

LAND AUCTION

80 +/- ACRES IN ELKTON TWP., BROOKINGS CO., SD

We will offer at Public Auction the following described real estate
Located from Elkton, SD, 1 mile east on 217th Street and ½ mile north on 487th Avenue.

September 22, 2017 SALE TIME: 10:00 A.M.



This 80 +/- acre unimproved farm is in a good location, close to Elkton, SD, and only ½ mile from a tar road. According to the FSA Office, the farm has 46.37 tillable acres with the remaining balance in hay land, pasture and tree belt. This farm may have potential for more tillable acres. The PLC corn base on this farm is 28.1 acres with a PLC yield of 107 bushels, and the soybean base is 18.2 acres with a PLC yield of 27 bushels. According to Surety AgriData, the farm has a productivity index of 67.3. Here is an opportunity to buy a smaller tract of land close to town, ideal for farmers, investors or builders. This farm has been in the DeZeeuw Family for 40 years.

Legal Description: S ½ of NW ¼, Section 15, T-109-N, R-47-W, Elkton Township, Brookings County, South Dakota.

We invite you to inspect this farmland at any time. For additional information, contact the auctioneers or visit our website www.burlagepeterson.com. *Come prepared to buy!*

TERMS: 10% down date of auction. Balance due on or before October 31, 2017. Title insurance and closing fee split 50/50 between buyer and seller. Seller to pay 2017 real estate taxes. This property is sold subject to confirmation of owner. Auctioneers represent the seller in this transaction.

HENRIETTA DEZEEUW – OWNER

LARRY DEZEEUW - P.O.A.

AUCTIONEERS & REALTORS

Lenny & Tyler Burlage, Jim & Scott Peterson
Burlage Peterson Auctioneers & Realtors, LLC
317 4th St., Brookings SD 605-692-7102
www.burlagepeterson.com

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

AUCTIONEERS/LAND BROKER

Chuck Sutton 605-336-6315
Jared Sutton 605-864-8527
Flandreau & Sioux Falls SD
www.suttonauction.com

Aerial Map



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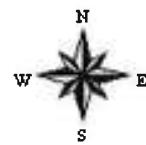
Maps Provided By:

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map center: 44° 14' 50.16, -96° 27' 33.34

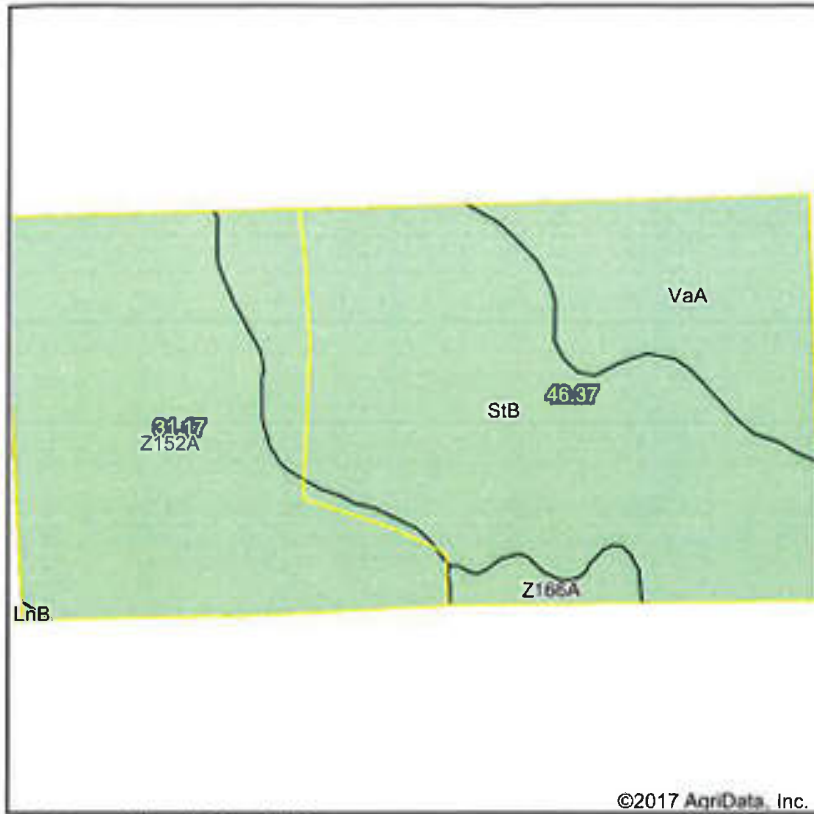
0ft 817ft 1634ft

15-109N-47W
Brookings County
South Dakota



8/30/2017

Soils Map



State: **South Dakota**
 County: **Brookings**
 Location: **15-109N-47W**
 Township: **Elkton**
 Acres: **77.54**
 Date: **8/30/2017**

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Area Symbol: SD011. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	35.15	45.3%	Ile	60
Z152A	Lamoure silty clay loam, coteau, 0 to 1 percent slopes, occasionally flooded	27.74	35.8%	IIIw	67
VaA	Venagro-Svea loams, 0 to 2 percent slopes	12.78	16.5%	Is	89
Z166A	Fordtown loam, 0 to 2 percent slopes, rarely flooded	1.81	2.3%	IIs	60
LnB	Lanona-Swenoda sandy loams, 2 to 6 percent slopes	0.06	0.1%	IIIe	63
Weighted Average					67.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.