

LAND AUCTION

147.8 ACRES +/- OF HIGHLY PRODUCTIVE FARMLAND IN SUMMIT TWP., LAKE CO., SD

We will offer at Public Auction the following described Real Estate located from Brookings, SD, South Main "S" Curve, 3 ½ miles west on 216th Street (Hwy. 12), 4 miles south on 467th Avenue, 2 miles west on 220th Street, then ¼ mile south on 465th Avenue or from Volga, SD, 9 ¼ miles south on 465th Avenue.

Auction conducted at the property on:

FRIDAY, DECEMBER 29, 2017 SALE TIME: 10:00 A.M.

Tract I: 67.8 +/- acre unimproved farm located in highly productive Summit Twp. in Lake Co. The farm presently has approximately 3,000' of farm tile. According to Surety AgriData, this farm is made up of primarily Egan-Wentworth Complex and Egan Silty Clay Loam with a productivity index of 79.1. The farm is signed up in Arc County Program and has a combined present corn and soybean base with the full acres in NE ¼ and N ½ of SW ¼. The corn base is 93.3 acres with a PLC yield of 157 and soybean base is 93.3 acres with a PLC yield of 37 bushels for both farms. This topnotch farm has a gentle rolling complex well-suited for raising corn or soybeans and would be ideal for an existing farm operator or investor. This farm has been in the Elverud Family for 75 years.

Legal Description: 67.8 surveyed acres in NE ¼ of Section 2, except the north 1303.48 feet and except the south 242.87 feet of the north 1546.35 feet of the east 249.07 feet, Section 2, T-108-N, R-51-W.

Tract II: 80 +/- acre inside, unimproved farm, nearly all tillable at 77.36 acres. The farm presently has approximately 2,000' of farm tile. This productive farm, according to Surety AgriData, has a productivity index of 77.5 with predominately Egan-Wentworth and Egan-Beadle soils. The farm would be ideal for present farmers or investors. The property touches Tract I in the NE corner and has been in the Elverud Family for 43 years.

Legal Description: N ½ of SW ¼ of Section 2, T-108-N, R-51-W.

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% non-refundable earnest money deposit due day of auction with balance due on or before February 7, 2018. We will offer each tract individually or as a unit. Title insurance and closing fee split 50/50 between buyer and sellers. Sellers to pay 2017 real estate taxes. Buyer or sellers may elect to do a 1031 exchange. This property is sold subject to any easement, restrictions, reservations of record. Information contained herein and all statements made herein believed to be accurate but not guaranteed. Sold subject to confirmation of owner. Auctioneers represent the sellers in this transaction.

Thomas Elverud and Janice Rudebusch – Owners
Terry Wieczorek, Brookings, SD, Attorney for Sellers

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.

