

# 858.5 +/- ACRE LAND AUCTION

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## AUCTIONEERS' NOTE:

Here is an excellent opportunity purchase up to 858.5 +/- acres of productive tillable land, pasture and an acreage site with some additional land with hunting possibilities in Edmunds Co., SD. Tract 1, 2, 3 are located in sections 28 (Hillside Twp.) and sit just a mile south of the acreage site (Tract 6) with Tracts 4 & 6 located in Section 16 (Hillside Twp.). Tract 5 is in Section 13 (Madison Twp.) just 2 miles west of Tract 6. The sale will be held live, onsite on Tract 6 (Acreage Site) 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!

## TERMS

10% non-refundable earnest money deposit due day of sale with balance due on or before December 20, 2024. Title insurance and closing fees split 50/50 between buyer & seller. All land parcels are free for possession for the 2025 crop year, the acreage will have possession at closing. The sellers will pay the 2024 RE taxes and the new buyers will be responsible for the 2025 taxes. All tracts have a USFW easement on them excluding Tract 6. 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. Buyers are responsible for conducting their own due diligence for future use and practices. Access to all areas on said tracts is the responsibility of the new buyer. Listed cropland acres are per the FSA office. The sellers do not provide any guarantees, warranties or contingencies. Information provided and statements made are believed accurate but not guaranteed, and statements made day of sale take precedence over previous written material. Buyers or sellers may elect to conduct a 1031 exchange. The brokerage firm represents the sellers.

For additional information, go to our website [www.burlagepeterson.com](http://www.burlagepeterson.com) or contact Auctioneers at 605-692-7102.

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

## LAND BROKERS & AUCTIONEER FIRM

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

[office@burlagepeterson.com](mailto:office@burlagepeterson.com) [www.burlagepeterson.com](http://www.burlagepeterson.com)

HILLSIDE AND MADISON TWPS., EDMUNDS CO. SD LAND  
TILLABLE TRACTS, BUILDING SITE & PASTURE ALL LOCATED WITHIN 2 MILES

LIVE ONSITE & ONLINE BIDDING AVAILABLE THE DAY OF THE SALE



To settle the estate of Dwayne M. Leboldus the following land and acreage will be offered at public auction at the acreage site, 33834 145th St., Roscoe, SD. From Roscoe SD, go south on 342nd Ave. (CR-7) for 11 miles, then 3 ¾ miles west on 145th St. Watch for signs on:

**THURSDAY, NOVEMBER 14**  
**SALE TIME: 11:00 AM**

**DWAYNE M. LEBOLDUS TRUST – OWNER**  
**KAREN PETERSON – TRUSTEE**

Burlage Peterson Auctioneers & Realtors, LLC  
LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS  
317 4th St., Brookings, SD or 605-692-7102  
[office@burlagepeterson.com](mailto:office@burlagepeterson.com) - [www.burlagepeterson.com](http://www.burlagepeterson.com)

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

# AUCTION: THURSDAY, NOV. 14, 2024

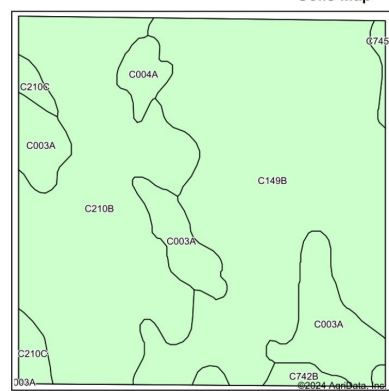
# SALE TIME: 11:00 AM

## TRACT 1 - 160 +/- ACRES

This farm offers approximately 151.29 +/- cropland acres, per the FSA office. The farm is predominantly comprised of Class II soils featuring Williams-Bowbells-Tonka complex with a productivity soil rating of 74 on those tillable acres. The farm joins tracts 2 & 3 and offers a good productive row crop farm. Possession available for the upcoming crop year. This farm has a USFW Wetland Easement.

