

132 +/- ACRE BROOKINGS CO., SD LAND AUCTION



**132 +/- ACRES IN SECTION 35, STERLING TWP. BROOKINGS CO., SD
PRIME & NEARLY ALL TILLABLE FARM LOCATED JUST 4 MILES NORTH OF BROOKINGS**

Located from Brookings, SD & the SDSU Campus, from the Hwy. 14 Bypass
proceed 4 miles north on Hwy. 77 then 1/2 mile west on 207th St.
Watch for auction signs, the sale is held live at the farm w/ online bidding on:

THURSDAY, MARCH 12TH, 2026 • SALE TIME: 10:00 A.M.

SDSU ALUMNI & FOUNDATION — SELLER

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

Burlage Peterson Auctioneers & Realtors, LLC

LAND BROKERS - AUCTIONEERS
REALTORS - FARM MANAGERS

office@burlagepeterson.com or 605-692-7102
www.burlagepeterson.com
Brookings, Watertown, & De Smet, SD

BROOKINGS COUNTY LAND AUCTION

132 +/- Acres in Section 35, Sterling Twp. Brookings Co., SD

Prime & Nearly All Tillable Farm Located Just 4 Miles North of Brookings

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Auctioneers' Note: This auction presents a prime corn and soybean farm that is nearly all tillable, located just 4 miles north of Brookings and the SDSU campus, and close to the Hwy. 14 Bypass and Interstate 29. The land is highly rated, and will offer possession at closing with early access available prior to closing. Don't miss this sale, no buyer's premium, and come prepared to buy!

This well-located, nearly all-tillable farm offers 130.94 DCP cropland acres and approximately 124.60 base acres currently under cultivation, per the FSA office. The farm features a strong weighted soil productivity rating of 83.7, with Vienna-Brookings-Buse Complex and Doland Loam as the predominant soil types, which are ideal for row crops. The farm has a gentle laying topography, and drain tile could potentially add a few additional cropland acres. Currently utilized in a corn and soybean rotation, the property provides good access and is situated in a highly desirable agricultural area just ½ mile from Highway 77 and 4 miles from Brookings & the SDSU campus. Possession is available at closing, making this quality farm an excellent addition to any land or row-crop investment portfolio. Don't miss this sale if you are in the market for a quality farm!

Description: 132 +/- Acres in the NW ¼ of Sec. 35, T-111-N, R-50-W, Sterling Twp., Brookings Co. SD

For additional information & terms, contact the Brokerage Firm or visit www.burlagepeterson.com

TERMS: A 10% non-refundable earnest money deposit due day of sale; balance due on or before April 20th, 2026. Closing fees & title insurance split 50/50 between buyer & sellers. The buyer will receive possession at closing and may be granted early access prior to closing for any necessary field work. The buyers will be responsible for the 2026 real estate taxes payable in 2027. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of owner. The farm is offered as is, where is, without warranties or guarantees of any kind and sold by the acre per recorded deeded acres. The information contained herein and all statements made are believed accurate but not guaranteed. Statements made the day of the sale take precedence over all previously written material. Sellers do not guarantee fences lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The buyers are responsible to conduct their own due diligence for current or future uses and practices. Preliminary title work will be ordered and provided prior to the sale. Buyers or sellers may elect to do a 1031 exchange. The auctioneers and brokerage firm represent the seller in this transaction.

