# 228.51 +/- ACRE LAND AUCTION





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### ADJOINING CORN & SOYBEAN FARMLAND, LOCATED HALF MILE FROM ELKTON.
### ELKTON TWP., BROOKINGS CO., SD – IMMEDIATE POSSESSION AFTER THE SALE!

We will offer this tillable land at public auction, located from the Hwy. 13 corner of Elkton, 1 mile east & half a mile north on 487th Ave. Or half a mile west of the Knotty Pine on 217th St. & half a mile north on 487th Ave.

## TUESDAY, DECEMBER 8TH, 2026 • SALE TIME: 10:00 A.M.

# BRIAN J. LYNN – SELLER

BURLAGE PETERSON
Auctioneers & Realtors, LLC.


**Burlage Peterson Auctioneers & Realtors, LLC**

LAND BROKERS - AUCTIONEERS
REALTORS - FARM MANAGERS

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***Auctioneers' Note: This auction presents an excellent opportunity to purchase tillable land just half a mile from Elkton, in Brookings County, SD. The land will be offered in two tracts or as a unit, and immediate access will be granted after the sale! The land lays well together and has drain tile. The sale will be held live at the farm with online bidding available during the auction. No buyer's premium & come prepared to buy Brookings County land!***

**Tract I – 68.36 +/- Acres**: This nearly all tillable, corn and soybean farm has approximately 66 +/- cropland acres under cultivation, and is predominantly comprised of Class II and IV soils, primarily featuring Fordtown Loam. The land has drain tile installed, and possession will be granted at closing, with early access given following the sale. The land adjoins tract 2 and has an excellent location close to Elkton with good eye appeal in a good area.
***Description: S ½ of SE ¼ Exc. Acreage, Sec. 09, T-109-N, R-47-W, Elkton Twp., Brookings Co., SD***

**Tract 2 – 160.15 +/- Acres**: This predominantly tillable, corn and soybean farm has approximately 138 +/- cropland acres under cultivation, and is predominantly comprised of Class II and III soils, primarily featuring Lamoure Silty Clay Loam, Coteau. The land has drain tile installed and possession will be granted at closing, with early access given after the sale. The land has a gentle topography, good eye appeal, and has an excellent location in a good agricultural area close to Elkton. Tracts 1 and 2 will be offered individually or as a unit.
***Description: NE ¼ Sec. 16, T-109-N, R-47-W, Elkton Twp., Brookings Co., SD***

**Unit – 228.51 +/- Acres:** This unit offers the combination of tracts 1 and 2, giving a predominantly tillable, corn and soybean farm only half a mile from Elkton. The farm is enhanced by over 16,000 feet of 5 & 6 inch drain tile that was installed in 2018. According to Surety AgriData and the FSA Office, the farm has a total soil rating of 57 and has 215.78 DCP Cropland Acres with approximately 204 +/- acres currently under cultivation for row crops. Don't miss this opportunity for tillable acres to add to your land portfolio and immediate possession!