## DESCRIPTION

SE ¼ in Sec 28, T-121-N, R-71-W, Hillside Twp., Edmunds Co., SD



**Soils Map**

Soils data provided by USDA and NRCS.  
Area Symbol: SD045, Soil Area Version: 24

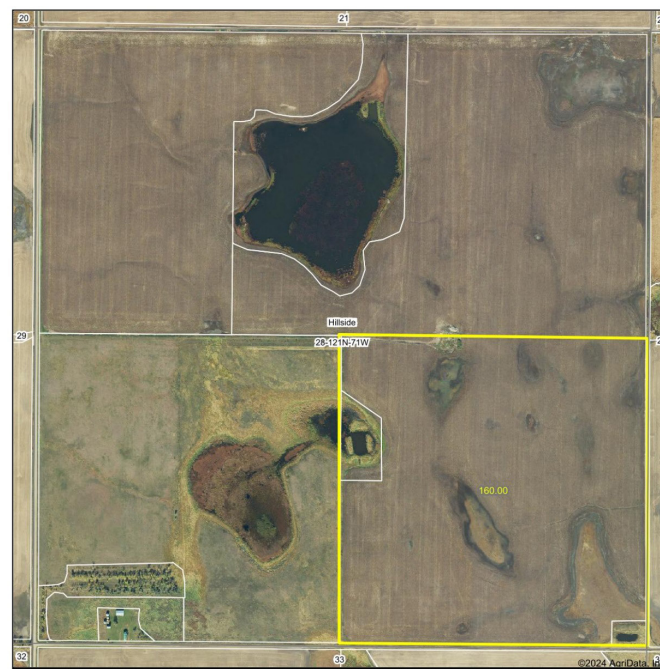
Code	Soil Description	Acres	Percent of field	Non-ir Class	Productivity Index	% NCCPI Overall
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	76.75	47.9%	IIIa	79	49
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	53.58	33.5%	IIIa	83	50
C003A	Parnell silt clay loam, 0 to 1 percent slopes	19.82	12.3%	VIIa	20	31
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	3.52	2.2%	IIIa	69	50
C004A	Tonka silt loam, 0 to 1 percent slopes	3.20	2.0%	IV1a	45	44
C742B	Tamuk-Grassina silt loams, 2 to 6 percent slopes	2.35	1.5%	IIIa	85	55
C742B	Bryant-Grassina silt loams, 2 to 6 percent slopes	0.08	0.6%	IIIa	84	55
Weighted Average		2.43			72.3	% 47.2

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

State: South Dakota  
County: Edmunds  
Location: 28-121N-71W  
Township: Hillside  
Acres: 160  
Date: 10/22/2024

**BURLAGE PETERSON**  
Auctioneers & Realtors, LLC

**surety**  
Map Provided by: [www.agriculture.com](http://www.agriculture.com)  
Field borders provided by Farm Service Agency as of 9/21/2008



**Aerial Map**

Boundary Center: 45° 15' 48.23", -99° 24' 21.96"

0ft 808ft 1616ft

10/22/2024

**BURLAGE PETERSON**  
Auctioneers & Realtors, LLC

28-121N-71W  
Edmunds County  
South Dakota

**surety**  
Map Provided by: [www.agriculture.com](http://www.agriculture.com)  
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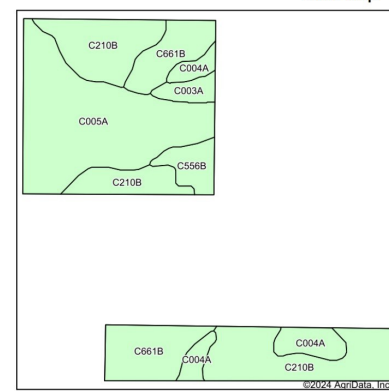


## TRACT 6 - 58.5 +/- ACRES (ACREAGE SITE - 33834 145TH ST. ROSCOE, SD)

This property features 18.5 +/- acres with a home built in 1969 with approximately 960 finished sq. ft. of living space that includes 3 bedrooms and 2 bathrooms with a tuck-under single stall garage. Additionally, there is a shed that is 40'X 80' with half of the shed having concrete floor; as well as a steel Quonset building with concrete floor. This tract also includes 40 +/- acres that are situated north of the acreage site and is mostly water but has some acres that may be used for pasture or for recreational purposes.

