

LAND AUCTION

ATTENTION – Row Crop Operators, Developers, Investors, Contractors & Entrepreneurs - +/-152.00 Surveyed Acres of Farmland with Development Potential Located in Aurora Twp., Brookings County, SD - Lying Directly East of the City Limits of Brookings, SD!



MONDAY FEBRUARY 10, 2025
Sale Time: 10:00 AM

We will offer the following Property at Public Auction indoors at the Dacotah Bank Center – Located at 824 32nd Ave, Brookings, SD – From Brookings 6th St/US Hwy. #14 Exit #132 on I-29 – ¼ Mile E. on 6th St., then ¼ Mile North

CKS PARTNERS, LLC – Owner

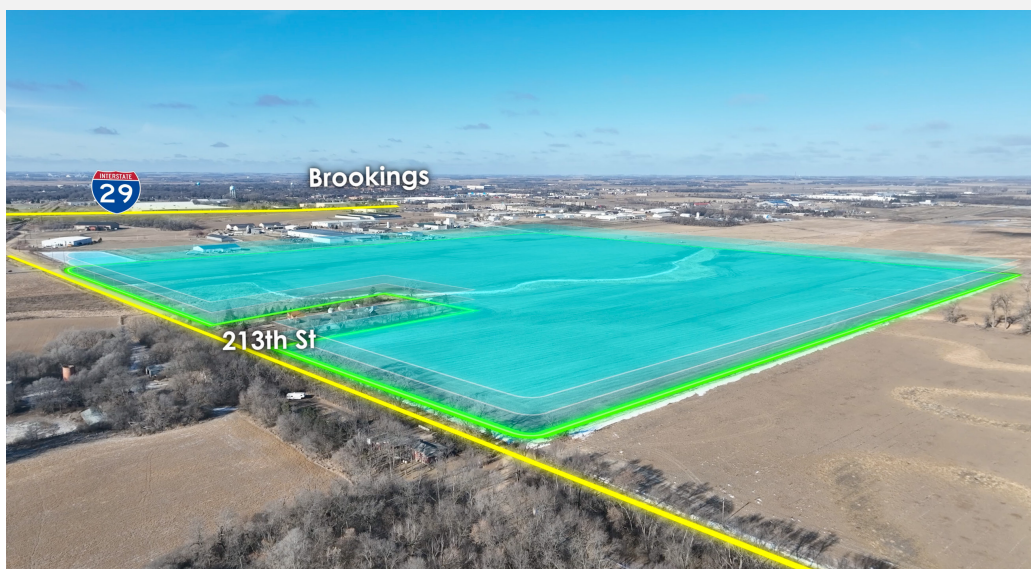
AUCTION CONDUCTED BY:

SUTTON AUCTIONEERS & LAND BROKERS, LLC – Chuck Sutton & Jared Sutton
Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

GAGE GULLICKSON – Auctioneer & RE Broker Associate – Flandreau, SD

BURLAGE-PETERSON AUCTIONEERS & REALTORS, LLC
Brookings, SD – ph. 605-692-7102

ATTENTION – Farmers, Developers, Investors, Contractors & Entrepreneurs: This auction presents the Opportunity to purchase land situated adjacent to the City Limits of Brookings, SD. This land has upside potential for future development on portions of the property with this land lying on the cusp of future development and the ongoing easterly expansion to the City of Brookings, SD. This property is located directly east of the Telkamp Industrial Addition to the City of Brookings. If you are in the market for a well-located parcel of land with a high percentage of tillable acres & some future development potential in tempo with development in the City of Brookings, SD – a rapidly developing community and the home of South Dakota State University, then this is a property that deserves your attention!



