

CLARK COUNTY LAND AUCTION

240 +/- Acres in Section 34, Elrod Twp., Clark Co., SD

Outstanding Land Opportunity on Fox Lake w/ Over 1 Mile of Private Shore Line, Featuring Cropland, Grassland, Rec & Water Acres & Views Overlooking the Lake!



*Located from Clark, SD, 8 miles east on Hwy. 212 & 4.5 miles south on Hwy. 25.
Or from De Smet, straight north on Hwy. 25, & from Watertown, proceed west on Hwy. 212
to Hwy. 25, then south to property. Watch for auction signs.*

THURSDAY, JUNE 11, 2026
SALE TIME: 10:00 A.M.

ROEHRICH FAMILY REVOCABLE TRUST - SELLER

BURLAGE
PETERSON
Auctioneers & Realtors, LLC.

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LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS
office@burlagepeterson.com or 605-692-7102
www.burlagepeterson.com
Brookings - Watertown - De Smet, SD

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Thursday, June 11th, 2026 SALE TIME: 10:00 A.M.

Auctioneers' Note: *This is a rare & fine land offering as a recreational haven on Fox Lake, combining private lake access, outstanding hunting & fishing opportunities, & cropland acres all in one property. With private access off Hwy. 25 & extensive shoreline frontage, this land is ideal for a dream country retreat or investment. The sale will be held live on site w/ online bidding available during the auction. Come prepared to buy & no buyer's premium!*

240 +/- Acres: This exceptional property is situated on Fox Lake and offers a combination of recreational amenities and agricultural productivity. The farm features private access off Highway 25 and private Fox Lake frontage with over a mile of total shoreline that provides outstanding waterfront & country views! Fox Lake is well regarded for walleye fishing, and the property provides wonderful habitat for hunting and conservational opportunities. Per the FSA office, the farm has 135.63 recorded DCP cropland acres, with approximately 25 +/- acres under cultivation and the remaining DCP cropland acres in water. The farm has a great blend of usage with 25 +/- cropland acres, 175 +/- acres under water in the lake, and 40 +/- grassland & rec acres. The cropped acres have a strong soil rating of 75.2, well suited for row crops, food plots or potential future CRP enrollment. The property also has no encumbered conservational or wetland easements and provides an opportunity for future improvements or potential enrollment into conservational programs. The 25 +/- crop acres are leased for the 2026 crop year and the new buyer will receive a rent credit at closing of \$4,000. The property is conveniently located within proximity to Clark, Watertown, and De Smet. Don't miss this sale if you are in the market for a unique and rural hunting and fishing property!

Description: 240 +/- Acres, the NW¼, & the SW¼ of the NE¼ and the NW¼ of the SE¼ of Sec. 34, T-116-N, R-56-W, Elrod Twp., Clark 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 July 17th, 2026. Closing fees & title insurance split 50/50 between buyer & seller. The buyer will receive a rent credit at closing for the 2026 cropland acres, and will receive possession for the rec and water acres at closing. The buyers will be responsible for the real estate taxes payable in the year following closing. 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 is sold by the acre per recorded deeded acres. A recorded access easement is in place coming off Hwy. 25. Buyers are encouraged to conduct their own due diligence for any current or future uses and practices, and any potential enrollment programs. Preliminary title work will be ordered and provided prior to the sale. Buyers or sellers may elect to do a 1031 exchange. The information contained herein and all statements made are believed accurate but not guaranteed. Statements made day of sale take precedence over all previously written material. Sellers do not guarantee fences, if any, lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The auctioneers and brokerage firm represent the seller in this transaction.