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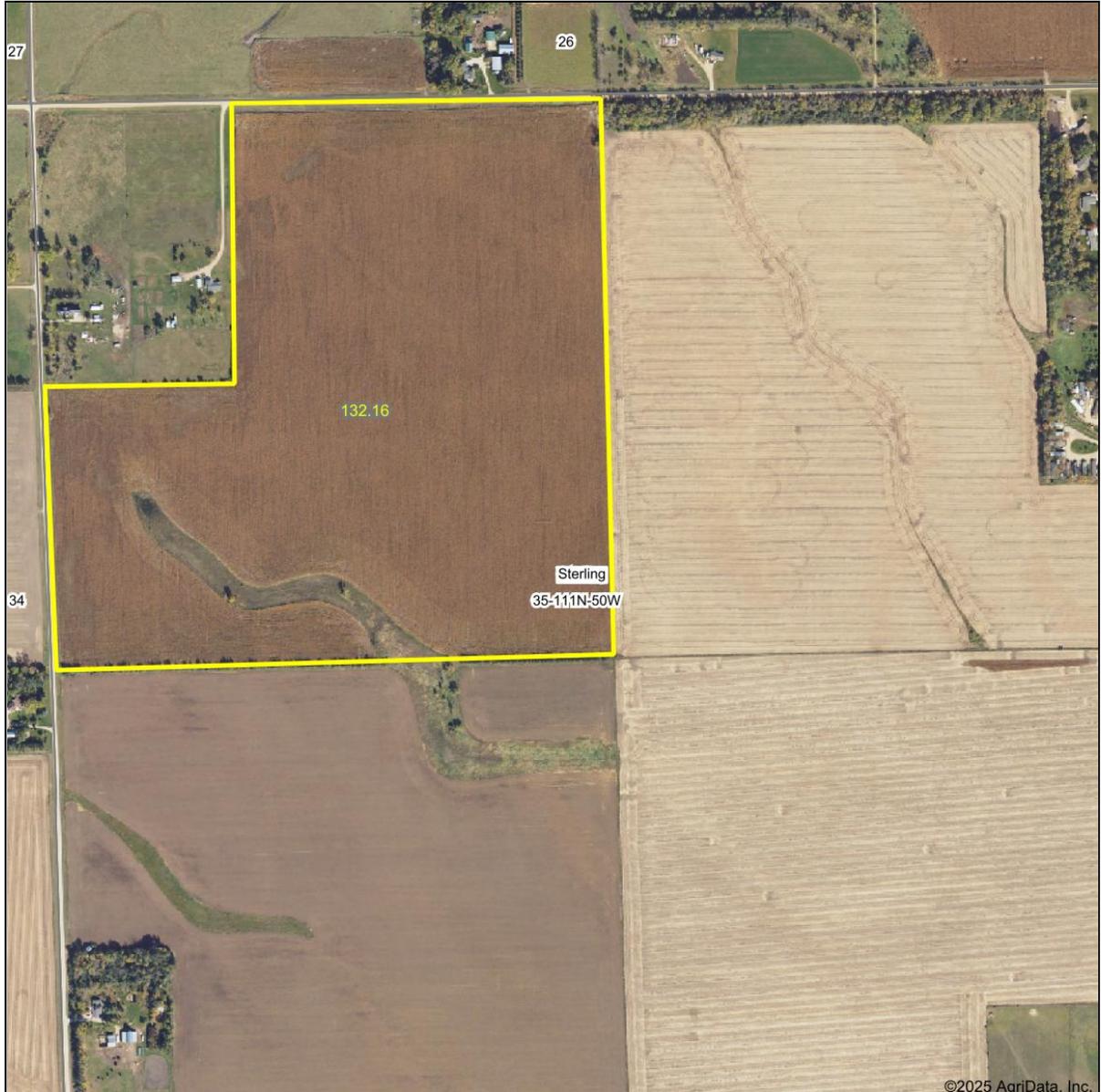
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AERIAL MAP



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Maps Provided By



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Boundary Center: 44° 22' 49.35, -96° 48' 10.22

0ft 734ft 1467ft

35-111N-50W
Brookings County
South Dakota



12/22/2025

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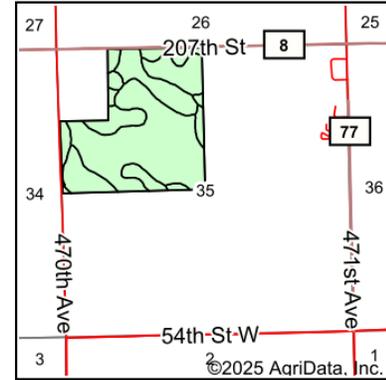
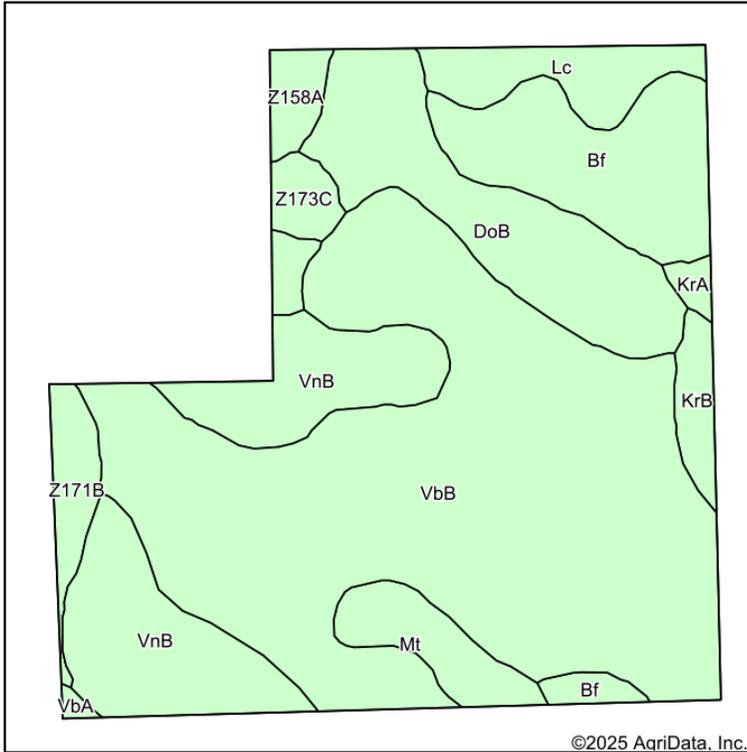
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SOILS MAP



State: **South Dakota**
 County: **Brookings**
 Location: **35-111N-50W**
 Township: **Sterling**
 Acres: **132.16**
 Date: **12/22/2025**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD011, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	66.15	50.2%	Ile	86	68
VnB	Vienna-Buse complex, 2 to 6 percent slopes	17.76	13.4%	Ile	79	58
DoB	Doland loam, 2 to 6 percent slopes	14.77	11.2%	Ile	88	62
Bf	Brookings silty clay loam, 0 to 2 percent slopes	12.97	9.8%	Iw	96	77
Lc	La Prairie loam, 0 to 2 percent slopes, rarely flooded	5.16	3.9%	Iw	94	62
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	4.34	3.3%	Ils	80	57
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	3.99	3.0%	IVs	44	44
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2.27	1.7%	Ile	93	70
Z158A	Marysland loam, 0 to 1 percent slopes, occasionally flooded	1.91	1.4%	IVw	32	49
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	1.84	1.4%	Ve	28	37
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	0.72	0.5%	Is	93	71
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	0.28	0.2%	Is	90	69
Weighted Average				1.99	83.7	*n 64.9

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

Soils data provided by USDA and NRCS.

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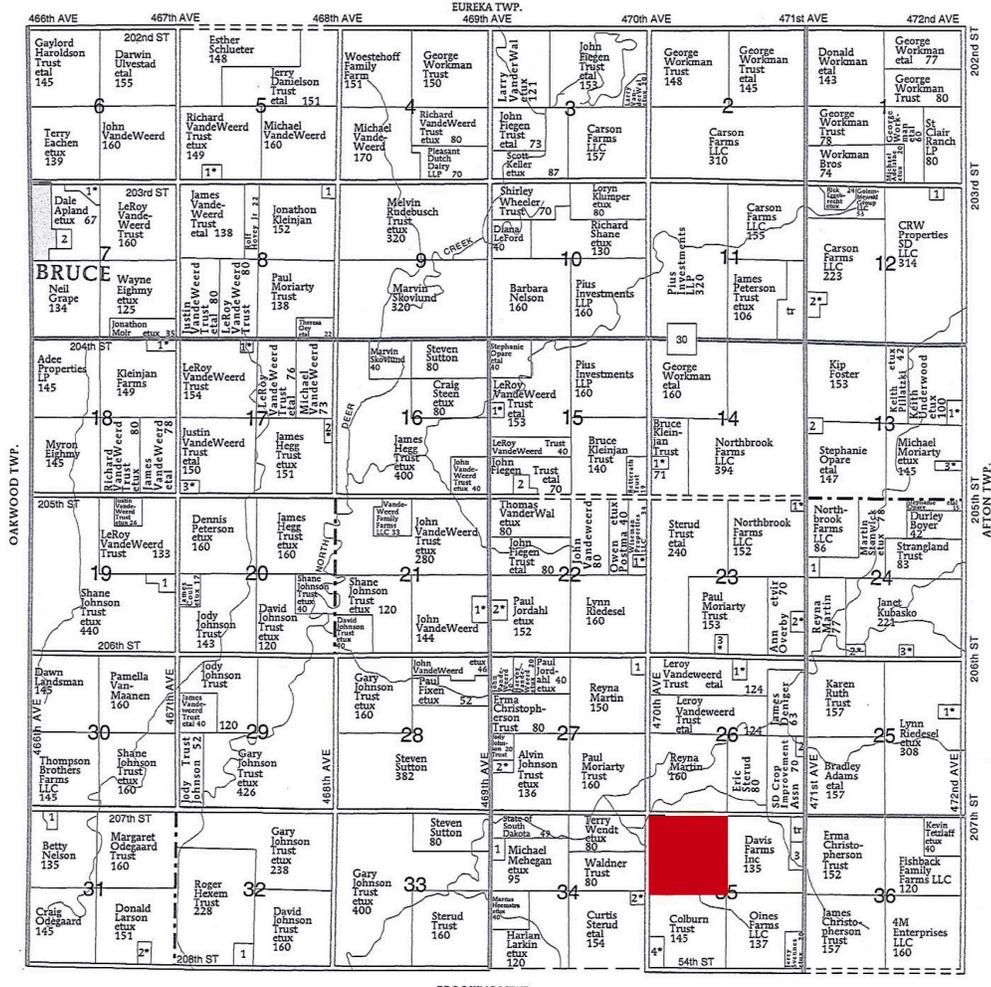
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PLAT MAP

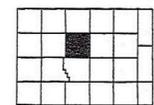
T-111-N

STERLING PLAT
(Landowners)

R-50-W



STERLING TOWNSHIP	
SECTION 5	1 VANDEWEERD TRUST, JAMES ETUX 6
1 REESE, CHERYL ETAL 11	2 HIMLEY, JON ETUX 9
SECTION 7	3 AHLERS, BLAKE ETUX 10
1 KELLNER, GARY ETAL 10	SECTION 18
2 CITY OF BRUCE 14	1 RENNICH, DARBRELL ETUX 11
SECTION 8	SECTION 19
1 HARMS, LEON 8	1 JOHNSON, LAURIE 10
SECTION 12	SECTION 21
1 MILLER, DAVID 6	1 VANDERWAL, THOMAS ETUX 16
2 FORD, DAVID ETUX 12	SECTION 22
SECTION 13	1 WISEMAN, ERIK ETUX 6
1 HANSON, MICHAEL ETAL 12	2 HOWARD, LES ETUX 8
2 FOSTER, LORI 8	SECTION 23
3 HASELHORST, CHAD ETUX 15	1 RUNGE, RACHEL ETVIR 5
SECTION 14	2 THOMAS, NEIL ETUX 8
1 AHLERS, DUANE ETUX 5	3 SHOUP, MARK ETUX 7
SECTION 15	SECTION 24
1 TUCKER, BRIAN ETUX 8	1 KNOCK, TEBBO 12
2 NESS, PAUL 10	2 DARRAH, SIERRA ETAL 6
	3 MORET, COOT ETUX 8
	SECTION 25
	1 RIEDESEL, LYNN ETUX 12
	SECTION 26
	1 RAVE, WILLIAM ETUX 6
	2 HANSON, SHARON 8
	SECTION 27
	1 ENGELMANN TRUST 10
	2 JOHNSON, JEREMY ETUX 5
	SECTION 31
	1 NELSON, TOMMY 10
	2 CHANEY, KEN ETUX 5
	SECTION 32
	1 DEBOER, CURTIS 12
	SECTION 34
	1 JORENBY, HOWARD 11
	2 HAUG, COREY ETUX 6
	SECTION 35
	1 DEMPSEY, STEVEN ETUX 13
	2 GREVE, KYLE ETUX 13
	3 NEW HORIZONS CONST & PROP LLC 15
	4 EKERN, PAMELA ETAL 15



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YIELDS AND BASES

SOUTH DAKOTA
BROOKINGS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5357

Prepared : 12/18/25 12:17 PM CST

Crop Year : 2026

Operator Name :
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
130.94	129.20	130.94	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	130.94	0.00		0.00	0.00	1.74	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	62.30	0.00	137	0
Soybeans	62.30	0.00	37	0
TOTAL	124.60	0.00		

NOTES

Tract Number : 4210
Description : NW1/4 35 111 50 EX T4209 BK148PG154 031014
FSA Physical Location : SOUTH DAKOTA/BROOKINGS
ANSI Physical Location : SOUTH DAKOTA/BROOKINGS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
130.94	129.20	130.94	0.00	0.00	0.00	0.00	0.0

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FSA MAP



Brookings 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 Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer Initial _____
 Date _____

2025 Program Year
 Map Created May 01, 2025
Farm 5357

35-111N-50W-Brookings

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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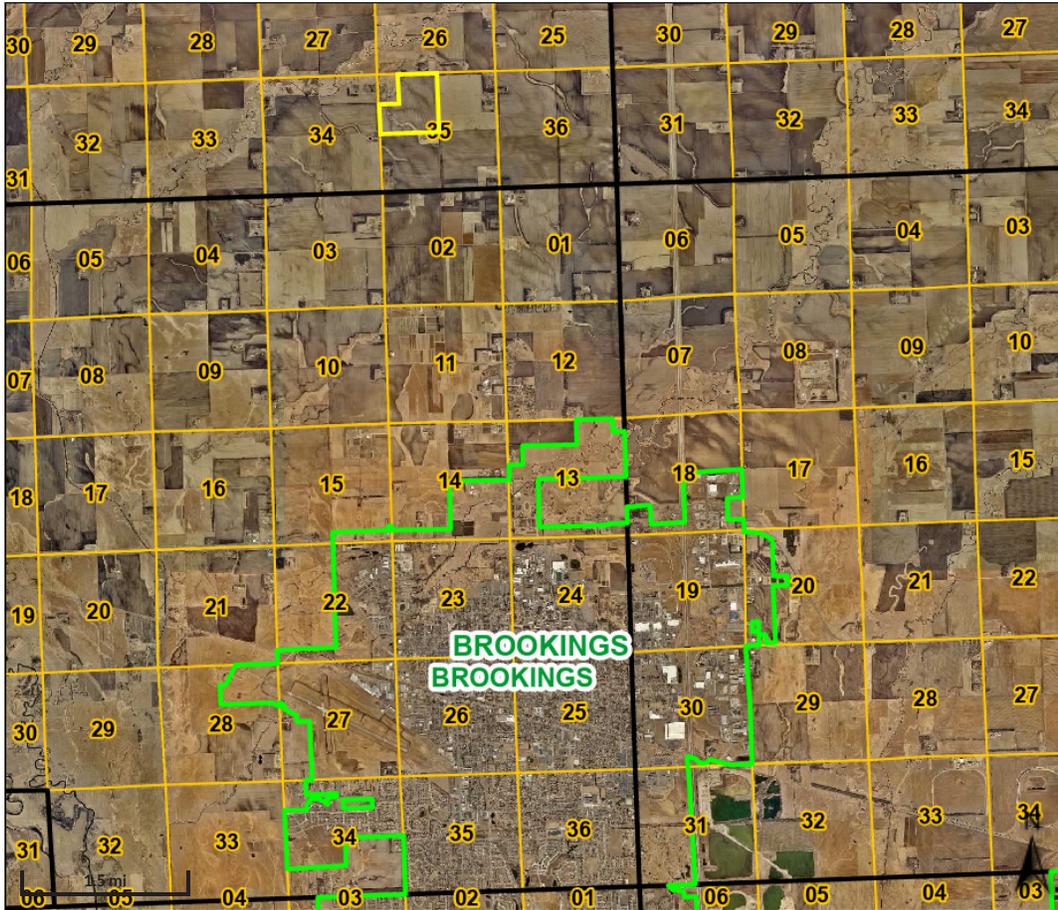
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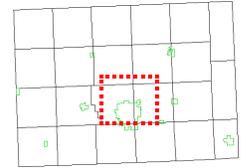
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Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundary
-  Sections
-  Parcels

Parcel ID	200001115035200	Alternate ID	n/a	Owner Address	SOUTH DAKOTA STATE UNIVERSITY
Sec/Twp/Rng	35-111-50	Class	AGA		FOUNDATION
Property Address		Acreage	132.0		815 MEDARY AVE
					BROOKINGS SD 57006

District 2001
 Brief Tax Description NW 1/4 EXC N 1320' OF W 900' SEC 35-111-50 132.0 AC
 (Note: Not to be used on legal documents)

Date created: 1/27/2026
 Last Data Uploaded: 1/27/2026 1:06:31 AM

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