

858.5 +/- ACRE LAND AUCTION

858.5 +/- ACRE LAND AUCTION

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 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 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 - www.burlagepeterson.com

BURLAGE
PETERSON
Auctioneers & Realtors, LLC.

AUCTION: THURSDAY, NOV. 14, 2024

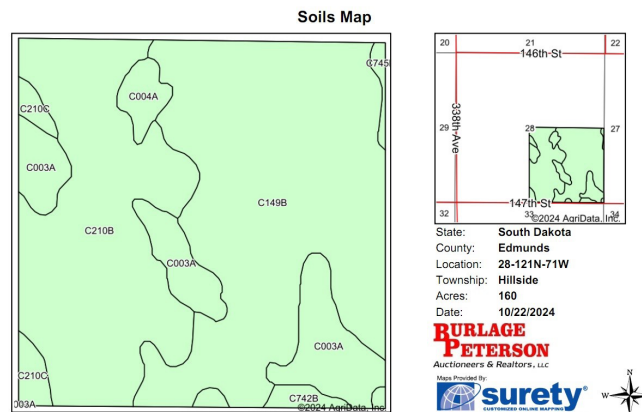
SALE TIME: 11:00 AM

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 showing various soil types (C210B, C003A, C149B, C004A, C000A, C210C, C742B, C003A) and a location map of the tract in Hillside Twp., Edmunds Co., SD.

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	47.5%	Ila	79	49
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	53.58	33.5%	Ila	83	50
C003A	Parnell silt clay loam, 0 to 1 percent slopes	19.62	12.3%	Vw	20	31
C210C	Williams-Bowbells loams, 6 to 9 percent slopes	3.52	2.2%	Ila	69	50
C004A	Tonka silt loam, 0 to 1 percent slopes	3.20	2.0%	Iv/v	45	44
C742B	Tamuk-Grassina silt loams, 2 to 6 percent slopes	2.35	1.5%	Ila	85	55
C742B	Bryant-Grassina silt loams, 2 to 6 percent slopes	0.08	0.6%	Ila	84	55
Weighted Average		2.43			72.3	% 47.2

Soils data provided by USDA and NRCS. Area Symbol: SD045, Soil Area Version: 24. n: The aggregation method is "Weighted Average using all components".



Aerial Map showing the property boundaries in yellow and a wetland area in blue. The map includes a location map and a QR code.

BURLAGE PETERSON
Auctioneers & Realtors, LLC
28-121N-71W
Edmunds County
South Dakota

Boundary Center: 45° 15' 48.23", -99° 24' 21.96"
10/22/2024

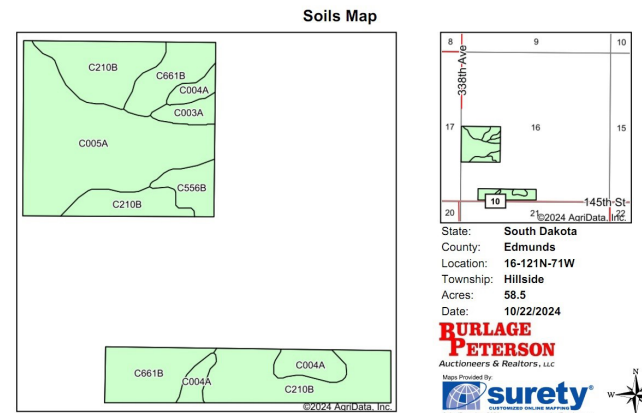


TRACT 6 - 58.5 +/- ACRES (ACREAGE SITE - 33834 145TH ST. ROSCOE, SD)

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 showing various soil types (C210B, C661B, C004A, C003A, C005A, C556B) and a location map of the tract in Hillside Twp., Edmunds Co., SD.

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%	VIIIu	5	13
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	19.45	33.2%	Ila	83	50
C661B	Nisbel-Noonan loams, 3 to 6 percent slopes	9.86	16.9%	Ila	60	43
C004A	Tonka silt loam, 0 to 1 percent slopes	4.57	7.8%	Iv/v	45	44
C556B	Noonan-Miranda loams, 0 to 6 percent slopes	2.58	4.4%	Va	42	39
C003A	Parnell silt clay loam, 0 to 1 percent slopes	1.55	2.6%	Vw	20	31
Weighted Average		4.64			45.4	% 34.4

Soils data provided by USDA and NRCS. Area Symbol: SD045, Soil Area Version: 24. n: The aggregation method is "Weighted Average using all components".