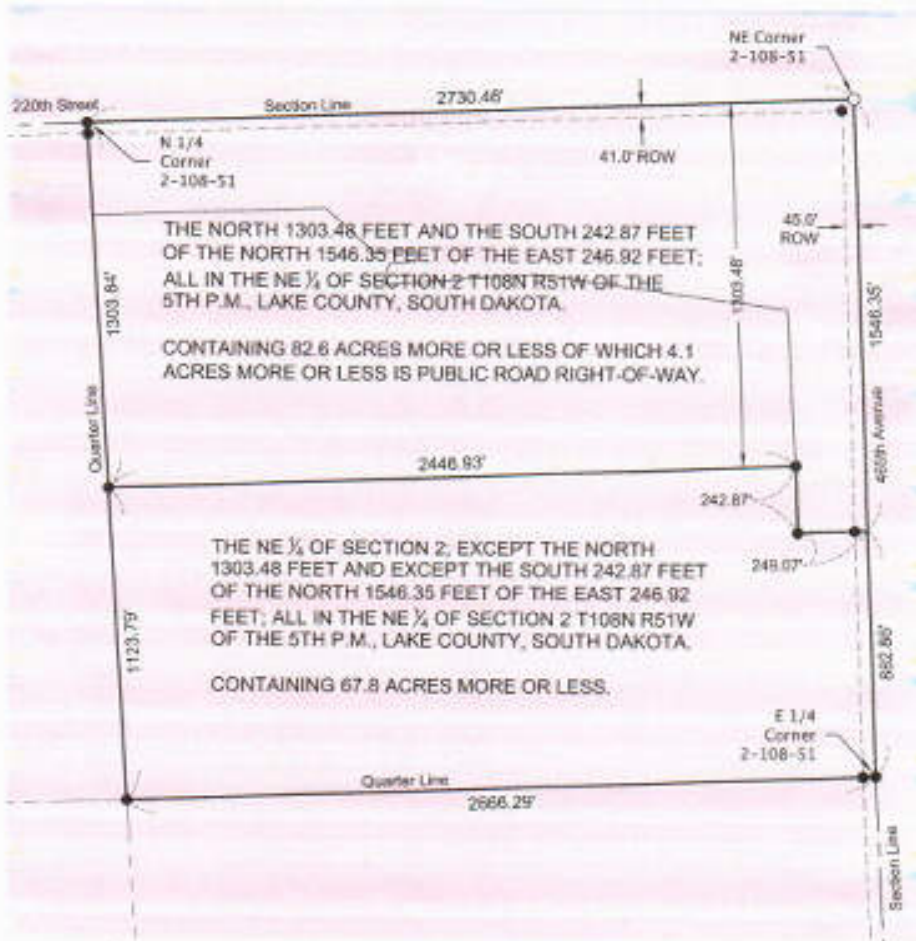
AUCTIONEERS/LAND BROKER

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

Prepared By:



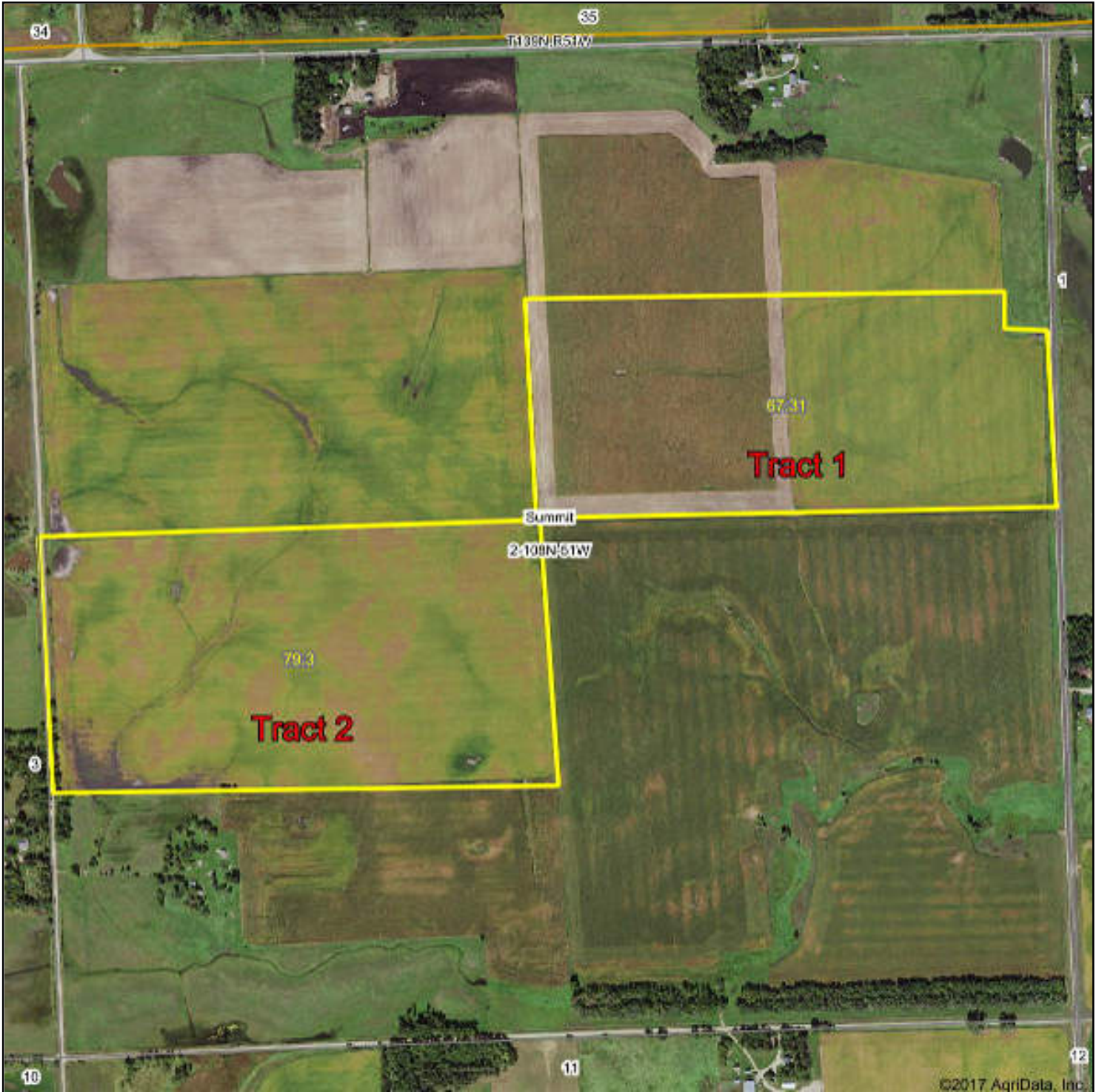
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-695-3200



