320+/- ACRE LAND & ACREAGE AUCTION

PRODUCTIVE CROPLAND & CRP ACRES & ACREAGE, MADISON TWP., GRANT CO., SD

HALF SECTION OF LAND WITH TILLABLE ACRES, CRP ACRES & AN ESTABLISHED ACREAGE SITE



As we have decided to sell this land and real estate, we will offer the property for sale at public auction, located from Milbank, 5 miles south on Hwy. 15 and a mile and a half west on 155th St. Watch for signs, and the sale will be held live onsite w/ online bidding available during the sale. Come prepared to buy and don't miss this sale!

MONDAY NOVEMBER 30TH, 2026 SALE TIME: 10:00 AM

ACREAGE OPEN HOUSE: TUESDAY, NOVEMBER 10TH FROM 4:00 – 6:00 PM

DIKSTAAL FAMILY TRUST - OWNER; FIRST BANK & TRUST - TRUSTEE

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

320 +/- ACRE LAND & ACREAGE AUCTION

PRODUCTIVE CROPLAND & CRP ACRES & ACREAGE, MADISON TWP., GRANT CO., SD

Half Section of Land with Tillable Acres, CRP Acres & an Established Acreage Site

As we have decided to sell this land and real estate, we will offer the property for sale at public auction, located from Milbank, 5 miles south on Hwy. 15 and a mile and a half west on 155th St. Watch for signs, and the sale will be held live onsite w/ online bidding available during the sale. Come prepared to buy and don't miss this sale!

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ACREAGE OPEN HOUSE: TUESDAY, NOVEMBER 10th FROM 4:00 – 6:00 PM

AUCTIONEERS' NOTE: *Outstanding land offering! Here is an opportunity to purchase up to 320 +/- acres in Grant Co., SD. Tract 1 is predominantly tillable, tract 2 has tillable & CRP acres, and tract 3 is an acreage site. Well located close to Milbank & South Shore, don't miss this sale that will be held live on site with online bidding during the sale, & no buyer's premium!*

Tract 1 – NW 175 +/- Acres This predominantly tillable, row crop farm has 160.27 DCP Cropland acres, per the FSA Office, with 138.35 +/- acres under row crop cultivation and an additional 21.92 +/- acres currently in CRP, producing $2,586.56 annually through 2030. The farm has a soil rating of 66.1, primarily comprised of Peever-Cavour Complex and Egeland Sandy Loam soils according to Surety AgriData. The land has good access and a gently laying topography, and the potential for additional cropland acres, offering a strong cropland farm in a good agricultural area. The farm will be offered individually or as a combination with Tract 2.

Description: NW 175 +/- Acres in Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

Tract 2 – SW 135 +/- Acres This strong, mixed-use farm offers a desirable combination of productive cropland and quality CRP acres. Currently the farm has approximately 54.42 +/- Cropland Acres currently under cultivation, per the FSA Office. The balance of the farm is primarily in CRP with 74.15 acres enrolled through 2030 producing $8,749.70 annually. Per Surety Agridata, the farm has a soil rating of 63, primarily comprised of Peever-Cavour Complex and Egeland Sandy Loam soils. The farm has excellent amenities for crop or rec land, and will be offered individually or as a combination w/ Tract 1.

Description: SW 135 +/- Acres in Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

Tract 3 – 10 +/- Acre Acreage This established acreage site tucks into tract 2 and offers an excellent opportunity for an affordable acreage that features a two story house, multiple out buildings, a mobile home, large yard and many mature trees! The house was originally built in 1890 and has approx. 2,200 above ground sq. ft., and is situated on an unfinished basement. Additionally, the site has a 2,350 SF barn, two sheds, a detached garage, and other smaller outbuildings. There also is a mobile home on site that was built in 2012 and has 1,216 square feet. The property has utilities and offers peaceful country living! This tract 3 will be offered and sold individually, and will also be open for viewing before & during the sale.