Aerial Map showing the property boundaries in yellow and a wetland area in blue. The map includes a location map and a QR code.

BURLAGE PETERSON
Auctioneers & Realtors, LLC
16-121N-71W
Edmunds County
South Dakota

Boundary Center: 45° 17' 32.78", -99° 24' 58.31"
10/22/2024



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

AUCTION: THURSDAY, NOV. 14, 2024

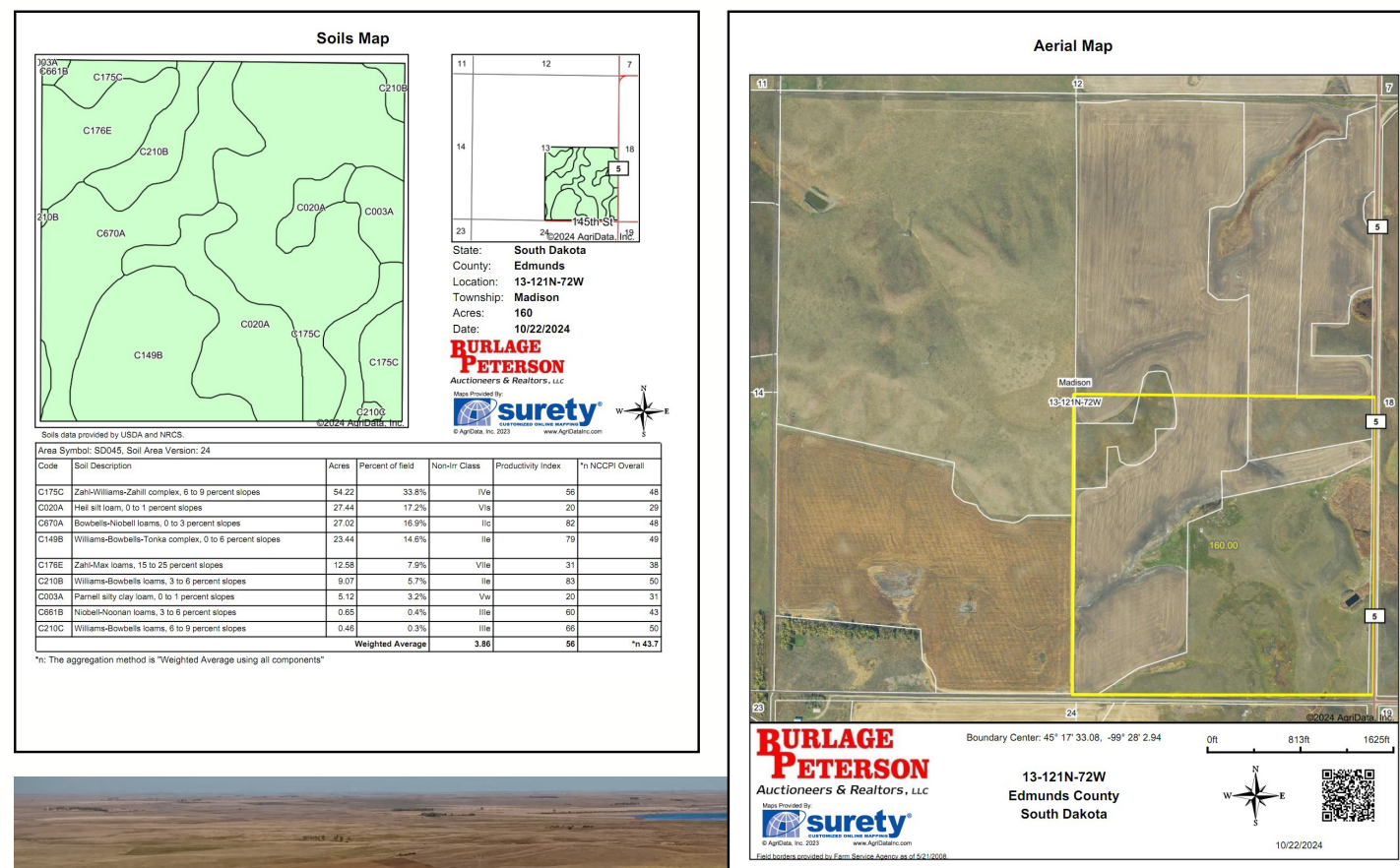
SALE TIME: 11:00 AM

TRACT 5 - 12 +/- 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

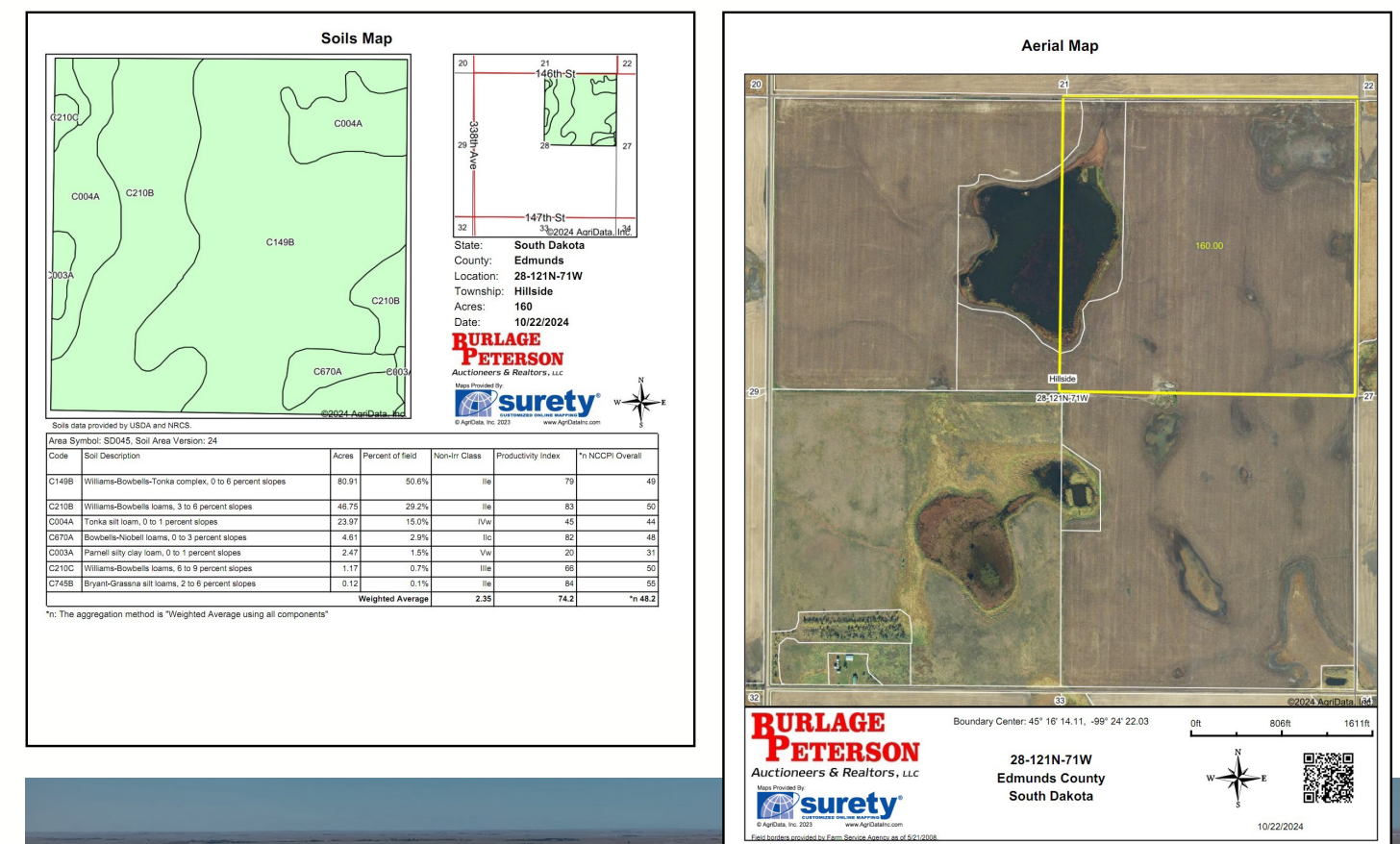