This land is located from Brookings, SD 6th St. /Hwy. #14 Exit #132 on I-29 – 4/10th Mile East on 6th St./US Hwy. #14, then ½ Mile South on 34th Ave. or From the Brookings, SD 20th St. Exit on I-29 – 4/10th Mile East on 20th St., then 1 Mile North on 34th Ave S. The property being offered consists of 152.00 surveyed acres of very well-located Aurora Twp., Brookings County SD land which lies adjacent to the city limits of Brookings, SD – bordered on the west by 34th Ave S. This property has great access & location lying between US Hwy. #14 & 22nd St. – which has been enhanced from the newly added 20th St. Exit on I-29. Currently this property is not within Brookings, SD City Limits, although this parcel lies directly east of the Telkamp Industrial Addition to the City of Brookings. Additionally, this property is in the City of Brookings & Brookings County Joint Jurisdictional Area. This property did receive sewer & water stubs in the summer of 2023 when improvements were made to 34th Ave. According to FSA information this property consists of approximately 139.57 acres of cropland with a 16.00 acre corn base & 132 Bu. PLC yield, a 9.80 acre oats base with a 67 Bu. PLC yield, & a 13.40 acre wheat base with a 25 Bu. PLC yield. Information from Surety Agri-data indicates that this parcel has a weighted average productivity index of a 48.7. This property is within the current flood plain and portions of this property on the east half of the property are within Zone A of the Wellhead & Aquifer Protection Zones, which limits future construction on that area of the land, although the current utilization is in compliance as agricultural land – for more details contact Brookings County P&Z at ph. 605-696-8350 or Brookings City Community Development – 605-692-6629. The 2023 RE Taxes payable in 2024 on this property were \$1,446.68.

LEGAL DESC.: Lots 1, 2, 3, And 4 of CKS Partners 2nd Addition in the SW ¼ of Sec. 29., T. 110N., R. 49W., Aurora Twp., Brookings County, SD

TERMS: A 10% non-refundable down payment on the day of the sale and the balance on or before April 1, 2025, with full possession for the 2025 crop year. Marketable Title will be conveyed and Owner's Title Insurance will be provided with the cost of the owner's policy divided 50-50 and a closing agent's fee, if any, to be divided 50-50 between the buyer and seller. All of the 2024 RE taxes payable in 2025 will be paid by the sellers. The acres being sold in this property are to be based on the acres as determined by a previous survey completed by Civil Design, Inc. Engineers & Land Surveyors, with the acres understood to be "more or less". The sellers do not warrant or guarantee that existing fences lie on the true & correct boundary. Any new fencing or future maintenance of fences is the responsibility of the buyer in accordance with SD law. Presently this property is zoned agricultural and is under Brookings Co. Zoning Regulations and any future changes in zoning are subject to the Joint Jurisdictional Zoning of both the City of Brookings & Brookings County Planning and Zoning, and are subject to any applicable related zoning conditions and other requirements, with any or all future development costs to be the responsibility of the purchaser(s). Buyers are to conduct their own due diligence & this property is sold in "AS IS" condition and the merchantability or suitability of this property for any particular purpose is not guaranteed. The RE Licensees in this transaction stipulate that they are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Zoning Ordinances and/or County/City Zoning Requirements. Sold subject to confirmation of the owners.

Broker Participation Welcome – Cooperating Brokers must pre-register prior to the day of the auction & meet the requirements for Broker's Participation to qualify for a commission. For details contact Sutton Auctioneers & Land Brokers, LLC – office@suttonauction.com or Burlage-Peterson Auctioneers & Realtors, LLC – office@burlagepeterson.com.

CKS PARTNERS, LLC – Owner

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CHUCK SUTTON & JARED SUTTON
Sioux Falls, SD – ph. 605-336-6315
& Flandreau, SD – ph. 605-997-3777

