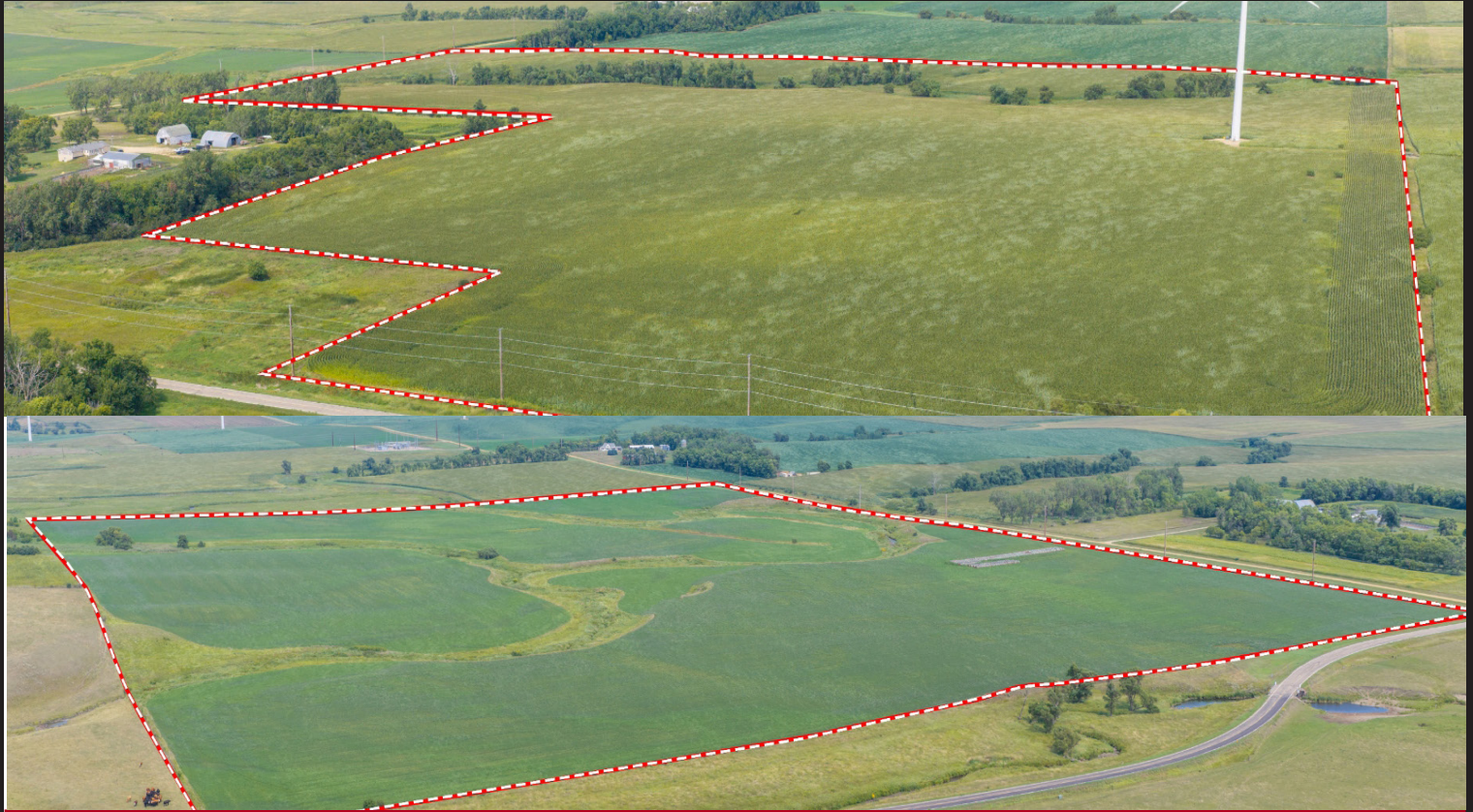


239.44 +/- ACRE LAND AUCTION

TWO CROPLAND FARMS LOCATED IN OAK LAKE TWP., BROOKINGS CO., SD



Located from White, SD, 3 miles north on 478th Ave. & 1 mile east on paved road 200th St. (Co. Rd. 44), or approx. 7 miles west of Lake Hendricks. The sale will be held live at the farm, w/ online bidding available on:

THURSDAY, SEPT. 17, 2026
SALE TIME: 10:00 A.M.

