

186 +/- ACRE CRP LAND AUCTION

*146 +/- Acre Parcel & a 40 +/- Acre Parcel of Quality CRP Land,
Norden W. Twp., Deuel Co., SD*

AUCTIONEERS' NOTE: This auction presents an opportunity to purchase quality CRP land located in Deuel Co., SD. The two parcels are only a half mile from each other, both on a paved road east of Brandt and close to Fox Lake. The sale will be held live on site, with online bidding available the day of the sale. Possession available in 2024!



Our family has decided to sell these outstanding CRP farms at public auction; located from Brandt SD, 3 miles east on 188th St. to Tract 1, then to Tract 2, ½ mile east & ¼ mile south on 483rd Ave. Watch for signs on:

FRIDAY NOVEMBER 8, 2024
SALE TIME: 10:00 A.M.

**DENNIS, ARLENE & LONNIE MILTON, JUDY & LEROY SONNENBURG, TRAVOUS,
JACOB, LUCAS & RICKY MILTON - OWNERS**

**BURLAGE
PETERSON**

Auctioneers & Realtors, LLC.

AUCTIONEERS & REALTORS

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

317 4th Street, Brookings, SD

Office@burlagepeterson.com or 605-692-7102

FRIDAY, NOVEMBER 8, 2024 - SALE TIME: 10:00 A.M.

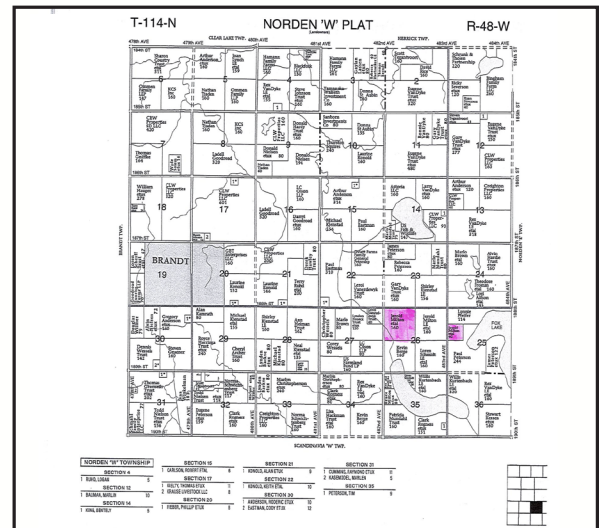
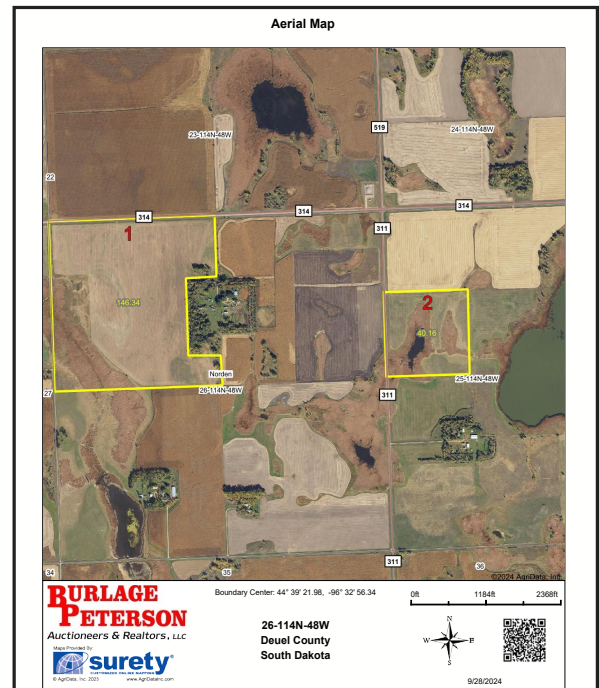
TRACT 1 - 146 +/- ACRES: This quality CRP farm is located on a paved road 3 miles east of Brandt and has lush grasses and excellent cover! The farm has 128.35 acres enrolled in CRP w/ two 15 year contracts that run to 2031 and 2034. The total annual CRP payment is \$24,846 dollars that the new buyer will begin receiving in 2025. The farm also will receive a \$7.00 per acre annual payment for a wind rights easement for potential future neighboring wind towers. The farm has a gentle laying topography, good access and location, and also has a soil rating of 66.4 on the cropland & CRP acres. The farm makes for an excellent conservational property, or also could serve as a row crop farm based off the topography and productivity rating.

LEGAL DESCRIPTION: NW ¼ Exc. Building Site on E Side, of Sec. 26, T-114-N, R-48-W, Norden W. Twp., Deuel Co. SD,

TRACT 2 - 40 +/- ACRES: This lush 40 acre CRP farm is located just half a mile east of Tract 1, and is also located on a paved road. The property has 25.1 acres enrolled in CRP with two 15 year contracts that run to 2029. The total annual CRP payment is \$4,016 that the buyer will begin receiving in 2025. The farm also will receive a \$7.00 per acre annual payment for a wind rights easement for potential future neighboring wind towers. The farm has a soil rating of 68.4 on the cropland & CRP acres, and also has a nice laying topography. There also is good access and a great location with this farm being on a paved road and only approx. ¼ of a mile from Fox Lake! 40 acres parcels with conservational or crop opportunities on a hwy., close to a lake don't come available very often!

LEGAL DESCRIPTION: SW ¼ of NW ¼, Sec. 25, T-114-N, R-48-W, Norden W. Twp., Deuel Co. SD

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before December 11th, 2024. The buyers may receive immediate access after the sale by providing a 15% earnest money deposit. Closing fees & title insurance is split 50/50 between buyer & sellers. The seller will pay the 2024 RE taxes, and the new buyer will pay the 2025 taxes payable in 2026. The wind easement is through Global Winds Harvest Inc., and provide a \$7.00 per acre payment for a short term developmental phase, then \$35 per acre if area wind towers are constructed. It has been deemed unlikely that a wind tower would be placed on either of these two farms. The farms are sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners. The farms are offered as is, where is, without warranties or guarantees of any kind. There is a US Fish & Wildlife Wetlands Drainage Easement on both farms. Preliminary title will be ordered and provided prior to the sale. Information contained herein and all statements made are believed accurate but not guaranteed. The sellers do not guarantee fences lie on true boundary lines. New fencing, if any, is buyer's responsibility. The auctioneers represent the seller in this transaction. Buyers or sellers may elect to conduct a 1031 exchange.



For additional information, go to our websites or contact Auctioneers. MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!!!

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
Land Brokers - Auctioneers - Realtors - Farm Managers
Office@burlagepeterson.com or 605-692-7102