

ROBERTS COUNTY, SD ACREAGE & REC LAND AUCTION

4 ± Acre Acreage & 145.88 ± Acres of Rec & Lake Property

Outstanding Rec Land & Acreage Opportunity on Lake Traverse; Featuring CRP, Lake Frontage, & Beautiful Country Home with Views Overlooking the Lake!

11761 Lake Road, Bryant Township, SD/Browns Valley, MN 56219 (This Property is Located in South Dakota)
Located from Sisseton I-29 Exit 232, 5 ½ Miles East on SD Hwy 10 – Take a slight turn onto 119th Street/County Road 7 and continue for 4 Miles. Watch for auction signs.

Tuesday, October 20th, 2026 SALE TIME: 10:00 A.M.

Acreage Open House: Thursday, October 8th, 2026 from 4:00pm-6:00pm



Auctioneers' Note: *This is a rare & fine land offering as a recreational haven on Lake Traverse, combining CRP acres, private lake access, outstanding hunting & fishing opportunities, & a meticulously well-kept quality country acreage all in one property. The property will be offered in 2 tracts – the land & the acreage site – with the tracts offered individually & as a unit. With private access off Lake Road & Lake frontage on Lake Traverse, this property is ideal for a dream country retreat or investment. The sale will be held live on-site with online bidding available during the auction. Come prepared to buy & no buyer's premium!*

Tract 1 – 145.88 ± Acres of CRP, Lake Frontage, & Rec. Land: This exceptional tract offers an outstanding combination of CRP income & premier recreational ground overlooking Lake Traverse. The property includes 98.8 cropland acres with 93.69 ± acres currently enrolled in the Conservation Reserve Program (CRP). The current CRP contract is set to expire on 9/30/2027, with an annual CRP payment of \$15,454 or \$164.95/acre. The new owner will have the opportunity to determine whether they wish to re-enroll the acres in CRP upon expiration of the current contract. The CRP acres according to surety Agri Data have a soil rating of 76.4, primarily featuring Glyndon Silt Loams. The balance of the tract consists of recreational acres with scenic tree cover, trails, & natural habitat that holds pheasant, turkey, deer & waterfowl, providing hunting opportunities to go along with lake frontage for fishing on Lake Traverse. This tract will be offered separately or as a unit with Tract 2, the acreage.

Tract 2 – 4 ± Acre Acreage Site with Ranch Home & Shed: This well-kept acreage offers country living at its finest with scenic views overlooking Lake Traverse. Inside there are 3 bedrooms and 3 bathrooms. This ranch style home features 1,608 sq. ft. on the main level with a full basement & central heat & air. Inside you will find a beautiful kitchen with granite countertops, a living room with a fireplace, & a 156 sq. ft. 3-season room. Outside, a spacious deck offers plenty of privacy & shade, along with an attached 3-stall garage, a 32' x 30' steel shed out back, & an abundance of scenic mature trees throughout the yard. This acreage is ready for you to move in & start enjoying the space, privacy & natural beauty! This tract will be offered separately or as a unit with Tract 1, the land.

Description: SW1/4 NE1/4; NE1/4 SW1/4; Lot 2 Exc.; Lot 3 Exc., Sec. 21-126-49 & Outlot F of Govt Lot 1, Sec. 21-126-49; Bryant Township, Roberts County, SD

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

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before December 22nd, 2026. Closing fees & title insurance split 50/50 between buyer & seller. The seller will pay the 2026 RE taxes, and the new buyer will pay the 2027 taxes payable in 2028. A new plat or survey will be provided for the parcels if sold separately. The total acres will be dependent upon the recorded plat for Tract 1, with the purchase price for bare land tract reflecting the total acres. The sellers and agents do not make any claims for boundary lines or total acres. Tract 1 will be sold by the acre and tract 2 will be sold in total dollars. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of owner. The property is offered as is, where is, without warranties or guarantees of any kind. 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. The successful high bidder(s) will be required to execute the purchase agreement(s) and initiate the earnest money deposit immediately following the sale. Statements made day of sale take precedence over all previously written material. New fencing, if any, is the buyer's responsibility. The auctioneers and brokerage firm represent the seller in this transaction.

STANLEY & MARY JANE SCHUSTER FAMILY TRUST – SELLERS

LAND BROKERAGE FIRM & AUCTIONEERS

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Auctioneers & Realtors, LLC.