LC OLSON LLP – 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

239.44 +/- ACRE LAND AUCTION

TWO CROPLAND FARMS LOCATED IN OAK LAKE TWP., BROOKINGS CO., SD

These two farms, situated across the road from one another, will be offered for sale at public auction. Located from White, SD, 3 miles north on 478th Ave. and 1 mile east on paved road 200th St. (Co. Rd. 44), or approx. 7 miles west from Lake Hendricks. The sale will be held live at the farm, with online bidding available on:

THURSDAY, SEPTEMBER 17th, 2026 SALE TIME: 10:00 A.M.

Auctioneers' Note: *This sale presents an opportunity to purchase 1 or 2 cropland farms, ideally located NW of White, SD in Brookings Co. The farms will be offered individually or as a unit, with possession at closing or after the crop is off. The sale will be held at the land w/ online bidding available during the sale. No buyer's premium!*

Tract 1 – 119.44 +/- Acres: This quality corn and soybean farm is located on a paved road and has 109.99 Effective DCP Cropland acres, per the FSA office. Per Surety AgriData, the farm has a soil rating of 71.7 on the cropland acres, and is predominantly comprised of Vienna-Buse Complex and Kranzburg-Brookings Silty Clay Loams. The farm also has an active wind turbine with Buffalo Ridge and produces an average annual payment of \$4,300. Another benefit to the property is the addition of drain tile lines in portions of the farm that were just installed in 2020. The row crop farm will be offered individually or as a unit with Tract 2, and the sale will be held at the land.

Description: 119.44 +/- Acres in the SW ¼ Exc. Acreage, Sec. 20, T-112-N, R-48-W, Oak Lake Twp., Brookings Co., SD

Tract 2 – 120 +/- Acres: This farm is directly across the road to the west of Tract 1 and has 102.29 Effective DCP Cropland acres according to the FSA office, and is currently seeded to alfalfa hay, seeded approximately in 2020. The farm has a soil rating of 61.3 on the cropland acres and is predominantly comprised of Spottswood Loam & Buse-Barns Loams. This farm has highway frontage and good access on the east side. The farm does not currently have drain tile but does appear to have excellent capabilities for future tile and outlets. Offered individually or as a unit with Tract 1, don't miss this land sale and strong opportunity to add 1 or 2 farms to your land portfolio!

Description: 120 +/- Acres in the SE ¼, Sec. 19, T-112-N, R-48-W, Oak Lake Twp., Brookings 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 October 19th, 2026. Closing fees split 50/50 between buyer & seller. The seller will pay all the 2026 RE taxes, and the new buyers will be responsible for the 2027 taxes payable in 2028. The new buyer will also begin receiving wind payments for Tract 1 after closing, which are production based. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of owner. The farms will be sold by recorded deeded acres, and will be offered as a unit or in two individual tracts. Possession will be granted at closing, or after the crop is removed. 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 or future fencing, if any, is the buyer's responsibility. The buyers are responsible to conduct due diligence for any specific uses or practices. The seller intends to conduct a 1031 exchange, and buyers may conduct an exchange too. The auctioneers and brokerage firm represent the seller in this transaction.