Description*: 15553 Center Rd., Milbank SD*, Acreage in SW ¼, Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

For additional information, contact the brokerage firm and auctioneers, or visit www.burlagepeterson.com

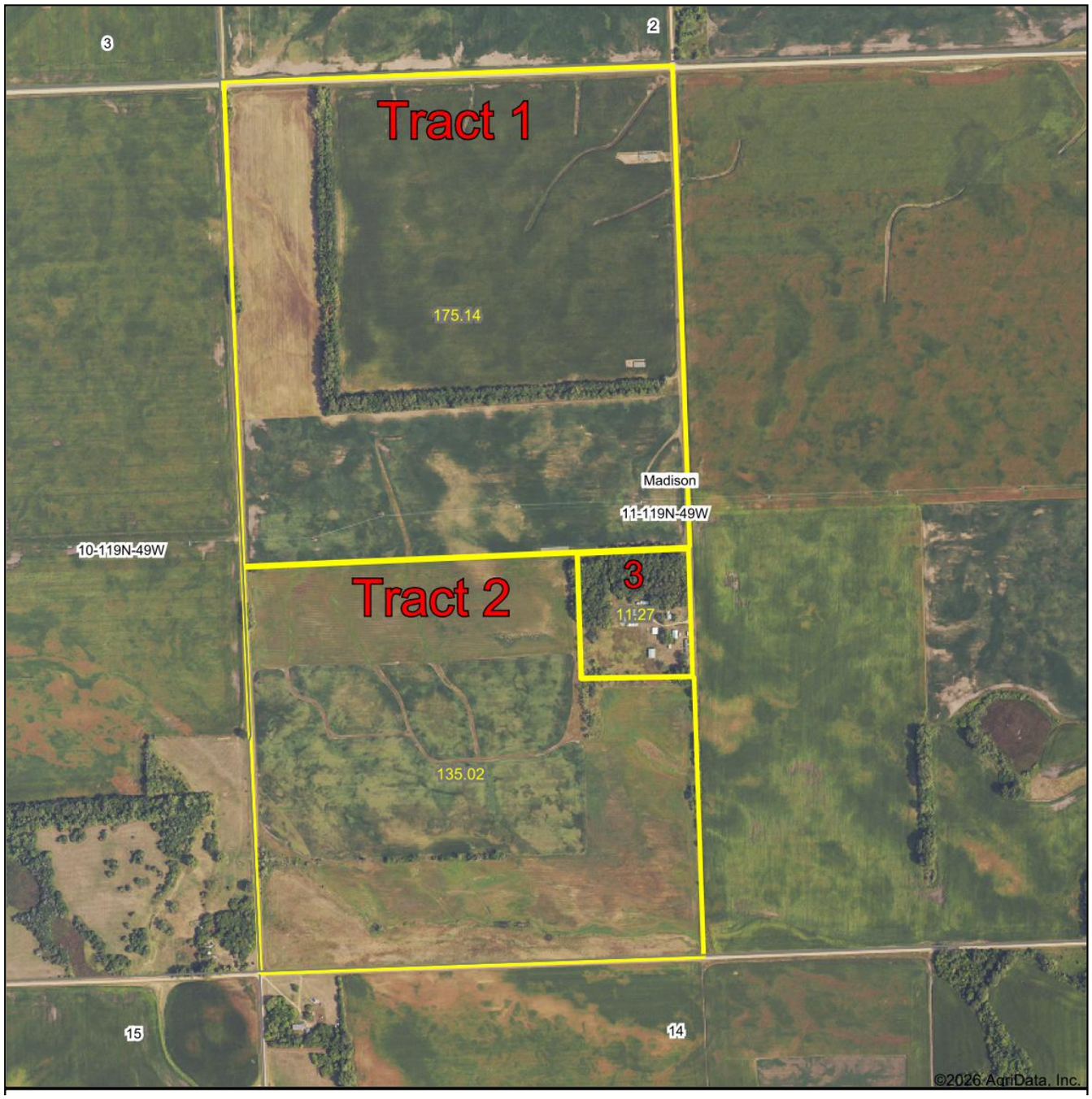
TERMS: 10% non-refundable earnest money deposit due the day of sale. Closing and balance due for Tract 1 on or before December 30th, 2026, and closing and the balance due for Tracts 2 & 3 on January 5th, 2027. Title insurance & closing fees split 50/50 between buyers and sellers. Preliminary title work will be ordered before the sale. Possession available for the acreage at closing and the land is available for the upcoming crop year. Buyers will begin receiving CRP payments in 2027, and the buyers will be responsible for the 2027 RE taxes payable in 2028. A survey with total acres and updated descriptions will be provided. Fences are not guaranteed to represent accurate boundary lines, any new fencing will be the responsibility of the buyers. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of the seller. Cropland acres are per the FSA office. Successful high bidders will execute purchase agreements and earnest money deposits following the sale. CRP contracts will transfer to the new buyer(s), and they are responsible for initiating contact and set up accounts with the FSA office. Parties are welcome to conduct a 1031 exchange. The sellers do not provide any guarantees, warranties, or contingencies. Information provided is believed accurate but is not guaranteed, and statements made day of sale take precedence over previously written material. Buyers are responsible for conducting their own due diligence for future uses and practices. Utilities and all improvements are in as is condition. The auctioneers and brokerage firm represent the sellers in this transaction.

