

AUCTION: THURSDAY, OCT. 3, 2024

SALE TIME: 10:00 AM

AUCTIONEERS' NOTE: This auction presents the opportunity to purchase a choice & virtually all tillable Afton Twp., Brookings County, SD Land. This farm has superb class I soils as well as irrigation! This land is situated NW of Brookings, SD in a prominent agricultural area in Brookings County, SD and located just miles straight north of Valero Ethanol Plant in Aurora, SD. The auction will be held live on-site at the land with online bidding available day of the sale.

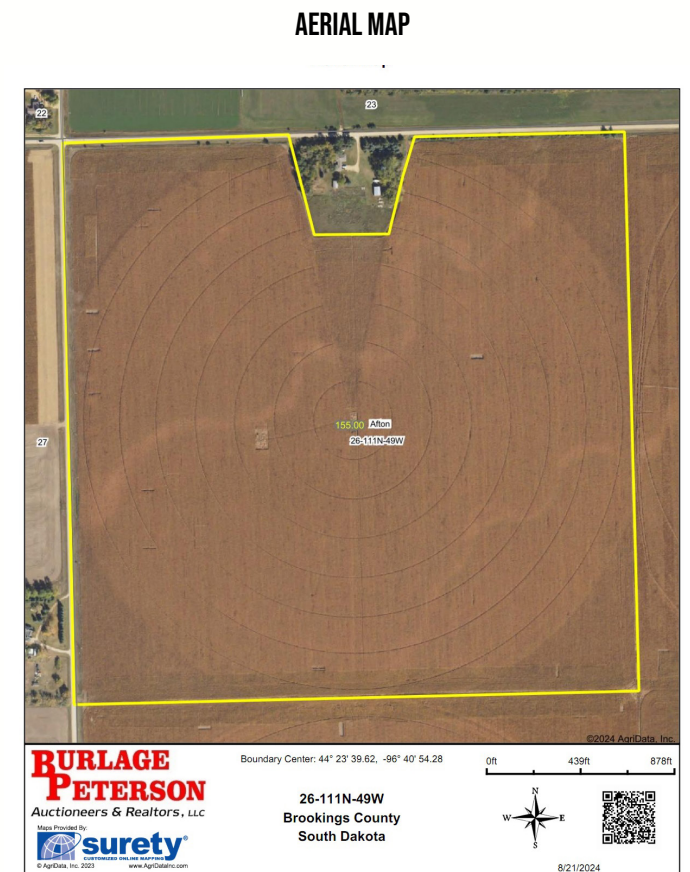
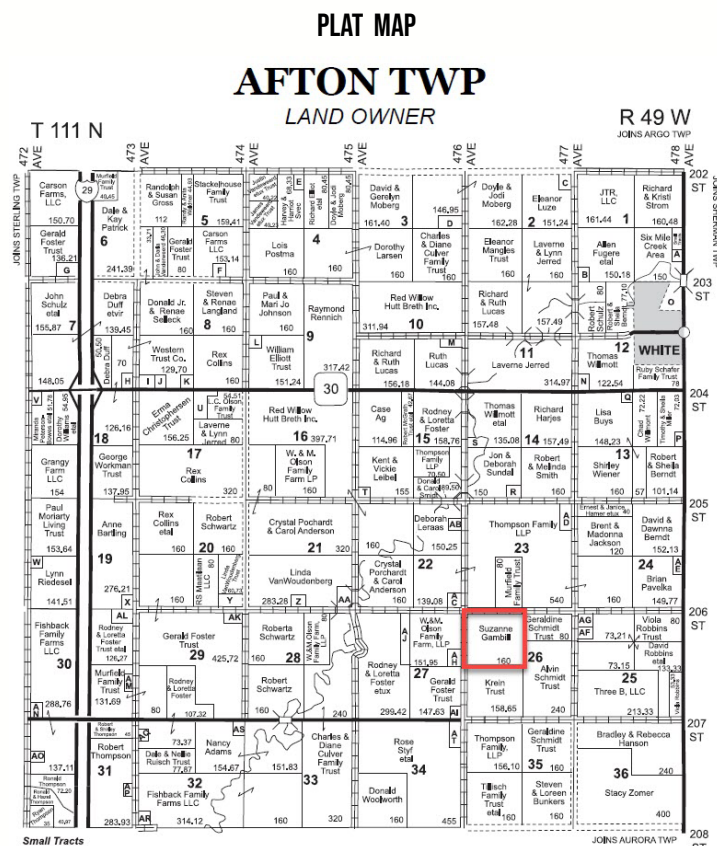
This property consists of an extremely choice & nearly 100% tillable parcel of land with productive soils, good access, and excellent eye appeal situated in Brookings County, SD. According to a recent survey of the property, this farm consists of a total of 155.02+/- acres. According to FSA information this property has approximately 150.59+/- acres of cropland. Surety Agri Data, Inc. indicates this land has a strong soil productivity rating of 87.8 with nearly 100% of the soils to be Class I soil types consisting of Barnes Clay Loam & Svea Loam soils. This farm has a 7 tower Valley center pivot. This parcel would make an excellent addition to any area row-crop farming operation or to add to your investment portfolio!