**For additional information, go to our website www.burlagepeterson.com or contact Auctioneers.**

**MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY!**

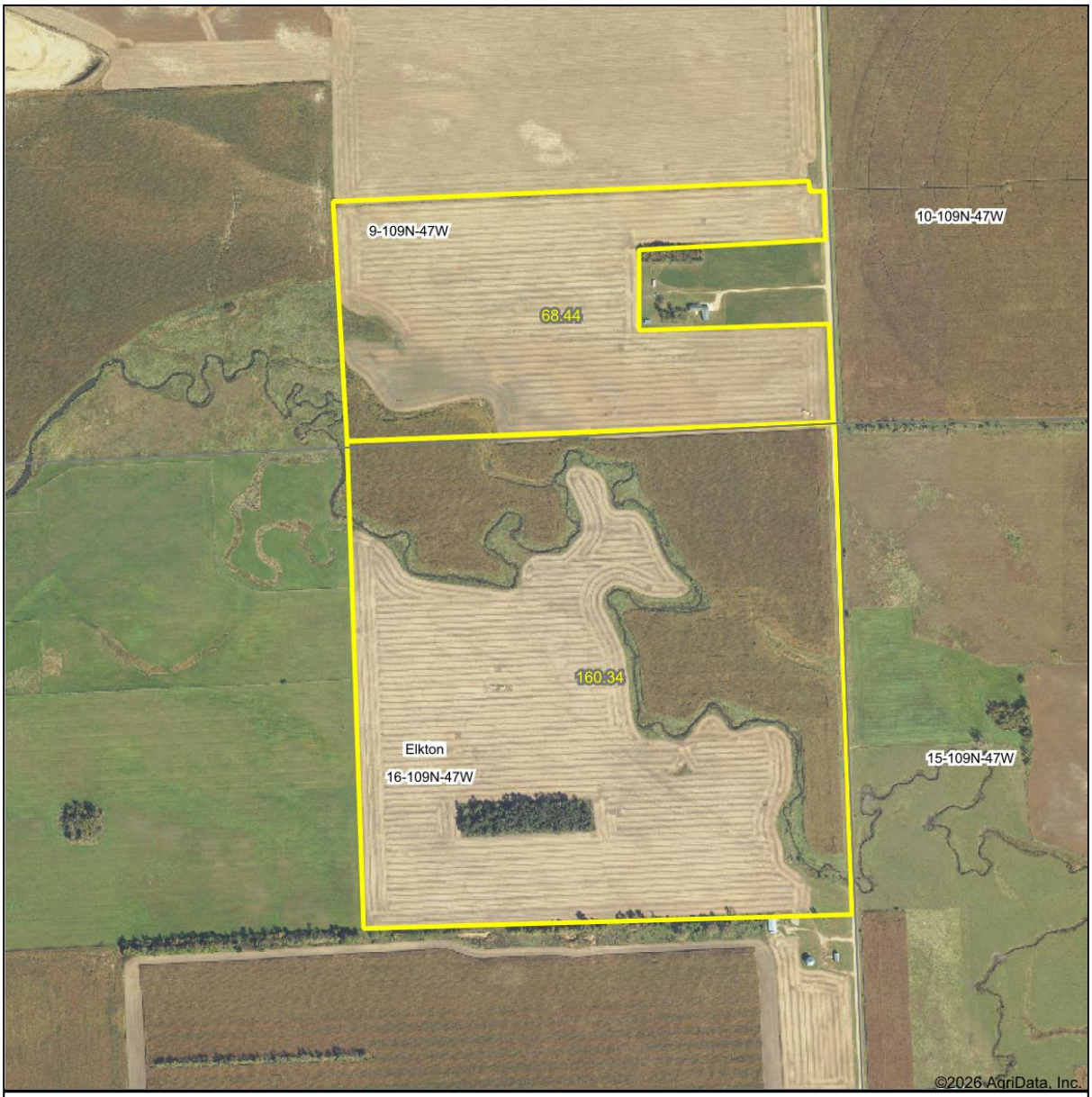
**TERMS:** A 10% non-refundable earnest money deposit due day of sale; balance due on or before January 15, 2027. Closing fees split 50/50 between buyer & sellers. The buyer(s) will receive possession at closing with early access granted after the sale. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of seller. The land is 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. Sellers do not guarantee fences, if any, lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The buyers are responsible to conduct due diligence for uses or practices. Cropland acres and soil ratings are per the FSA Office and Surety AgriData. Maps provided are not guaranteed to be exact representation of boundary's or total tillable acres. Improvements of any kind are transferred in as is, where is condition. Tract 2 has a well on the property. Buyer(s) will execute purchase agreements and provide earnest money deposit accordingly after the sale. Preliminary title work will be ordered. Buyers and sellers may conduct a 1031 exchange. The auctioneers and brokerage firm represent the seller in this transaction.