## DESCRIPTION

W ½ N ½ SW ¼ & Leboldus Tract 1 in S ½ SW ¼ E ¼ in Sec 16, T-121-N, R-71-W, Hillside Twp., Edmunds Co., SD



**Soils Map**

Soils data provided by USDA and NRCS.  
Area Symbol: SD045, Soil Area Version: 24


Code	Soil Description	Acres	Percent of field	Non-ir Class	Productivity Index	% NCCPI Overall
C005A	Southern silt clay loam, 0 to 1 percent slopes	20.49	35.1%	VIIIa	5	13
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.45	33.2%	IIIa	83	50
C661B	Nisabel-Noonan loams, 3 to 6 percent slopes	9.86	16.9%	IIIa	60	43
C004A	Tonka silt loam, 0 to 1 percent slopes	4.57	7.8%	IV1a	45	44
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	2.58	4.4%	V1a	42	39
C003A	Parnell silt clay loam, 0 to 1 percent slopes	1.55	2.6%	V1a	20	31
Weighted Average		4.64			45.4	% 34.4

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

State: South Dakota  
County: Edmunds  
Location: 16-121N-71W  
Township: Hillside  
Acres: 58.5  
Date: 10/22/2024

**BURLAGE PETERSON**  
Auctioneers & Realtors, LLC

**surety**  
Map Provided by: [www.agriculture.com](http://www.agriculture.com)  
Field borders provided by Farm Service Agency as of 9/21/2008



**Aerial Map**

Boundary Center: 45° 17' 32.78", -99° 24' 58.31"

0ft 808ft 1616ft

10/22/2024

**BURLAGE PETERSON**  
Auctioneers & Realtors, LLC

16-121N-71W  
Edmunds County  
South Dakota

**surety**  
Map Provided by: [www.agriculture.com](http://www.agriculture.com)  
Field borders provided by Farm Service Agency as of 9/21/2008



