

280.57 +/- ACRE LAND AUCTION

**PRIME CORN & SOYBEAN FARMS HALF MILE APART
IN SPRING CREEK TWP., MOODY CO., SD
TRACT 1 – 167.38 +/- ACRES / TRACT 2 – 113.19 +/- ACRES**



221st St



220th St

As we are conducting a like kind exchange we have decided to sell these prime farms at public auction. Tract 1 is located from Elkton, SD, 3 miles west on Hwy. 13 & 4.5 miles south on 483rd Ave. Or from Flandreau, 9 miles north on Hwy. 13 & 2.5 miles east on 221st St to Tract 1. Tract 2 is 1 mile north of Tract 1 on 483rd Ave.

**THURSDAY, DECEMBER 11, 2025
SALE TIME: 10:00 A.M.**

GOLDEN DAKOTA FARMS, LLC – OWNERS

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

Burlage Peterson Auctioneers & Realtors, LLC
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Office@burlagepeterson.com or 605-692-7102
Sutton Auctioneers & Land Brokers, LLC
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THURSDAY, December 11th, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: This sale presents an outstanding opportunity to purchase one or two high quality row crop farms located within close proximity to Elkton & Flandreau, SD. Situated near the Moody/Brookings County line, the two farms are less than 1 mile apart. Both farms represent high tillable and high productive land, with fall field work and fertilizer applications already made, ready for you to farm this upcoming year. Both farms benefit from annual fertilizer applications of approx. 18,000 – 20,000 gal. per acre. The sale will be conducted live on site w/ online bidding available. *Don't miss this outstanding land offering!*

Tract 1; 167.38 +/- Acres: This prime and all-tillable farm boasts a high soil rating of 86.3 per Surety AgriData, with strong soils well represented by Grovena Loam. The tract also carries an NCCPI rating of 66.4, reflecting excellent productivity for row crops. According to the FSA Office, the farm shows to be almost all tillable with 165.58 Cropland Acres. The farm also is enhanced by drain tile that is present on the farm, along with receiving high caliber nutrients and fertilizer applications made annually in the spring and fall. The fall field work has been completed and the fall fertilizer application has been made, which is included with the farm for the new buyer.

Description: 167.38 +/- Acres in W ½, Sec. 12 Exc. Building Site, T-108-N, R-48-W, Spring Creek Twp., Moody Co., SD

Tract 2; 113.19 +/- Acres: This high quality and predominantly tillable farm consists of 97.36 +/- cropland acres, per the FSA office, and includes approximately 21,000 of drain tile. The farm has a high soil rating of 81.5 on the cropland acres, with a weighted soil rating on 73.8 on the entire farm, and is primarily comprised of Class I Doland-Bonilla Loams. The balance of the farm consists of 10 +/- grassland acres with lush grass and a natural fed dugout. The farm is located less than 1 mile north of Tract 1 and has benefited from receiving high caliber nutrients and fertilizer applications made annually in the spring and fall. The fall field work has been completed, and the fall fertilizer application has been made, which is included with the farm for the new buyer.

Description: 113.19 +/- Acres Exc. Acreage in NW ¼ of Sec. 1, T-108-N, R-48-W, Spring Creek Twp., Moody Co., SD

For additional information, go to our website www.burlagepeterson.com or contact Auctioneers.

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

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before January 21st, 2026. 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 individual tracts. The buyers will receive possession at closing for the upcoming 2026 crop year. Early access may be granted with permission from the seller. All completed field work and nutrient/fertilizer applications made go with the farm. 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 use or practice. The auctioneers and brokerage firms represent the seller in this transaction. Buyers or sellers may elect to do a 1031 exchange.