DESCRIPTION: NW ¼ Exc. Lot 1 Thompson Addn. Sec. 26, T-111-N, R-49-W, Afton Twp., Brookings Co., SD

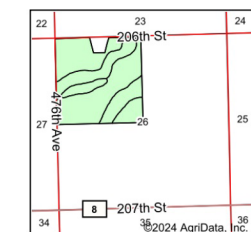
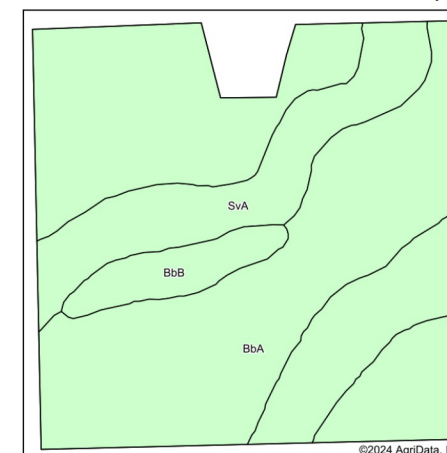
Drone video, maps and any additional information and terms please visit www.burlagepeterson.com or contact Auctioneers.

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

TERMS: 10% non-refundable earnest money deposit due the day of sale with balance due on or before November 14th, 2024. Title insurance and closing fees split 50/50 between buyer & seller. The sellers will pay the 2024 real estate taxes due and payable in 2025 with the new buyer(s) to pay the 2025 real estate taxes due in 2026 and beyond. Sellers do not guarantee that existing fences lie on the true boundaries, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. The total acres, cropland acres, yields and bases are per Brookings Co., and the FSA office. This land is rented for the 2024 crop year with the new buyer(s) to receive possession after the lease expires. The new buyer(s) is responsible for conducting their own due diligence for any future uses and practices with the property. The land is sold subject to easements, contracts, and restrictions, if any, and is sold subject to confirmation of the owners on the day of the sale. The information contained herein, and all statements and descriptions made are believed to be accurate but not guaranteed. Buyers or sellers may conduct a 1031 exchange. The auctioneers represent the seller in this transaction.



SOIL MAP



State: South Dakota
 County: Brookings
 Location: 26-111N-49W
 Township: Afton
 Acres: 155
 Date: 8/21/2024

