

AUCTION: THURSDAY, OCTOBER 17, 2024

SALE TIME: 10:00 AM

AUCTIONEERS' NOTES:

Here is an outstanding land offering, providing the opportunity to purchase up to 480 +/- acres of highly productive, Kingsbury Co. Land. The land and building site are located in sections 11 and 12, only a half mile away from each other, and will be offered individually in 4 separate tracts. The tracts feature two strong adjoining row crop quarters, a tillable and grassland quarter, and a building site. The sale will be held live, onsite on section 11 with online bidding available during the sale. Possession available for the upcoming crop year! No buyer's premium. Contact the auctioneers & brokerage firm and don't miss this sale!

TRACT 1 - 157 +/- ACRES CROPLAND:

This strong corn & soybean farm offers approximately 149 +/- cropland acres, per the FSA office. The farm has highway frontage and good access. The farm is predominantly comprised of Class II soils featuring Clarno-Ethan-Bonilla Loams with a weighted soil rating of 80. The farm joins tracts 2 & 3 and offers a highly productive row crop farm. Possession available for the upcoming crop year.

LEGAL DESCRIPTION:

NE ¼ Exc. Building Site in Sec 11, T-109-N, R-57-W, Mathews W Twp., Kingsbury Co., SD

TRACT 2 - 160 +/- ACRES CROPLAND:

This strong and adjoining corn & soybean farm offers approximately 149 +/- cropland acres, per the FSA office, and joins tract 1. The farm is predominantly comprised of Class II soils featuring Houdek-Stickney Complex & Clarno-Bonilla Loams, with a weighted soil rating of 78. The highly productive farm has good access and a gentle laying topography. Possession available for the upcoming crop year.

LEGAL DESCRIPTION:

SE ¼ in Sec 11, T-109-N, R-57-W, Mathews W Twp., Kingsbury Co., SD

TRACT 3 - 3 +/- ACRE BUILDABLE SITE:

This established 3+/- acre site offers an excellent opportunity to build new on, offering residential or commercial possibilities! The site has mature trees for shelter, and a level laying topography, less than half a mile off a highway. The seller will provide a survey prior to closing, don't miss this opportunity!

LEGAL DESCRIPTION:

3+/- Acre Site on 429th Ave, in NE ¼ Sec 11, T-109-N, R-57-W, Mathews W Twp., Kingsbury Co., SD

TRACT 4 - 160 +/- ACRES CROPLAND & GRASS:

This tillable and grassland farm offers 108.54 cropland acres, per the FSA Office, with the balance comprised of grassland acres including 20 +/- native acres that are annually cut for grass hay. The additional 50 +/- grass acres offer mixed use potential suitable for grazing or haying. The tillable acres have a strong soil rating of 80.5, primarily made up of Class II Clarno-Bonilla Loams. This mile long farm has highway access and is only ½ mile east of the other tracts.

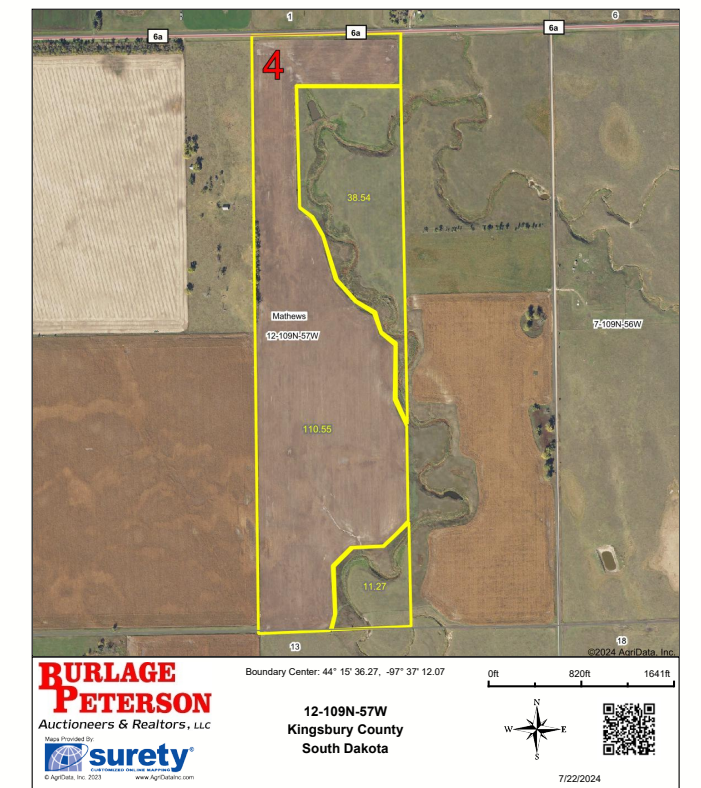
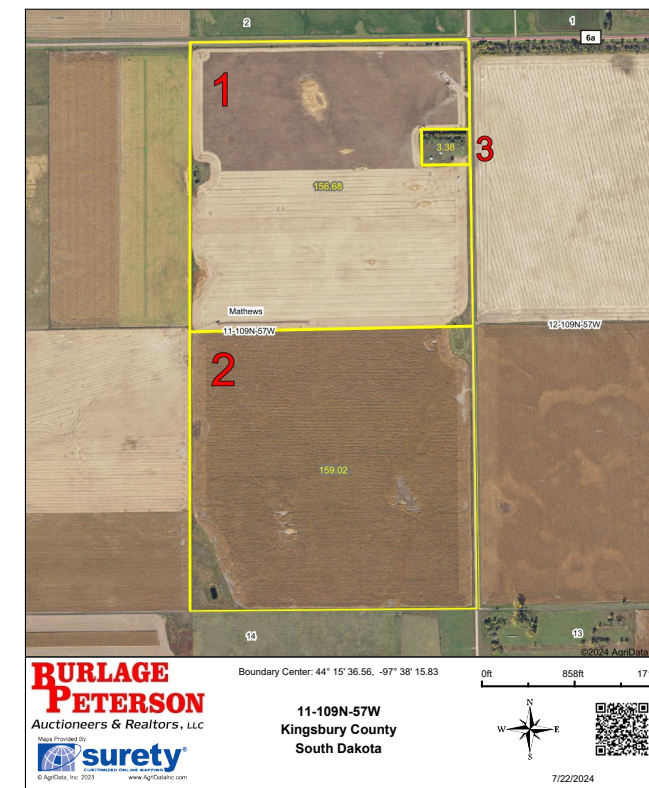
LEGAL DESCRIPTION:

W ½ of the E ½ of Sec. 12, T-109-N, R-57-W, Mathews W Twp., Kingsbury Co., SD

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



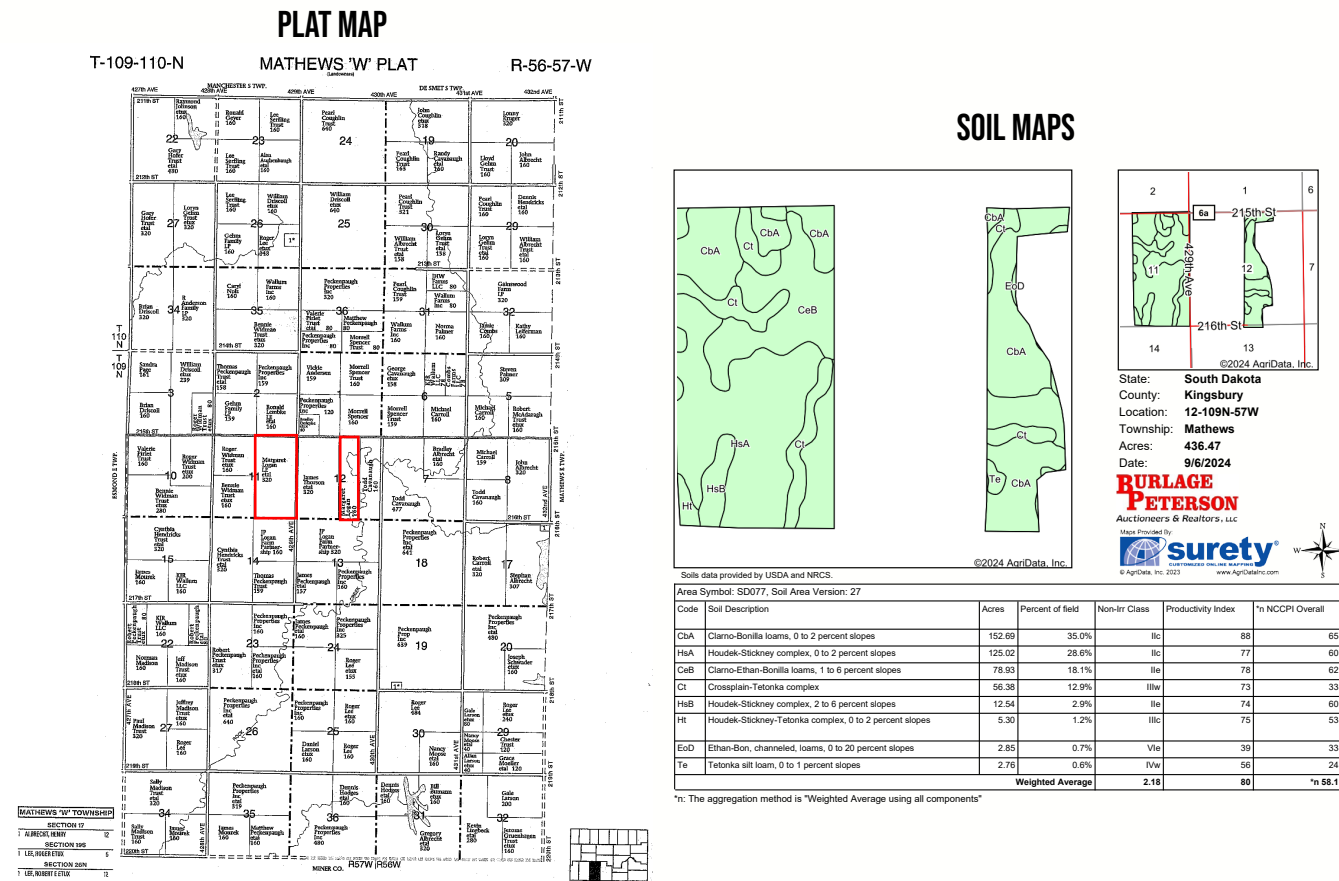
AERIAL MAP TRACT 1, 2, 3 & 4



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

480 +/- ACRE LAND AUCTION

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HIGH PRODUCING MATHEWS W. TWP., KINGSBURY CO. SD LAND
STRONG TILLABLE TRACTS, BUILDING SITE & GRASSLAND ALL LOCATED WITHIN 1 MILE
Live Auction On-Site with Online Bidding Available

As we have decided to sell the following land, we will offer this outstanding opportunity at public auction. From De Smet SD, 8 miles south on Hwy. 25 & 4 miles west on Hwy 6A 215th St. Watch for signs on:

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TERMS

10% non-refundable earnest money deposit due day of sale with balance due on or before November 19th, 2024. Title insurance and closing fees split 50/50 between buyer & seller. All parcels are free for possession for the 2025 crop year. The acreage will have possession at closing. The sellers will pay all the 2024 RE taxes and the new buyers will be responsible for the 2025 taxes. A plat or survey will be provided for the building site if sold to a separate buyer than the land. 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. There is a pipeline easement attached. 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 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. Information contained herein and all statements made herein are believed to be accurate but not guaranteed. Buyers or sellers may elect to conduct a 1031 exchange. The brokerage firm represent the sellers.

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

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

MARGARET MARY LOGAN ESTATE - OWNER

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