LC OLSON LLP – SELLER

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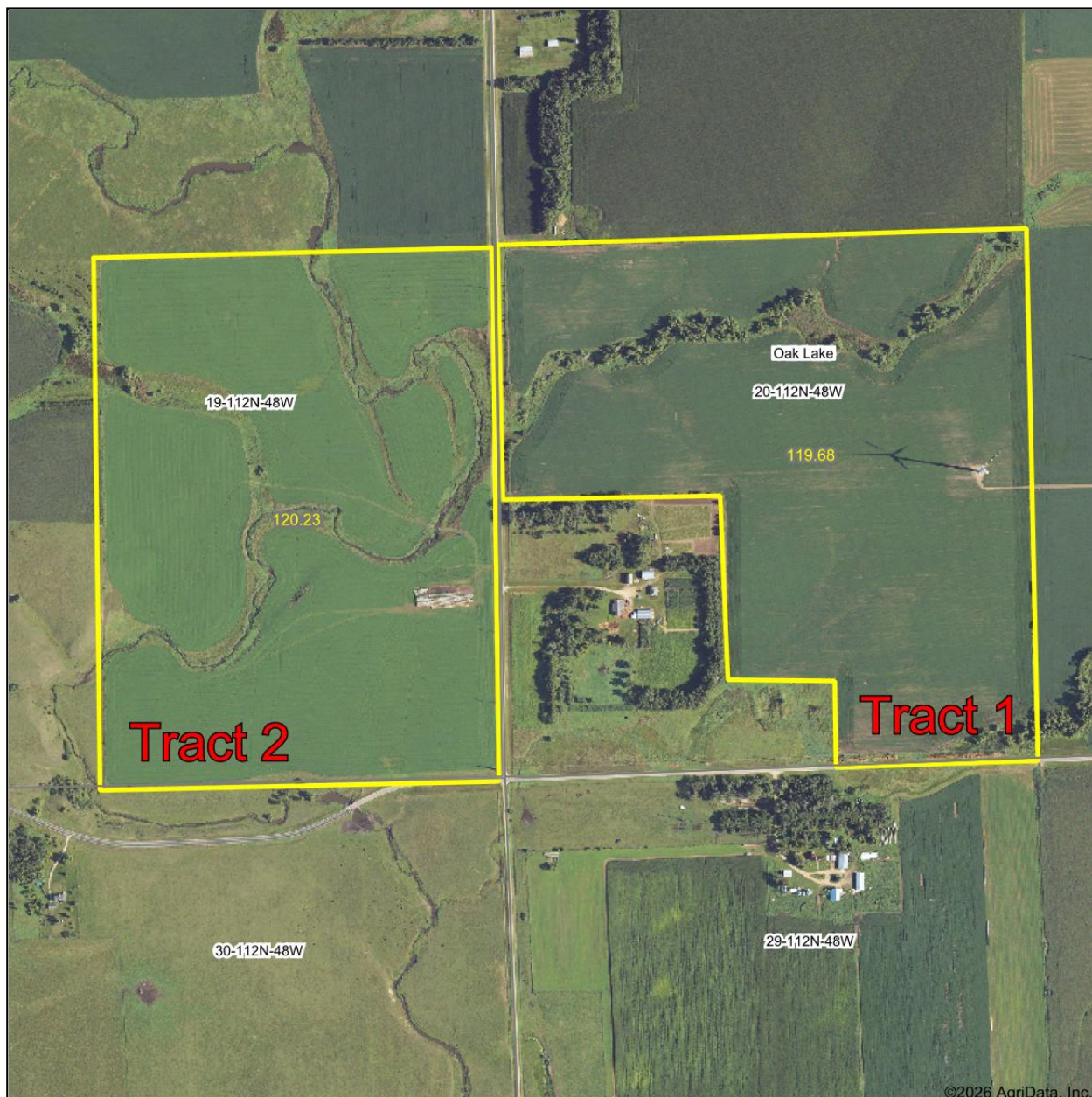
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Aerial Map



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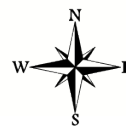
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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 29' 18.35, -96° 37' 28.36