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

surety
 AgriData, Inc. 2023

Soils data provided by USDA and NRCS

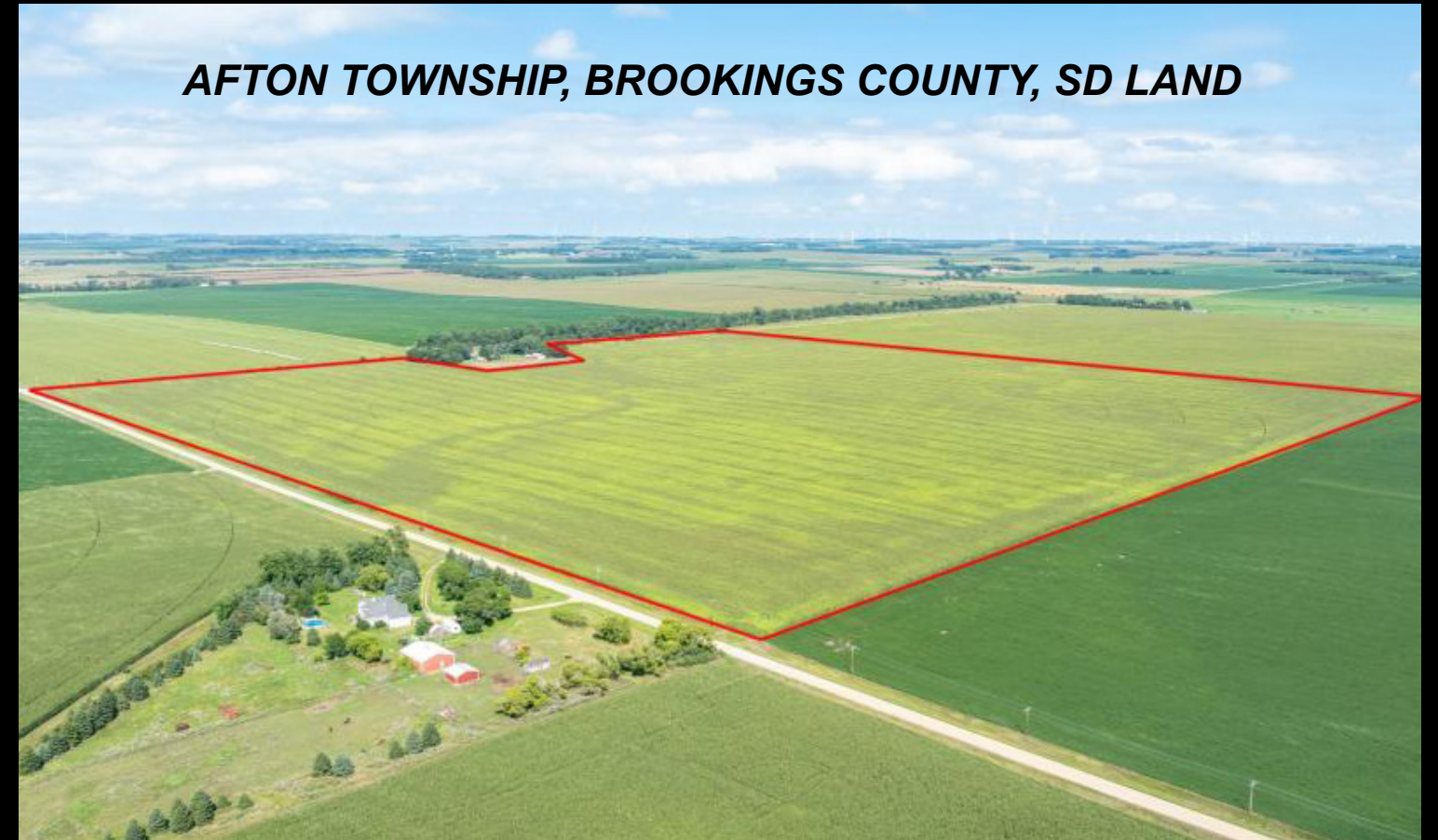
Code	Soil Description	Acres	Percent of field	Non-ir Class	Productivity Index	7 ⁿ NCCPI Overall
BbA	Barnes clay loam, 0 to 2 percent slopes	105.03	67.7%	Iw	86	64
SvA	Svea loam, 0 to 2 percent slopes	41.62	26.9%	Is	94	60
BbB	Barnes clay loam, 2 to 6 percent slopes	8.35	5.4%	Ile	80	63
Weighted Average					1.05	7ⁿ 62.9

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

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

155.02 +/- ACRE LAND AUCTION

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AFTON TOWNSHIP, BROOKINGS COUNTY, SD LAND

We will offer at Public Auction the following land located from Brookings, SD,
(Hwy 14 Bypass & Hwy 77) 4 miles north on Hwy 77, then 5 miles east on
207th St. and 1/2 mile north on 476th Ave.; or from White SD, (Country Pump Gas Station)
2 miles west on Hwy 30, then 2 miles south on 476th Ave.

Watch for auction signs on:

THURSDAY, OCTOBER 3, 2024
SALE TIME: 10:00 AM

LAND BROKERS & AUCTIONEER FIRM

SUZANNE AND ROBERT GAMBILL – OWNERS

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

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Burlage Peterson Auctioneers & Realtors, LLC
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