DIKSTAAL FAMILY TRUST – OWNER; FIRST BANK & TRUST - TRUSTEE

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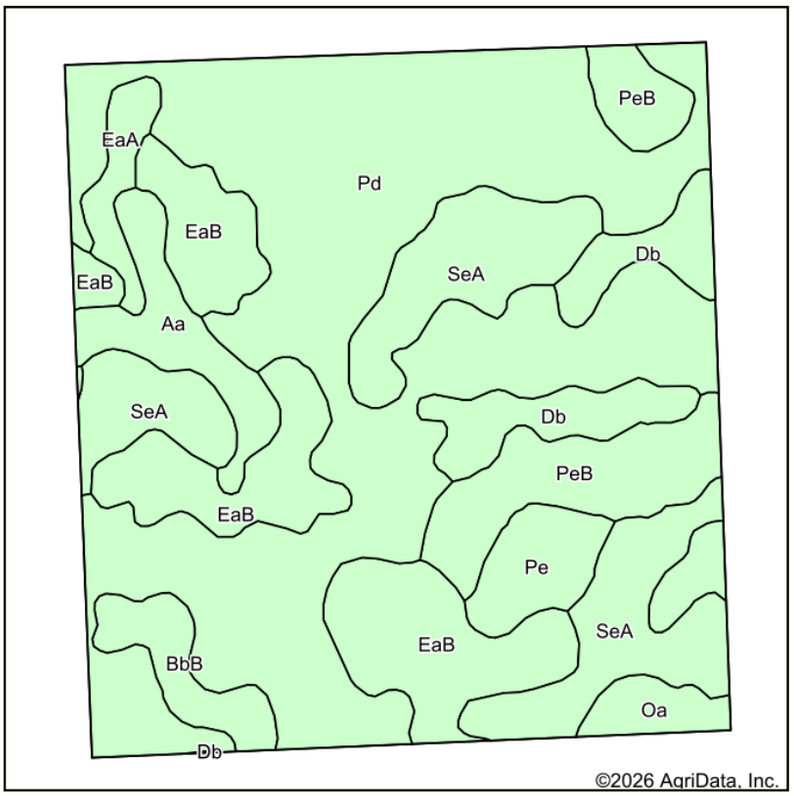
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Auctioneers & Realtors, LLC.

AERIAL MAP

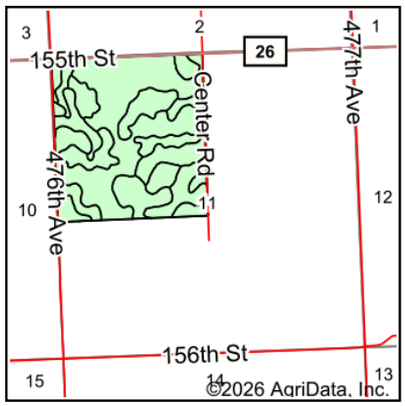


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TRACT I SOILS MAP



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Grant**
Location: **11-119N-49W**
Township: **Madison**
Acres: **175.14**
Date: **10/28/2026**