TRACT 2 - 160 +/- ACRES TILLABLE

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



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

AUCTION: THURSDAY, NOV. 14, 2024

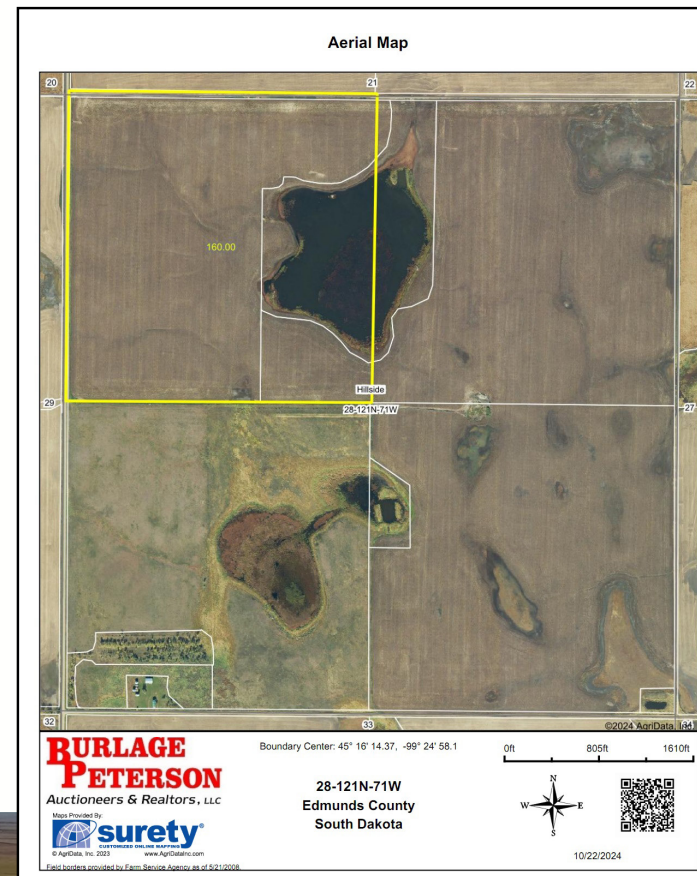
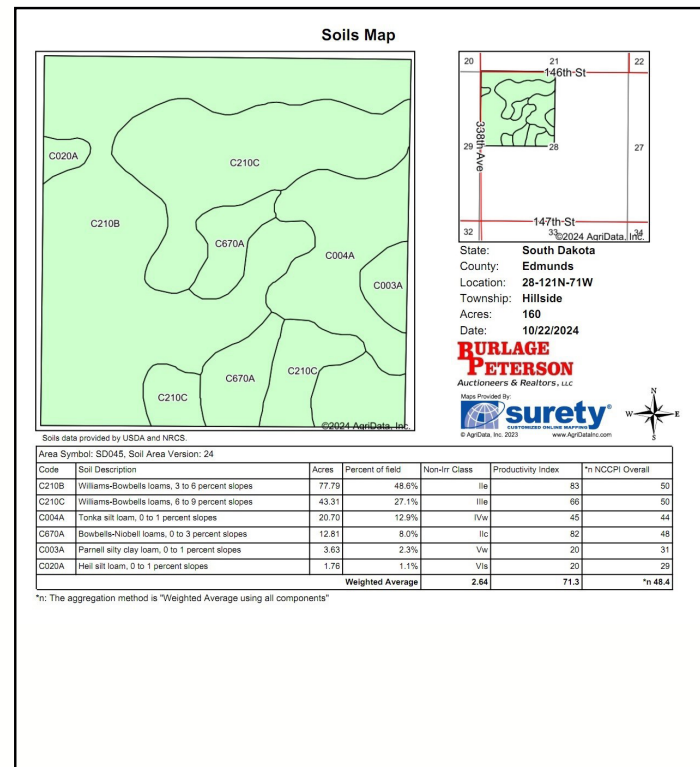
SALE TIME: 11:00 AM

