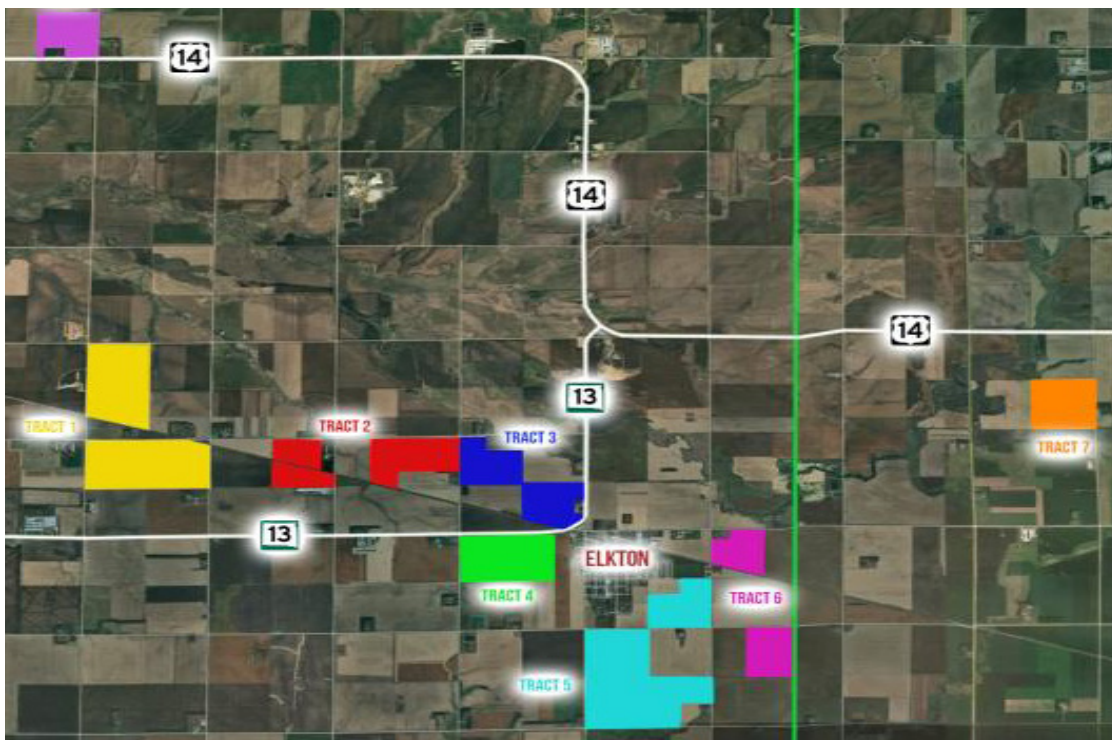


2,484.56 +/- ACRE LAND LEASE SEALED BID

PRIME CORN & SOYBEAN LAND, ALL TILLABLE & TILED FARMS-IRRIGATED FARMS PARNELL, ELKTON & ALTON TWP'S, BROOKINGS CO., SD & VERDI TWP LINCOLN CO., MN

577.70 Total Acres w/ 560.84 +/- Cropland Acres
313.85 Total Acres w/ 305.25 +/- Cropland Acres
254.66 Total Acres w/ 248.80 +/- Cropland Acres
237.00 Total Acres w/ 234.85 +/- Cropland Acres
571.02 Total Acres w/ 541.47 +/- Cropland Acres
227.58 Total Acres w/ 220.21 +/- Cropland Acres
158.73 Total Acres w/ 136.42 +/- Cropland Acres
144.02 Total Acres w/ 139.31 +/- Cropland Acres



BIDS DUE BY MONDAY, MARCH 31, 2025, 12:00 NOON

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers - Auctioneers - Realtors - Farm Managers

317 4th St, Brookings, SD - 605-692-7102

Office@burlagepeterson.com / www.burlagepeterson.com

**BURLAGE
PETERSON**

Auctioneers & Realtors, LLC.

2,484.56 +/- ACRE LAND LEASE SEALED BID

**PRIME CORN & SOYBEAN LAND, ALL TILLABLE & TILED FARMS-IRRIGATED FARMS
PARNELL, ELKTON & ALTON TWP'S, BROOKINGS CO., SD & VERDI TWP LINCOLN CO., MN**

BIDS DUE BY MONDAY, MARCH 31ST, 2025, 12:00 NOON

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

NOTES: Each submitted bid must be on the provided Bid Sheet, and include a bank or lender letter of verification or approval of funds &/or credit. Bids will be by total acres listed. Bids sheet offers can be emailed to tyler@burlagepeterson.com, or physically dropped off at Burlage Peterson's downtown Brookings office located at 317 4th St., Brookings SD 57006.

**577.70 TOTAL ACRES W/ 560.84 +/- CROPLAND ACRES
313.85 TOTAL ACRES W/ 305.25 +/- CROPLAND ACRES
254.66 TOTAL ACRES W/ 248.80 +/- CROPLAND ACRES
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158.73 TOTAL ACRES W/ 136.42 +/- CROPLAND ACRES
144.02 TOTAL ACRES W/ 139.31 +/- CROPLAND ACRES**

DESCRIPTIONS: Sec's 17, 18, 20, 21, 22, 27 & 28 Elkton Twp., SD; Sec.'s 11, 13 & 14 Parnell Twp., SD; Sec. 22 Alton Twp., SD; Sec. 8, Verdi Twp., MN.

TERMS: Full 2025 rent will be due on or before Friday April 4th, 2025 by 2:00PM. Possession granted immediately when leases are signed and payment is delivered. Rent checks can be delivered to Burlage Peterson, who will then make disbursements to the lessors. All submitted bids will be reviewed by the lessors, who will accept one bid per tract. The lessors may elect to accept or reject any submitted bid, and all bids will stay private and confidential. All leased tracts will initially be for a one-year lease beginning at the time of signing and payment, and ending on December 31ST 2025. All listed total acres and cropland acres are per the Brookings County Equalization & FSA Offices, & Surety Maps. The Farm Managers & brokerage firm represent the lessors. Tracts 6 and 7 are subleased. The tenant will be responsible for utilities and most maintenance on the irrigation systems. Payment & payee information will be provided within each lease. The lessors are Ron & Jon Vaske of Vaske Farms, LLC & Ronald K. Vaske Trust, Ronald K Vaske Trustee. For additional information, contact Burlage Peterson. Full terms are posted on the bid sheet that each rent submission is to be on.

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers - Auctioneers - Realtors - Farm Managers

317 4th St, Brookings, SD - 605-692-7102

Office@burlagepeterson.com / www.burlagepeterson.com

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

2,484.56 +/- ACRE LAND LEASE SEALED BID

**PRIME CORN & SOYBEAN LAND, ALL TILLABLE & TILED FARMS-IRRIGATED FARMS
PARNELL, ELKTON & ALTON TWP'S, BROOKINGS CO., SD & VERDI TWP LINCOLN CO., MN**

BIDS DUE BY MONDAY, MARCH 31ST, 2025, 12:00 NOON

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

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TRACT 1 - 577.70 TOTAL ACRES W/ 560.84 +/- CROPLAND ACRES: This tract offers two prime and all tillable farms that are located less than ¼ of a mile from each other, in Section's 11 & 14 of Parnell Twp., Brookings Co., SD. The farms are both tilled and have a soil rating of 87.7, predom. comprised of Kranzburg-Brookings Clay soils.

TRACT 2 - 313.85 TOTAL ACRES W/ 305.25 +/- CROPLAND ACRES: This tract offers two choice & nearly all tillable farms less than ½ a mile apart, located on the same road in Sec. 13, Parnell Twp., and Sec. 18, Elkton Twp., Brookings Co., SD. The farms are both heavily tilled & have a total soil rating of 77.1, predominantly comprised of Kranzburg-Brookings Clay & Estelline Loam soils.

TRACT 3 - 254.66 TOTAL ACRES W/ 248.80 +/- CROPLAND ACRES: This tract offers two productive and nearly all tillable farms that are located in the same section as each other in Sec. 17 of Elkton Twp., Brookings Co., SD. The land has a soil rating of 72.9, predom. comprised of Kranzburg-Brookings Clay & Estelline Loam soils.