20-112N-48W
Brookings County
South Dakota

0ft 774ft 1547ft



8/19/2026

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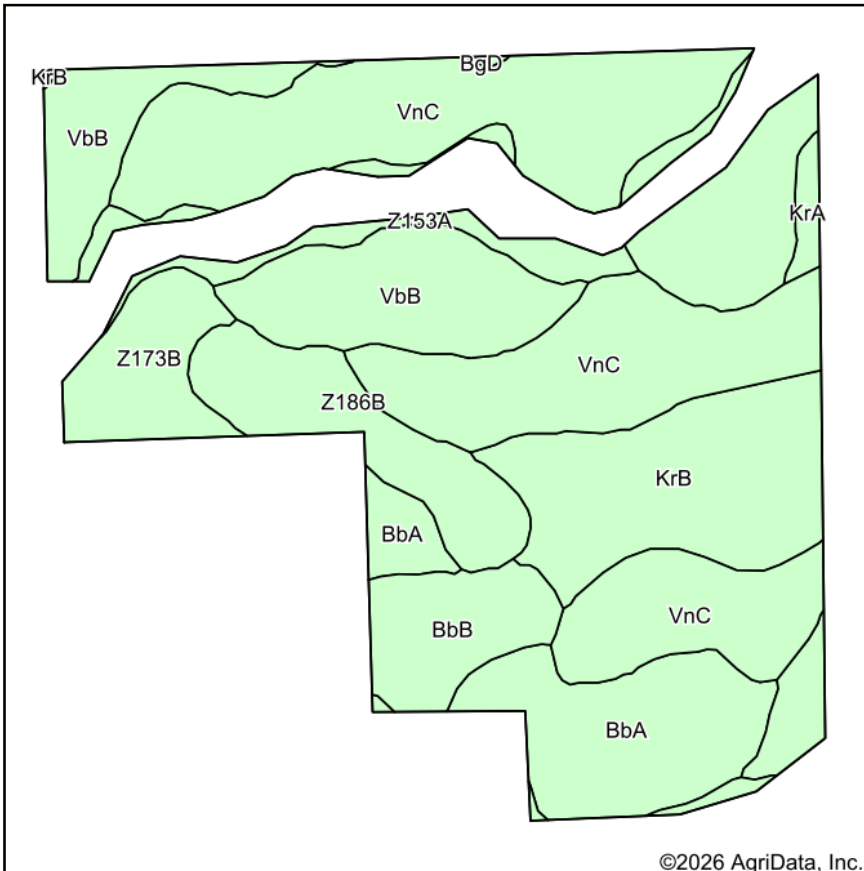
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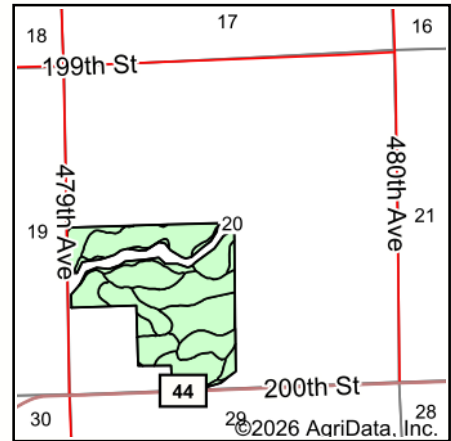
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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brookings**
Location: **20-112N-48W**
Township: **Oak Lake**
Acres: **109.52**
Date: **8/19/2026**

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Maps Provided By:



Area Symbol: SD011, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
VnC	Vienna-Buse complex, 6 to 9 percent slopes	37.68	34.4%	IIIe	69	57
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	21.91	20.0%	Ile	93	70
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	14.17	12.9%	Ile	86	68
BbA	Barnes clay loam, 0 to 2 percent slopes	11.73	10.7%	Iw	86	64
Z186B	Maddock-Egeland sandy loams, coteau, 2 to 6 percent slopes	7.82	7.1%	IIIe	44	41
BbB	Barnes clay loam, 2 to 6 percent slopes	5.54	5.1%	Ile	85	63
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	5.46	5.0%	Vs	34	38
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	4.23	3.9%	VIw	13	24
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	0.90	0.8%	Is	93	71
BgD	Buse-Barnes loams, 9 to 20 percent slopes	0.08	0.1%	Ve	40	59
Weighted Average				2.61	73.1	*n 58.8

