

118 +/- ACRE CODINGTON COUNTY LAND AUCTION



OFFERED AS A UNIT OR IN TWO 59 +/- ACRE TRACTS

PRIME PRIME PRIME LOCATION!!! ALL TILLABLE FARM ON A PAVED ROAD, CLOSE TO WATERTOWN CITY LIMITS, HALF A MILE NORTH OF PELICAN LAKE & 1 MILE SOUTH OF HWY. 212

From Watertown on Hwy. 212, 2 miles West on Hwy. 212, then 1 mile south on 42nd St. SW, & ½ a mile west on 20th Ave. SW (173rd Ave.). Or from the Intersection of Hwy. 212 & Co Rd. 17, ½ a mile south. The sale will be held live at the farm with online bidding available during the sale. Watch for auction signs on:

THURSDAY, OCTOBER 8TH, 2026 • SALE TIME: 10:00 A.M.

DIAMOND M1 LLC & 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
Mike Bergh, Bergh & Owen Auction Service, 605-881-1652

118 +/- ACRE CODINGTON COUNTY LAND AUCTION

OFFERED AS A UNIT OR IN TWO 59 +/- ACRE TRACTS

PRIME PRIME PRIME LOCATION!!! All Tillable Farm on a Paved Road, Close To

Watertown City Limits, Half a Mile North of Pelican Lake & 1 Mile South of Hwy. 212

From Watertown on Hwy. 212, 2 miles West on Hwy. 212, then 1 mile south on 42nd St. SW, & ½ a mile west on 20th Ave. SW (173rd Ave.). Or from the Intersection of Hwy. 212 & Co Rd. 17, ½ a mile south. The sale will be held live at the farm with online bidding available during the sale. Watch for auction signs on:

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Auctioneers' Note: This sale presents the opportunity for quality bare farmland overlooking Pelican Lake, & also just minutes to Watertown & Lake Kampeska! The land is also near many newer residential developments and other beautiful acreage sites too. Don't miss this excellent sale, come prepared to buy, and no buyer's premium!

This farm has a prime location that offers something for everyone. This all-tillable farm features gently laying topography, great eye appeal, paved road access on the west, and good access along the south. The farm is located just one mile south of Highway 212 and only half a mile from Lake Pelican. Only a few minutes from Watertown, the property is conveniently located near other residential developments and newer residential acreages, and boasts views of the lake too. According to the FSA Office & Surety Maps, the farm is all tillable with 115.03 DCP cropland acres, and has a soil rating of 60.1, primarily comprised of Estelline-Kampeska Silt Loam soils, a Class II-rated soil. The farm currently has a strong corn crop and offers an excellent opportunity to acquire a row crop farm in a highly desirable area. This sale also offers the opportunity to bid on and purchase the entire 118 +/- acre property, as well as the ability to bid on and purchase two smaller 59 +/- acre parcels, offered as the East ½ and West ½. Whether you are looking for a strong farm to add to your operation or an excellent investment or developmental property, don't miss this sale!

Description: The S 1,947 ft of the SW ¼ of Sec.4, T-116-N, R-53-W, Codington County, SD, 118 +/- Acres

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 November 20th, 2026. Closing fees & title insurance split 50/50 between buyer & sellers. The property is leased for the 2026 crop year, expiring at the end of this current crop year. The buyers will be responsible for the 2027 real estate taxes payable in 2028. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners. 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, and are encouraged to speak with county officials for information regarding future improvements or developments, if any. Preliminary title work will be provided prior to the sale. All bids placed are binding, and successful buyer(s) will enter into purchase agreements and initial earnest money deposit(s) accordingly after 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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AERIAL MAP