GAGE GULLICKSON – Auctioneer & RE Broker Associate
Flandreau, SD

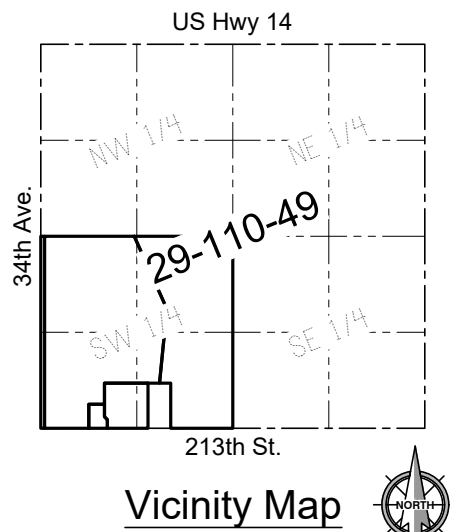
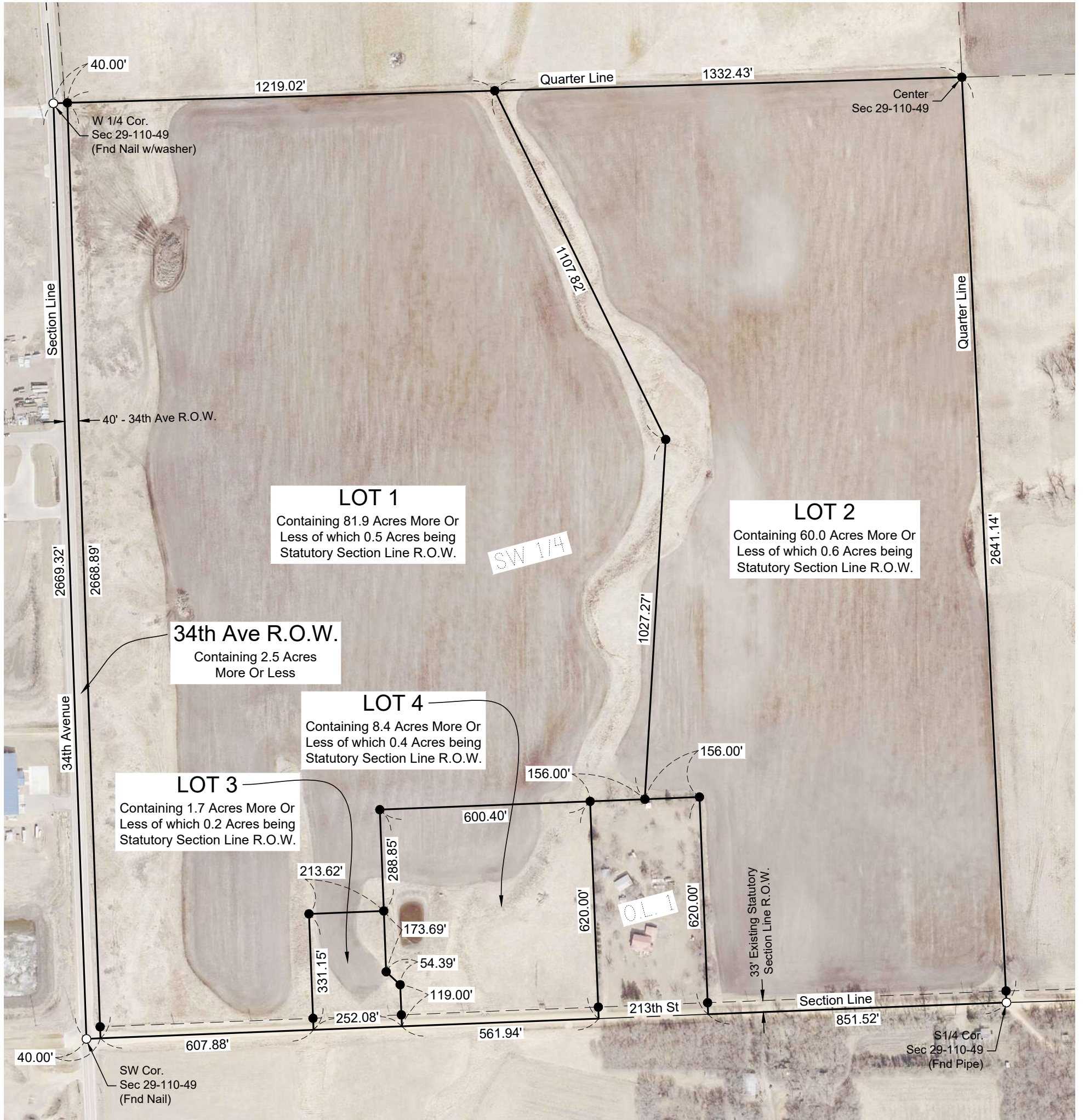
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Brookings, SD – ph. 605-692-7102



suttonauction.com
burlagepeterson.com



PROPERTY EXHIBIT



Prepared By:

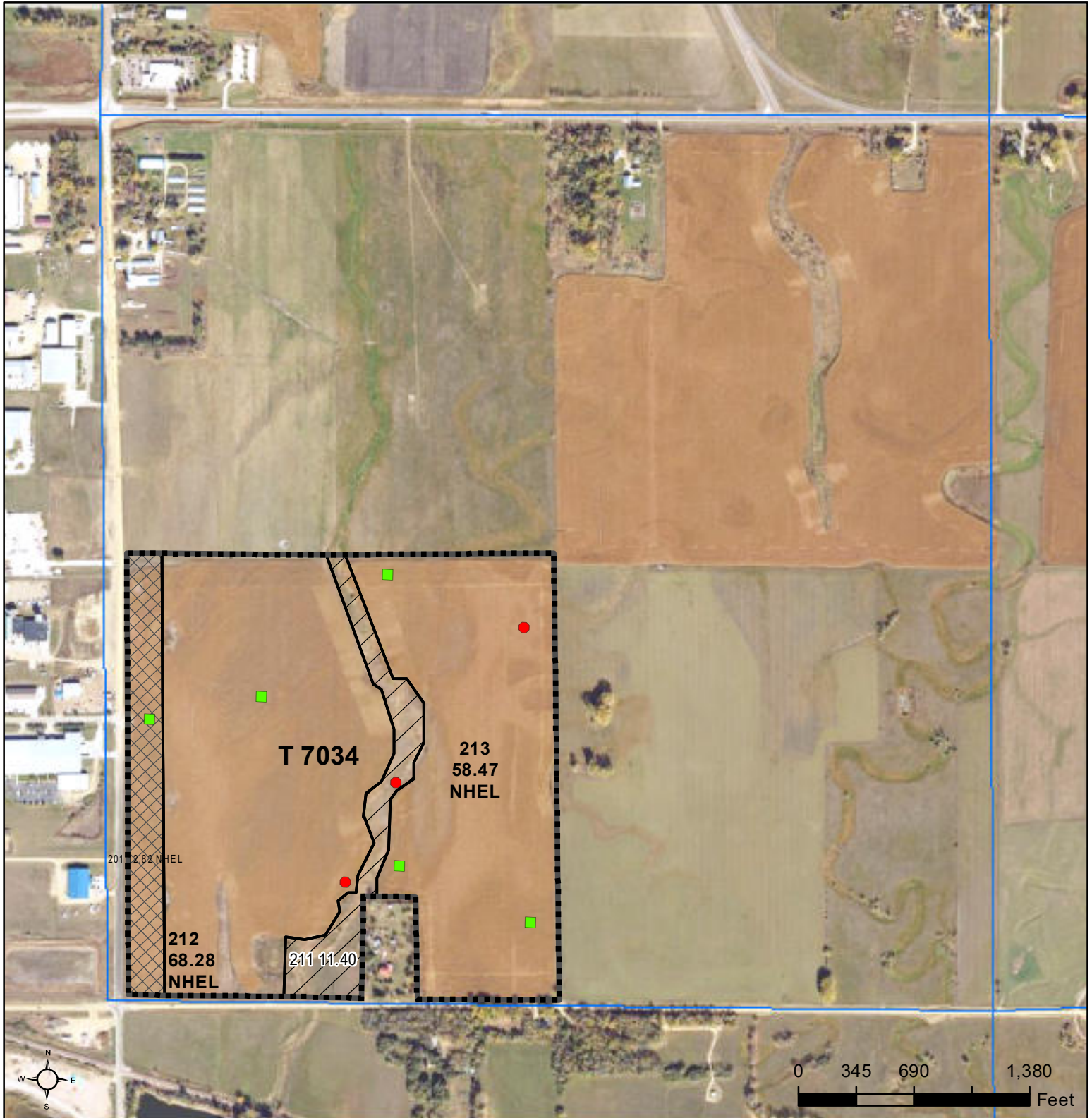


Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200



January, 2025
Scale: 1" = 400'
○ Monument Recovered
● Monument Set
(5/8" x 18" Capped Rebar RLS 15743)
Bearings are Based on Assumed Datum





- Common Land Unit**
- native_sod_SD
 - Non-Cropland
 - Tract Boundary
 - Cropland
 - PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless otherwise noted, crops listed below are:
 Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