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

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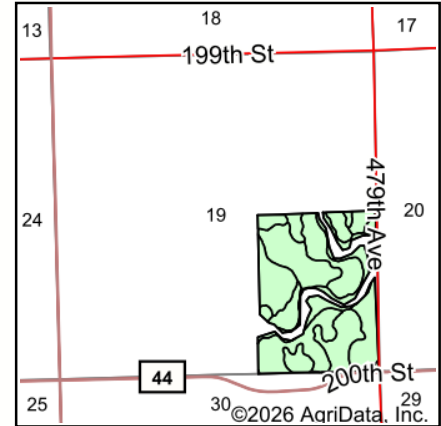
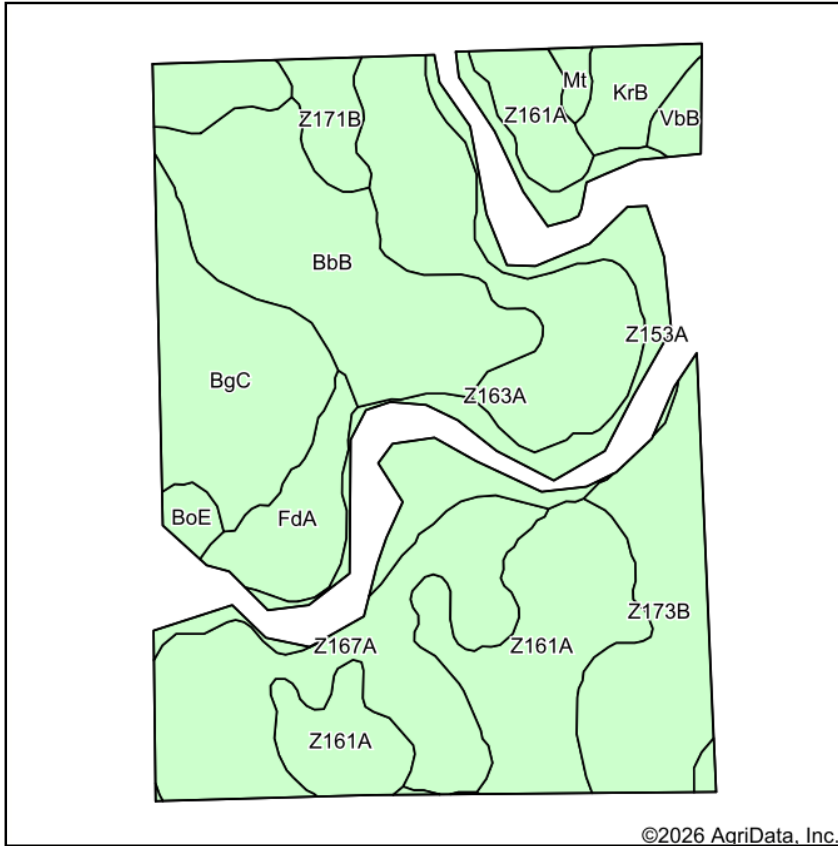
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Soils Map



State: **South Dakota**
County: **Brookings**
Location: **19-112N-48W**
Township: **Oak Lake**
Acres: **103.04**
Date: **8/19/2026**

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Maps Provided By:

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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
Z161A	Spottswood loam, 0 to 2 percent slopes, occasionally flooded	16.57	16.0%	Ils	75	40
BbB	Barnes clay loam, 2 to 6 percent slopes	14.95	14.5%	Ile	85	63
Z167A	Renwash loam, 0 to 2 percent slopes, rarely flooded	14.94	14.5%	Ills	47	41
BgC	Buse-Barnes loams, 6 to 9 percent slopes	12.42	12.1%	IVe	66	62
Z163A	La Prairie loam, coteau, 0 to 2 percent slopes, rarely flooded	12.09	11.7%	Iw	94	69
Z173B	Renshaw-Sioux complex, coteau, 2 to 6 percent slopes	10.41	10.1%	Vs	34	38
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	10.03	9.7%	Vlw	13	24
FdA	Fordville loam, coteau, 0 to 2 percent slopes	4.40	4.3%	Ils	59	54
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	2.49	2.4%	Ile	93	70
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	2.25	2.2%	IVs	44	44
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	1.00	1.0%	Ile	86	68
BoE	Buse-Langhei complex, 15 to 40 percent slopes	0.90	0.9%	Vlle	17	16
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	0.59	0.6%	Ils	80	57
Weighted Average				3.05	62.1	*n 49.3