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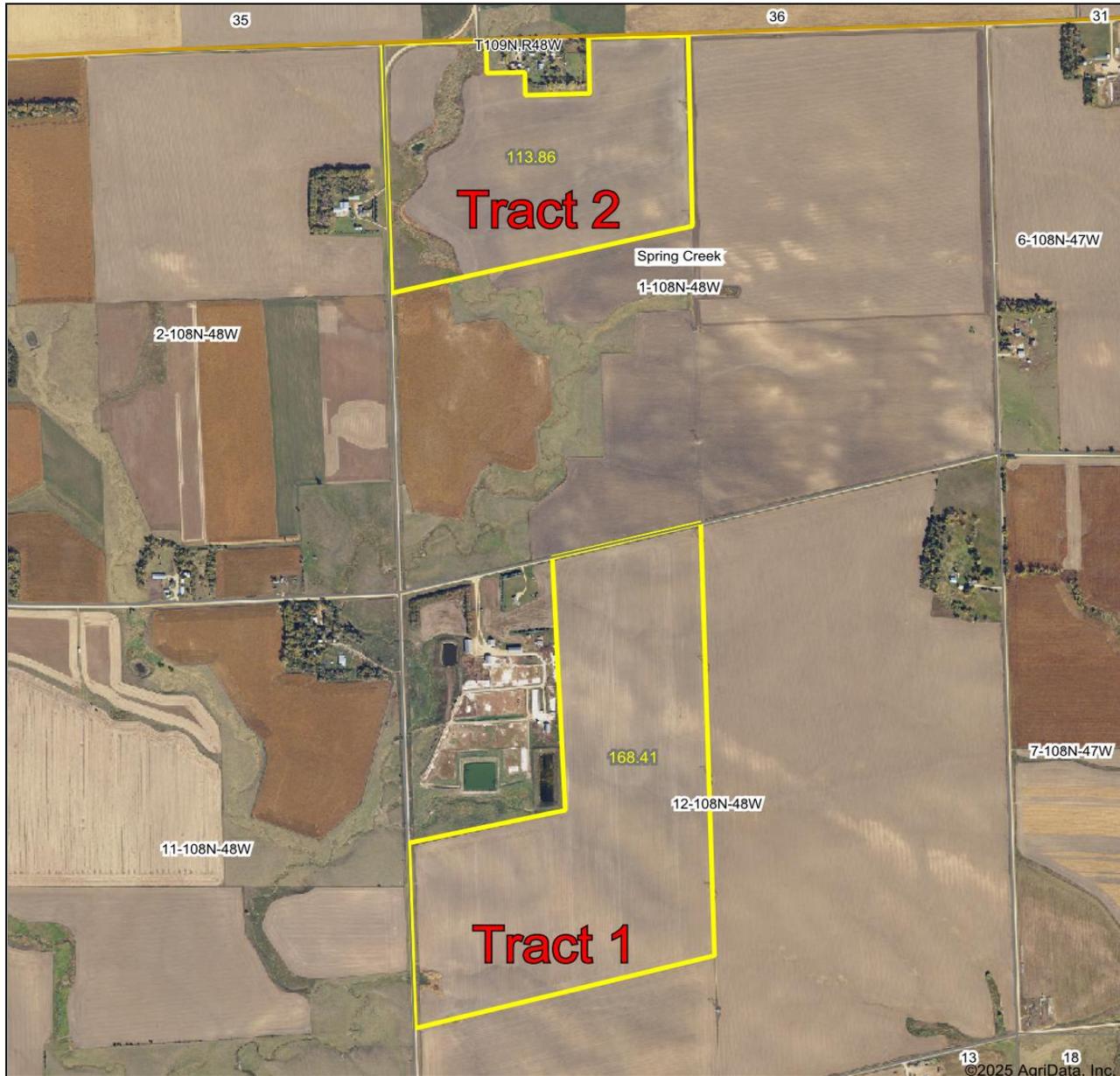
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AERIAL MAP TRACT 1 & 2



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Maps Provided By:



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Boundary Center: 44° 11' 0.07, -96° 32' 37.88