November 21, 2017
Scale: 1" = 400'
○ Monument Recovered
● Monument Set
(3/4" x 18" Capped Rebar RLS 10400)
Bearings are Based on Assumed Datum



Aerial Map



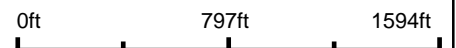
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Maps Provided By:

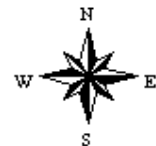


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map center: 44° 11' 19.21, -96° 55' 9.77

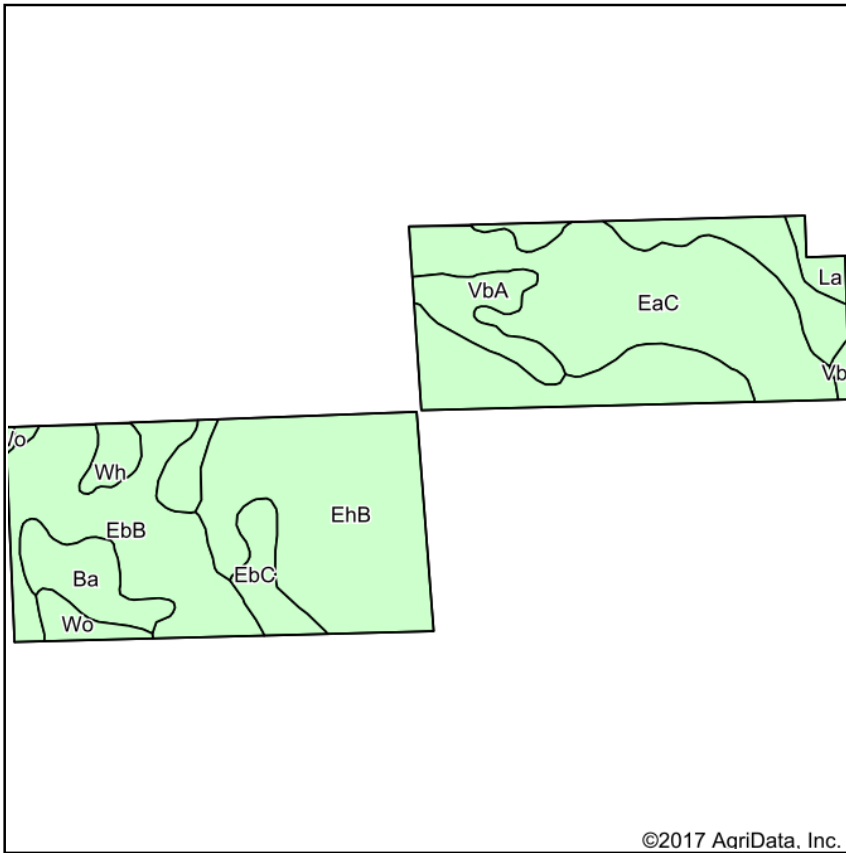


2-108N-51W
Lake County
South Dakota

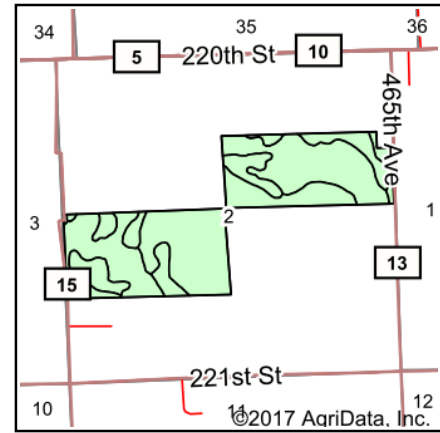


12/5/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lake**
 Location: **2-108N-51W**
 Township: **Summit**
 Acres: **146.53**
 Date: **12/7/2017**