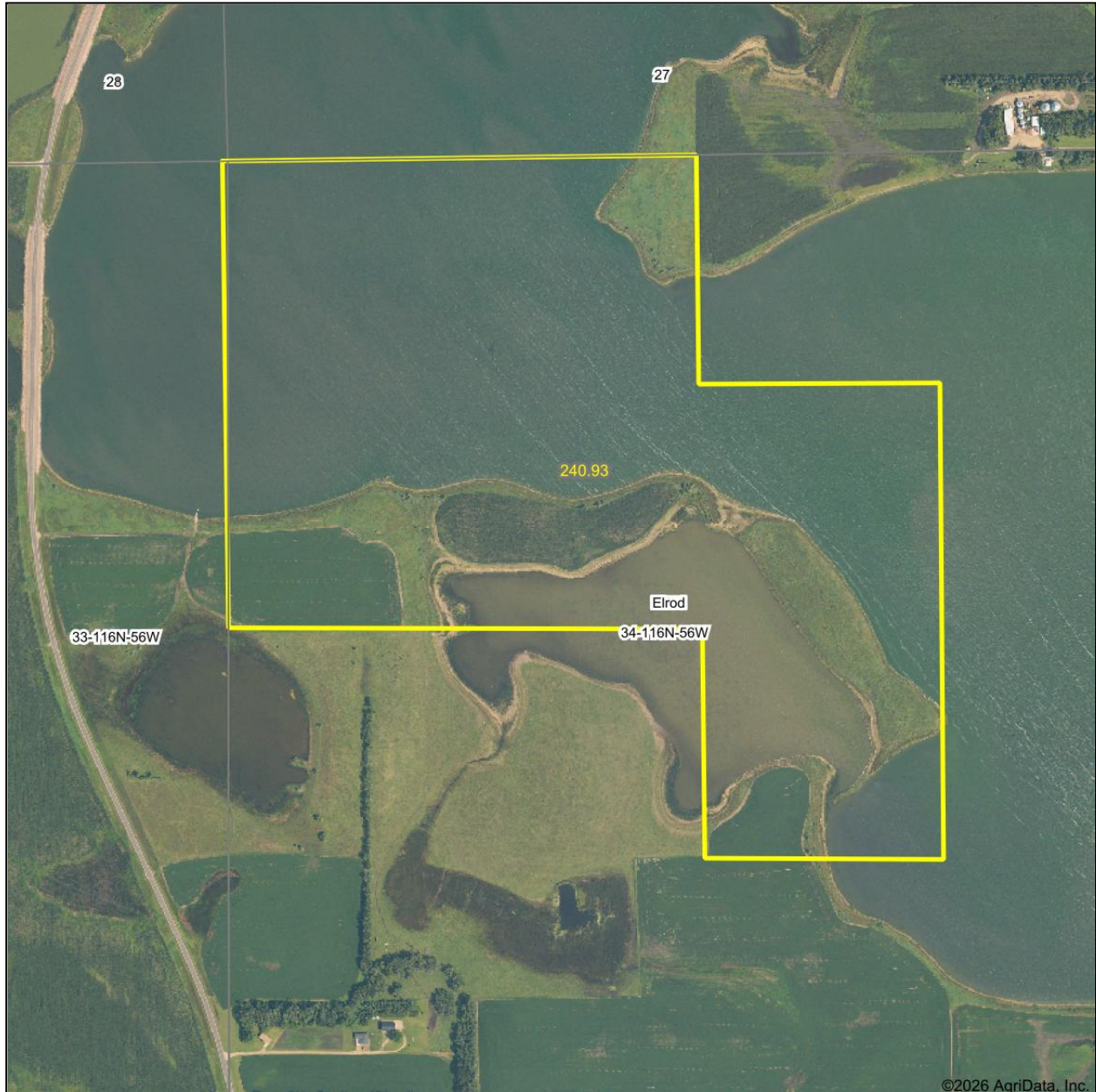
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Land Brokers – Auctioneers – Farm Managers - Realtors
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Aerial Map



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Auctioneers & Realtors, LLC

Maps Provided By:



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Boundary Center: 44° 48' 47.31, -97° 32' 40.7

0ft 869ft 1738ft

34-116N-56W
Clark County
South Dakota



4/28/2026

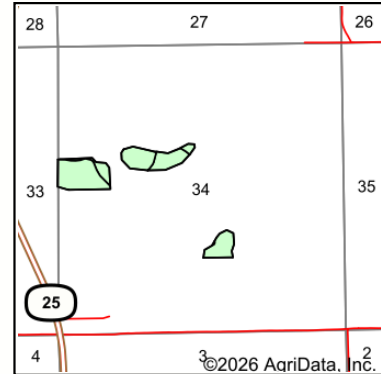
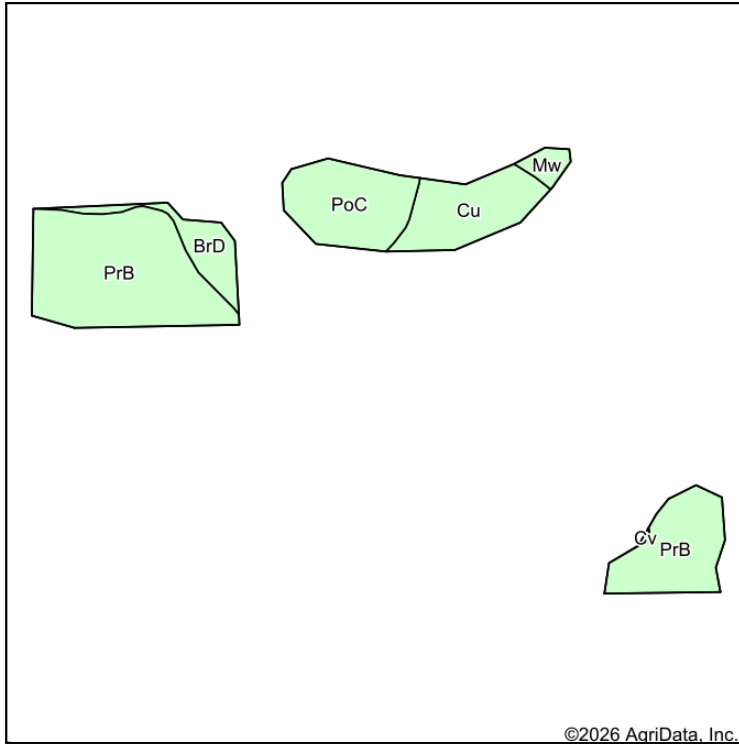
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Soils Map