TRACT 4- 237.00 TOTAL ACRES W/ 234.85 +/- CROPLAND ACRES: This tract offers a prime farm located west of Elkton on Hwy. 13, that is an all tillable tract in Section 20 of Elkton Twp., Brookings County, SD. The land is all tilled and has a soil rating of 89, predominantly comprised of ideal Kranzburg-Brookings Clay soils.

TRACT 5 - 571.02 TOTAL ACRES W/ 541.47 +/- CROPLAND ACRES: This tract offers three all tillable farms, two of which are adjoining in Section 28 and one parcel is across the road in Section 21 of Elkton Twp., Brookings Co., SD. All parcels are irrigated, including 320 acres on a highway with a newer NutraDrip sub soil irrigation system, three wells and a pump & storage shed. The other two parcels both have a pivot and their own wells. The farms have a soil rating of 68.5, predom. comprised of Kranzburg-Brookings Clay & Estelline Loam soils.

TRACT 6 - 227.58 TOTAL ACRES W/ 220.21 +/- CROPLAND ACRES: This tract offers two nearly all tillable and choice farms located approx. half a mile from each other in Sec. 22 & 27 in Elkton Twp., Brookings Co., SD. The farm in Sec. 27 has an irrigation pivot and well. The farms have a strong soil rating of 90.5, predom. comprised of ideal Kranzburg-Brookings Clay Loam soils.

TRACT 7 - 158.73 TOTAL ACRES W/ 136.42 +/- CROPLAND ACRES: This tract offers a predominantly tillable farm located 4 +/-miles NE of Elkton in Sec. 8, Verdi Twp., Lincoln County, MN, & ½ mile south of Hwy. 14. The farm has a soil rating of 84.3, predom. comprised of Vienna Clay & Kranzburg-Brookings Clay Loams soils.

TRACT 8- 144.02 TOTAL ACRES W/ 139.31 +/- CROPLAND ACRES: This tract offers a predominantly tillable farm that is well located on Hwy. 14 in Section 22 of Alton Twp., Brookings Co., SD, exc. the building site. The land is all tilled and has a soil rating of 77.9, predom. comprised of Barnes Clay Loams & Moritz soils.

DESCRIPTIONS: Sec.'s 17, 18, 20, 21, 22, 27 & 28 Elkton Twp., SD; Sec.'s 11, 13 & 14 Parnell Twp., SD; Sec. 22 Alton Twp., SD; Sec. 8, Verdi Twp., MN.

BID PROCEDURES & SCHEDULE FOR LAND LEASE BIDS

Set forth below is an overview of the bidding procedure & important dates and steps to participate in the sealed bid land lease offering for Brookings County, SD & Lincoln County, MN. All bidders are required to submit a bid on the same Sealed Bid Offer Form.

SUMMARY OF IMPORTANT DATES

MONDAY, MARCH 31ST 2025 AT 12:00 NOON - Bid Deadline. Bids should be sent to Tyler Burlage at Burlage Peterson by email at tyler@burlagepeterson.com or can be physically dropped off at Burlage Peterson Auctioneers & Realtors, LLC - 317 4th Street Brookings, SD 57006. Bids can be mailed, but are encouraged to be emailed or dropped off as farm managers & lessors are not responsible for late, lost or unreceived bids.

TUESDAY, APRIL 1ST, 2025 - Notification will be given to all bidders if their bid was accepted or not accepted. Preparation for leases will also be started, and leases will be sent out for signature either on April 1st or April 2nd. Leases must be signed by all parties within 1 business day.

FRIDAY, APRIL 4TH, 2025, 2:00PM - Full 2025 rent payment is due by Friday, April 4th 2025 by 2:00PM. Payment can be made in the form of a physical check & will be deposited by days end.

STEPS TO PARTICIPATE IN THE OFFERING:

- 1.) Inspect the farm & terms of the offering.
- 2.) Submit by no later than March 31ST, 2025 12:00 Noon (Central Time Zone) your qualifying bid on the Sealed Bid Offer Form.
- 3.) If your bid is the successfully chosen bid, you will be notified on Tuesday, April 1ST, 2025. Then leases will be sent out for signatures, and payment must be delivered on or before Friday, April 4TH, 2025 by 2:00PM.

TERMS: Full 2025 rent will be due on or before Friday April 4th, 2025 by 2:00PM. Possession granted immediately when leases are signed and payment is delivered. Rent checks can be delivered to Burlage Peterson, who will then make disbursements to the lessors. All submitted bids will be reviewed by the lessors, who will accept one bid per tract. The lessors may elect to accept or reject any submitted bid, and all bids will stay private and confidential. All leased tracts will initially be for a one-year lease beginning at the time of signing and payment, and ending on December 31ST, 2025. All listed total acres and cropland acres are per the Brookings County Equalization & FSA Offices, & Surety Maps. The Farm Managers & brokerage firm represent the lessors. Tracts 6 and 7 are subleased. The tenant will be responsible for utilities and most maintenance on the irrigation systems. Payment & payee information will be provided within each lease. The lessors are Ron & Jon Vaske of Vaske Farms, LLC & Ronald K. Vaske Trust, Ronald K Vaske Trustee. For additional information, contact Burlage Peterson. Full terms are posted on the bid sheet that each rent submission is to be on.

SEALED BID OFFER FORM

- Tract 1 - 577.70 Acres @ _____ Per Acre (See's 11 & 14, Parnell-SD)
- Tract 2 - 313.85 Acres @ _____ Per Acre (Sec.'s 13 Parnell & 18 Elkton-SD)
- Tract 3 - 254.66 Acres @ _____ Per Acre (Sec. 17, Elkton-SD)
- Tract 4 - 237.00 Acres @ _____ Per Acre (Sec. 20, Elkton-SD)
- Tract 5 - 571.02 Acres @ _____ Per Acre (Sec.'s 21 & 28, Elkton-SD)
- Tract 6 - 227.58 Acres @ _____ Per Acre (Sec.'s 22 & 27, Elkton-SD)
- Tract 7 - 158.73 Acres @ _____ Per Acre (Sec. 8, Verdi-MN)
- Tract 8 - 144.02 Acres @ _____ Per Acre (Sec. 22, Alton-SD)

PROPERTY DESCRIPTIONS: Sec.'s 17, 18, 20, 21, 22, 27 & 28 Elkton Twp., SD; Sec.'s 11, 13 & 14 Parnell Twp., SD; Sec. 22 Alton Twp., SD; Sec. 8, Verdi Twp., MN.

Bid amount in price per acre, total rent per tract will be times the listed total acres.

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms attached. Buyer agrees to enter into the lease agreement after notification of the winning bid and providing rent check by Friday, April 4th, 2025 at 2:00PM. Renter agrees to his/her physical or digital signature being placed below and understands that the digital signature has full force and effect as an original signature.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Signature: _____ Date: _____

Submit all sealed bids to:

Email: tyler@burlagepeterson.com

Physical Dropoff Address: Burlage Peterson Auctioneers & Realtors, LLC
317 4th Street, Brookings, SD 57006

Attn: Phone Inquiries or Requests: (605) 692-7102

* All bidders are responsible to view and inspect all information provided. All bids submitted are withstanding until lessors give notification. Information is believed accurate but not guaranteed. Bidders are responsible to conduct their own due diligence for all information with terms, conditions, and the land and farms offered. Interested parties may make bids on any individual tract, and may have the selected winning bid on some but not all tracts they bid on.

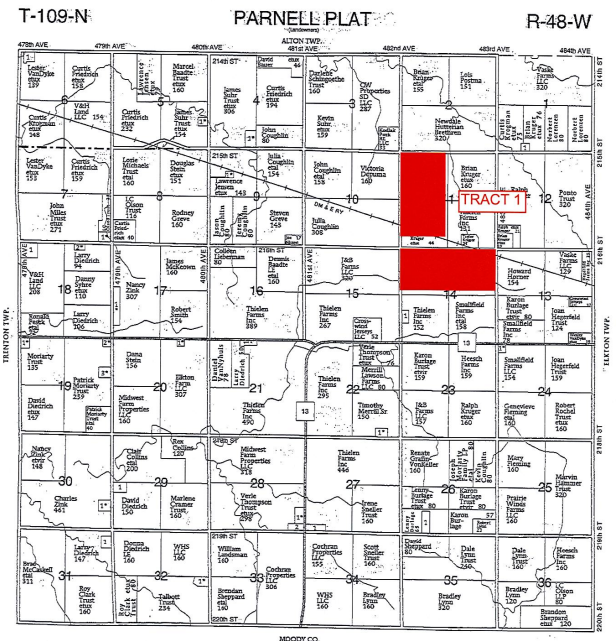
* A bank or lender letter of approved credit or available funds must be submitted with this Bid Offer Sheet.