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Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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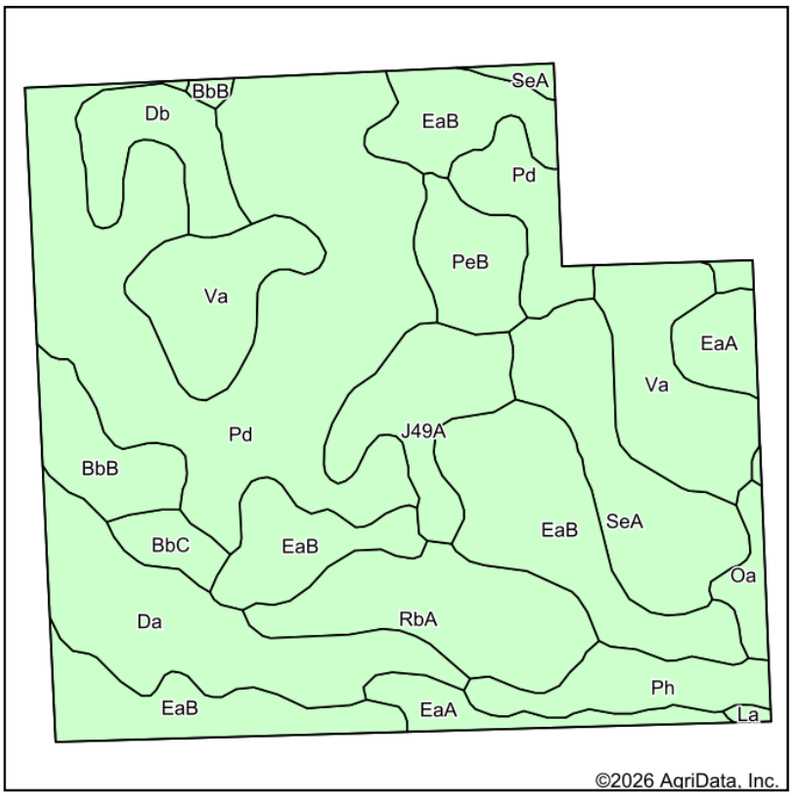
N W E S

Area Symbol: SD051, Soil Area Version: 27

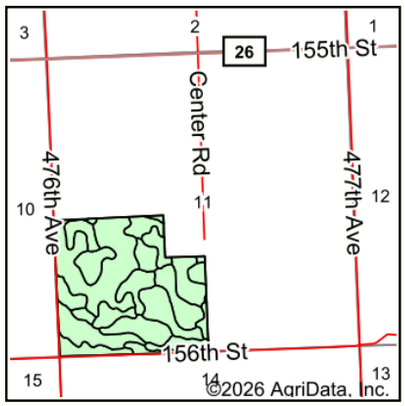
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Pd	Peever-Cavour complex	80.78	46.2%	IIIs	64	48
SeA	Swenoda fine sandy loam, 0 to 2 percent slopes	25.13	14.3%	IIs	68	55
EaB	Egeland sandy loam, 2 to 6 percent slopes	25.01	14.3%	IIIe	59	52
PeB	Peever clay loam, 2 to 6 percent slopes	12.96	7.4%	IIIe	68	57
Db	Castlewood silty clay	9.21	5.3%	IVw	63	49
Aa	Aastad-Flom complex	6.74	3.8%	Iw	89	59
Pe	Peever-Tonka complex	4.85	2.8%	IIIs	69	51
BbB	Hokans-Svea complex, 1 to 4 percent slopes	4.57	2.6%	IIe	84	68
EaA	Egeland sandy loam, 0 to 2 percent slopes	3.18	1.8%	IIIs	58	52
Oa	Overly silty clay loam	2.71	1.5%	Is	97	58
			Weighted Average	**2.78**	**66.1**	***n 51.5**

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

TRACT II SOILS MAP



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Grant**
Location: **11-119N-49W**
Township: **Madison**
Acres: **135.73**
Date: **10/28/2026**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
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N W E S

