

AUCTION: THURSDAY, MARCH 20, 2025

SALE TIME: 10:00 AM

AUCTIONEERS' NOTES:

This sale presents an opportunity to purchase one or two adjoining & exceptional farms, ideally located on Hwy. 14 only two miles east of Brookings. The tillable farm is all tillable and irrigated, and the pasture tract has established fences and natural water. The sale will be held live on site, with online bidding available. The farms will be offered as a unit or in two tracts. Possession this year, don't miss this opportunity!

TRACT 1 - 100 +/- TILLABLE ACRES: This irrigated, all tillable farm has 100.18 cropland acres per the FSA Office, with a corn PLC yield of 138 bu., and a soybean PLC yield of 38 bu. The farm has drain tile that was installed in 2013 and has a soil productivity rating of 56.5 in accordance with Brookings Co. Beacon Soils Map, and 42.3 per Surety AgriData, and is primarily made up of Lowe Ludden & Lamoure Rauville soils. This farm has a Valley center pivot with an end gun that is supplied by a 60 ft. well that was dug in 2013 and pumps 700 gal. per minute, capable of diverting 1.56 cubic ft. per second and is supplied from Big Sioux Aurora Aquafer. There are 95.40 +/- acres under cultivation with an additional 5 +/- acres in the SE corner that are cut for hay. The land has a gentle laying topography and is available for possession for this year!

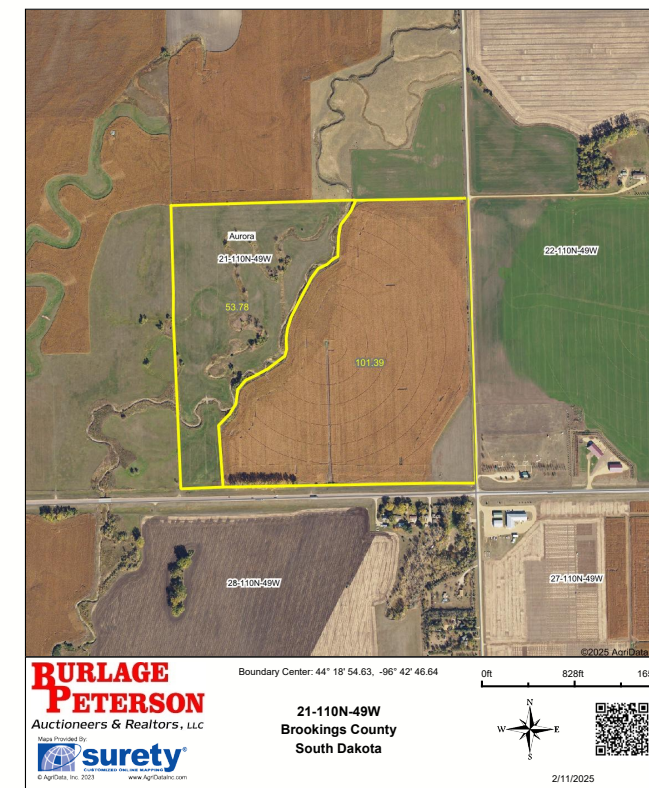
DESCRIPTION: 100 +/- Acres in the SE ¼ Sec. 21, T-110-N, R-49-W, Aurora Twp., Brookings Co., SD

TRACT 2 - 52.68 +/- GRASS ACRES: This grassland farm is adjoining to tract one and offers usable grassland acres that are well suited for pasture grazing or also grassland haying too. The land has established fences, mature trees, and a natural water supply from Deer Creek. The land has lush native grasses and good access from Highway 14. The farm will be offered separate or as a unit with tract one, and is available for possession this year at closing, or early access after the sale with approval from the sellers!

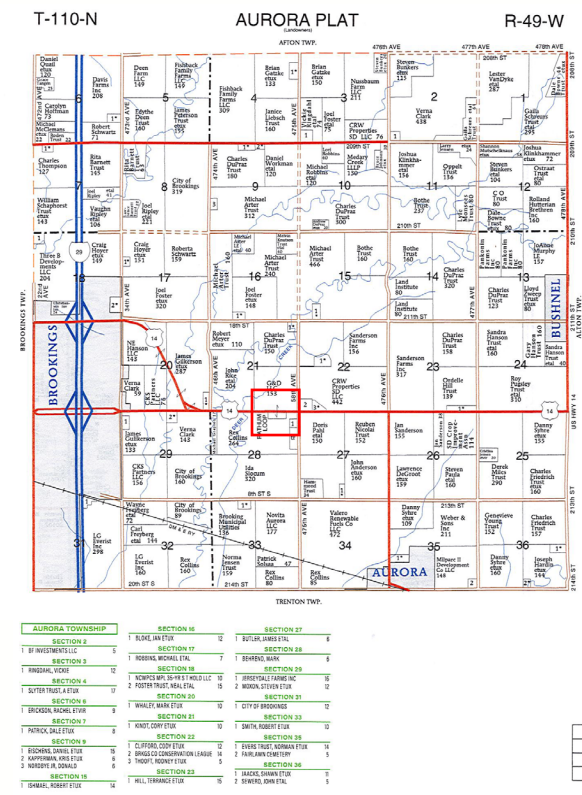
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AERIAL MAP



PLAT MAP



MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

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

152.68 +/- ACRE LAND AUCTION

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TERMS:

10% non-refundable earnest money deposit due day of sale; balance due on or before April 30th, 2025. Closing fees split 50/50 between buyer & sellers. The buyer(s) will receive possession at closing and may be granted early access before closing with permission from the seller. If the tracts sell separate, a new survey or plat will be done with the cost split equally between the buyers and sellers. The land will be sold per the acre in accordance with the acres of record or new surveyed acres. The farms are sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners, and offered as is, where is, without warranties or guarantees of any kind. Information contained herein and all statements made are believed accurate but not guaranteed. The pivot and well will transfer with the property. The well has a water permit and license #7436-3 and the new buyer is responsible for calling the state office to set up the license in their name. Statements made the day of the sale take precedence over previous material. Sellers do not guarantee fences lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The buyers are responsible to conduct due diligence for any specific uses or practices. The land is in the Brookings wellhead zone, and prospective buyers can call the Brookings Zoning office for questions. The auctioneers and brokerage firm represent the sellers. Parties are welcome to conduct a 1031 exchange.

For Sale Terms & Add. Info., visit www.burlagepeterson.com

TRACT 1 - 100 +/- ALL TILLABLE & IRRIGATED. TRACT 2 - 52.68 +/- ACRES OF PASTURE LOCATED 2 MILES EAST OF BROOKINGS ON HWY. 14, AURORA TWP., BROOKINGS CO., SD



We will offer this land in two tracts, or as a unit at public auction, located from Brookings & Interstate 29, 2 miles east on Highway 14. The land is on the north side of Hwy. 14. Watch for auction signs on:

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LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

G & D, LLC - OWNERS

Burlage Peterson Auctioneers & Realtors, LLC
317 4th St, Brookings, SD
605-692-7102

office@burlagepeterson.com www.burlagepeterson.com

Burlage Peterson Auctioneers & Realtors, LLC
Office@burlagepeterson.com or 605-692-7102
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

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