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

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R-48-W



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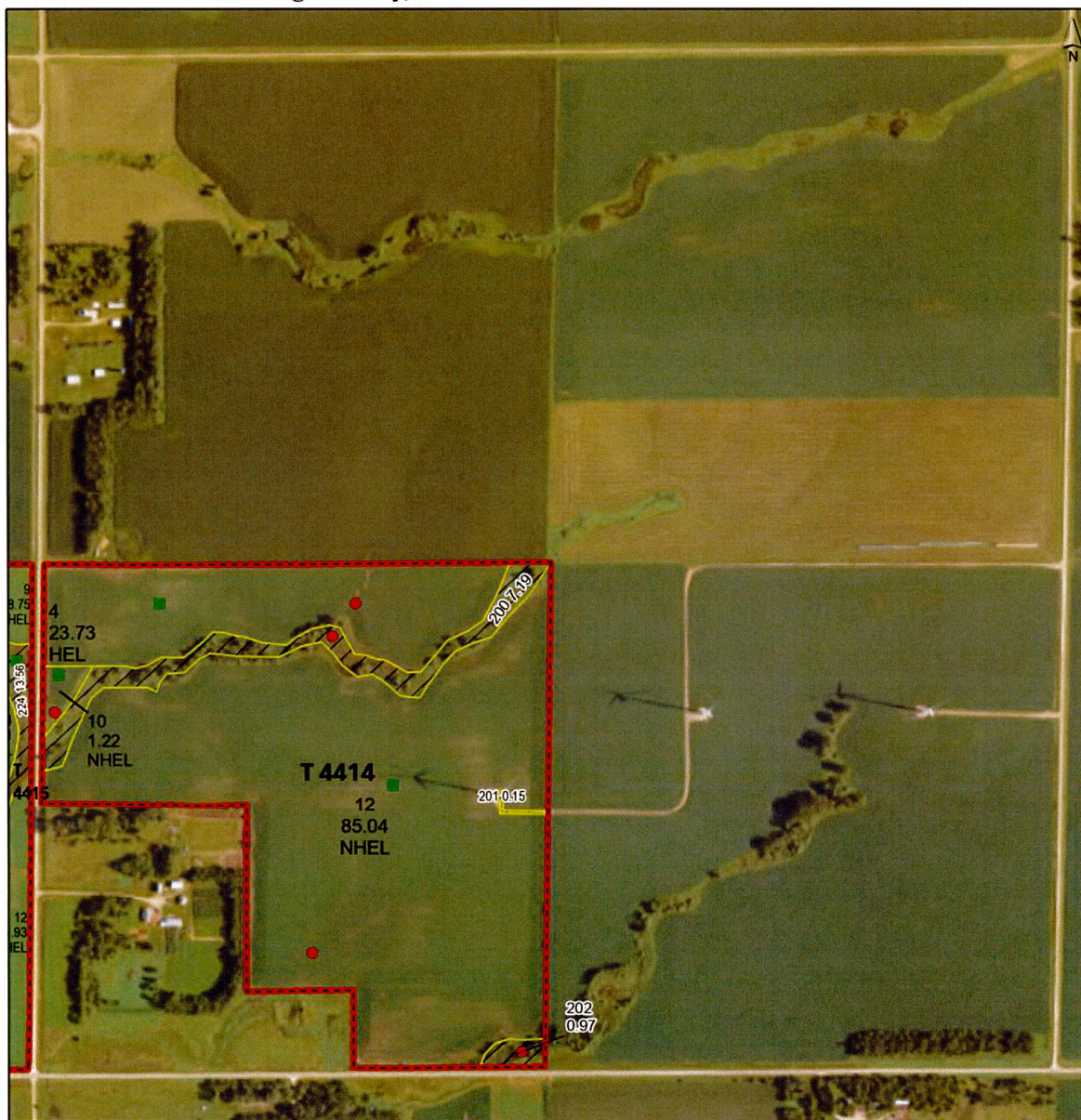
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United States
Department of
Agriculture

Brookings County, South Dakota

Farm 10358



Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless Otherwise Noted

crops listed below are: Producer Initial _____
Non-Irrigated
Intended for Grain Date _____
Corn = Yellow
Soybeans = Common

2026 Program Year
Phy. County: Brookings
2025 imagery
S20 T112N R048W

0 350 700
Ft

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Map Created 05/21/2026

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SOUTH DAKOTA BROOKINGS Form: FSA-156EZ	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 10358 Prepared : 8/19/26 4:19 PM CST Crop Year : 2026
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Tract 3987 Continued ...

NOTES

Tract Number : 4414

Description : SW1/4 20 112 48 EX T4413 BK130PG179 4/6/99
FSA Physical Location : SOUTH DAKOTA/BROOKINGS
ANSI Physical Location : SOUTH DAKOTA/BROOKINGS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LC OLSON LLP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.30	109.99	109.99	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	109.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.80	0.00	114
Soybeans	64.70	0.00	34
TOTAL	105.50	0.00	