Area Symbol: SD051, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	*n NCCPI Overall
Pd	Peever-Cavour complex	37.06	27.5%	IIIs		64	48
EaB	Egeland sandy loam, 2 to 6 percent slopes	24.06	17.7%	IIIe		59	52
Va	Vallers clay loam, 0 to 2 percent slopes	13.29	9.8%	IIw		72	73
Da	Divide loam	11.16	8.2%	IIIs		53	43
SeA	Swenoda fine sandy loam, 0 to 2 percent slopes	9.56	7.0%	IIs		68	55
RbA	Renshaw loam, 0 to 2 percent slopes	8.87	6.5%	IIIs	IIIs	43	42
J49A	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	6.16	4.5%	IIw		86	72
EaA	Egeland sandy loam, 0 to 2 percent slopes	4.87	3.6%	IIIs		58	52
Db	Castlewood silty clay	4.61	3.4%	IVw		63	49
BbB	Hokans-Svea complex, 1 to 4 percent slopes	4.37	3.2%	IIe		84	68
Ph	Playmoor silty clay loam	4.24	3.1%	IVw		34	38
PeB	Peever clay loam, 2 to 6 percent slopes	3.99	2.9%	IIIe		68	57
BbC	Barnes-Svea loams, 3 to 9 percent slopes	1.71	1.3%	IIIe		70	66
Oa	Overly silty clay loam	1.56	1.1%	Is		97	58
La	LaDelle silt loam	0.22	0.2%	Iw		85	62
			Weighted Average	**2.79**	***-**	**63**	***n 53.1**

*n: The aggregation method is "Weighted Average using all components"
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