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

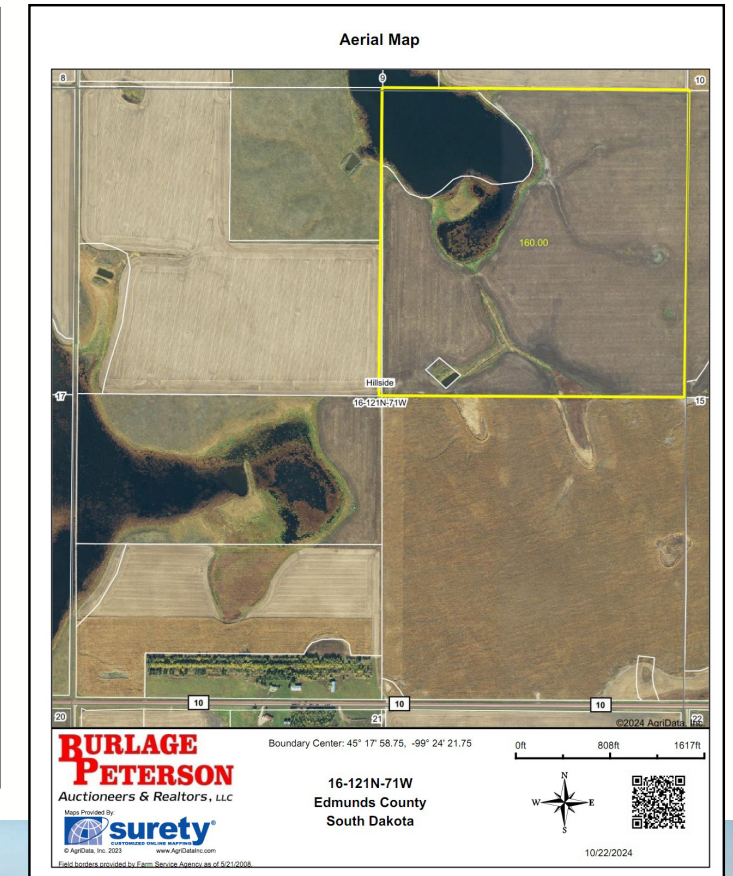
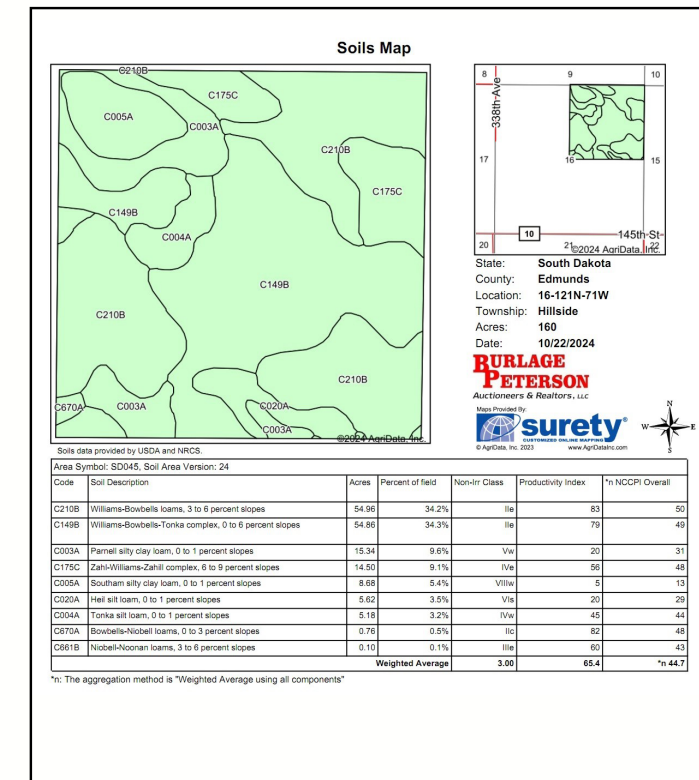


TRACT 4 - 160 +/- ACRES TILLABLE

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



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