State: **South Dakota**
 County: **Clark**
 Location: **34-116N-56W**
 Township: **Elrod**
 Acres: **25.86**
 Date: **4/28/2026**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD025, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall	
PrB	Poinsett-Rusklyn-Waubay silty clay loams, 1 to 6 percent slopes	14.19	54.8%	Ile	84	70	
PoC	Poinsett-Rusklyn silty clay loams, 6 to 9 percent slopes	4.80	18.6%	IIle	68	57	
Cu	Cubden silty clay loam, 0 to 2 percent slopes	4.14	16.0%	Ils	77	62	
BrD	Buse-Barnes loams, 9 to 20 percent slopes	2.06	8.0%	Ve	40	59	
Mw	Minnewaukan loamy sand	0.67	2.6%	IVw	39	17	
Weighted Average					2.48	75.2	*n 64.1

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

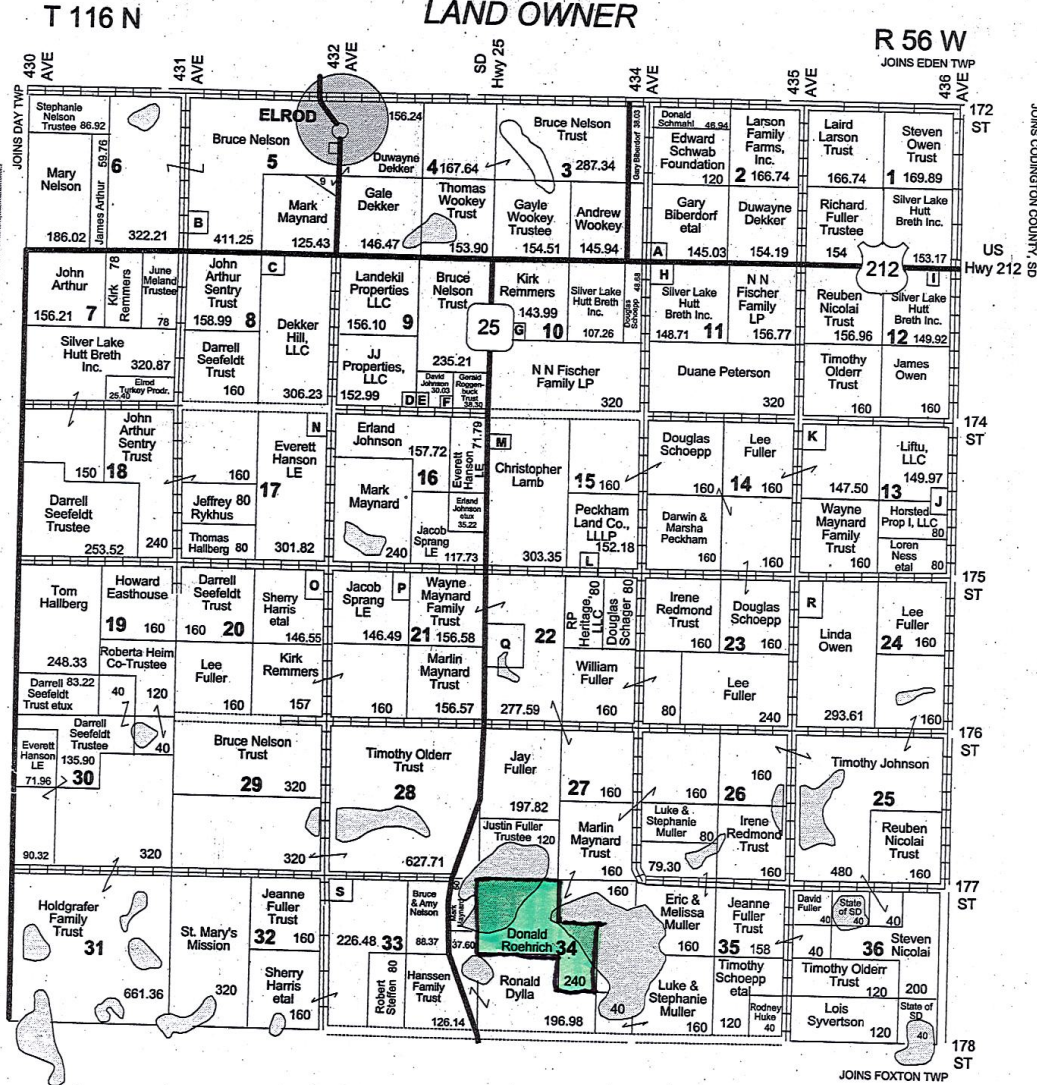
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ELROD TWP
LAND OWNER