**BURLAGE
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Auctioneers & Realtors, LLC

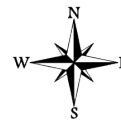
Maps Provided By

 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 52' 44.64, -97° 12' 10.49

4-116N-53W
Codington County
South Dakota

0ft 1390ft 2780ft



8/6/2026

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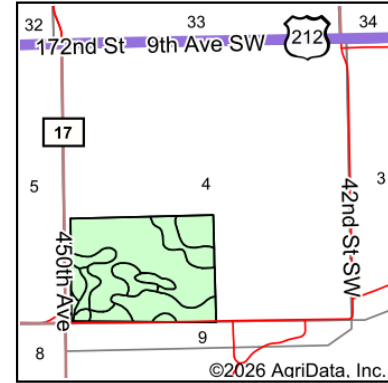
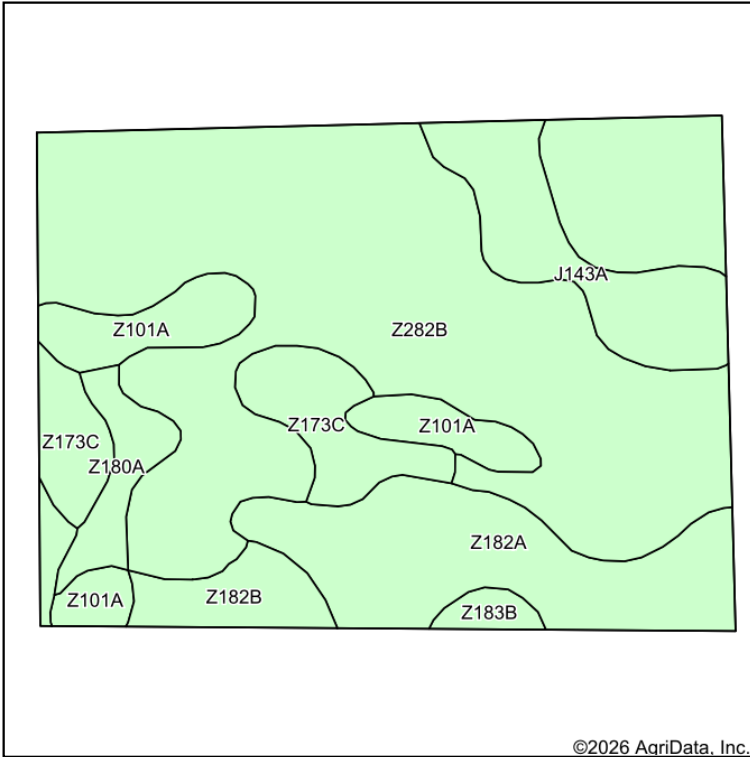
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SOILS MAP



State: **South Dakota**
 County: **Codington**
 Location: **4-116N-53W**
 Township: **Pelican**
 Acres: **118.39**
 Date: **8/20/2026**

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Maps Provided By:



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Area Symbol: SD029, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z282B	Estelline-Kampeska silt loams, 2 to 6 percent slopes	66.21	55.9%	Ile	57	52
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	16.47	13.9%	Ils	66	60
J143A	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	9.41	7.9%	Is	93	71
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	8.62	7.3%	Ve	28	36
Z101A	Tonka silty clay loam, 0 to 1 percent slopes	8.18	6.9%	IVw	58	29
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	3.97	3.4%	Ile	64	59
Z180A	Goldsmith silty clay loam, coteau, 0 to 2 percent slopes	3.42	2.9%	Iw	89	66
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	2.11	1.8%	IIle	49	44
Weighted Average				2.27	60.1	*n 52.4

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

Soils data provided by USDA and NRCS.

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YIELDS AND BASES

SOUTH DAKOTA CODINGTON Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 5175 Prepared : 6/9/26 1:40 PM CST Crop Year : 2026
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Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.03	115.03	115.03	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	115.03	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	WHEAT, CORN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	47.70	0.00	53	
Corn	66.50	0.00	137	0
TOTAL	114.20	0.00		

NOTES

Tract Number : 20845
Description : W1/2SW-LESS N705' 4-116-53
FSA Physical Location : SOUTH DAKOTA/CODINGTON
ANSI Physical Location : SOUTH DAKOTA/CODINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DIAMOND M1 LLC
Other Producers : None
Recon ID : None

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YIELDS AND BASES

SOUTH DAKOTA
CODINGTON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5175

Prepared : 6/9/26 1:40 PM CST

Crop Year : 2026

Tract Land Data

Tract 20845 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
56.16	56.16	56.16	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	56.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	25.00	0.00	53
Corn	30.50	0.00	137
TOTAL	55.50	0.00	

NOTES

Tract Number : 20847

Description : E1/2SW LESS N70S' 4-116-53
FSA Physical Location : SOUTH DAKOTA/CODINGTON
ANSI Physical Location : SOUTH DAKOTA/CODINGTON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHSL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DIAMOND M1 LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.87	58.87	58.87	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	58.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	22.70	0.00	53
Corn	36.00	0.00	137
TOTAL	58.70	0.00	