0ft 1396ft 2792ft

1-108N-48W
Moody County
South Dakota



11/14/2025

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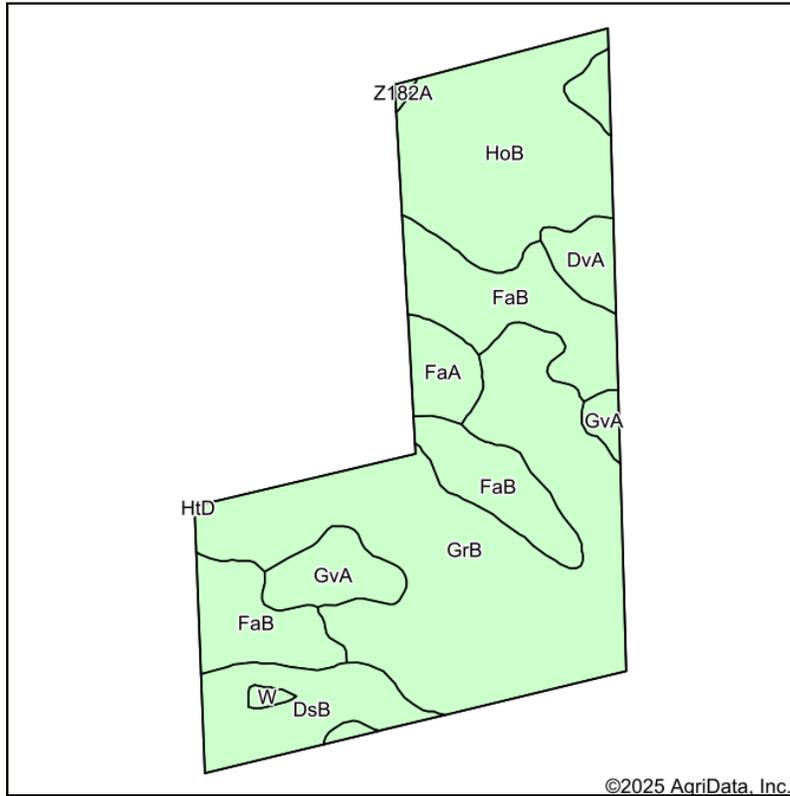
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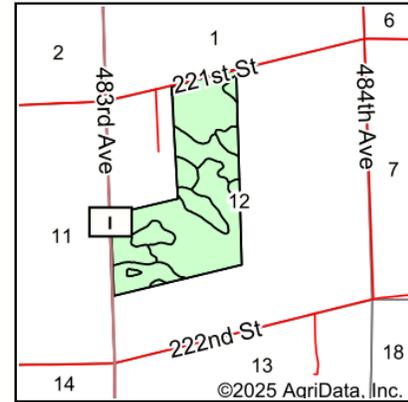
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SOILS MAP TRACT 1



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **12-108N-48W**
 Township: **Spring Creek**
 Acres: **167.51**
 Date: **11/14/2025**

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Maps Provided By:



Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	*n NCCPI Overall
GrB	Grovena loam, 2 to 6 percent slopes	66.95	39.8%	Ile	Ile	92	69
FaB	Flandreau loam, 2 to 6 percent slopes	34.32	20.5%	Ils	Ile	77	70
HoB	Houdek clay loam, 2 to 6 percent slopes	32.13	19.2%	Ile		86	61
DsB	Doland loam, 2 to 6 percent slopes	13.49	8.1%	Ile		88	62
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	8.34	5.0%	Is		90	62
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	6.02	3.6%	Is		89	61
FaA	Flandreau loam, 0 to 2 percent slopes	5.30	3.2%	Ils	Ile	77	74
W	Water	0.65	0.4%	VIII		0	
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	0.31	0.2%	Ils		66	60
Weighted Average				1.94	*-	86.4	*n 66.3