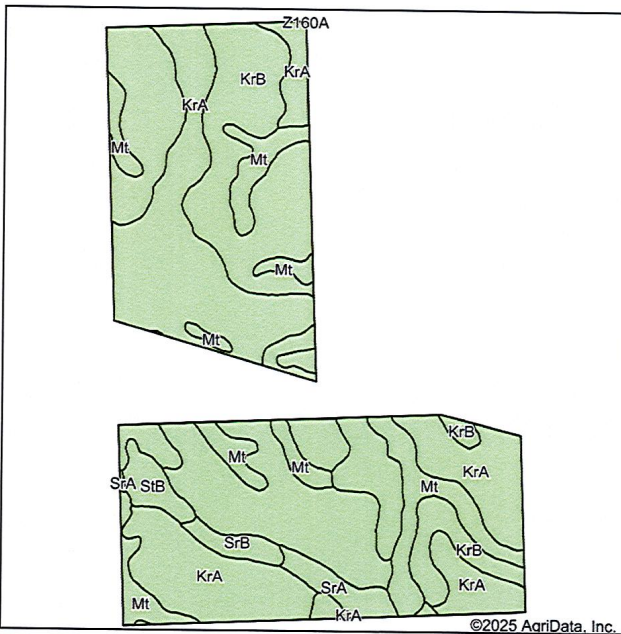
TRACT 1 - 577.70 TOTAL ACRES W/ 560.84 +/- CROPLAND ACRES

TRACT 1: This tract offers two prime and all tillable farms that are located less than ¼ of a mile from each other, in Section's 11 & 14 of Parnell Twp., Brookings Co., SD. The farms are both tilled and have a soil rating of 87.7, predom. comprised of Kranzburg-Brookings Clay soils.

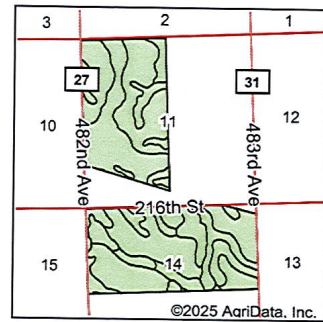
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Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **11-109N-48W**
 Township: **Parnell**
 Acres: **577.7**
 Date: **3/12/2025**

BURLAGE PETERSON
 Auctioneers & Realtors, LLC



Area Symbol: SD011, Soil Area Version: 32

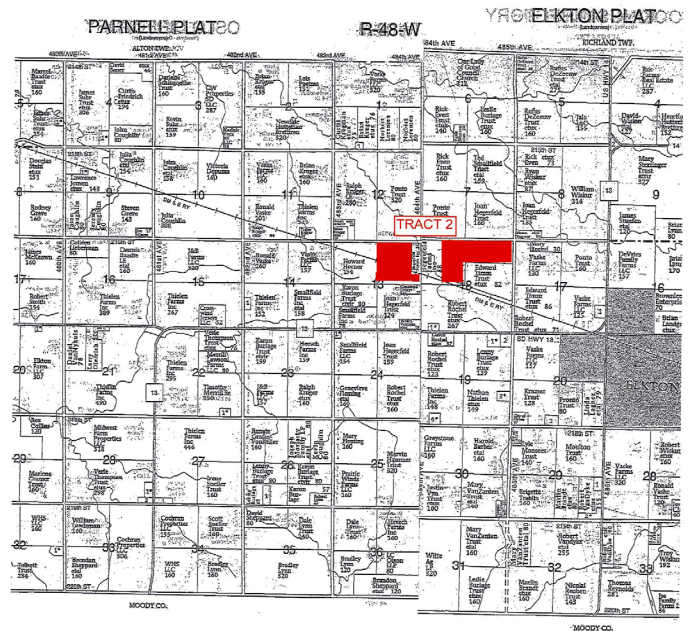
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	286.75	49.7%	Is	93	71
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	170.03	29.4%	Ile	87	70
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	88.22	15.3%	Ils	79	57
SrA	Strayhoss loam, 0 to 2 percent slopes	13.34	2.3%	Ils	77	61
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	11.00	1.9%	Ile	60	54
SrB	Strayhoss loam, 2 to 6 percent slopes	8.36	1.4%	Ile	67	58
Weighted Average				1.50	87.7	*n 67.8

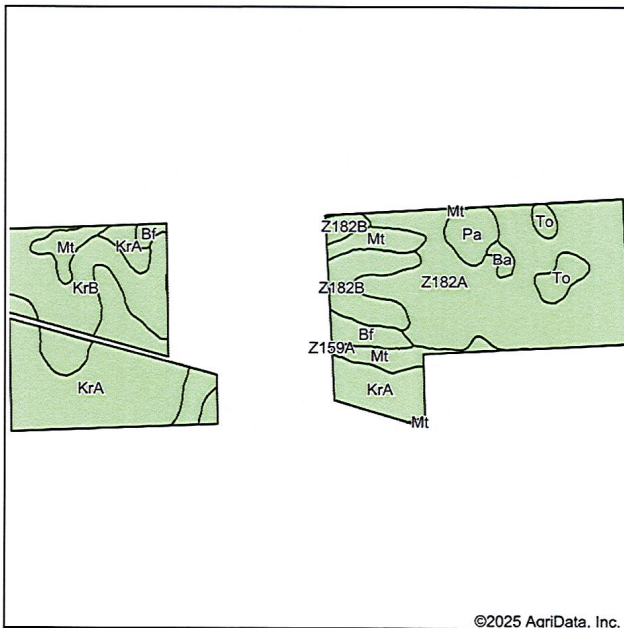
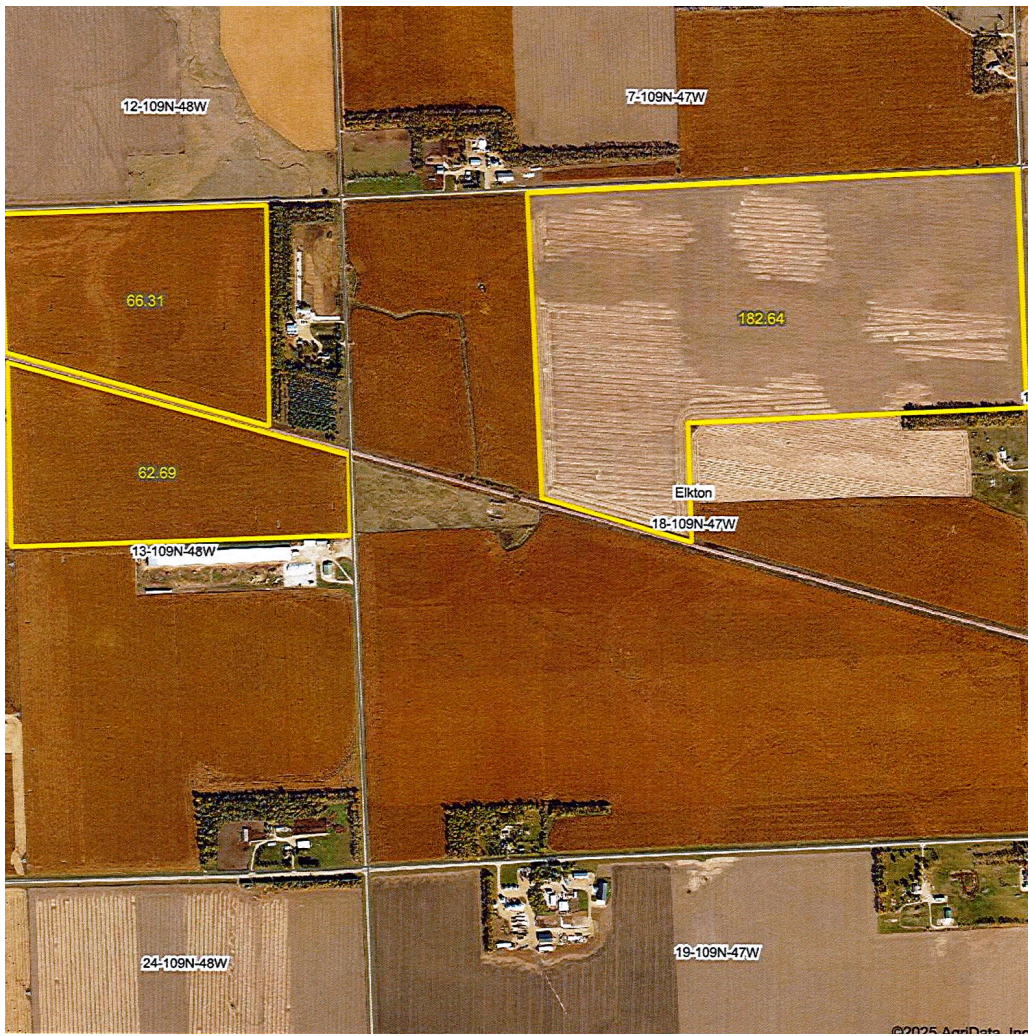
TRACT 2 - 313.85 TOTAL ACRES W/ 305.25 +/- CROPLAND ACRES

