp., Brookings Co., SD



For additional information, go to our website www.burlagepeterson.com or contact Auctioneers at 605-692-7102.

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

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