

190,000 +/- BUSHEL GRAIN STORAGE FACILITY ELKTON, SD, SEALED BID LEASE

**PRIME & SOPHISTICATED FACILITY FOR GRAIN STORAGE & DRYING. JUST OFF
HIGHWAY 14 CLOSE TO ELKTON, BROOKINGS, AURORA & ETHANOL PLANT.**

21215 485th Elkton, SD 57026

SITE HIGHLIGHTS

- Grain Bin #1 – 102,000bu. +/- Sukup Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #2 – 30,000bu. +/- Brock Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #3 – 4,500bu. +/- Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #4 – 5,500bu. +/- Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #5 – 5,500bu. +/- Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #6 – 5,500bu. +/- Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #7 – 30,000bu. +/- Grain Bin. DMC Pneumatic Transfer System
- Grain Bin #8 – 4,500bu. +/- Grain Bin
- Grain Bin #9 – 4,500bu. +/- Grain Bin

192,000bu. +/- in Total Steel Bin Storage

ADDITIONAL FEATURES

- 2 Grain Legs & Conveyor
- 2,500ga. Propane (Currently 25% Full)
- Unloading Pit
- Dritek Continuous Flow Grain Dryer
- 12x24 Heated Shed (DriTek Network Dryer Control Panel - Office Space)



This well-located facility provides excellent storage capacity, drying capability, and convenient highway access—ideal for farming operations or grain-handling businesses.

BIDS DUE BY MONDAY, SEPT. 15, 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**
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INSTRUCTIONS: BIDS ARE DUE AND MUST BE SUBMITTED TO BURLAGE PETERSON AUCTIONEERS & REALTORS, LLC BY MONDAY, SEPTEMBER 15TH, 2025 at 12:00 NOON. THE LEASOR WILL REVIEW ALL SUBMITTED BIDS AND PROVIDE CONFIRMATION THE FOLLOWING DAY. A ONE YEAR LEASE WILL BE ENTERED INTO FOLLOWING CONFIRMATION, AND FULL RENT PAYMENT WILL BE DUE ON OR BEFORE MONDAY, SEPTEMBER 22ND, 2025. POSSESSION WILL BE GRANTED IMMEDIATELY WHEN THE LEASE IS SIGNED AND RENT IS DELIVERED. RENT CHECK PAYMENTS 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 in total dollars for the entire year lease. 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.

DESCRIPTIONS: Grain Bin & Storage Facility, located at 21215 485th Ave., Elkton, SD 57026.

TERMS: Full rent will be due on or before Monday, September 22nd, 2025 by 12:00 Noon. Possession granted immediately when the lease is signed and payment is delivered. Rent payment can be delivered to Burlage Peterson, who will then make the disbursement to the lessors. All submitted bids will be reviewed by the lessor. The lessor may elect to accept or reject any submitted bid, and all bids will stay private and confidential. This facility will be leased to September 15th, 2026, and future leases for the facility will be made with a new lease agreement. All facility details are believed accurate but not guaranteed. The Farm Managers & Brokerage Firm represent the lessor. The tenant will be responsible for utilities, annual maintenance on the system up to \$10,000 annually, snow removal if needed, and insurance on their product and any personal items kept at the facility. Payment & payee information will be provided prior to execution of the lease. For additional information, contact Burlage Peterson. Full terms are posted on the bid sheet that bids are submitted on.

BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers - Auctioneers - Realtors - Farm Managers

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BID PROCEDURES & SCHEDULE FOR GRAIN BIN FACILITY LEASE

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

SUMMARY OF IMPORTANT DATES

MONDAY, SEPTEMBER 15TH, 2025 AT 12:00 NOON - Bid Deadline. Bids should be sent to Tyler Burlage at Burlage Peterson by email at tyler@buralgepeterson.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, SEPTEMBER 16TH, 2025 - Notification will be given to all bidders if their bid was accepted or not accepted. Preparation for leases will then be started and leases will be sent out for signatures. Lease to be signed within 1 business day of being sent out.

MONDAY, SEPTEMBER 22ND, 2025, 12:00 NOON - Full rent payment is due. Payment can be made in the form of a physical check & will be paid in full for the term of the lease contract of one year starting September 22nd, 2025 and going to September 1st, 2026.

STEPS TO PARTICIPATE IN THE OFFERING:

- 1.) View the terms and bid procedures.
- 2.) Submit by no later than Monday, September 15th, 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, September 16th, 2025. Then a lease will be sent out for signatures, and payment must be delivered on or before the following Monday, September 22nd, 2025 by 12:00 Noon.

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SEALED BID OFFER FORM

Bid Amount: _____ **Total Dollars for Facility Rental Agreement.**

Bid amount in total dollars for a one year lease to September 1ST, 2026.

PROPERTY DESCRIPTION: Grain Bin & Storage Facility, located at 21215 485th Ave., Elkton, SD 57026.

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 Monday, September 22nd, 2025 at 12:00 Noon. 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 facility.

* Bank or lender approval of credit or available funds must be submitted with or prior to all submitted bids. Bank approval can be written in the form of a letter or email directly from said bank or lender.