## BRIAN J. LYNN – SELLER

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# AERIAL MAP




BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 15' 9.58, -96° 28' 16.13

**16-109N-47W**
**Brookings County**
**South Dakota**

0ft 837ft 1675ft

N W E S

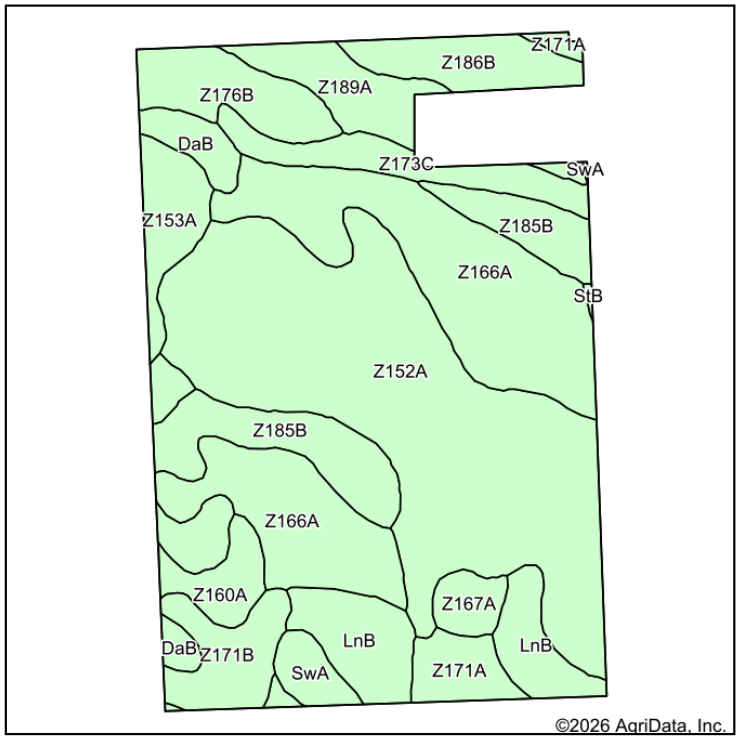
10/28/2026

# LAND BROKERAGE FIRM & AUCTIONEERS

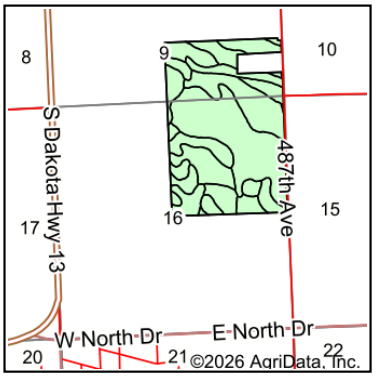

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# SOILS MAP




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Brookings**
Location: **16-109N-47W**
Township: **Elkton**
Acres: **228.78**
Date: **10/28/2026**

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Maps Provided By:
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N W E S

Area Symbol: SD011, Soil Area Version: 33

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Productivity Index | *n NCCPI Overall |
|---|---|---|---|---|---|---|
| Z152A | Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded | 73.18 | 31.9% | IIIw | 67 | 61 |
| Z166A | Fordtown loam, 0 to 2 percent slopes, rarely flooded | 46.85 | 20.5% | IIs | 60 | 48 |
| Z185B | Egeland-Embden complex, coteau, 2 to 6 percent slopes | 20.50 | 9.0% | IIIe | 57 | 47 |
| LnB | Lanona-Swenoda sandy loams, 2 to 6 percent slopes | 14.58 | 6.4% | IIIe | 66 | 54 |
| Z176B | Arvilla-Sandberg sandy loams, coteau, 2 to 6 percent slopes | 9.50 | 4.2% | IVs | 25 | 35 |
| Z186B | Maddock-Egeland sandy loams, coteau, 2 to 6 percent slopes | 8.71 | 3.8% | IIIe | 44 | 41 |
| Z173C | Renshaw-Sioux complex, coteau, 6 to 9 percent slopes | 8.51 | 3.7% | Ve | 28 | 37 |
| Z171B | Renshaw-Fordville loams, coteau, 2 to 6 percent slopes | 8.22 | 3.6% | IVs | 44 | 44 |
| Z189A | Maddock-Embden complex, coteau, 0 to 2 percent slopes | 7.95 | 3.5% | IIIe | 46 | 44 |
| Z153A | Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded | 6.85 | 3.0% | VIw | 13 | 24 |
| Z160A | Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes | 6.48 | 2.8% | IIIs | 65 | 55 |
| Z171A | Renshaw-Fordville loams, coteau, 0 to 2 percent slopes | 5.79 | 2.5% | IIIs | 47 | 45 |
| DaB | Darnen loam, 2 to 6 percent slopes | 4.86 | 2.1% | IIe | 88 | 61 |
| SwA | Swenoda-Lanona sandy loams, 0 to 2 percent slopes | 3.37 | 1.5% | IIs | 67 | 54 |
| Z167A | Renwash loam, 0 to 2 percent slopes, rarely flooded | 3.28 | 1.4% | IIIs | 47 | 41 |
| StB | Strayhoss-Maddock complex, 2 to 6 percent slopes | 0.15 | 0.1% | IIe | 60 | 54 |
| | | | **Weighted Average** | **3.00** | **57** | ***n 50.6** |

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

Soils data provided by USDA and NRCS.