NOTES

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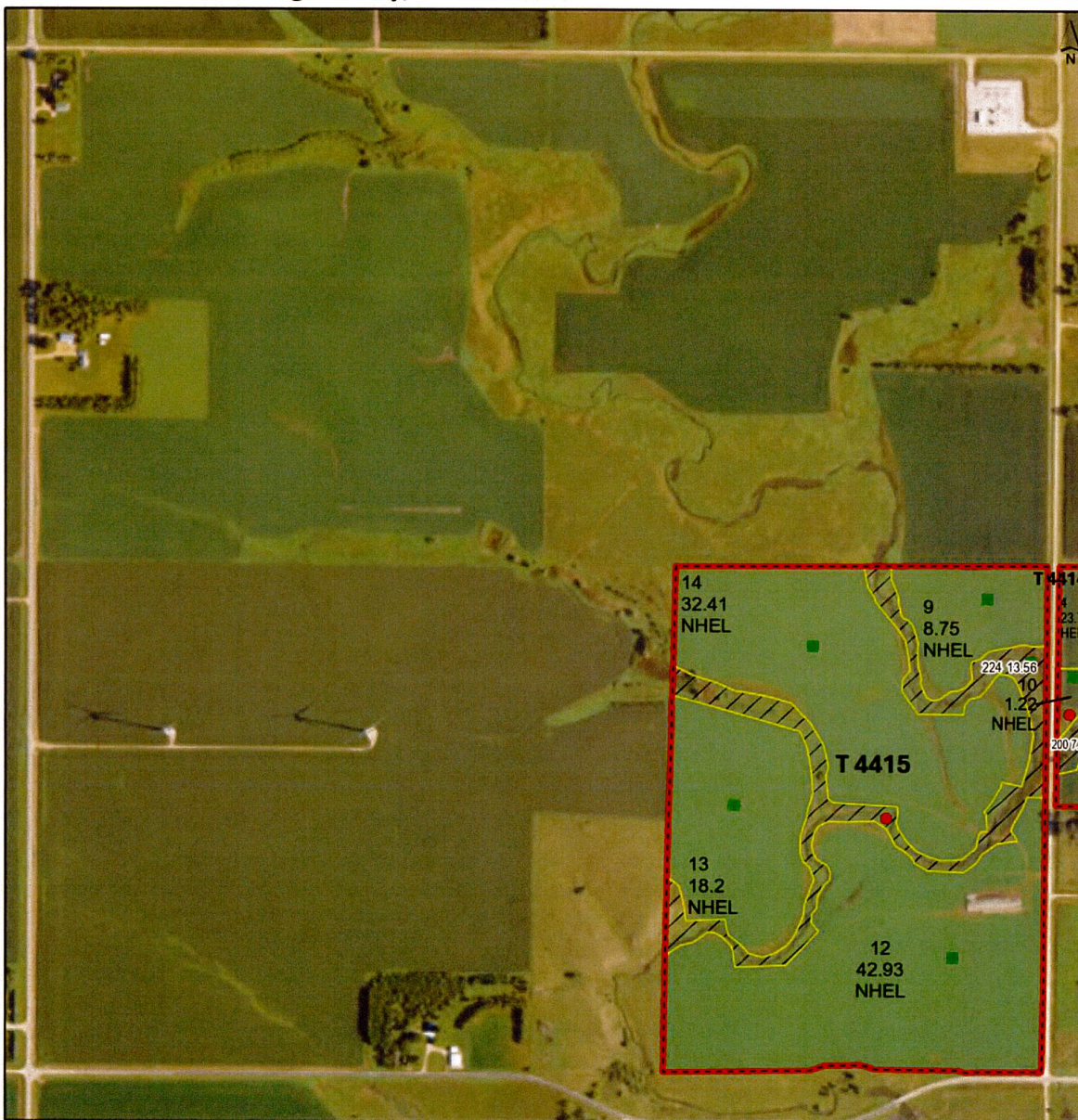
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United States
Department of
Agriculture

Brookings County, South Dakota

Farm 10358



Tract Boundary Cropland
Noncropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Unless Otherwise Noted
crops listed below are: Producer Initial _____
Non-Irrigated Date _____
Intended for Grain
Corn = Yellow
Soybeans = Common

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Map Created 05/21/2026

2026 Program Year
Phy. County: Brookings
2025 imagery
S19 T112N R048W

0 350 700
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SOUTH DAKOTA BROOKINGS Form: FSA-156EZ	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 10358 Prepared : 8/19/26 4:19 PM CST Crop Year : 2026
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Tract 4415 Continued ...

Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
115.85	102.29	102.29	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	102.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.00	0.00	117
Soybeans	42.50	0.00	37
TOTAL	70.50	0.00	

Tract Number	
Description	: ESE & EWSE 19 112 48 BK130PG299 4/6/99
FSA Physical Location	: SOUTH DAKOTA/BROOKINGS
ANSI Physical Location	: SOUTH DAKOTA/BROOKINGS
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	: LC OLSON LLP

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