TRACT 2: This tract offers two choice & nearly all tillable farms less than 1/2 a mile apart, located on the same road in Sec. 13, Parnell Twp., and Sec. 18, Elkton Twp., Brookings Co., SD. The farms are both heavily tiled & have a total soil rating of 77.1, predominantly comprised of Kranzburg-Brookings Clay & Estelline Loam soils.

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIEVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

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State: South Dakota
 County: Brookings
 Location: 18-109N-47W
 Township: Elkton
 Acres: 311.64
 Date: 3/12/2025

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD011, Soil Area Version: 32

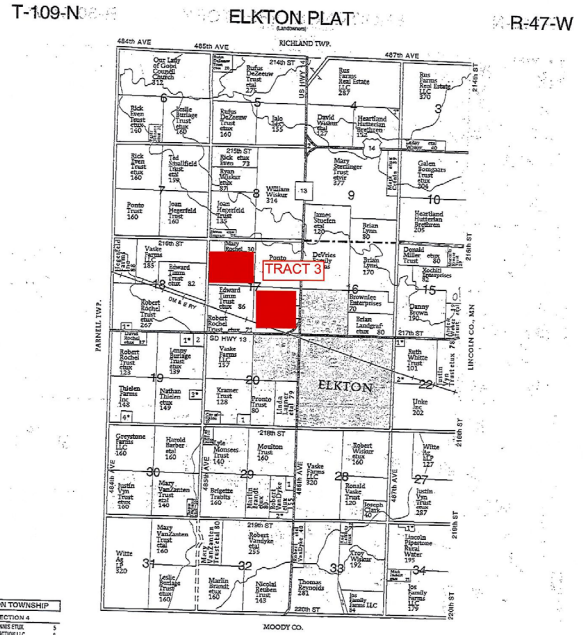
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	103.57	33.2%	Ils	66	60
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	84.26	27.0%	Is	93	71
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	52.31	16.8%	Ile	87	70
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	22.95	7.4%	Ils	79	57

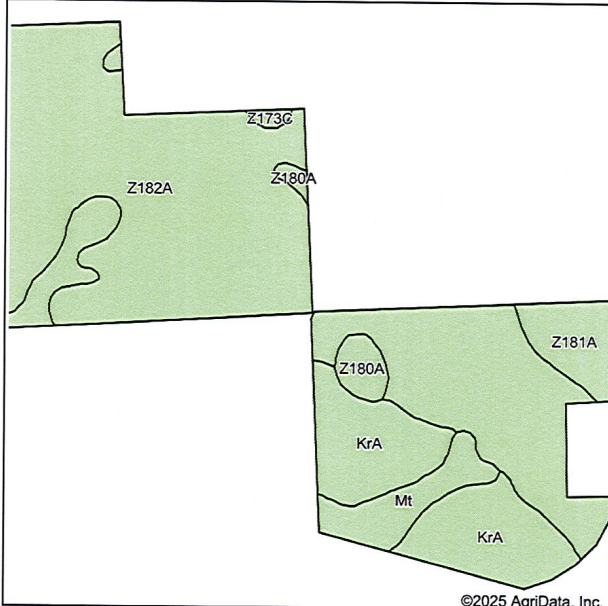
TRACT 3 - 254.66 TOTAL ACRES W/ 248.80 +/- CROPLAND ACRES

TRACT 3: This tract offers two productive and nearly all tillable farms that are located in the same section as each other in Sec. 17 of Elkton Twp., Brookings Co., SD. The land has a soil rating of 72.9, predom. comprised of Kranzburg Brookings Clay & Estelline Loam soils.

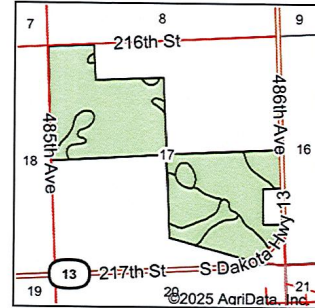
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Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **17-109N-47W**
 Township: **Elkton**
 Acres: **254.66**
 Date: **3/12/2025**

BURLAGE PETERSON
 Auctioneers & Realtors, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgridataInc.com



Area Symbol: SD011, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	170.32	66.9%	Ils	66	60
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	43.01	16.9%	Is	93	71
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	21.83	8.6%	Ils	79	57
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	11.79	4.6%	Is	86	71
Z180A	Goldsmith silty clay loam, coteau, 0 to 2 percent slopes	5.94	2.3%	Iw	89	66
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	1.77	0.7%	Ve	28	36
Weighted Average				1.78	72.9	*n 62.1

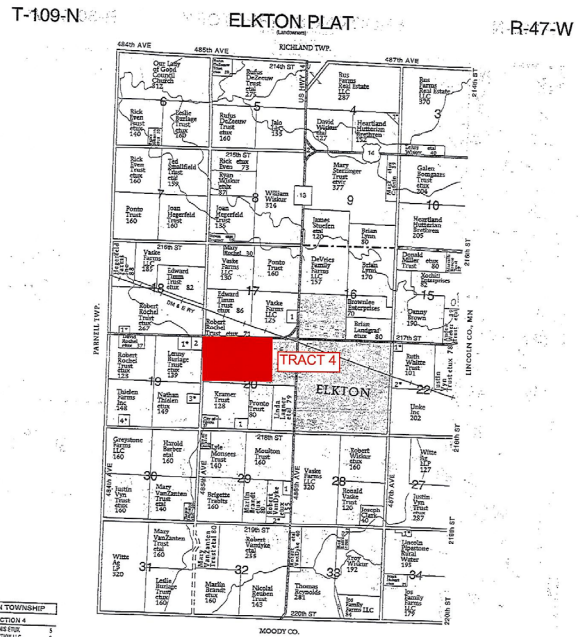
*n: The aggregation method is "Weighted Average using all components"

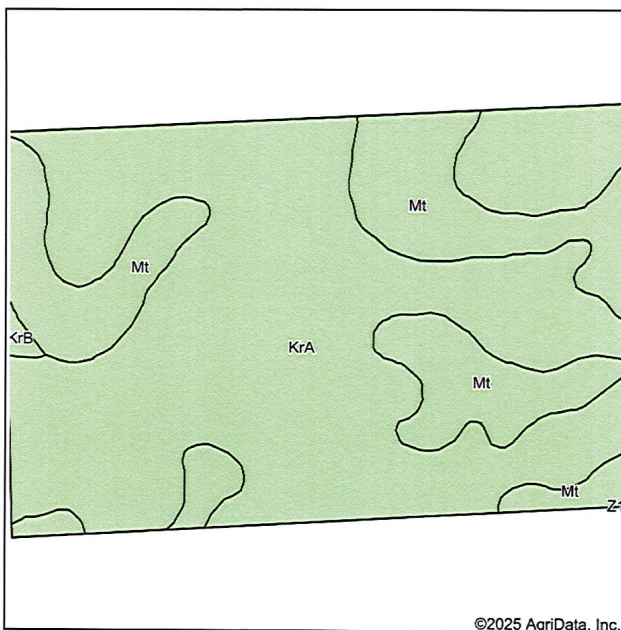
TRACT 4 - 237.00 TOTAL ACRES W/ 234.85 +/- CROPLAND ACRES

TRACT 4: This tract offers a prime farm located west of Elkton on Hwy. 13, that is an all tillable tract in Section 20 of Elkton Twp., Brookings County, SD. The land is all tilled and has a soil rating of 89, predominantly comprised of ideal Kranzburg-Brookings Clay soils.