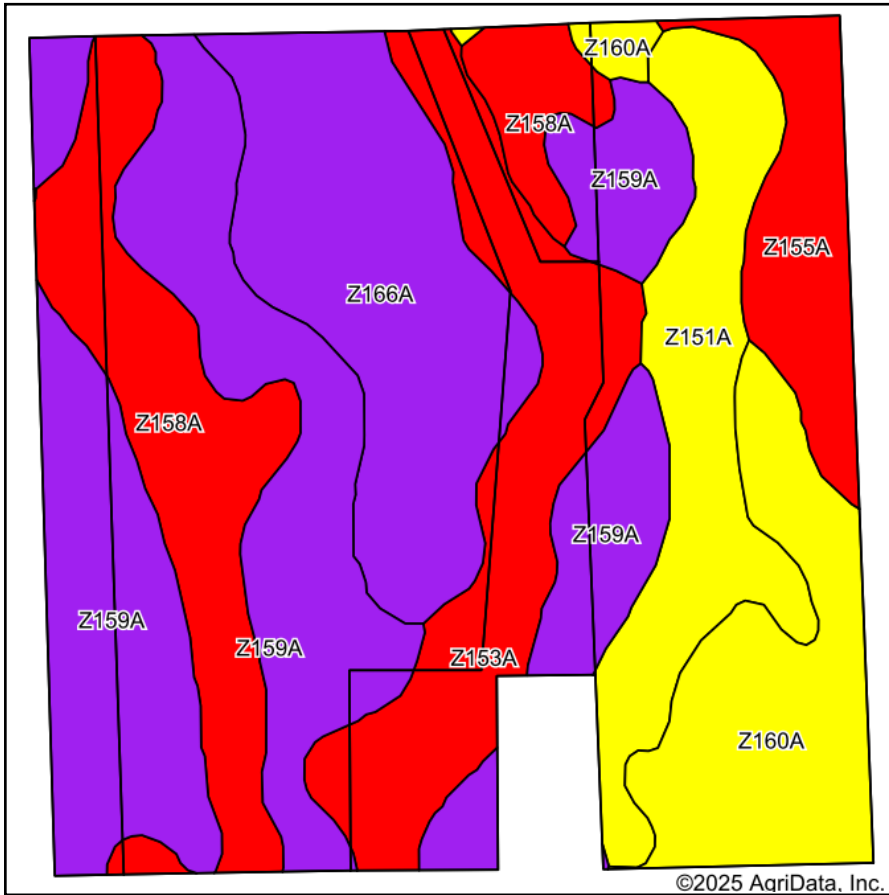
2025 Program Year
 Map Created November 12, 2024

Farm **9858**

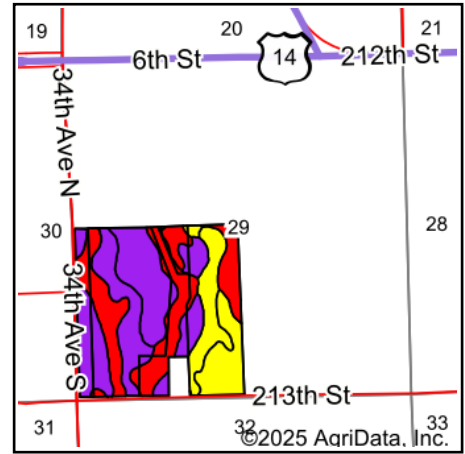
29-110N-49W-Brookings

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

CKS Partners, LLC - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **29-110N-49W**
 Township: **Aurora**
 Acres: **150.96**
 Date: **1/7/2025**



Area Symbol: SD011, Soil Area Version: 32

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|
| Z159A | Divide loam, 0 to 2 percent slopes, occasionally flooded | 45.14 | 29.9% | | IIIs | 54 |
| Z166A | Fordtown loam, 0 to 2 percent slopes, rarely flooded | 24.97 | 16.5% | | IIs | 60 |
| Z158A | Marysland loam, 0 to 1 percent slopes, occasionally flooded | 20.92 | 13.9% | | IVw | 32 |
| Z153A | Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded | 18.20 | 12.1% | | VIw | 13 |
| Z160A | Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes | 16.76 | 11.1% | | IIs | 65 |
| Z151A | Castlewood silty clay, 0 to 1 percent slopes, occasionally flooded | 16.30 | 10.8% | | IVw | 62 |
| Z155A | Lowe, occasionally flooded-Ludden, frequently flooded, complex, 0 to 1 percent slopes | 8.67 | 5.7% | | IVw | 47 |
| Weighted Average | | | | | 3.39 | 48.7 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.



In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

Sutton Auctioneers & Land Brokers, LLC
1116 N. West Ave
Sioux Falls, SD
ph. 605-336-6315
www.suttonauction.com

Pipestone Realty, LLC
120 N. Hiawatha Ave.
Pipestone, MN
ph. 507-825-3389
www.pipestonerealty.com



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NOTES: