

418.81 +/- ACRE BROOKINGS CO., SD LAND

*Extremely Well Located, High Caliber, Productive Land in
Volga Twp., Brookings County, South Dakota*



Located from Volga, SD (Hwy 14 & Samara Ave. (464th Ave.)) 1 ¼ miles south and the land will be on east side of the road; or from the corner of Hwy 14 & Caspian Ave. (465th Ave.) 1 mile south of the South Dakota Soybean Processors plant.

THURSDAY, APRIL 30, 2026
SALE TIME: 10:00 A.M.

VOLGA FARM, LLC – SELLER

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

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC
Offices - Brookings, SD, Watertown, SD, De Smet, SD
Office@burlagepeterson.com or 605-692-7102
[www.burlagepeterson.com/317 4th St. Brookings SD 57006](http://www.burlagepeterson.com/317%204th%20St.%20Brookings%20SD%2057006)

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

Extremely Well Located, High Caliber, Productive Land in Volga Twp., Brookings County, South Dakota

AUCTIONEERS' NOTE: This 418.81± acre farm presents an outstanding opportunity to purchase high-quality agricultural land in an exceptional location. Situated just south of Volga in Brookings County, SD, this prime, productive, and nearly 100% tillable property lies within 1 mile of the South Dakota Soybean Processors, LLC plant and adjoins the Volga's Golf Course - Meadow Creek Golf Course. The farm offers excellent access, featuring an oil road along the west boundary and Hwy 14 less than 1 mile to the north. The land is level with strong eye appeal and offers the ability to farm corner to corner. Land of this caliber is seldom offered for sale on the open market. The property will be offered in 4 tracts or as a complete 418.81± acre unit. If purchased as a complete 418.81± acre unit, the buyer(s) will receive a seller-enhanced rent credit at closing totaling \$336,000 for the 2026 and 2027 crop years. Whether you are expanding an existing operation or investing in a high-quality asset, this is an opportunity you will not want to miss. **NO BUYER'S PREMIUM!**

Live Auction On-Site with Online Bidding Available

Tract 1 – 80 +/- Acres – An extremely well-located, nearly all-tillable farm featuring level topography and excellent eye appeal. The farm has a strong weighted soil productivity rating of 86, with predominantly Brandt silty clay loam soils, ideal for row crops. Currently in a corn and soybean rotation, the property offers excellent access along oil road (464th Ave.) and is in a highly desirable agricultural area. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$64,000.00 for those two years.

Description: S ½ of NW ¼ Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

Tract 2 – 39.63 +/- Acres – According to the Brookings County FSA Office, this tract includes approximately 37.19± DCP cropland acres. The farm has a strong weighted soil productivity rating of 79.5, with over 90% consisting of Brandt silty clay loam. Adjoining Meadow Creek Golf Course, this tract offers both productive farmland and a highly desirable location. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a rent credit at closing in the amount of \$32,000.00 for those two years.

Description: S 880' OF E ½ W ½ SE ¼ & S 880' OF E ½ SE ¼ Sec. 23, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

Tract 3 – 160 +/- Acres – A prime, nearly all-tillable, highly productive farm with a soil rating of 86. The land consists primarily of Brandt silty clay loam and features level topography with excellent eye appeal and the ability to farm corner to corner. This tract adjoins Tracts 2 and 4, as well as Meadow Creek Golf Course. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$128,000.00 for those two years.

Description: NE ¼ Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

Tract 4 – 139.18 +/- Acres – A highly productive, nearly all-tillable farm with a soil rating of 83.7. The land is predominantly Brandt silty clay loam and offers level topography with strong eye appeal and excellent farmability. This tract adjoins Tract 3 to the north. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$112,000.00 for those two years.

Description: SE ¼ EXC OLS A & B ½ Exc. Acreage Site, in Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

For additional information, contact Burlage Peterson Auctioneers & Realtors, LLC, or visit www.burlagepeterson.com

TERMS: A 10% non-refundable earnest money deposit is due on the day of sale, with the balance due on or before June 1, 2026. Closing fees and title insurance will be split 50/50 between buyer and seller. Buyers will be responsible for 2026 real estate taxes payable in 2027 and thereafter. The property is sold subject to easements, contracts, and restrictions, if any, and subject to owner confirmation. The property is sold as is, where is, without warranties or guarantees of any kind, and will be sold by the acre based on deeded acres. The land will be offered in individual tracts or as a complete unit; if land is sold in individual tracts a survey will be completed for exact acres on each tract. All tracts are rented for the 2026 and 2027 crop years, with leases expiring December 31, 2027. Buyers will receive a seller-enhanced rent credit based on \$400.00 per acre per year on deeded acres. All information is believed to be accurate but is not guaranteed. Announcements made on the day of sale take precedence over all prior written material. Sellers do not guarantee fence boundaries. New fencing, if any, will be the responsibility of the buyer. Buyers are responsible for their own due diligence regarding current and future use. Preliminary title work will be provided prior to the sale. Buyers and sellers may elect to complete a 1031 exchange. The auctioneers and brokerage firm represent the seller.

LAND BROKERAGE FIRM & AUCTIONEERS

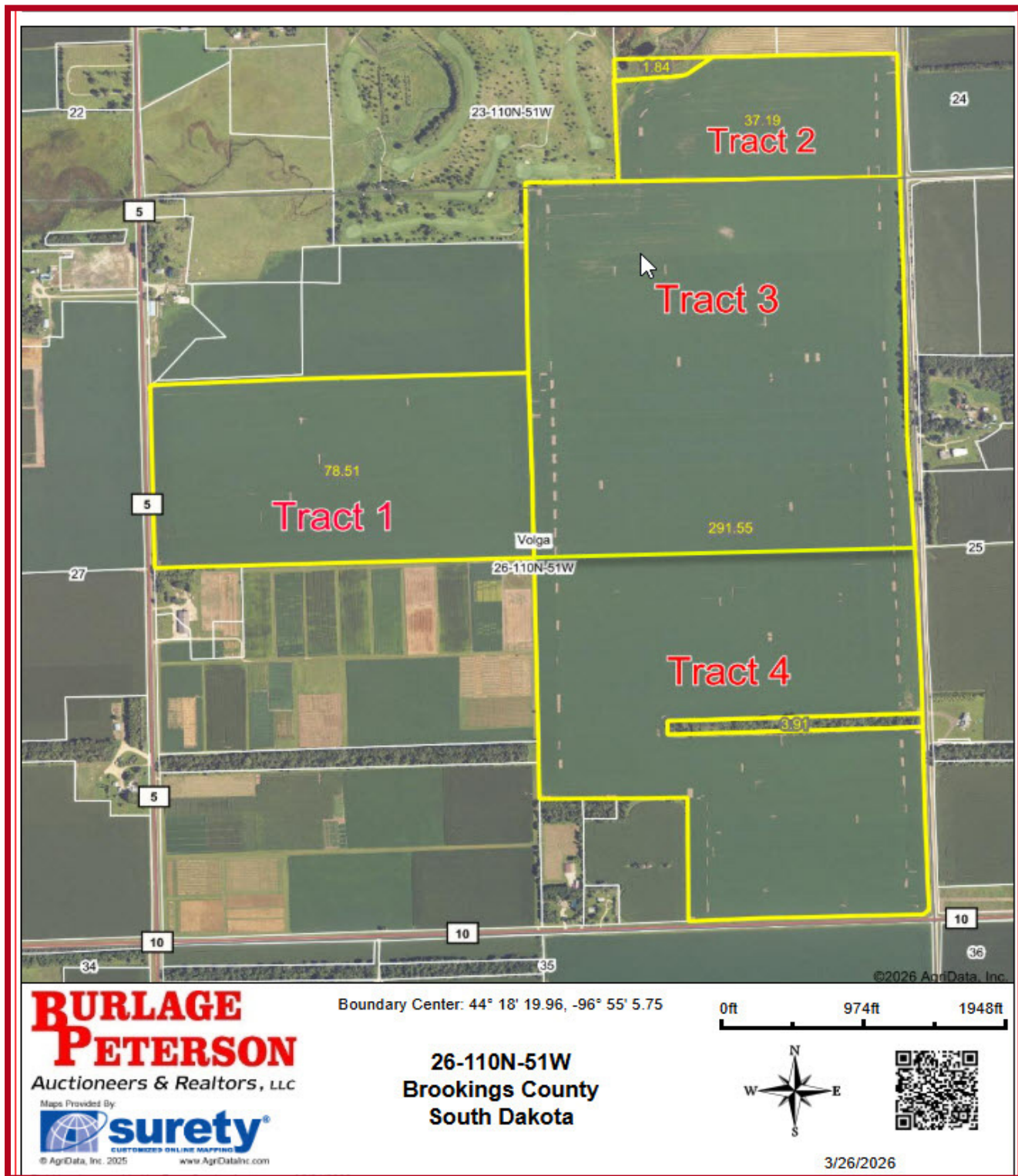
LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

Office@burlagepeterson.com or 605-692-7102

www.burlagepeterson.com/317 4th St. Brookings SD 57006

AERIAL MAP ALL TRACTS



LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS

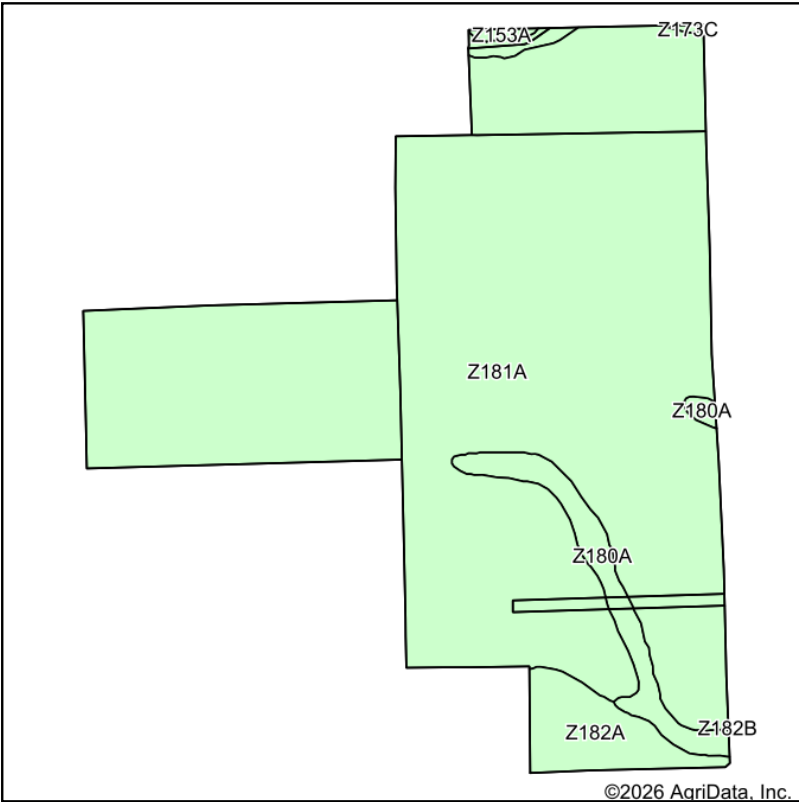
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

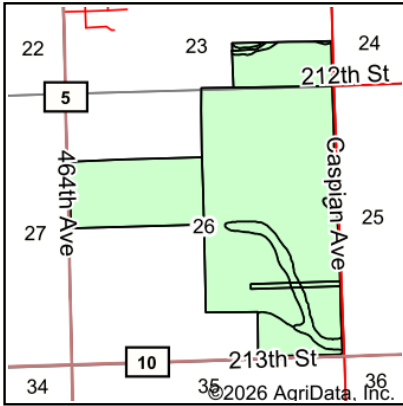
Office@burlagepeterson.com or 605-692-7102

www.burlagepeterson.com/317 4th St. Brookings SD 57006

SOILS MAP ALL TRACTS



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brookings**
Location: **26-110N-51W**
Township: **Volga**
Acres: **413**
Date: **3/26/2026**

**BURLAGE
PETERSON**

Auctioneers & Realtors, LLC

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: SD011, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	373.69	90.5%	Well drained	Is	3544	86
Z180A	Goldsmith silty clay loam, coteau, 0 to 2 percent slopes	17.79	4.3%	Moderately well drained	Iw	4494	89
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	17.67	4.3%	Well drained	IIs	3497	66
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	2.56	0.6%	Excessively drained	VIs	2344	22
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.97	0.2%	Poorly drained	VIw	5536	13
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	0.32	0.1%	Somewhat excessively drained	IVe	2343	28
Weighted Average					1.09	3579.2	84.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

Office@burlagepeterson.com or 605-692-7102

www.burlagepeterson.com/317 4th St. Brookings SD 57006

TRACT 1



LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

Office@burlagepeterson.com or 605-692-7102

[www.burlagepeterson.com/317 4th St. Brookings SD 57006](http://www.burlagepeterson.com/317%204th%20St.%20Brookings%20SD%2057006)

TRACT 2



LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

Office@burlagepeterson.com or 605-692-7102

[www.burlagepeterson.com/317 4th St. Brookings SD 57006](http://www.burlagepeterson.com/317%204th%20St.%20Brookings%20SD%2057006)

TRACT 3



LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC

Offices - Brookings, SD, Watertown, SD, De Smet, SD

Office@burlagepeterson.com or 605-692-7102

[www.burlagepeterson.com/317 4th St. Brookings SD 57006](http://www.burlagepeterson.com/317%204th%20St.%20Brookings%20SD%2057006)

TRACT 4



LAND BROKERAGE FIRM & AUCTIONEERS

LAND BROKERAGE FIRM & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC
Offices - Brookings, SD, Watertown, SD, De Smet, SD
Office@burlagepeterson.com or 605-692-7102
[www.burlagepeterson.com/317 4th St. Brookings SD 57006](http://www.burlagepeterson.com/317%204th%20St.%20Brookings%20SD%2057006)