Page: 2 of 3

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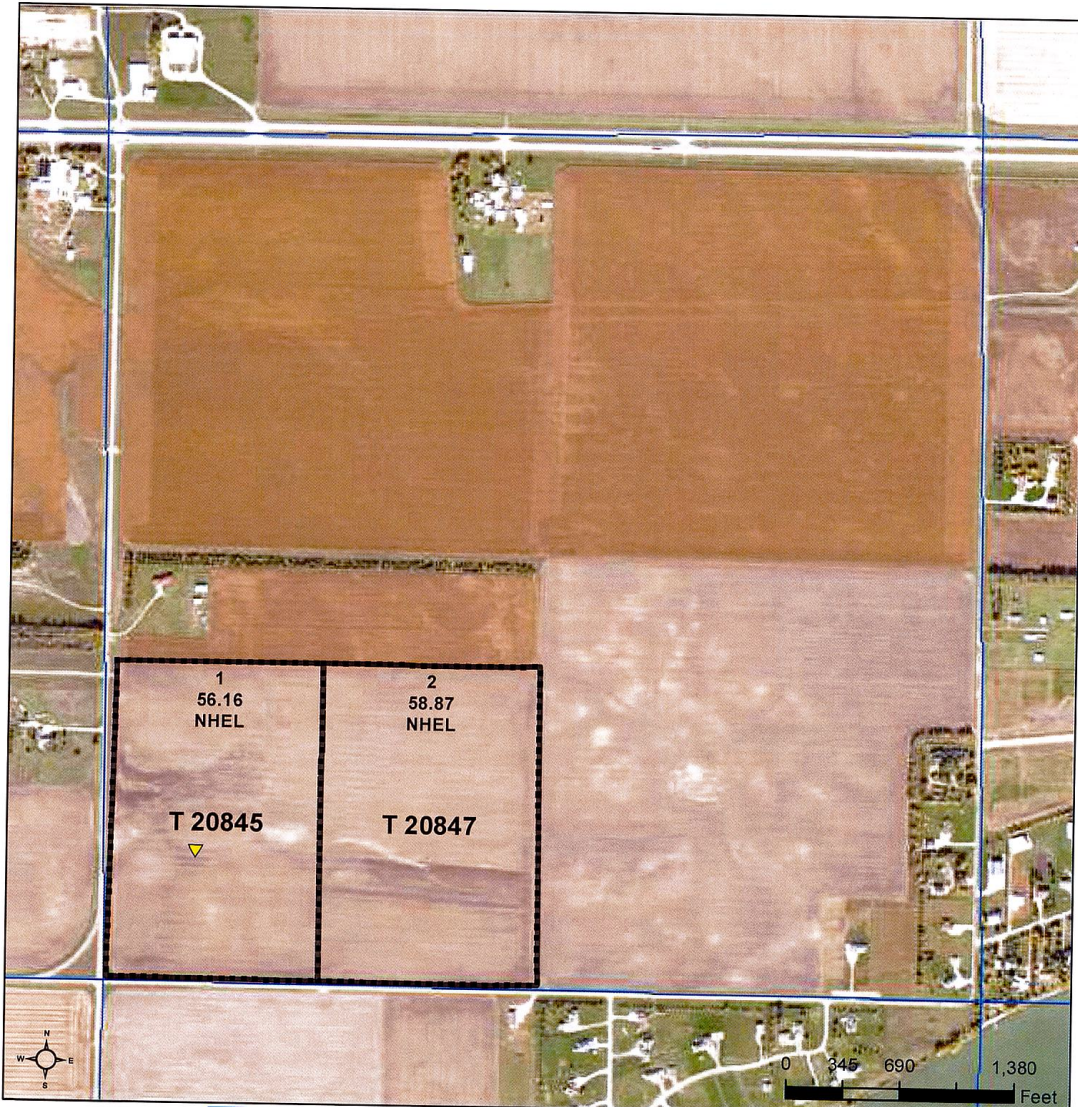
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FSA MAP



United States
Department of
Agriculture

Codington County, South Dakota



2026 Program Year

Map Created February 12, 2026

Farm 5175

4-116N-53W-Codington

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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