Small Tracts

- Section 2 A Clint Bentley - 9.81
- Section 5 B Jared Quenzer - 8.45
- Section 8 C James Dekker - 9.60
- Section 9 D Nancy Johnson - 7.01
- Section 10 E Daniel Nelson - 6.04
- Section 11 F John Beasler - 5.37
- Section 12 G Michael Gruenwald - 10
- Section 13 H Jeffrey Reidburn - 7.32
- Section 14 I Joseph Dosch - 5.04
- Section 15 J Coral Joens - 10.03
- Section 16 K Fuller Farms Inc. - 12.50
- Section 17 L Douglas Schoepp - 7.82
- Section 18 M Barbara Johnson - 11.30
- Section 19 N Lowell Dalton - 18.18
- Section 20 O Ivana Carescia - 13.45
- Section 21 P Jarred Lamb - 13.51
- Section 22 Q Barbara Maynard Surv. Trust - 39.20
- Section 23 R Timothy Scotling - 26.39
- Section 24 S John Maynard - 13.52

SECTION	OWNER	ACRES	SECTION	OWNER	ACRES
1	Richard Fuller Trustee	154	11	Timothy Olderr Trust	160
2	Laird Larson Trust	166.74	12	James Owen	160
3	Steven Owen Trust	169.89	13	Wayne Maynard Family Trust	160
4	Silver Lake Hutt Breth Inc.	153.17	14	Horsted Prop I, LLC	80
5	John Arthur Sentry Trust	158.99	15	Loren Ness et al	80
6	Dekker Hill, LLC	306.23	16	Lee Fuller	160
7	JJ Properties, LLC	152.99	17	Linda Owen	293.61
8	Landekil Properties LLC	156.10	18	Lee Fuller	160
9	Erland Johnson	157.72	19	Timothy Johnson	160
10	Christopher Lamb	303.35	20	Reuben Nicolai Trust	160
11	Peckham Land Co., L.L.P.	152.18	21	Eric & Melissa Muller	160
12	Darwin & Marsha Peckham	160	22	Jeanne Fuller Trust	158
13	Wayne Maynard Family Trust	160	23	David Fuller	40
14	Horsted Prop I, LLC	80	24	State of SD	40
15	Loren Ness et al	80	25	Steven Nicolai	200
16	Lee Fuller	160	26	Timothy Olderr Trust	120
17	Linda Owen	293.61	27	Lois Syvertson	120
18	Lee Fuller	160	28	State of SD	40
19	Timothy Johnson	160	29		
20	Reuben Nicolai Trust	160	30		
21	Eric & Melissa Muller	160	31		