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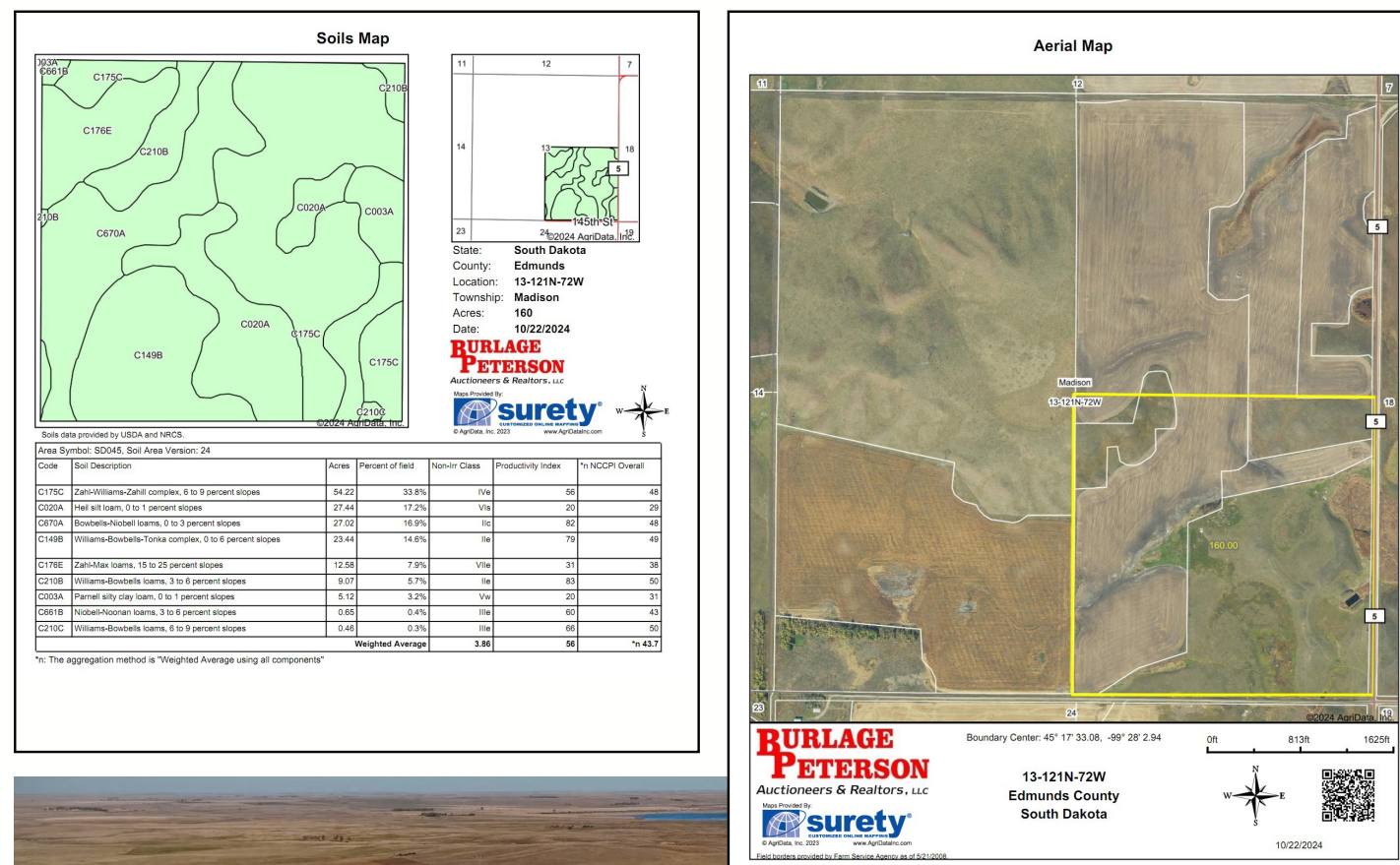
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## TRACT 5 - 160 +/- ACRE ACREAGE

This farm offers approximately 65.13 +/- cropland acres, per the FSA office, with approximately 90 +/- acres of pasture. The farm is predominantly comprised of Class II, IV & V soils featuring Zahl-Williams-Zahill complex and Bowbells-Niobell loams with a productivity soil rating of 55.9 on the entire piece of land. This farm is located 2 miles west of Tract 6 (Acreage Site). Possession available for the upcoming crop year. This farm has a USFW Wetland Easement.