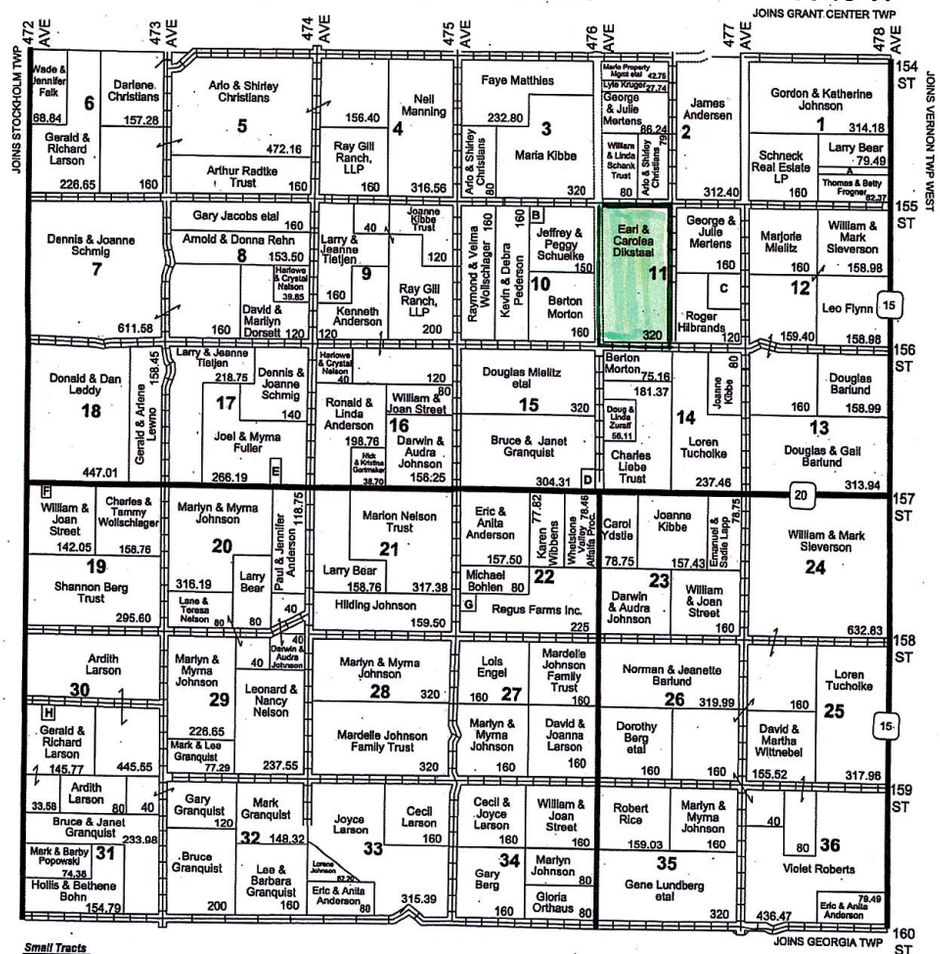
LAND OWNER & RURAL RESIDENT MAPS

PLAT MAP

MADISON TWP

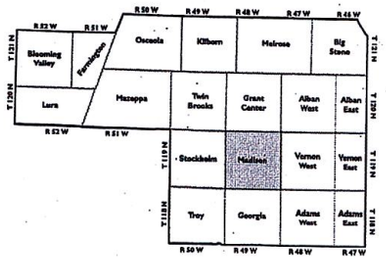
T 119 N — LAND OWNER — R 49 W

JOINS GRANT CENTER TWP



Small Tracts

Section 1 A Ken & Mary Cordell - 17.12
Section 10 B Peter & Deborah Waldner - 10
Section 11 C Sleverson Bros. Partnership - 40
Section 15 D Richard & Lucinda McDonagh - 11.91
Section 17 E David & Donna Berkner - 10
Section 19 F Reiners & Sons Inc. - 5
Section 22 G Marlyn & Myrna Johnson - 15
Section 30 H Gary & Rosalie Christianson - 9.94



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CRP CONTRACT

CRP-1 (07-06-20) — U.S. DEPARTMENT OF AGRICULTURE, Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION: 46 051	2. SIGN-UP NUMBER: 54
3. CONTRACT NUMBER: 11211A	4. ACRES FOR ENROLLMENT: 96.07
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code): GRANT COUNTY FARM SERVICE AGENCY, 1102 SOUTH DAKOTA ST SUT#1, MILBANK, SD57252-0000	6. TRACT NUMBER: 3465
	7. CONTRACT PERIOD — FROM: (MM-DD-YYYY) 10-01-2020 — TO: (MM-DD-YYYY) 09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (605)432-6570	8. SIGNUP TYPE: General

***THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	$ 118.00
9B. Annual Contract Payment	$ 11,336.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
3465	1	CP38E-2	21.92	$ 2,148.00
3465	4	CP38E-2	3.99	$ 391.00
3465	5	CP38E-2	19.45	$ 1,906.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DIRSTAAL FAMILY TRUST, MARK STEVENSON TRUSTEE DIRSTAAL FF, 520 6TH ST, BROOKINGS, SD57006-3024	100.00 %	F.S.T. by: Mark Stevenson	Trustee	2-4-2021
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
		4-1-2021

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3845(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SOUTH DAKOTA
GRANT
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4892
Prepared : 10/30/26 1:37 PM CST
Crop Year : 2027

Operator Name :
CRP Contract Number(s) : 11211A
Recon ID :
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
319.01	288.84	288.84	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	192.77	0.00	96.07	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, OATS, CORN, SOYBN	None