22	Jeanne Fuller Trust	158	32		
23	David Fuller	40	33		
24	State of SD	40	34		
25	Steven Nicolai	200	35		
26	Timothy Olderr Trust	120	36		
27	Lois Syvertson	120			
28	State of SD	40			
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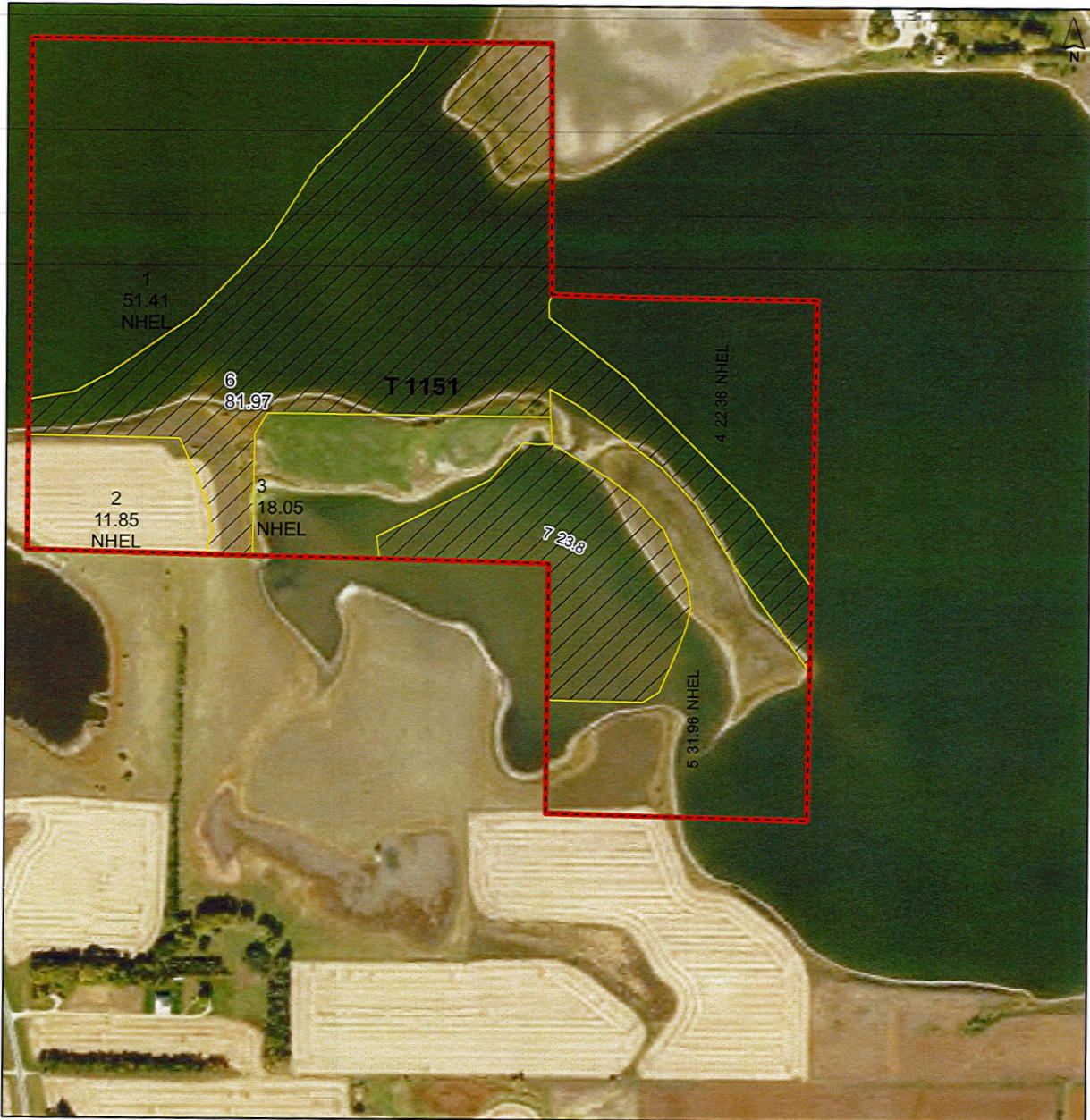
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Clark County, South Dakota

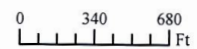
Farm 4523



- Tract Boundary
- Cropland
- Noncropland

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

2026 Program Year
 Phy. County: Clark
 2023 imagery
S34 T116N R056W



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). USDA is an equal opportunity provider, employer, and lender. Map Created 04/15/2026

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SOUTH DAKOTA CLARK	United States Department of Agriculture Farm Service Agency	FARM : 4523
Form: FSA-156EZ		Prepared : 4/22/26 1:25 PM CST Crop Year : 2026
See Page 2 for non-discriminatory Statements. Abbreviated 156 Farm Record		

Operator Name	: DONALD ROEHRICH
CRP Contract Number(s)	: None
Recon ID	: 46-025-2007-24
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
241.40	135.63	135.63	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	135.63	0.00		0.00	0.00	0.00	0.00	

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.00	0.00	27	
Oats	11.00	0.00	58	
Corn	39.90	0.00	55	0
Soybeans	10.10	0.00	30	0
Barley	3.20	0.00	42	
TOTAL	79.20	0.00		

NOTES	

Tract Number	: 1151
Description	: K-12 NW; SW NE; NW SE 34 116 56
FSA Physical Location	: SOUTH DAKOTA/CLARK
ANSI Physical Location	: SOUTH DAKOTA/CLARK
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: DONALD ROEHRICH, JANET ROEHRICH
Other Producers	:
Recon ID	: None

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