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 PETERSON**
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Maps Provided By:



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Area Symbol: SD079, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	58.24	39.7%	Ile		84
EaC	Egan silty clay loam, 6 to 11 percent slopes	35.12	24.0%	IIle		72
EbB	Egan-Beadle complex, 2 to 6 percent slopes	24.01	16.4%	Ile		78
VbA	Viborg silty clay loam, 0 to 2 percent slopes	7.27	5.0%	Iw		96
Ba	Badus silty clay loam	7.04	4.8%	IVw		64
Wh	Whitewood silty clay loam	5.38	3.7%	IIw		83
EbC	Egan-Beadle complex, 6 to 9 percent slopes	4.86	3.3%	IIIle		66
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.67	1.8%	Vw		30
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	1.94	1.3%	IIw	IIw	70
Weighted Average						78

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

South Dakota
 Lake
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 1016
 Prepared: 12/1/17 11:10 AM
 Crop Year: 2018
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: ARLO DEAN BERKLAND
 Farm Identifier:
 Recon Number:

Farms Associated with Operator:
 1018, 3645, 6307

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
222.93	214.73	214.73	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	214.73	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	93.3		157	0.0
SOYBEANS	93.3		37	0.0
Total Base Acres:	186.6			

Tract Number: 1478 Description: M1A NE & NSW 2-108-51
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract contains a wetland or farmed wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
222.93	214.73	214.73	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	214.73	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	93.3		157	0.0
SOYBEANS	93.3		37	0.0
Total Base Acres:	186.6			