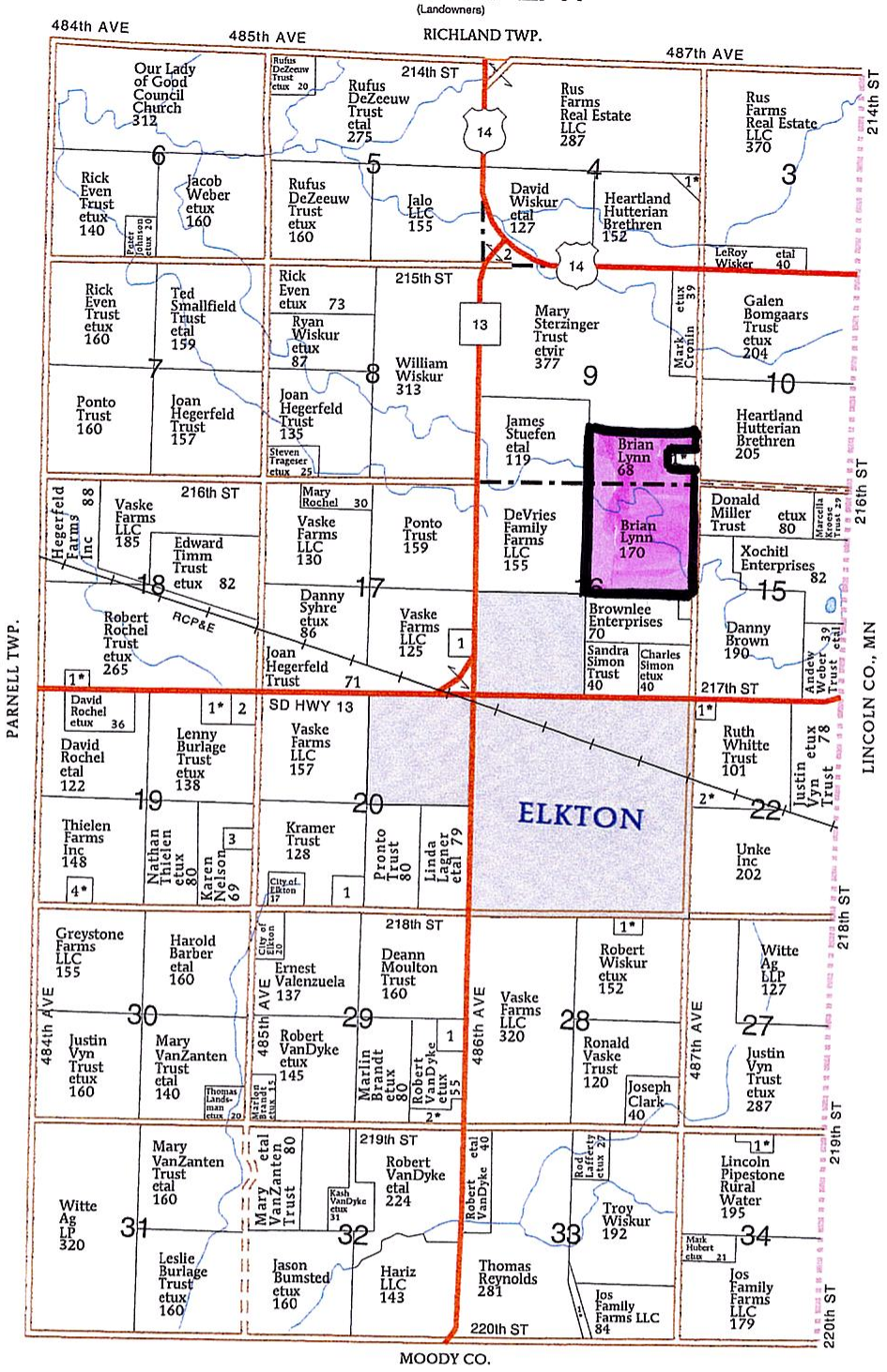
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# PLAT MAP

## ELKTON PLAT

(Landowners)




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# YIELDS AND BASES

SOUTH DAKOTA
BROOKINGS
Form: FSA-156EZ
*See Page 2 for non-discriminatory St*

USDA United States Department of Agriculture
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 8793**
Prepared : 9/30/26 1:22 PM CST
Crop Year : 2027

**Operator Name**
**CRP Contract Number(s)** : None
**Recon ID** : 46-011-2016-10
**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 |
|---|---|---|---|---|---|---|---|---|---|
| 244.35 | 215.78 | 215.78 | 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 | 215.78 | 0.00 | 0.00 | 0.00 | 0.00 | 2.22 |

**Crop Election Choice**

| ARC Individual | ARC County | Price Loss Coverage |
|---|---|---|
| None | None | None |
| **ARC Individual - Default** | **ARC County - Default** | **Price Loss Coverage - Default** |
| None | CORN, SOYBN | None |

**DCP Crop Data**

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|---|---|---|---|---|
| Corn | 99.53 | 0.00 | 134 | 0 |
| Soybeans | 104.76 | 0.00 | 33 | 0 |
| **TOTAL** | **204.29** | **0.00** | | |

**NOTES**

**Tract Number : 6246**
**Description** : SSE1/4 9 & NE & Bk 1 16 109 47 BK149PG139 031015
**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** : BRIAN JAMES LYNN,
**Other Producers** : None
**Recon ID** : 46-011-2016-9


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