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIEVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

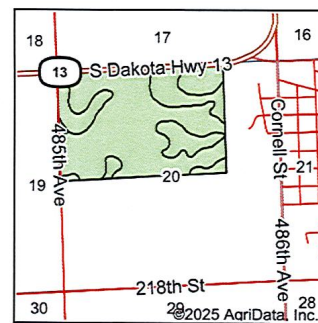
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Soils data provided by USDA and NRCS.

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State: South Dakota
 County: Brookings
 Location: 20-109N-47W
 Township: Elkton
 Acres: 237
 Date: 3/12/2025

**BURLAGE
 PETERSON**
 Auctioneers & Realtors, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	168.34	71.1%	Is	93	71
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	67.62	28.5%	IIs	79	57
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	1.04	0.4%	Ile	87	70
Weighted Average				1.29	89	*n 67

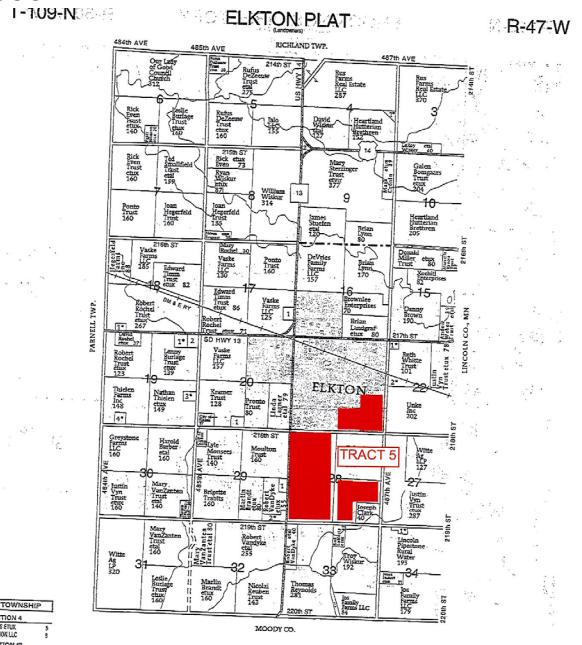
*n: The aggregation method is "Weighted Average using all components"

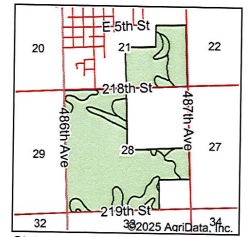
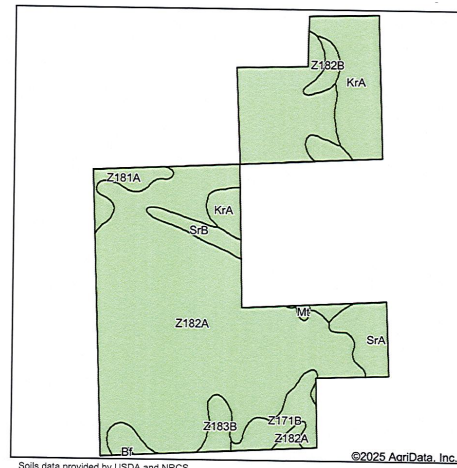
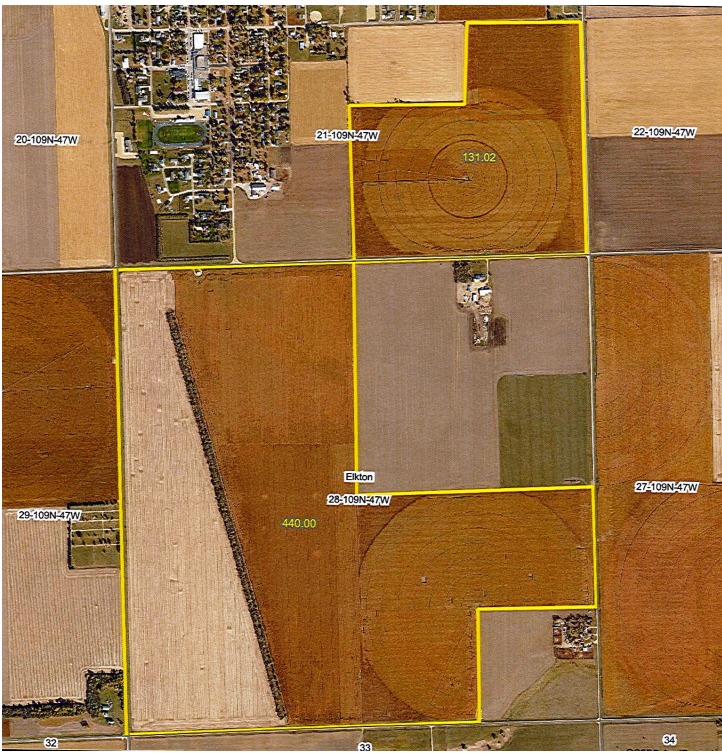
TRACT 5 - 571.02 TOTAL ACRES W/ 541.47 +/- CROPLAND ACRES

TRACT 5: This tract offers three all tillable farms, two of which are adjoining in Section 28 and one parcel is across the road in Section 21 of Elkton Twp., Brookings Co., SD. All parcels are irrigated, including 320 acres on a highway with a newer NutraDrip sub soil irrigation system, three wells and a pump & storage shed. The other two parcels both have a pivot and their own wells. The farms have a soil rating of 68.5, predom. comprised of Kranzburg-Brookings Clay & Estelline Loam soils.

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State: South Dakota
 County: Brookings
 Location: 28-109N-47W
 Township: Elkton
 Acres: 571.02
 Date: 3/12/2025

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 PETERSON**
 Auctioneers & Realtors, LLC



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-irr Class	Productivity Index	n NCCPI Overall
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	403.02	70.5%	ils	66	60
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	64.82	11.4%	ls	93	71
SrA	Strayhoss loam, 0 to 2 percent slopes	28.60	5.0%	ils	77	61
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	23.09	4.0%	I/s	43	44
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	17.21	3.0%	illc	45	44
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	14.14	2.5%	ls	86	71
SrB	Strayhoss loam, 2 to 6 percent slopes	11.14	2.0%	ile	67	59
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	7.26	1.3%	ile	59	59
Mt	Mokranz-Badger silty clay loams, 0 to 2 percent slopes	1.26	0.2%	ils	79	57
Bf	Brookings silty clay loam, 0 to 2 percent slopes	0.48	0.1%	lw	96	77
Weighted Average				1.97	68.5	n 60.4

IRRIGATION INFORMATION

Tract 5 – Irrigation

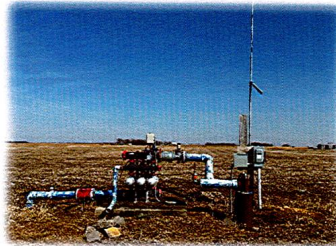
Parcel 349701094721400 & 349701094721415 – Section 21 - 120 Acres

- Valley Irrigator – Seven Sections with end gun
- Two Wells – Pumps 650 gallons per minute
- Approximately 40 foot well.
- Powered by Otter Tail Power Company
- Water Permit Obtained



Parcel 070001094728300 & 070001094728200 – Section 28 - 320 Acres

- Drip Irrigation System on entire half section.
- A drip irrigation system is a highly efficient watering method that delivers water directly to the roots of plants through a network of tubes, valves, and emitters. It minimizes water wastage by reducing evaporation and runoff
- Three Wells – Pumps 650 gallons per minute
- Drip Irrigation 60” Apart
- Approximately 40 foot well
- Powered by Otter Tail Power Company
- Water Permit Obtained



