

AUCTION: THURSDAY, APRIL 3, 2025

SALE TIME: 10:00 AM

AUCTIONEERS' NOTE: This sale presents an opportunity to purchase 1 or 2 adjoining & exceptional row crop farms, ideally located on a paved road in Kingsbury County. The FSA Office shows 307.20 Total Cropland Acres, and the farm features Poinsett-Waubay soils with a very strong soil rating of 87.1. The sale will be held live on site w/ online bidding available. The farms will be offered as a unit or in two tracts & the new buyer will receive possession at closing with early access available after the sale. Don't miss this outstanding land opportunity!

TRACT 1 – SW ¼ 160 +/- ACRES: This prime and nearly all tillable farm has a high soil rating of 90.8 per Surety AgriData. The farm is primarily made up of strong Class I & II soils featuring Poinsett-Waubay Silty Clay Loams, ideal for row crops. Per the FSA Office the farm has approx. 154.82 cropland acres with a corn PLC yield of 158 bu. and a soybean PLC yield of 53 bu. This exceptional farm is located on a paved road and does not have wetland easements. The farm will be offered separate or as a unit with adjoining Tract 2.

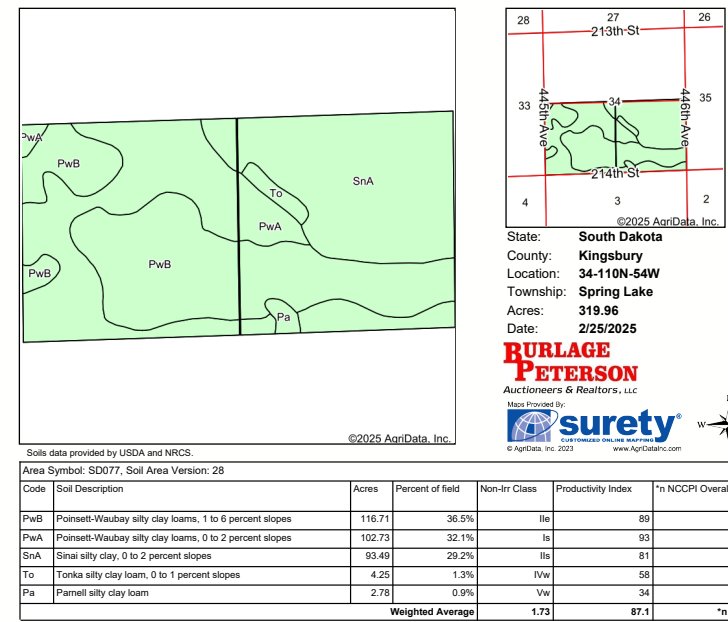
DESCRIPTION: SW ¼ of Sec. 34, T-110-N, R-54-W, Spring Lake N. Twp., Kingsbury Co., SD

TRACT 2 – SE ¼ 160 +/- ACRES: This prime and also nearly all tillable farm has a high soil rating of 83.4 per Surety AgriData, and is primarily made up of strong Class I & II soils featuring Sinai & Poinsett-Waubay Silty Clay Loams, ideal for row crops. Per the FSA Office the farm has approx. 152.38 cropland acres with a corn PLC yield of 158 bu. and a soybean PLC yield of 53 bu. This land is an ideal row crop farm and does not have wetland easements. The farm joins Tract 1 making an ideal half section parcel, and will be offered separate or as a unit.