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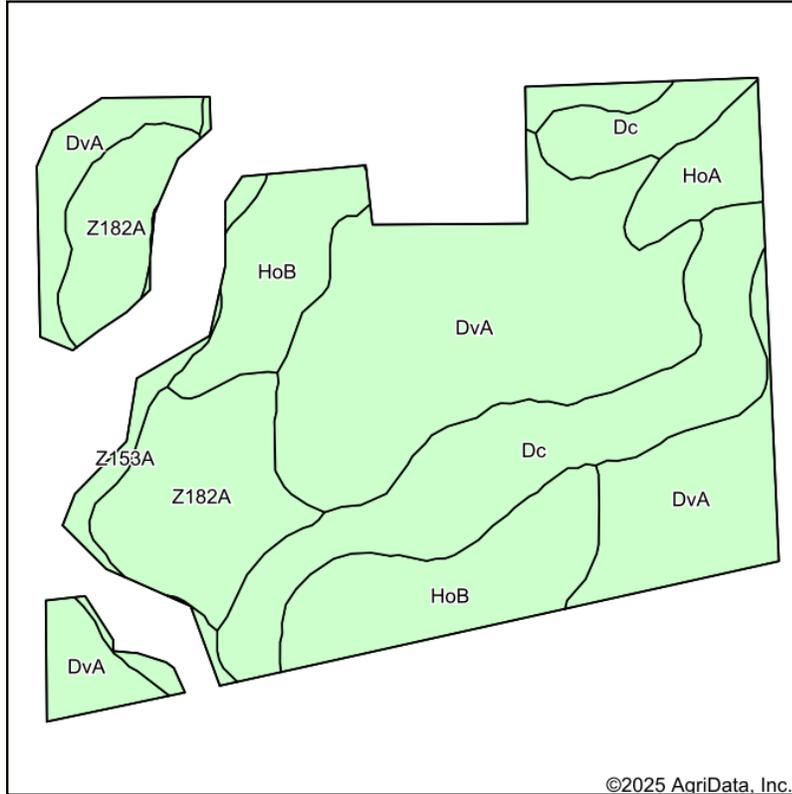
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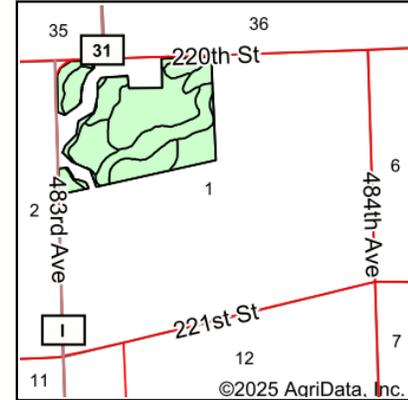
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SOILS MAP TRACT 2



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **1-108N-48W**
 Township: **Spring Creek**
 Acres: **97.97**
 Date: **11/14/2025**

**BURLAGE
 PETERSON**

Auctioneers & Realtors, LLC

Maps Provided By:



Area Symbol: SD101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	40.58	41.5%	Is	89	61
Dc	Davison-Crossplain clay loams	19.34	19.7%	IIs	80	55
HoB	Houdek clay loam, 2 to 6 percent slopes	16.88	17.2%	Ile	86	61
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	14.98	15.3%	IIs	66	60
HoA	Houdek clay loam, 0 to 2 percent slopes	3.41	3.5%	Is	87	62
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	2.78	2.8%	Vlw	13	24
Weighted Average				1.66	81	*n 58.6

