

# AUCTION: THURSDAY, OCTOBER 9, 2025

# SALE TIME: 10:00 AM

**AUCTIONEERS' NOTES:**

Here is an outstanding land offering, providing the opportunity to purchase up to three separate tracts that are all located within one mile of each other. These tracts offer newer fencing, quality water sources, and possession available for the upcoming year! Live & online bidding is available during the sale, no buyer's premium, and contact the auctioneers & brokerage firm for any questions. Don't miss this sale!

**TRACT 1 - 38.30 +/- ACRES GRASSLAND:** This inside-laying farm features approximately 38 +/- acres of grassland, ideally suited for grazing or haying. The property is equipped with new barbed wire fencing, rural water and a new rural water tap, electricity, and a natural creek-fed water source. Conveniently located just one mile south and a half mile west of Tracts 2 & 3, this farm offers native grasses and highly productive Lamoure-Rauville soils, making it an excellent opportunity for ranchers, farmers & investors seeking quality grassland, or someone looking for a parcel to build on in the country as this property does meet the requirements for a new country building site!

**DESCRIPTION:** 1st Addn. in the SE ¼ of Sec 3, T-111-N, R-50-W, Sterling Twp., Brookings Co., SD

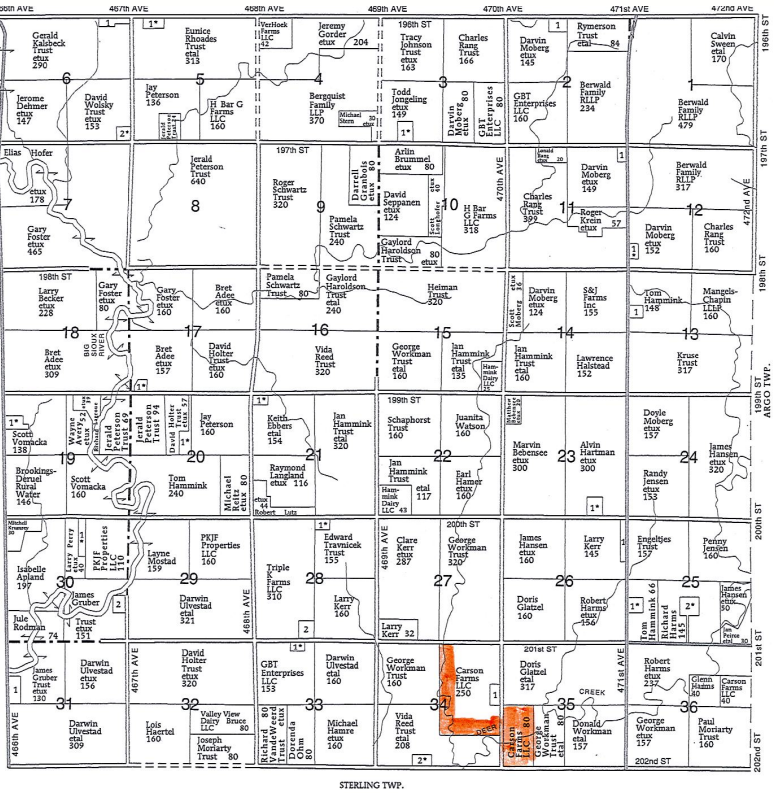
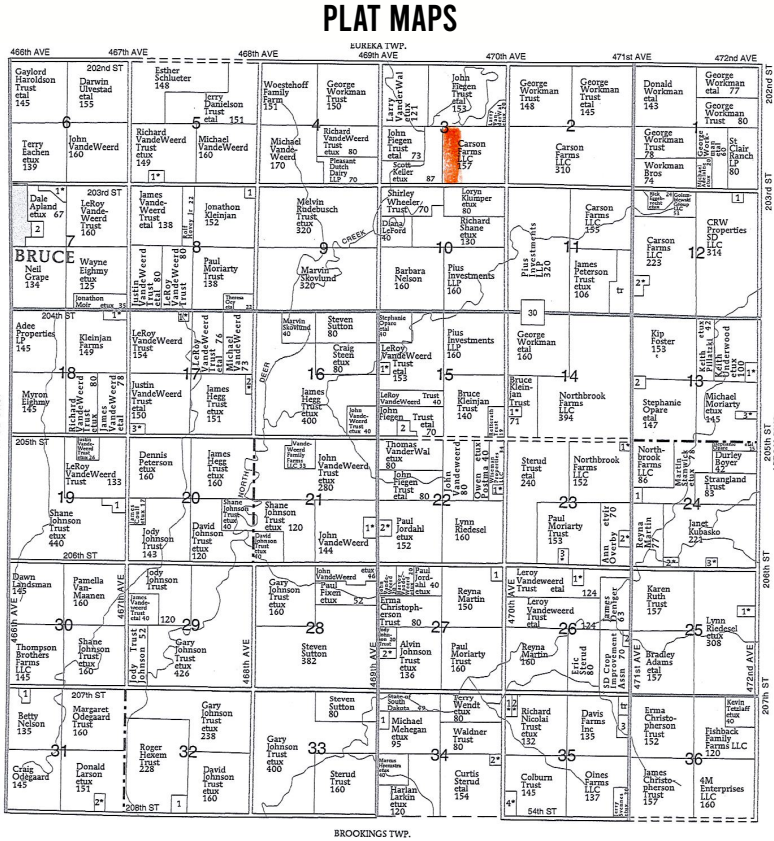
**TRACT 2 - 98.80 +/- ACRES GRASSLAND:** This inside-laying farm offers approximately 96 +/- acres of grassland, ideally suited for livestock grazing. The property is equipped with good, barbed wire fencing, rural water and two new rural water taps, electricity, and a natural creek-fed water source. The pasture is predominantly made up of lush native grasses with convenient access on two sides. Comprised mostly of Lamoure-Rauville silty clay loam soils, this farm provides strong productivity and is well-suited for long-term grazing. Conveniently located across the road from Tract 3, it presents an excellent opportunity for anyone in the market for quality pastureland.