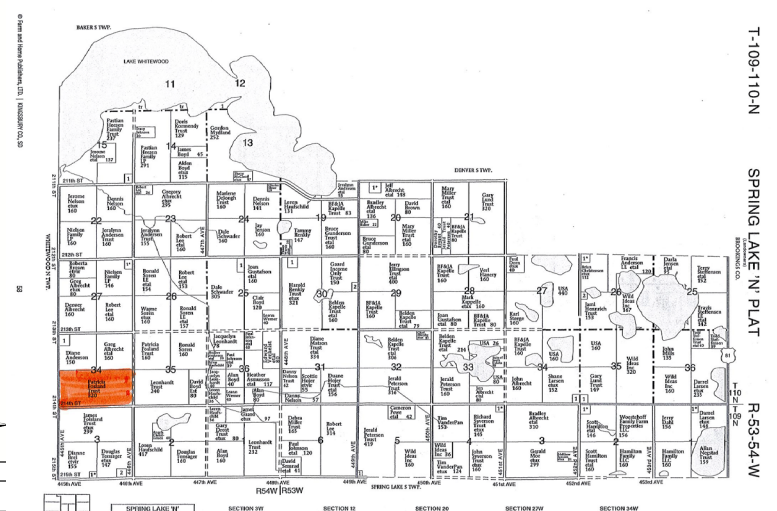
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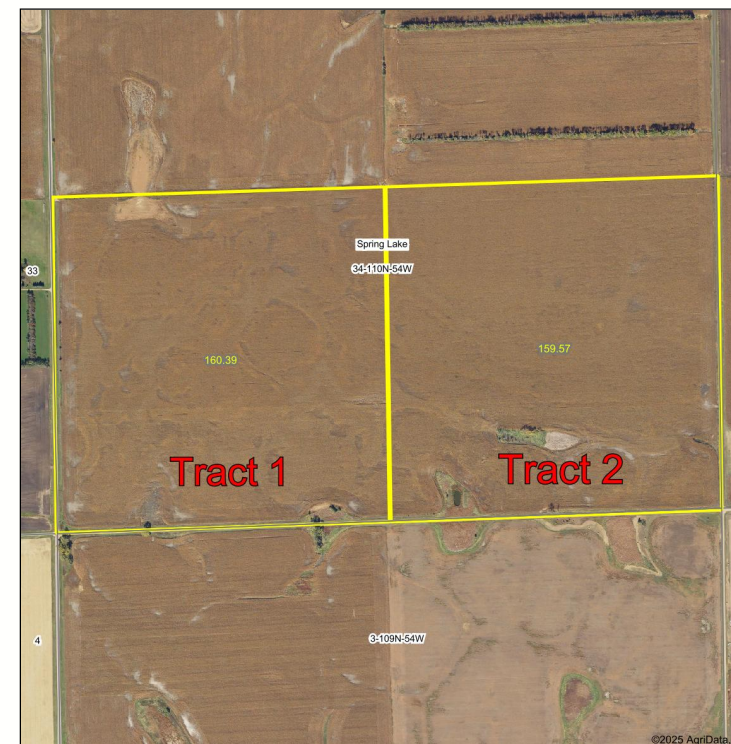
SOILS MAP



PLAT MAP



AERIAL MAP



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

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

320 +/- ACRE LAND AUCTION



TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before May 9th, 2025. Closing fees split 50/50 between buyer & sellers. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of owner. The farms will be sold by the acre and will be offered as a unit or in two individual tracts. Possession will be given to the buyers at closing with early access before closing available for field work or planting, if needed. The farms are 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. Statements made the day of the sale take precedence over previous material. The seller and auctioneers do not guarantee fences, if any, 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 auctioneers and brokerage firm represent the seller in this transaction. Buyers or sellers may elect to do a 1031 exchange.

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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320 +/- ACRE LAND AUCTION

**PRIME & ADJOINING CORN & SOYBEAN FARMS,
SPRING LAKE N. TWP., KINGSBURY CO., SD**



As I am doing a trade we will offer this exceptional land at auction, located from Oldham SD, 4 miles north on oil rd. 445th Ave. Or from Hetland Corner on Hwy. 14, 5 miles south on 449th Ave. & 3 miles west on 214th St.

Watch for auction signs, held on:

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TERRILL FOLSLAND - OWNER

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Sutton Auctioneers & Land Brokers, LLC
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**BURLAGE
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Auctioneers & Realtors, LLC.