

160 +/- ACRE LAND AUCTION

*Tillable & High Rating Farm in Norden Twp., Deuel Co., SD
Auction Conducted Live, Onsite w/ Online Bidding Available During the Sale*



*From Brandt, SD 2 miles east on 188th St. then $\frac{3}{4}$ mile south on 481st Ave.
Watch for auction signs on:*

THURSDAY FEBRUARY 13, 2025
SALE TIME: 10:00 A.M.

**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

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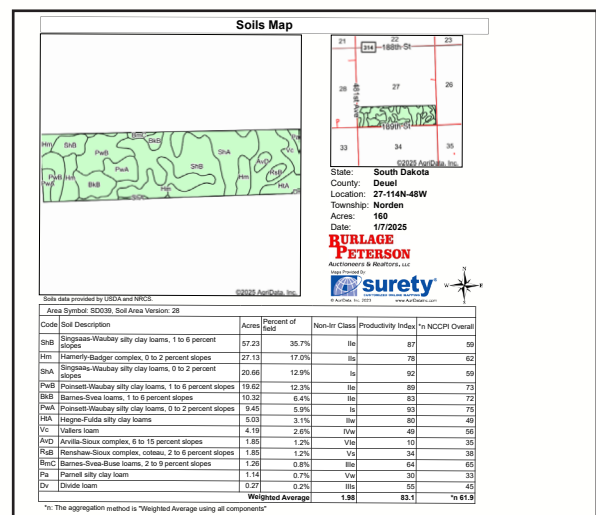
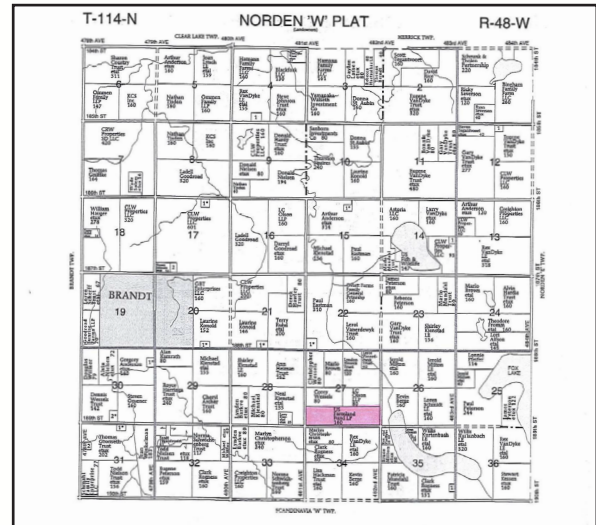
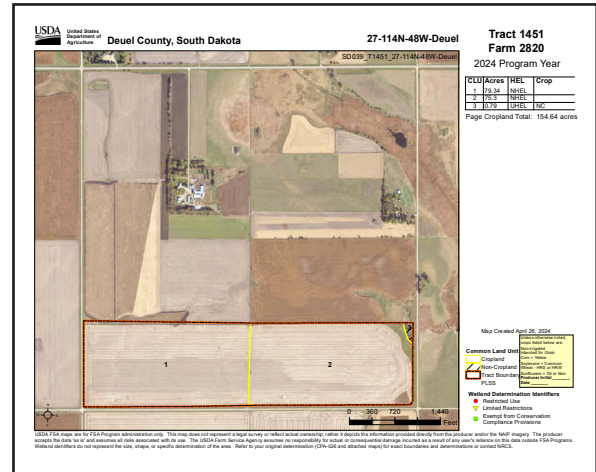
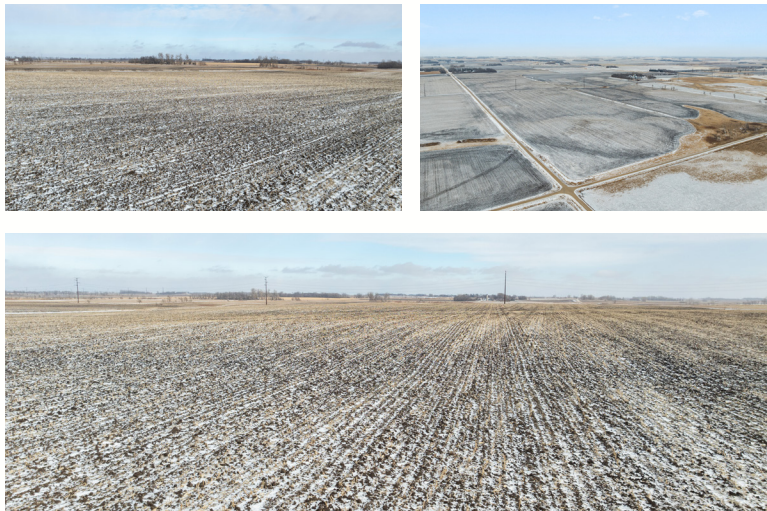
AUCTIONEERS' NOTES:

This auction presents an opportunity to purchase an exceptional corn & soybean farm in a strong agricultural area along with great income potential from two proposed wind towers to be built. Don't miss this land opportunity!

This prime, nearly all tillable farm sale presents the opportunity to purchase 160+/- acres of ideal Deuel Co. land. The farm is predominantly comprised of strong Class I & II soils with a total soil rating of 83.1 according to Surety Agri Data. Per the FSA office, the farm has 154.64 DCP cropland acres with a corn PLC Yield of 124 and a soybean PLC yield of 36. The farm is leased for the 2025 crop year. The new buyer will receive the 2025 rent payment of \$50,258, based off \$325/cropland acre at closing. New buyer will have possession after the crop is removed. The farm also currently receives an annual \$7.00 per acre payment for a wind rights easement and an annual \$20.00 per acre payment for a solar rights agreement. There are two proposed wind towers to be built on the farm in the near future, offering great income potential. This farm produces top yields and will make for an excellent addition to your farming or investor portfolio!

LEGAL DESCRIPTION: S 1/2 of S 1/2 of Sec. 27, T-114-N, R-48-W, Norden Township, Deuel Co., SD

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before March 14th, 2025. Closing fees 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 Deuel Harvest Wind Energy South LLC and provides a \$7.00 per acre payment for a short term developmental phase. If the proposed two wind towers are constructed payment goes to \$35 per acre along with income from wind towers. Wind (\$35x160) + (\$2,500x3.5MWx2Turbines), this equates to (\$5,600.00 + \$17,500.00) = \$23,100.00. Note that this is an estimation on a 3.5 Megawatt Turbine. Also note that future annual payments will be compounded by the CPI for that year. The solar easement is through Invenergy Solar Project Development, LLC., and they provide a \$20.00 per acre payment for a short-term developmental phase. It has been deemed unlikely that solar will be put on this farm, which would result in only one more solar payment. The farm 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 buyer will receive the 2025 rent payment at closing, and the lease expires after the crop is removed. 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. Owner is U.S. Farmland Fund L.P. The auctioneers and brokerage firm represent the seller in this transaction. Statements made day of sale take precedence over previously written material. Buyers or sellers may elect to do a 1031 exchange.



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