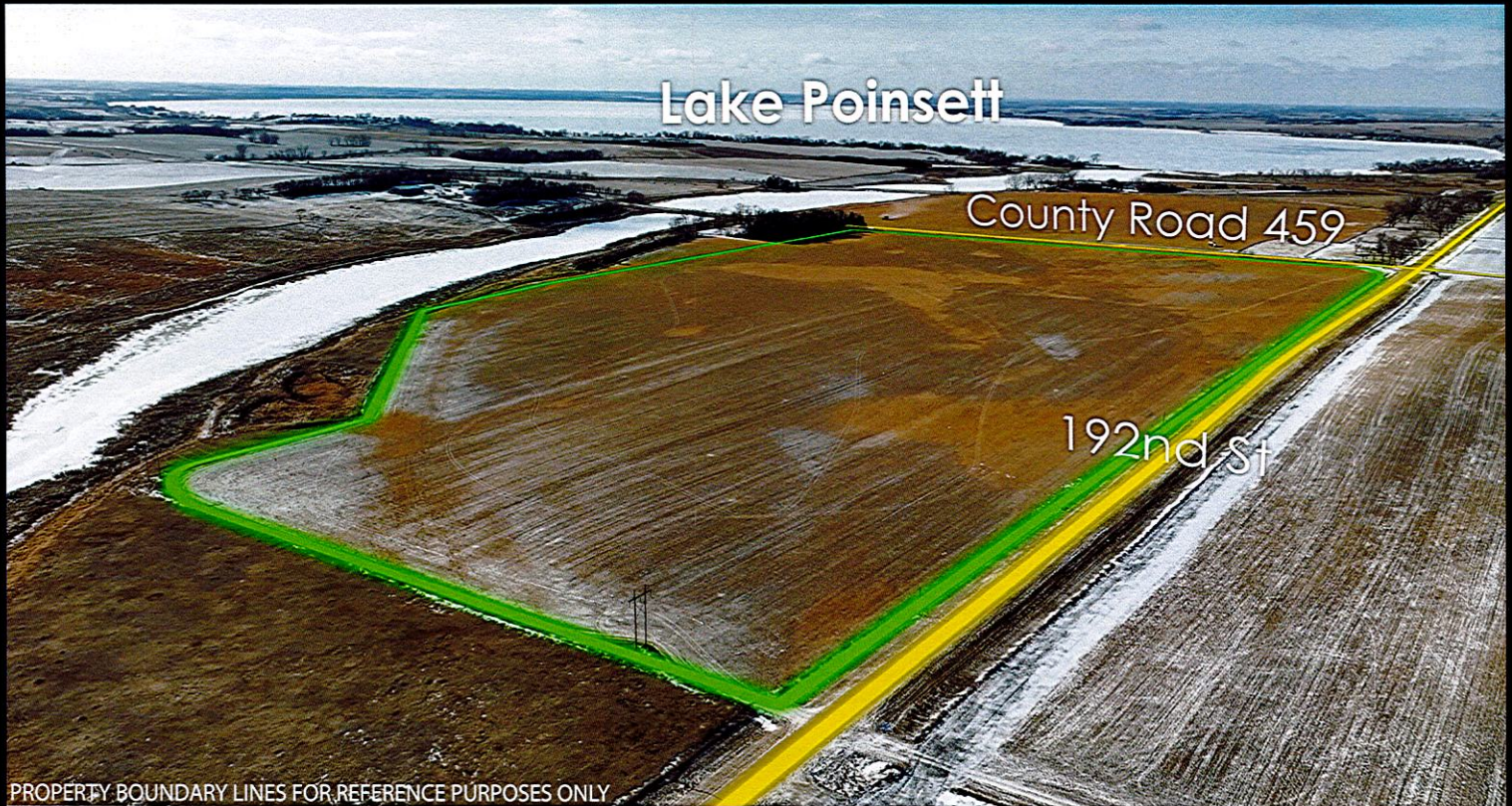


# 83.96 +/- ACRE LAND AUCTION

*All Tillable & High Rating Farm in Estelline Twp., Hamlin Co., SD*

*Auction Conducted Live, Onsite w/ Online Bidding Available During the Sale*



*We will offer the following farm at public auction, located from Estelline, SD 7 miles west on Hwy. 28 then slight right onto 459th Ave. for  $\frac{3}{4}$  mile. Or from Castlewood, SD 8 miles straight south on 459th Ave. Watch for auction signs on:*

**THURSDAY FEBRUARY 6, 2025**

**SALE TIME: 10:00 A.M.**

**FIRST BANK & TRUST FBO RONALD J BEARE IRA – OWNER**

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

LAND BROKERAGE FIRM & AUCTIONEERS  
Burlage Peterson Auctioneers & Realtors, LLC  
Land Brokers - Auctioneers - Realtors - Farm Managers  
Office@burlagepeterson.com or 605-692-7102  
317 4th Street, Brookings, SD



THURSDAY, FEBRUARY 6, 2025 - SALE TIME: 10:00 A.M.

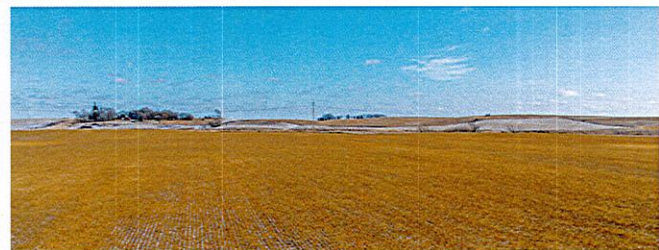
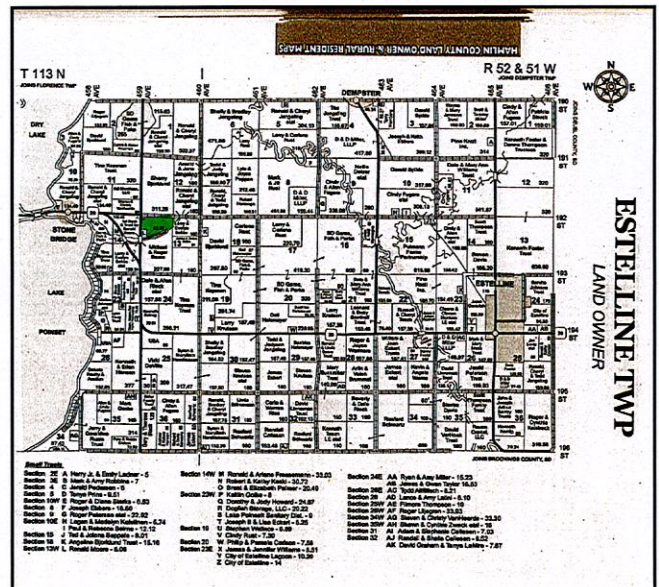
### AUCTIONEERS' NOTES:

This auction presents an opportunity to purchase an exceptional farm in a strong agricultural area 1 mile east of Lake Poinsett. The all-tillable farm consists of high rating Class I & II soils. Don't miss this land opportunity!

This prime, all tillable farm sale presents the opportunity to purchase 83.96 +/- acres of ideal Hamlin Co. land. The farm is predominantly comprised of strong Class I & II soils, featuring Poinsett-Waubay Silty Clay Loam soil, with a total soil rating of 86.4. Per the FSA office, the farm has 80.44 DCP cropland acres with a corn PLC Yield of 159, and a soybean PLC yield of 50. The farm is currently seeded to alfalfa and is in its 4th year of being hayed. The farm is leased for the 2025 crop year. The new buyer will receive the full 2025 rent of \$25,188, based off \$300/acre. New buyer will receive possession on November 1st, 2025 per existing lease. An oil road runs along the west side of the farm. This farm produces top yields and will make for an excellent addition to your farming or investor portfolio!

**LEGAL DESCRIPTION:** 83.96 +/- Ac. of Block 1 Beare's 2nd Addn. W2 in Sec. 13, T-113-N, R-52-W, Estelline Twp., Hamlin Co., SD

**TERMS:** 10% non-refundable earnest money deposit due day of sale; balance due on or before March 7th, 2025. Closing fees split 50/50 between buyer & sellers. The buyer will receive the full 2025 rent payment, and the lease expires after the crop is removed. The sellers will pay the 2024 taxes, the buyers are responsible for the 2025 taxes payable in 2026. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners. The farm is offered as is, where is, without warranties or guarantees of any kind. The information contained herein and all statements made are believed accurate but not guaranteed. Sellers do not guarantee fences lie on the true boundaries. New fencing, if any, is the buyer's responsibility. Statements made day of sale take precedence over previously written material. The auctioneers and brokerage firm represent the seller in this transaction. Buyers or sellers may elect to do a 1031 exchange.



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