Owners: THOMAS ELVERUD GRAYDON ELVERUD
 JANICE RUDEBUSCH
 Other Producers: None

Chip Elverud - Summit 2 SWN

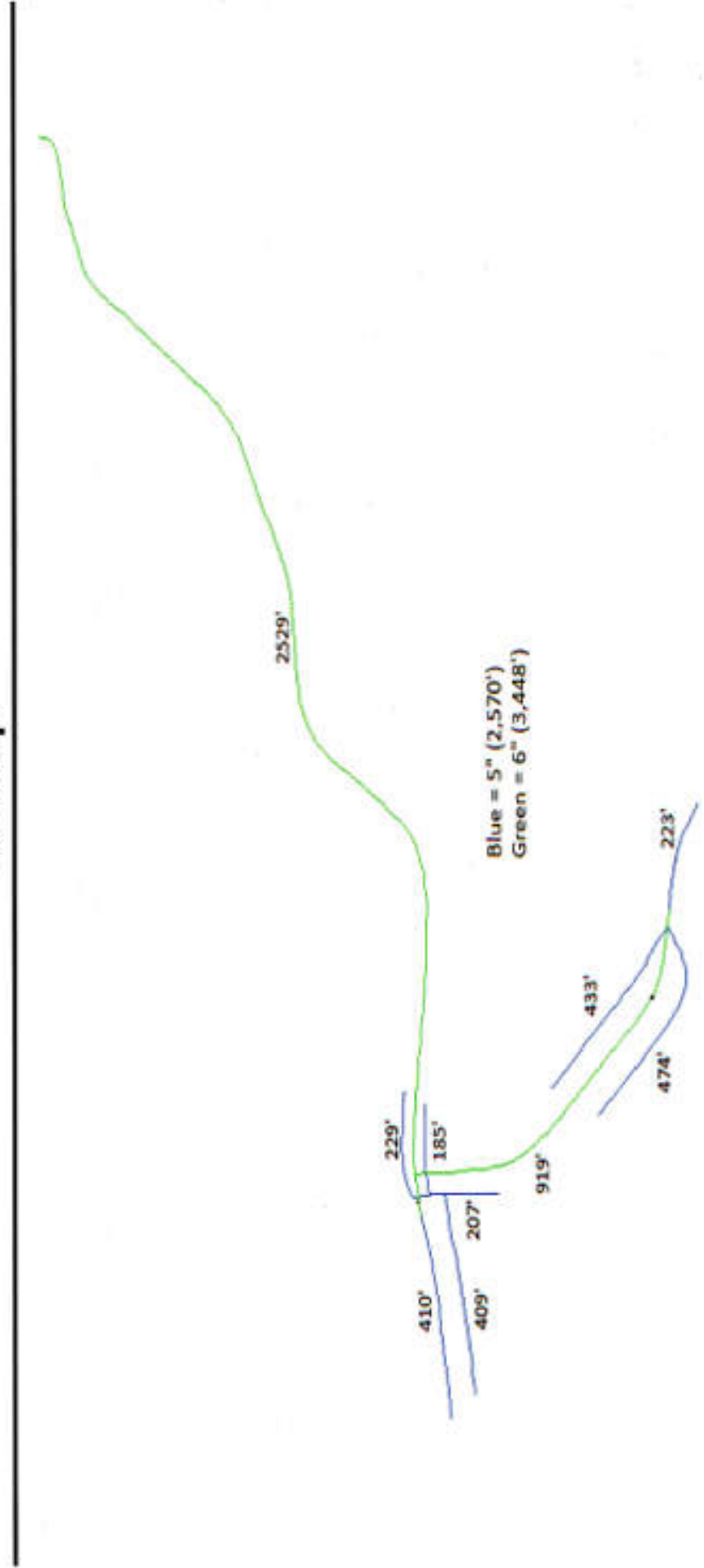


Chip Elverud

Summit 2

NE

Summer '15
Tile Map



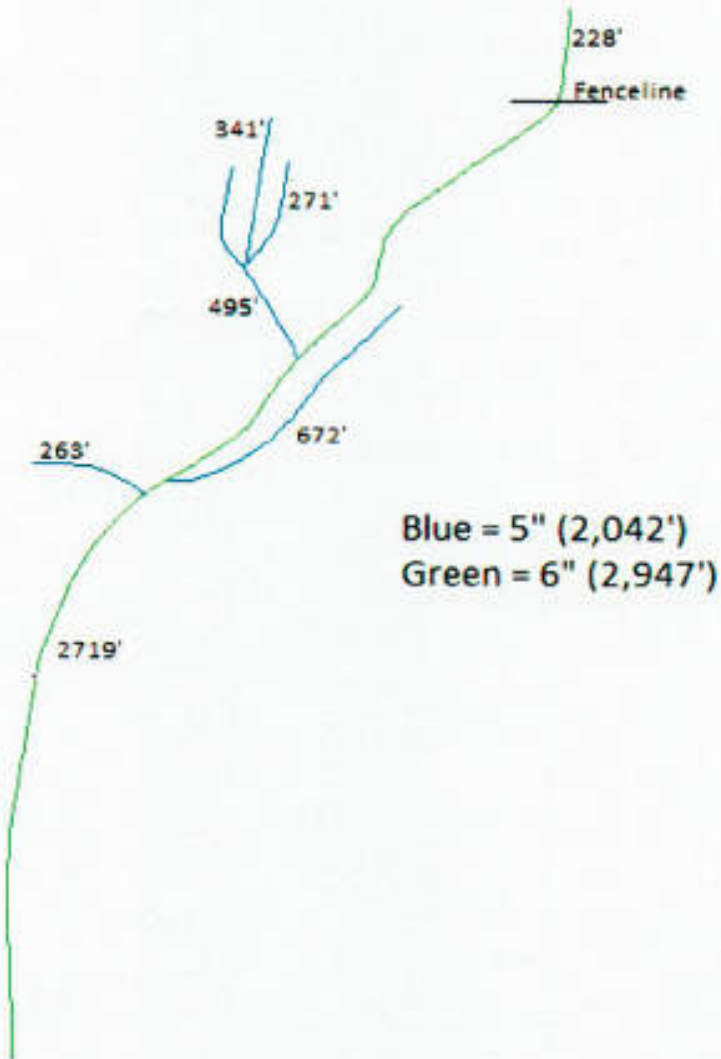
Chip Elverud

Summit 2

SWN

Summer '16

Tile Map



Chip Elverud

Summit 2

NE

Summer '15
Tile Map