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

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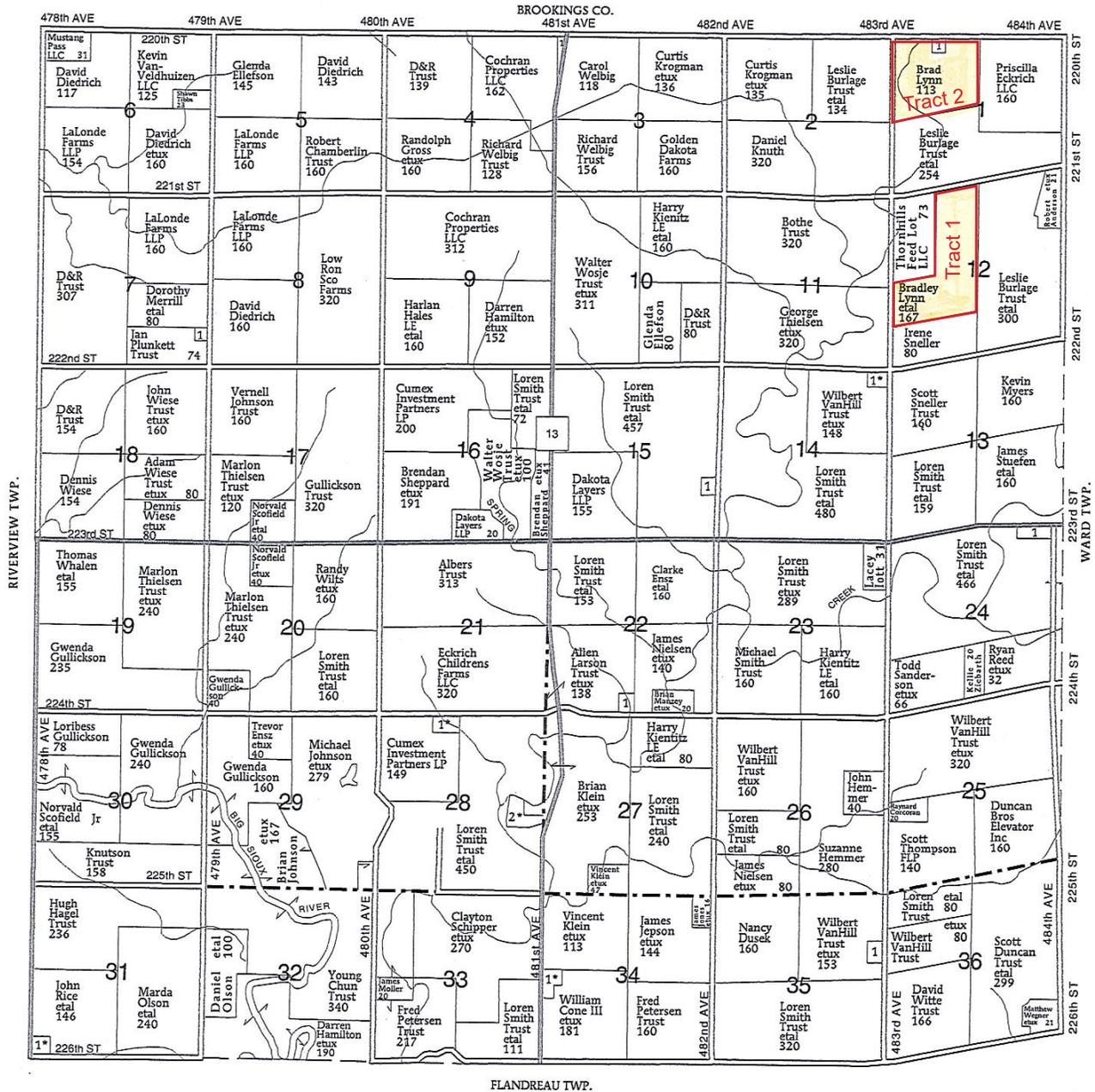
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PLAT MAP TRACT 1 & 2