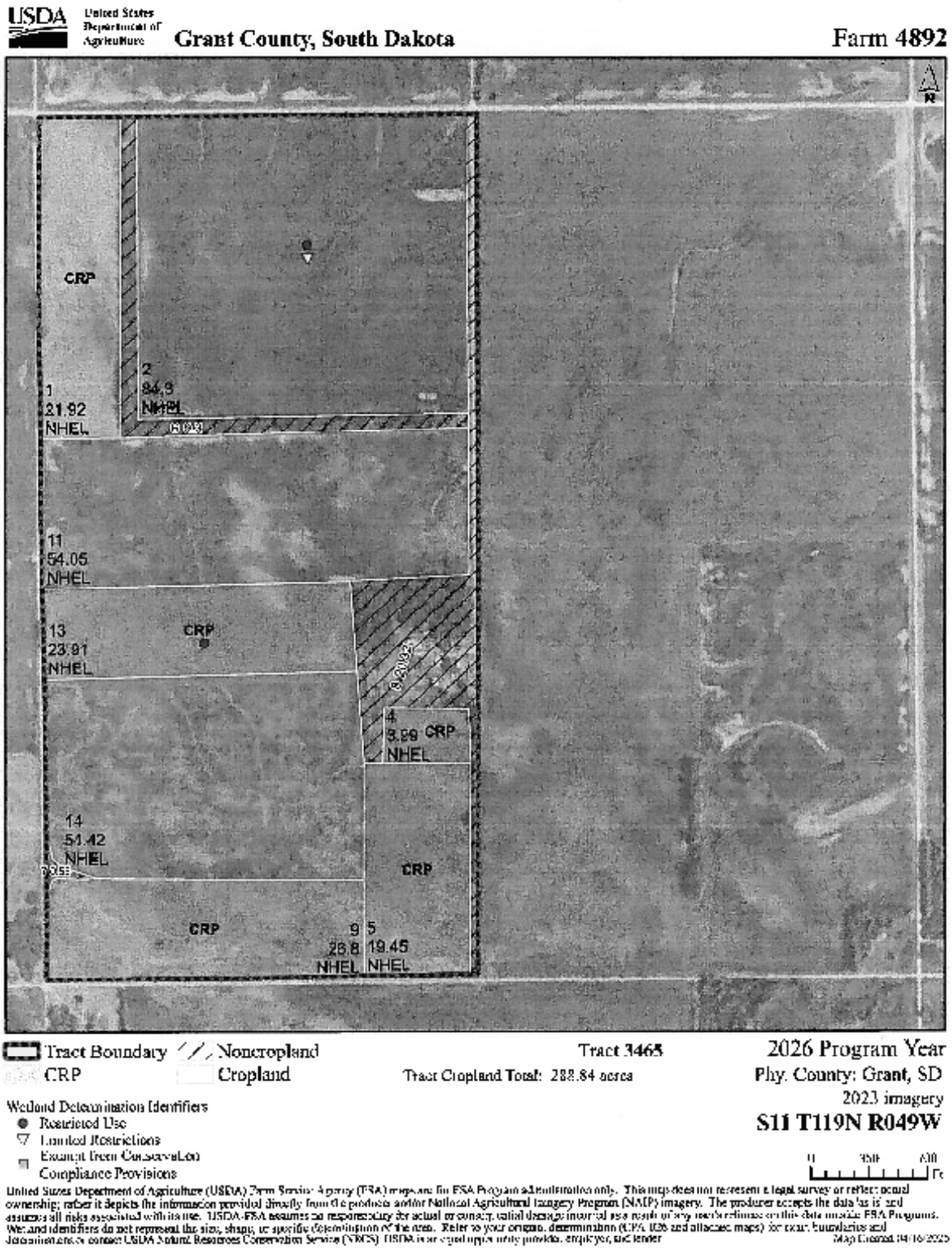
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	29.37	53.93	30	
Oats	0.00	22.60	0	
Corn	21.70	0.00	83	0
Soybeans	141.70	0.00	27	0
TOTAL	**192.77**	**76.53**		

NOTES

Tract Number : 3465

Description : W 11 119 49
FSA Physical Location : SOUTH DAKOTA/GRANT
ANSI Physical Location : SOUTH DAKOTA/GRANT
BIA Unit Range Number :
CRP Contract Number(s) : 11211A
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DIKSTAAL FAMILY TRUST
Other Producers : None
Recon ID : None


USDA
United States Department of Agriculture
Grant County, South Dakota
Farm 4892
N
CRP
1
21.92
NHEL
2
84.3
NHEL
11
54.05
NHEL
13
23.91
NHEL
CRP
4
3.99
CRP
NHEL
14
51.42
NHEL
CRP
CRP
9
26.8
NHEL
5
19.45
NHEL
Tract Boundary
Nonecropland
CRP
Cropland
Tract 3465
Tract Cropland Total: 288.84 acres
2026 Program Year
Phy. County: Grant, SD
2023 imagery
S11 T119N R049W
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions
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 10/16/2025

TRACT I





TRACT II













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