Parcel 070001094728400 – Section 28 – 120 Acres

- Valley Irrigator – Eight Sections
- Pumps 800 gallons per minute
- Approximately 40 foot well
- Powered by Sioux Valley Energy
- Water Permit Obtained

TRACT 6 - 227.58 TOTAL ACRES W/ 220.21 +/- CROPLAND ACRES

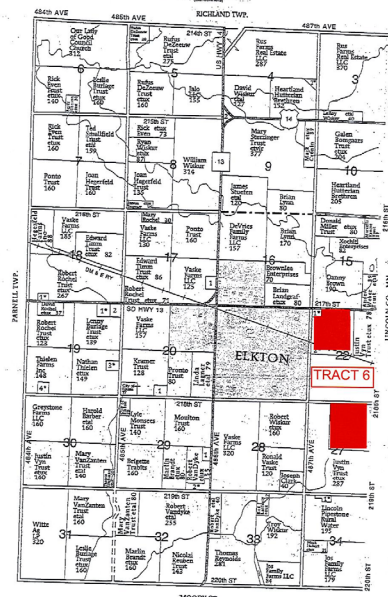
TRACT 6: This tract offers two nearly all tillable and choice farms located approx. half a mile from each other in Sec. 22 & 27 in Elkton Twp., Brookings Co., SD. The farm in Sec. 27 has an irrigation pivot and well. The farms have a strong soil rating of 90.5, predom. comprised of ideal Kranzburg-Brookings Clay Loam soils.

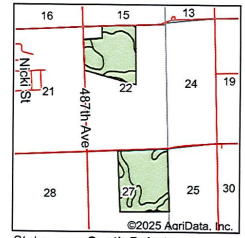
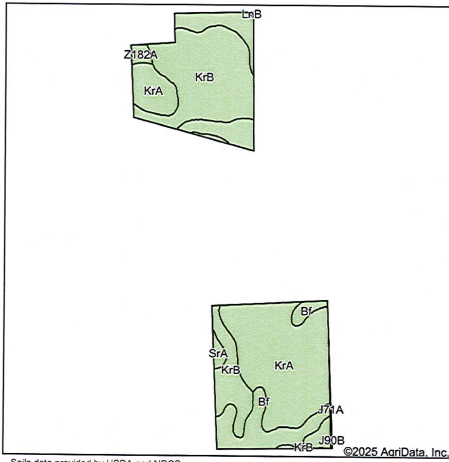
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T-109-N38-W ELKTON PLAT R-47-W





State: **South Dakota**
 County: **Brookings**
 Location: **22-109N-47W**
 Township: **Elkton**
 Acres: **227.58**
 Date: **3/12/2025**

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 Auctioneers & Realtors, LLC



Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 23
 Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	7n NCCPI Overall
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	115.25	50.8%	Is	93	71
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	80.91	35.6%	Ile	87	70
Bf	Brookings silty clay loam, 0 to 2 percent slopes	25.83	11.3%	Iw	96	77
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	2.61	1.1%	Ils	66	60
SrA	Strayhoss loam, 0 to 2 percent slopes	2.30	1.0%	Ils	77	61
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.49	0.2%	Ile		70
LnB	Lanona-Swenoda sandy loams, 2 to 6 percent slopes	0.11	0.0%	Illie	63	54
J71A	Brookings silty clay loam, 0 to 2 percent slopes	0.06	0.0%	Iw		77
Weighted Average				1.38	90.5	71.1

IRRIGATION INFORMATION

Tract 6- Irrigation

Parcel 070001094727200 – Section 27 – 127 Acres

- Valley Irrigator – Eight Sections
- Pumps 800 Gallons per minute
- Approximately 40 foot well
- Powered by Sioux Valley Energy
- Water Permit Obtained

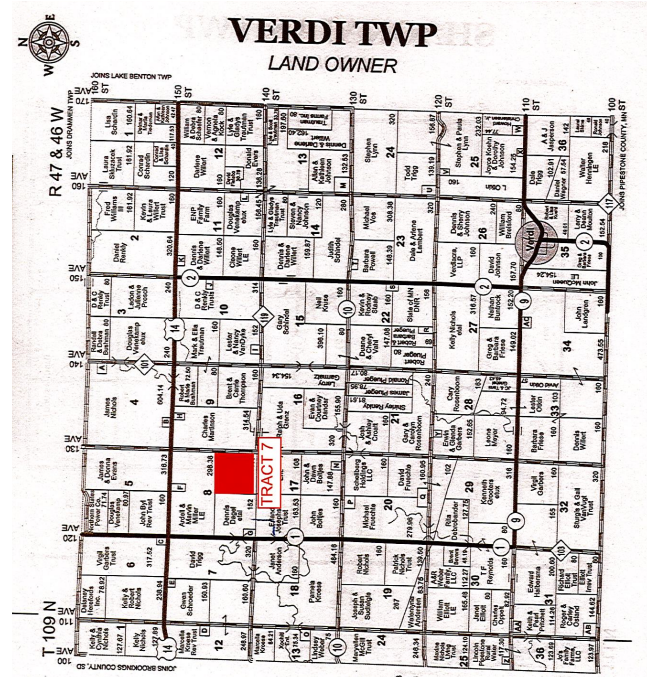


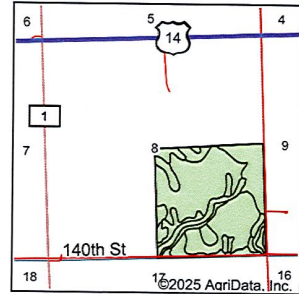
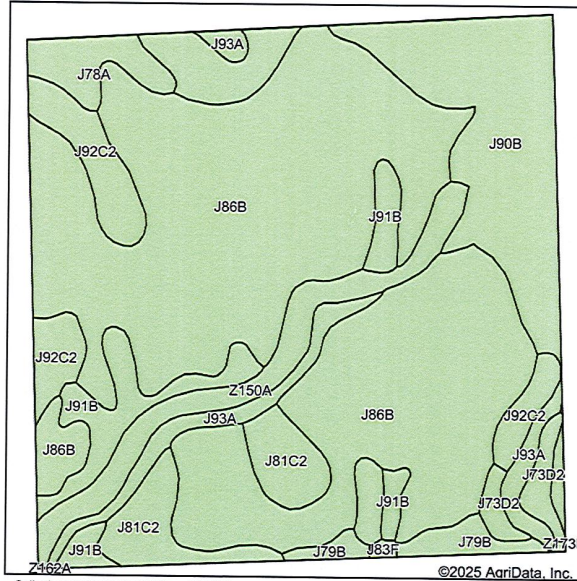
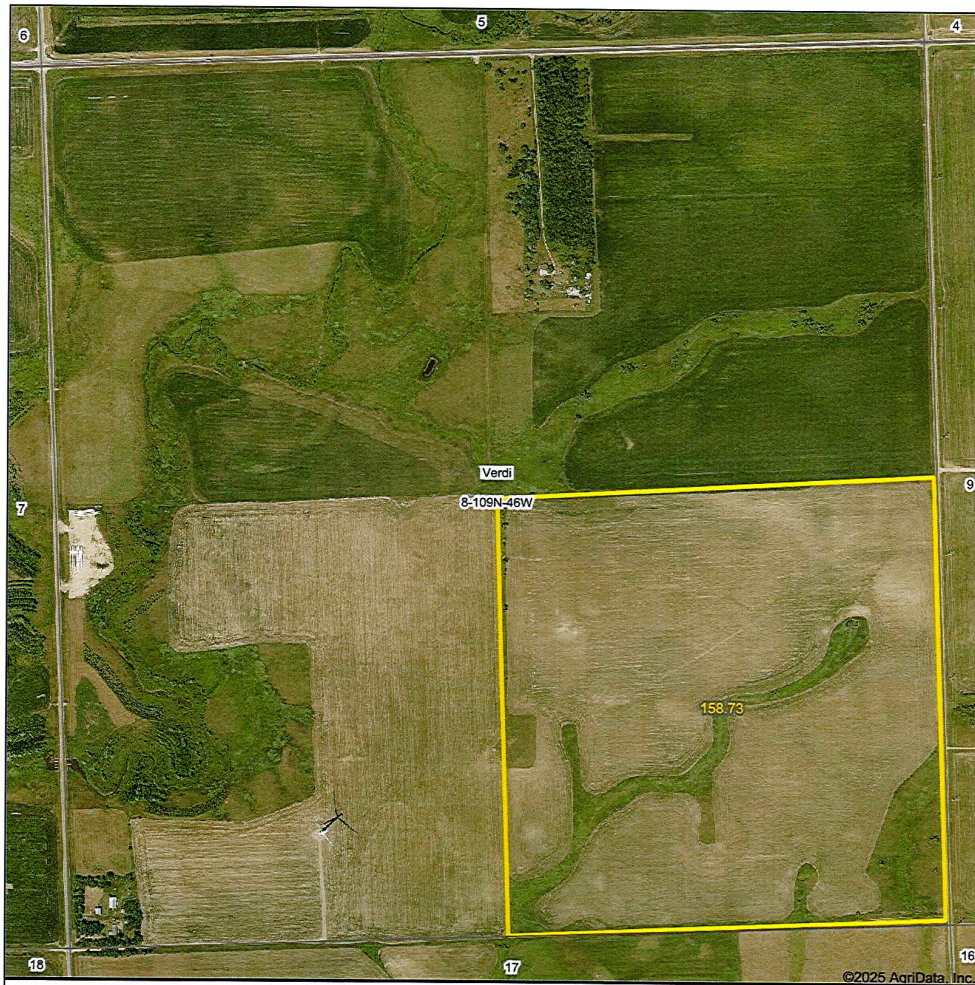
TRACT 7 - 158.73 TOTAL ACRES W/ 136.42 +/- CROPLAND ACRES