T-108-N

SPRING CREEK PLAT

R-48-W



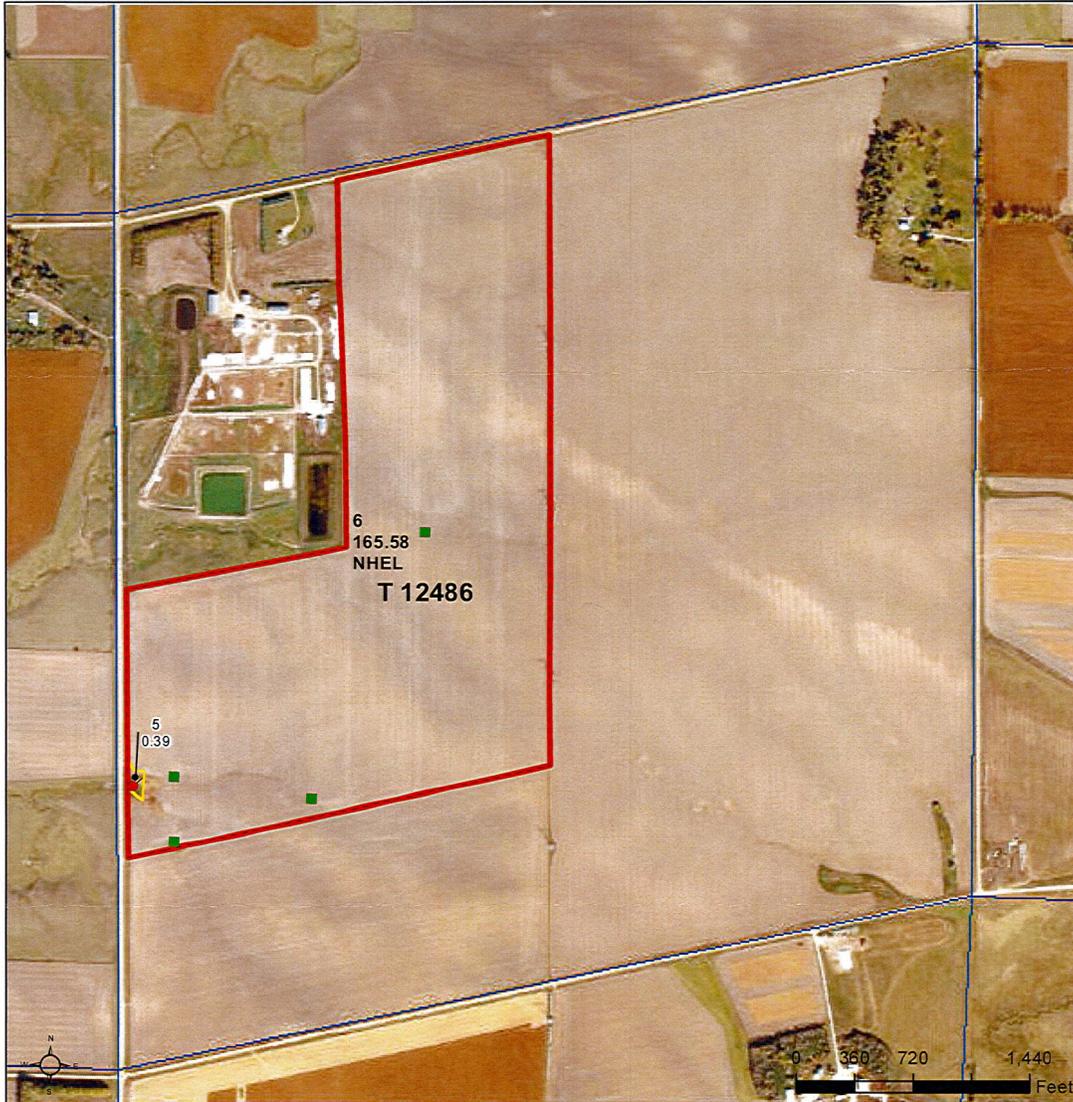
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FSA MAP TRACT 1



Moody County, South Dakota



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

- Tract Boundary
- PLSS

Unless otherwise noted, crops listed below are:

Non-irrigated	Producer initial _____
Intended for Grain	Date _____
Corn = Yellow	
Soybeans = Common	
Wheat = HRS or HRW	
Sunflowers = Oil or Non	

