### AUCTION: TUESDAY, MARCH 25, 2025

### SALE TIME: 10:00 AM

#### **AUCTIONEERS' NOTES:**

This auction presents an opportunity to purchase a quality farm featuring predominantly tillable acres with a smaller portion of grassland acres too, well represented by high rating soils. The sale will be held live at the farm with online bidding available. The new buyer will receive possession at closing!

This well-located farm has 147.13 cropland acres per the FSA office, and a total soil productivity rating of 79.4. The primary soil on the farm is a strong Class II Poinsett-Waubay Silty Clay Loam, which are ideal for row crops. The farm is currently utilized for corn and soybean rotation and also has 51.69 +/- acres in alfalfa that were seeded in 2019. Currently there also are 31.04 +/- acres that are primarily cut for grass hay but could have a large portion of those acres cultivated and enrolled into row crops, or also used for livestock grazing. The farm is also well located in a strong agricultural area, close to Watertown, Castlewood and Hayti, and just off two paved highways. This farm will produce strong yields or cash rents, and will make for an excellent addition to your farming or investor portfolio!

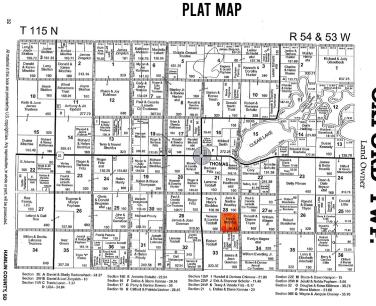
**DESCRIPTION:** SE ½ Less Brekke Addn., Sec. 28, T-115-N, R-53-W, Oxford Twp., Hamlin Co., SD



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

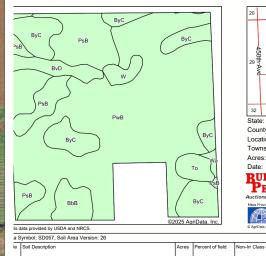






**AERIAL MAP** 

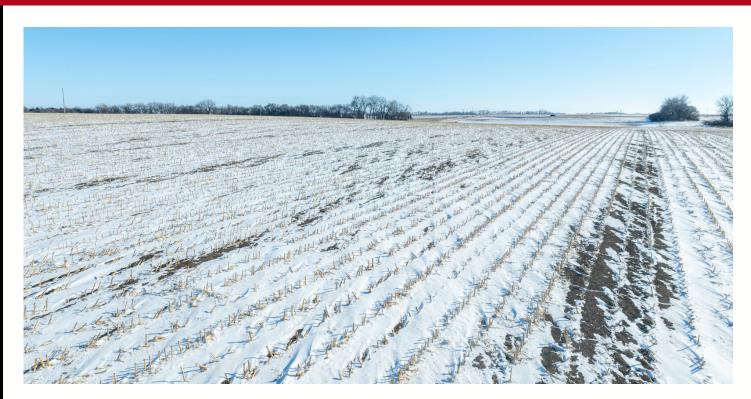




s data provided by USDA and NRCS.		©2025 AdriData, Inc. J		© AgriData Inc. 2023 www.AcriData		
s data provided by OSDA and NRCS.						
s Symbol: SD057, Soil Area Version: 26						
Э	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	89.94	59.7%	lle	89	72
	Buse-Poinsett complex, 6 to 9 percent slopes	22.25	14.8%	IVe	66	53
	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	21.40	14.2%	lle	81	68
	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	5.38	3.6%	VIIe	20	15
	Barnes-Buse loams, coteau, 2 to 6 percent slopes	5.04	3.3%	lle	75	64
	Tonka silty clay loam, 0 to 1 percent slopes	3.29	2.2%	IVw	58	29
	Water	2.56	1.7%	VIII	0	
	Waubay silty clay loam, 0 to 2 percent slopes	0.71	0.5%	lw	98	80
	Weighted Average				79.4	*n 64.2

**SOILS MAP** 

## 152.68 +/- ACRE LAND AUCTION



**TERMS:** 10% non-refundable earnest money deposit due day of sale; balance due on or before April 25th, 2025. Closing fees split 50/50 between buyer & sellers. The buyer will receive possession for the 2025 crop year, with early access before closing available with permission from the sellers. The sellers will pay the 2024 taxes payable in 2025, and 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 warrantees or guarantees of any kind and sold by the acre per recorded deeded acres. 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. The buyers are responsible to conduct their own due diligence for current or future uses and practices. Buyers or sellers may elect to do a 1031 exchange. The auctioneers and brokerage firm represent the sellers in this transaction, listed as the Heirs of Helen B. Strohfus, Terry, Daniel, Harvey, Randy Strohfus and Diane Panka.

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

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

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

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# 148.43 +/- ACRE LAND AUCTION



Located from Watertown, SD, 8 miles south on Hwy. 81, 4 miles west on Hwy. 22 & 1 ½ mile south on 451st Ave. From Castlewood, 4 miles west on Hwy 22 then proceed 4 miles straight west of Kones Korner on 183rd St. Or from Hayti, 5 miles north on 450th Ave. & ½ mile east on 183rd St. Watch for auction signs, held on:

TUESDAY, MARCH 25, 2025 SALE TIME: 10:00 AM

HEIRS OF HELEN B. STROHFUS - OWNER

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