TRACT 7: This tract offers a predominantly tillable farm located 4 +/- miles NE of Elkton in Sec. 8, Verdi Twp., Lincoln County, MN, & ½ mile south of Hwy. 14. The farm has a soil rating of 84.3, predom. comprised of Vienna Clay & Kranzburg-Brookings Clay Loams soils.

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NOTES: Each submitted bid must be on the provided Bid Sheet, and include a bank or lender letter of verification or approval of funds &/or credit. Bids will be by total acres listed. Bids sheet offers can be emailed to tyler@burlagepeterson.com, or physically dropped off at Burlage Peterson's downtown Brookings office located at 317 4th St., Brookings SD 57006.





State: **Minnesota**
 County: **Lincoln**
 Location: **8-109N-46W**
 Township: **Verdi**
 Acres: **158.73**
 Date: **3/12/2025**

**BURLAGE
 PETERSON**
 Auctioneers & Realtors, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING™
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Soils data provided by USDA and NRCS.

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Area Symbol: MN081, Soil Area Version: 23

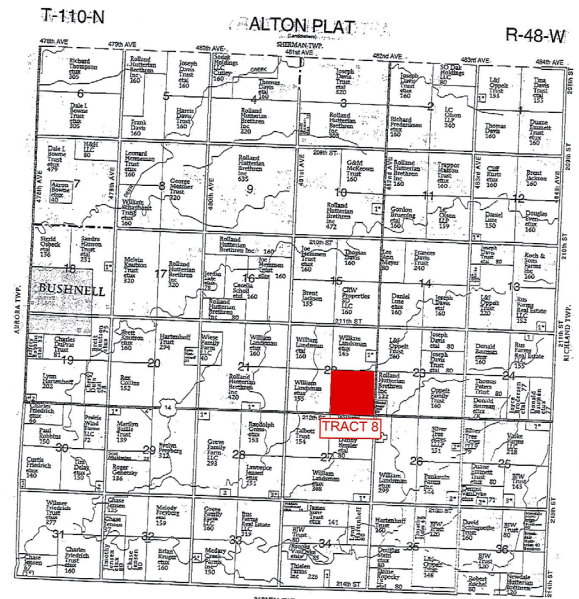
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
J86B	Vienna silty clay loam, 3 to 6 percent slopes	86.70	54.6%	Ile	90	63
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	23.17	14.6%	Ile	93	70
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	8.68	5.5%	IVe	54	41
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	8.28	5.2%	IIle	76	54
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	8.21	5.2%	Vw	20	46
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	8.14	5.1%	Ile	97	70
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	5.98	3.8%	IIw	92	70
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.61	2.3%	Ie	98	71
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	3.23	2.0%	Ile	94	68
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	2.42	1.5%	IVe	63	48
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	0.31	0.2%	VIIe	23	25
Weighted Average				2.33	84.3	*n 62.1

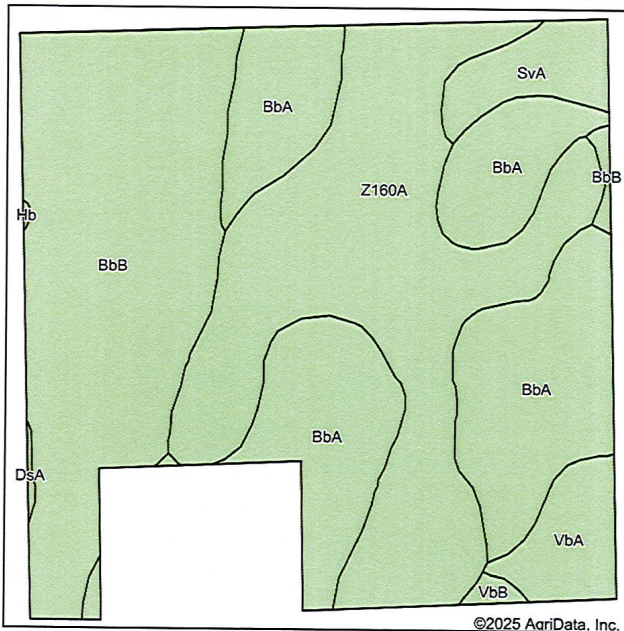
TRACT 8 - 144.02 TOTAL ACRES W/ 139.31 +/- CROPLAND ACRES

TRACT 8: This tract offers a predominantly tillable farm that is well located on Hwy. 14 in Section 22 of Alton Twp., Brookings Co., SD, exc. the building site. The land is all tilled and has a soil rating of 77.9, predom. comprised of Barnes Clay Loams & Moritz soils. (This tract excludes the building site)

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIEVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

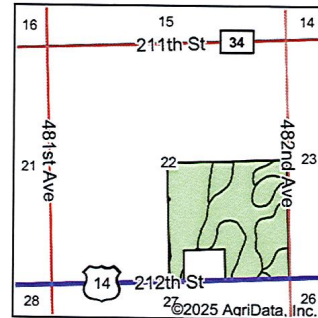
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Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brookings**
 Location: **22-110N-48W**
 Township: **Alton**
 Acres: **146.87**
 Date: **3/12/2025**