### DESCRIPTION

SE ¼ in Sec 13, T-121-N, R-72-W, Madison Twp., Edmunds Co., SD

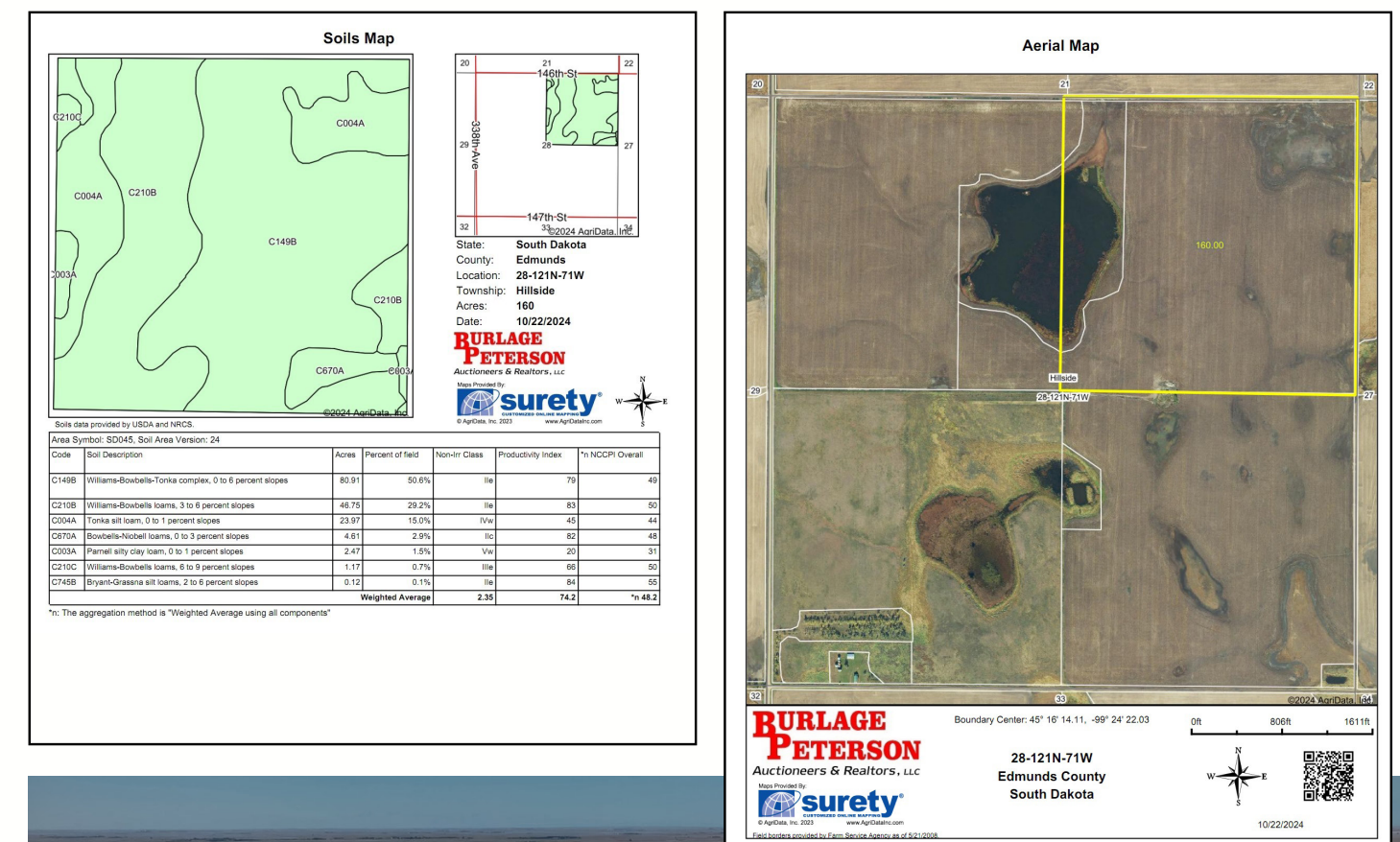


## TRACT 2 - 160 +/- ACRES TILLABLE

This farm offers approximately 135 +/- cropland acres, per the FSA office. The farm is predominantly comprised of Class II soils featuring Williams-Bowbells-Tonka complex with a productivity soil rating of 77.8 on those tillable acres. The farm joins tract 1 and offers a good productive row crop farm. Possession available for the upcoming crop year. This farm has a USFW Wetland Easement.

### DESCRIPTION

NE ¼ in Sec 28, T-121-N, R-71-W, Hillside Twp., Edmunds Co., SD



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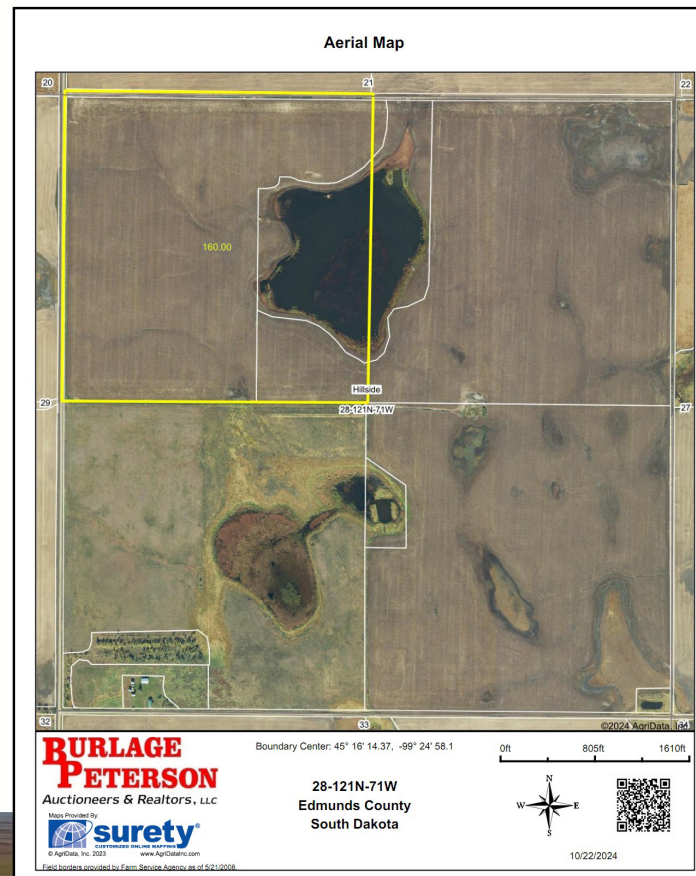
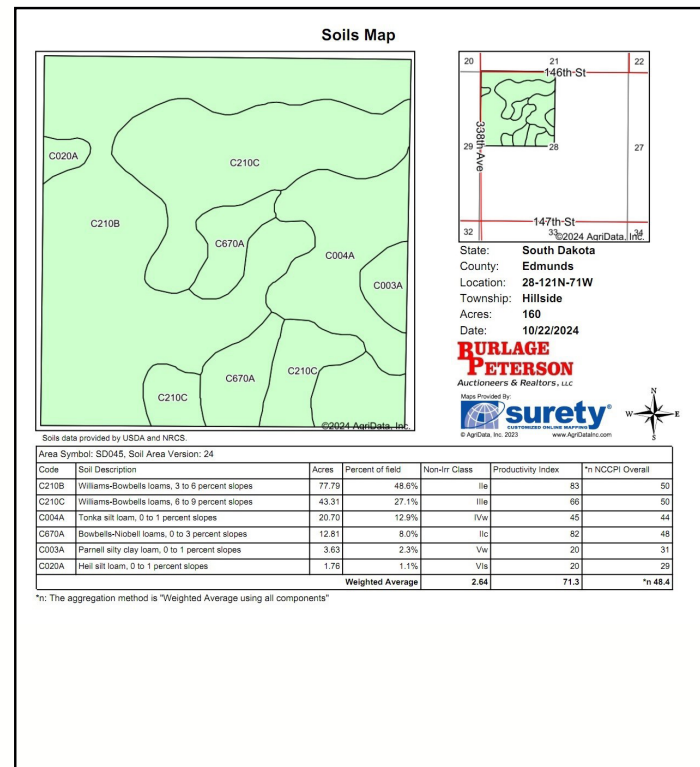
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## TRACT 3 - 160 +/- ACRES CRP & TILLABLE

This farm offers approximately 130 +/- cropland acres, per the FSA office. The farm is predominantly comprised of Class II soils featuring Williams-Bowbells loams with a productivity soil rating of 76.5 on those tillable acres. The farm joins tract 2 and offers a good productive row crop farm. Possession available for the upcoming crop year. This farm has a USFW Wetland Easement.

### DESCRIPTION

NW ¼ in Sec 28, T-121-N, R-71-W, Hillside Twp., Edmunds Co., SD

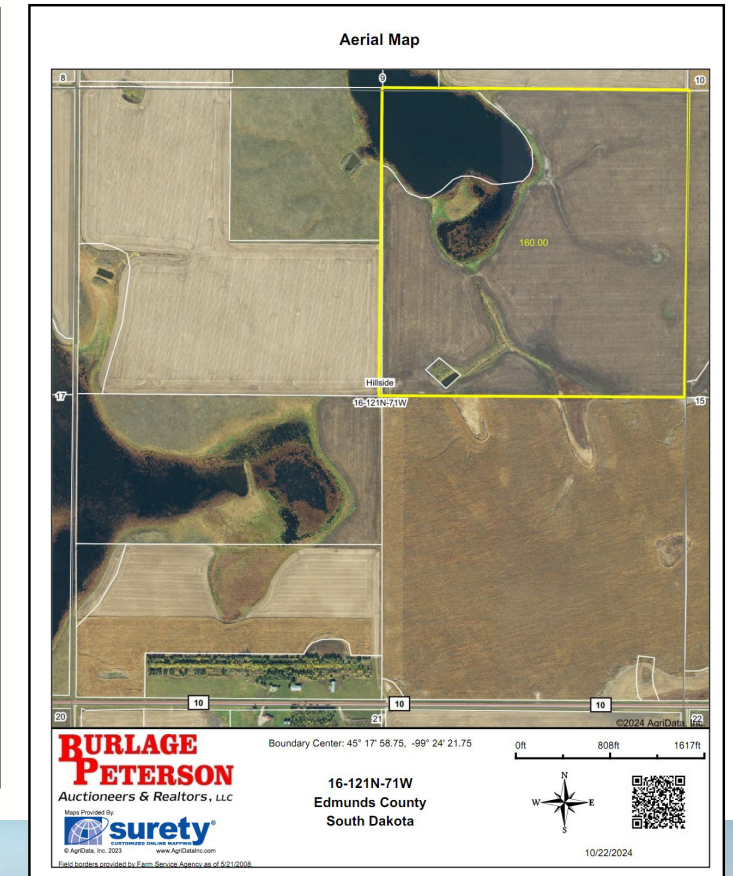
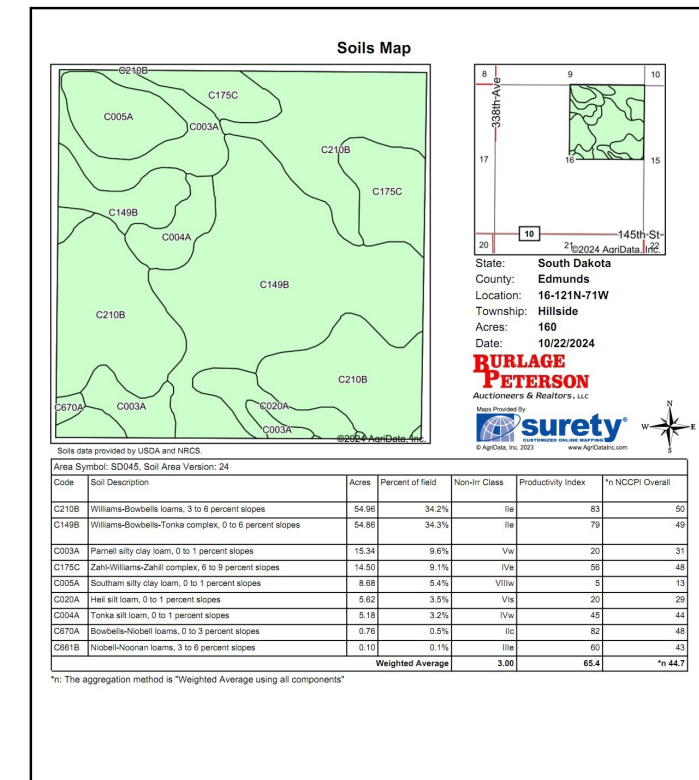


## TRACT 4 - 160 +/- ACRES TILLABLE

This farm offers approximately 125 +/- cropland acres, per the FSA office. The farm is predominantly comprised of Class II soils featuring Williams-Bowbells loams with a productivity soil rating of 72.9 on those tillable acres. This farm is located north of Tract 6 (Acreage Site). Possession available for the upcoming crop year. This farm has a USFW Wetland Easement.

### DESCRIPTION

NE ¼ in Sec 16, T-121-N, R-71-W, Hillside Twp., Edmunds Co., SD



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