2026 Program Year

Map Created March 28, 2025

Farm 4269

12-108N-48W-Moody

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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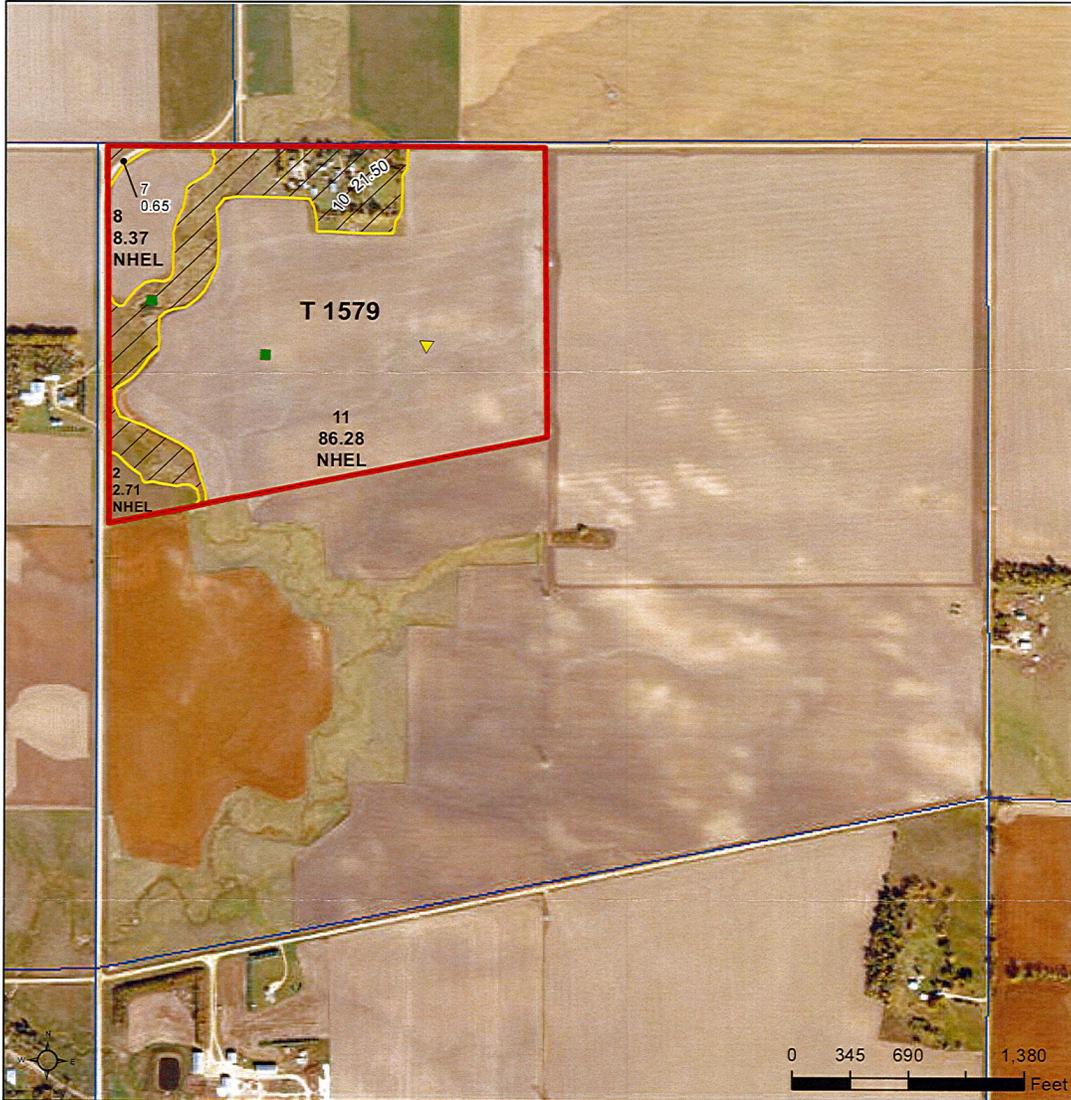
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FSA MAP TRACT 2



Moody County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Unless otherwise noted, crops listed below are:	
Non-irrigated Intended for Grain	Producer Initial _____
Corn = Yellow	Date _____
Soybeans = Common	
Wheat - HRS or HRW	
Sunflowers = Oil or Non	

2026 Program Year
 Map Created March 28, 2025
Farm 4314

1-108N-48W-Moody

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YIELDS & BASES TRACT 1

SOUTH DAKOTA MOODY Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4269 Prepared : 11/13/25 8:56 AM CST Crop Year : 2026
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Operator Name : GOLDEN DAKOTA FARMS, LLC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
165.97	165.58	165.58	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	165.58	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	150.30	0.00	149	
TOTAL	150.30	0.00		

NOTES

Tract Number : 12486
Description : NW1/4 EXC ACREAGE (73AC) N1/2SW1/4 12-108-48
FSA Physical Location : SOUTH DAKOTA/MOODY
ANSI Physical Location : SOUTH DAKOTA/MOODY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : GOLDEN DAKOTA FARMS, LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
165.97	165.58	165.58	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	165.58	0.00	0.00	0.00	0.00	0.00

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YIELDS & BASES TRACT 2

SOUTH DAKOTA MOODY Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4314 Prepared : 11/13/25 8:57 AM CST Crop Year : 2026
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Operator Name : GOLDEN DAKOTA FARMS, LLC
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.51	97.36	97.36	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	97.36	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	26.13	0.00	168	
Soybeans	25.77	0.00	48	
TOTAL	51.90	0.00		

NOTES

Tract Number : 1579
Description : L-10 122A NW1/4 1 108 48
FSA Physical Location : SOUTH DAKOTA/MOODY
ANSI Physical Location : SOUTH DAKOTA/MOODY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GOLDEN DAKOTA FARMS, LLC
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.51	97.36	97.36	0.00	0.00	0.00	0.00	0.0

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TRACT 1



TRACT 2



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