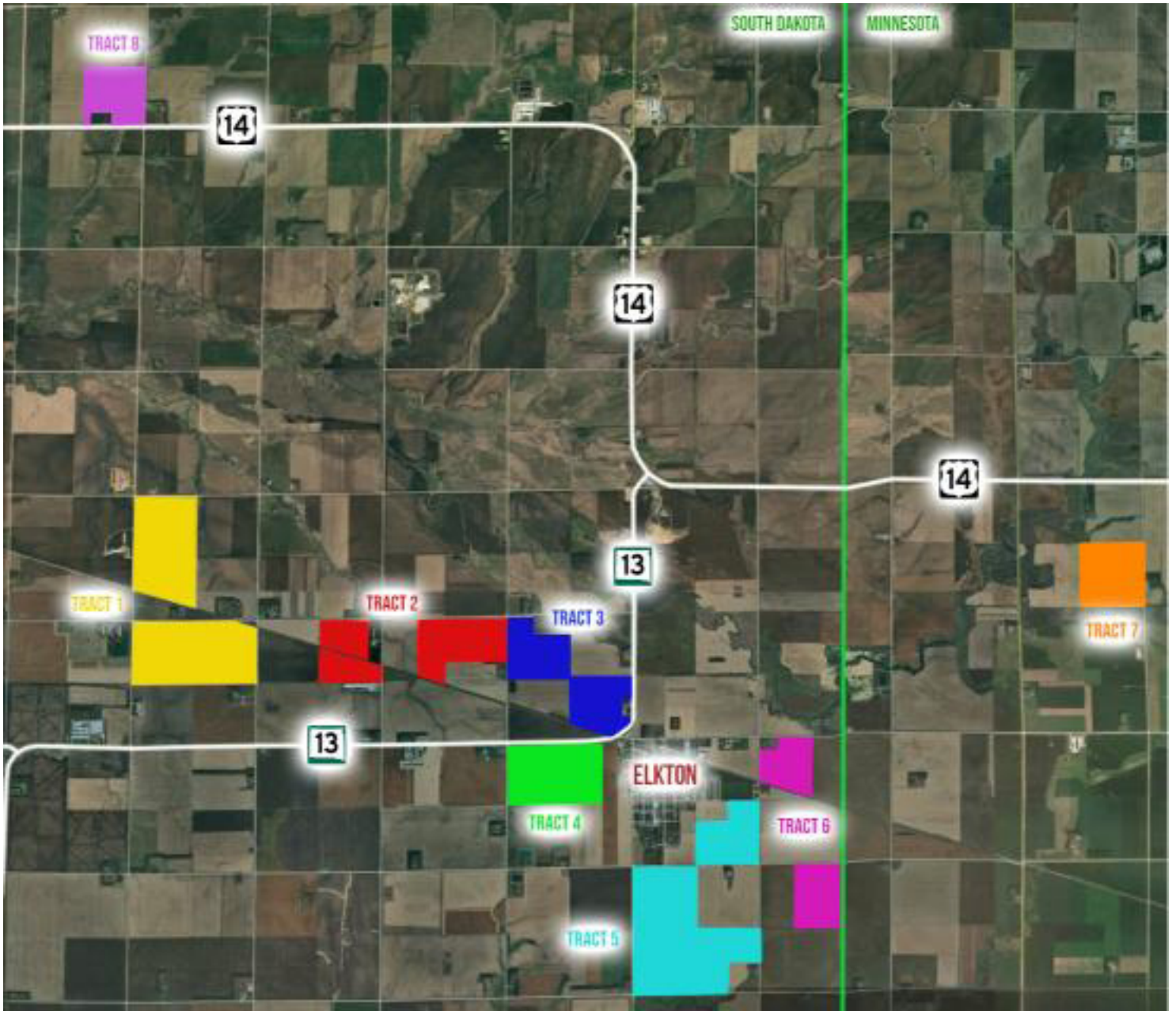
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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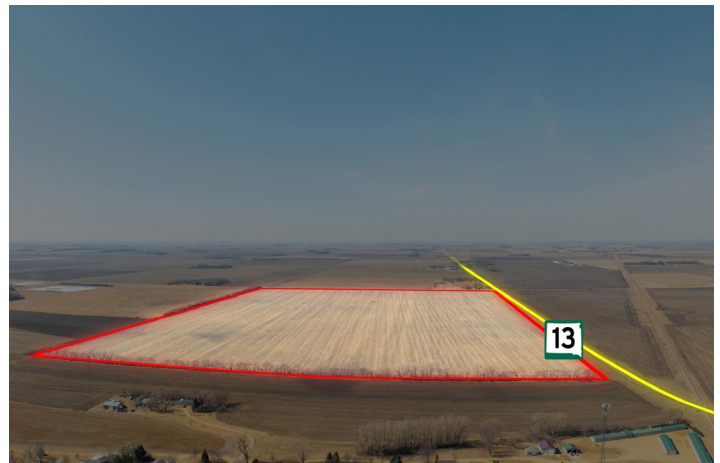
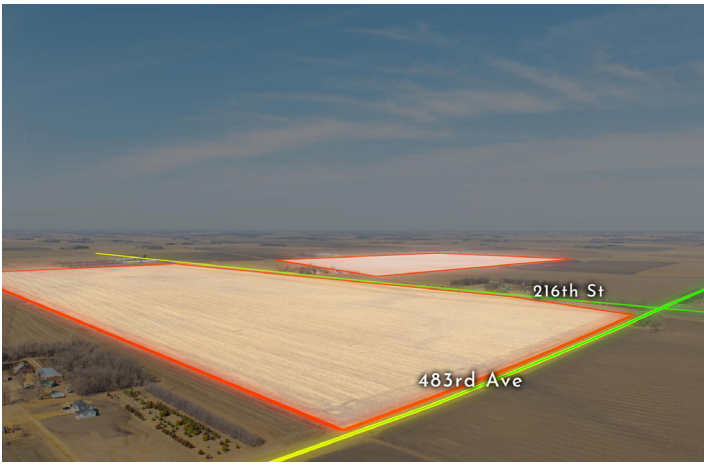
Area Symbol: SD011, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	47.21	32.1%	IIIs	65	55
BbA	Barnes clay loam, 0 to 2 percent slopes	44.29	30.2%	Iw	86	64
BbB	Barnes clay loam, 2 to 6 percent slopes	43.18	29.4%	Ile	80	63
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	5.77	3.9%	Is	90	69
SvA	Svea loam, 0 to 2 percent slopes	5.51	3.8%	Is	94	60
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	0.61	0.4%	Ile	86	68
DsA	Doland-Svea loams, 0 to 2 percent slopes	0.23	0.2%	Is	88	61
Hb	Hamerly-Badger complex, 0 to 2 percent slopes	0.07	0.0%	IIIs	78	57
Weighted Average				1.94	77.9	*n 60.9



BURLAGE PETERSON

Auctioneers & Realtors, LLC.



2,484.56 +/- ACRE LAND LEASE SEALED BID

PRIME CORN & SOYBEAN LAND, ALL TILLABLE & TILED FARMS-IRRIGATED FARMS PARNELL, ELKTON & ALTON TWP'S, BROOKINGS CO., SD & VERDI TWP LINCOLN CO., MN

BIDS DUE BY MONDAY, MARCH 31ST, 2025, 12:00 NOON

INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, MARCH 31ST 2025 at 12:00 NOON. THE LEASORS WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION ON TUESDAY, APRIL 1ST, 2025. LEASES WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL 2025 RENT PAYMENT WILL BE DUE ON OR BEFORE FRIDAY, APRIL 4TH BY 2:00PM. RENT CHECK PAYMENTS ARE TO BE DELIVERED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC.

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577.70 TOTAL ACRES W/ 560.84 +/- CROPLAND ACRES
313.85 TOTAL ACRES W/ 305.25 +/- CROPLAND ACRES
254.66 TOTAL ACRES W/ 248.80 +/- CROPLAND ACRES
237.00 TOTAL ACRES W/ 234.85 +/- CROPLAND ACRES
571.02 TOTAL ACRES W/ 541.47 +/- CROPLAND ACRES
227.58 TOTAL ACRES W/ 220.21 +/- CROPLAND ACRES
158.73 TOTAL ACRES W/ 136.42 +/- CROPLAND ACRES
144.02 TOTAL ACRES W/ 139.31 +/- CROPLAND ACRES

DESCRIPTIONS: Sec's 17, 18, 20, 21, 22, 27 & 28 Elkton Twp., SD; Sec.'s 11, 13 & 14 Parnell Twp., SD; Sec. 22 Alton Twp., SD; Sec. 8, Verdi Twp., MN.

TERMS: Full 2025 rent will be due on or before Friday April 4th, 2025 by 2:00PM. Possession granted immediately when leases are signed and payment is delivered. Rent checks can be delivered to Burlage Peterson, who will then make disbursements to the lessors. All submitted bids will be reviewed by the lessors, who will accept one bid per tract. The lessors may elect to accept or reject any submitted bid, and all bids will stay private and confidential. All leased tracts will initially be for a one-year lease beginning at the time of signing and payment, and ending on December 31ST, 2025. All listed total acres and cropland acres are per the Brookings County Equalization & FSA Offices, & Surety Maps. The Farm Managers & brokerage firm represent the lessors. Tracts 6 and 7 are subleased. The tenant will be responsible for utilities and most maintenance on the irrigation systems. Payment & payee information will be provided within each lease. The lessors are Ron & Jon Vaske of Vaske Farms, LLC & Ronald K. Vaske Trust, Ronald K Vaske Trustee. For additional information, contact Burlage Peterson. Full terms are posted on the bid sheet that each rent submission is to be on.

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers - Auctioneers - Realtors - Farm Managers

317 4th St, Brookings, SD - 605-692-7102

Office@burlagepeterson.com / www.burlagepeterson.com

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