**DESCRIPTION:** 2nd Addn. in the NE ¼ & SE ¼ of Sec 34, T-112-N, R-50-W, Eureka Twp., Brookings Co., SD

**TRACT 3 - 81.70 +/- ACRES GRASSLAND & TILLABLE:** This farm features a combination of row crop and grassland with 26.25 cropland acres, per the FSA office, and approximately 52.34 acres of pasture making up the balance. The cropland carries a strong soil rating of 64.2, with the majority comprised of Class III Moritz Complex soils. The grassland is well-suited for grazing, offering lush native grasses, a natural creek-fed water source with a dugout, and established barbed wire fencing. Conveniently located across the road from Tract 2, this farm presents an excellent opportunity for those seeking a blend of cropland and pasture.

**DESCRIPTION:** W ½ of the SW ¼ of Sec. 35, T-112-N, R-50-W, Eureka Twp., Brookings Co., SD

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



FOR ADDITIONAL INFORMATION & TERMS, VISIT [WWW.BURLAGEPETERSON.COM](http://WWW.BURLAGEPETERSON.COM)



# 218.80 +/- ACRE LAND AUCTION



**TERMS:** A 10% non-refundable earnest money deposit is due day of the sale with the balance due or before November 14, 2025. Title insurance and closing fees will be split 50/50 between buyer and seller. All parcels will be free for possession for the upcoming crop year, with early access or possession potentially available from the tenant. The sellers will pay all 2025 real estate taxes, and the buyers will be responsible for the 2026 taxes payable in 2027. A new plat and survey has been provided for all parcels. Any future fencing or utility hookups or transfers will be the responsibility of the buyers. The property is sold subject to existing easements and restrictions (if any) and subject to confirmation of the owners. Buyers are responsible for conducting their own due diligence regarding future use and practices. Cropland and grassland acres are based on FSA information. Sellers do not make any guarantees, warranties, or contingencies regarding the parcels. All information provided is believed to be accurate but is not guaranteed. Announcements made on the day of sale take precedence over any prior written material. Auctioneers and the brokerage firm represent the sellers in this transaction.

*For Sale Terms & Add. Info., visit [www.burlagepeterson.com](http://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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# 218.80 +/- ACRE LAND AUCTION

**THREE STRONG & PREDOMINENTLY GRASSLAND FARMS, NORTH OF BROOKINGS  
IN STERLING & EUREKA TWP.'S, BROOKINGS CO., SD**

TRACT 1: 38.30+/- Grass Acres - TRACT 2: 98.80+/- Grass Acres - TRACT 3: 81.70+/- Grass & Crop Acres



As we have decided to sell the following land, we will offer this outstanding opportunity at public auction. Held live at Tract 1; from Brookings, SD, 8 miles north on Hwy. 77 & 1.5 miles west on 203rd St. Or from Interstate 29, White/Bruce Exit, 2.5 miles west on Hwy. 30, 1 mile north on 470th Ave, & 1/5 mile west on 203rd St.

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**CARSON FARMS, LLC - OWNER**

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