

80 +/- ACRE LAND AUCTION

80 +/- Acres in Blimson Twp., Moody Co., SD

We will offer at Public Auction the following land located in Blimson Twp., Moody County, SD located from Flandreau, SD 13 miles south on Highway 13 (481st Ave) then 1 mile west on 243rd St; or from Trent, SD 2 miles east on 240th St then 3 miles south on 480th Ave.

TUESDAY, AUGUST 10th, 2021 SALE TIME: 10:00 A.M.

Prime High Quality Blimson Township Moody County, SD farmland. This 80 +/- acre farm is nearly all tillable and features a strong rating with Doland-Bonilla loams soils and just 1/2 mile off of a paved road.

Live & Online Bidding Available. Live Auction Conducted Onsite at Tract I

This nearly all tillable farm with drain tile lays nice and has excellent eye appeal. According to Surety AgriData, the farm has a soil rating of 86.4, primarily featuring Doland-Bonilla loams & Houdek clay loam Soils with 0-2 percent slope. Per the FSA Office, the farm has a corn PLC yield of 143 bu., and a wheat PLC yield of 36 bu. This is an ideal row crop farm in an powerful agricultural area and will generate top yields and returns.

Legal Description: E 1/2 of the NE 1/4 Sec. 32, T-105-N, R-48-W, Moody Co., SD

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: 10% non-refundable earnest money deposit due the day of sale with balance due on or before October 5, 2021. Title insurance and closing fee split 50/50 between buyer & seller. Sellers do not guarantee that existing fences lie on the true boundaries, and any new fencing will be the responsibility of the purchaser pursuant to SD statutes. Information contained herein is believed to be correct but is not guaranteed. These farms are sold subject to the existing lease for 2021 crop year, easements and restrictions, if any, and is sold subject to confirmation of the owners. Information contained herein and all statements made herein are believed to be accurate but not guaranteed. Auctioneers represent the seller in this transaction.

Susan Randall Living Trust – Owner

AUCTIONEERS & REALTORS

Burlage Peterson Auctioneers & Realtors, LLC

Scott & Jim Peterson, Lenny & Tyler Burlage

317 4th St., Brookings SD 605-692-7102

Chuck Sutton Auctioneer & Land Broker, LLC

Chuck & Jared Sutton 605-997-3777

127 2nd Ave. W., Flandreau & Sioux Falls SD

www.burlagepeterson.com

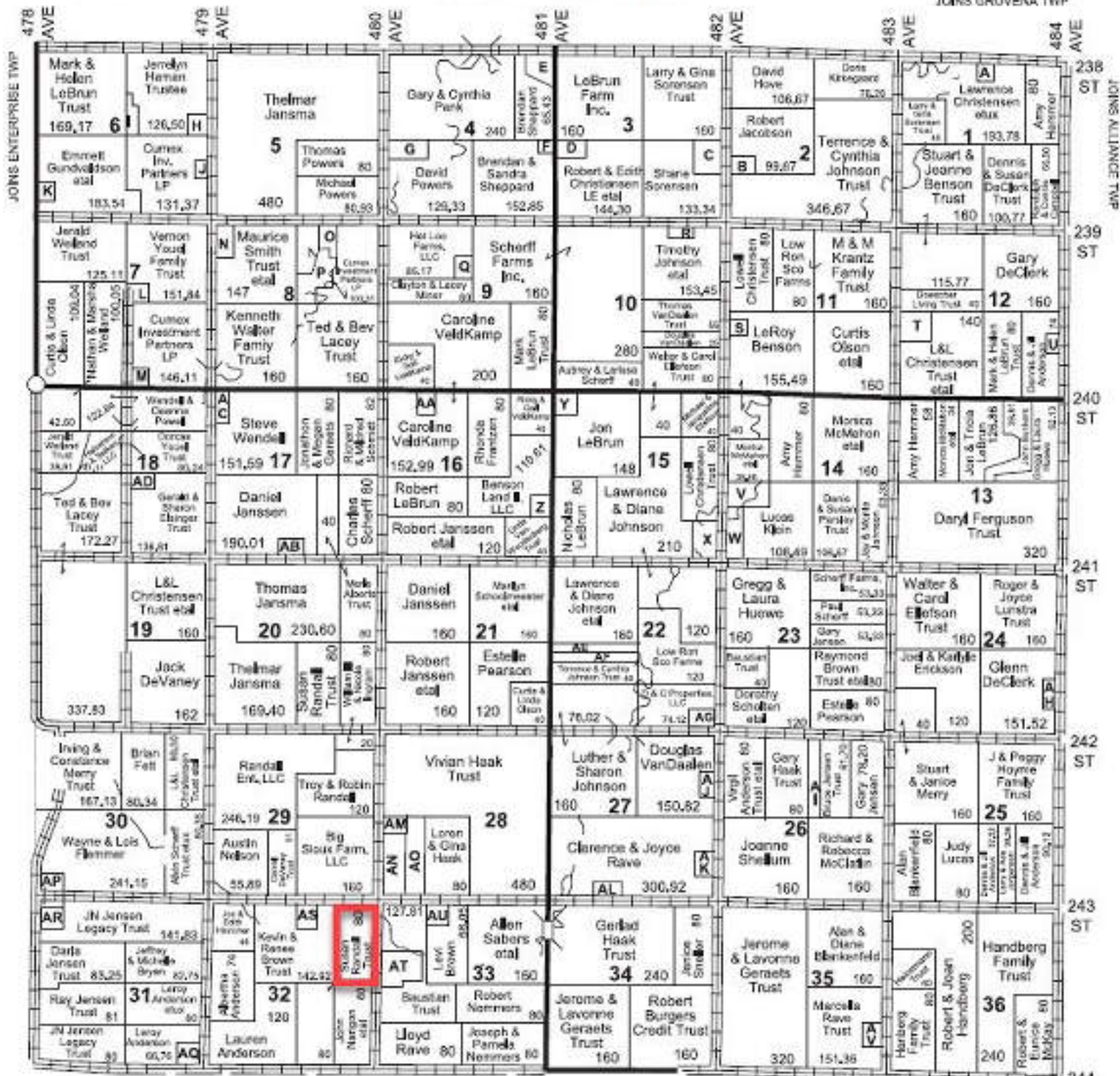
**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

BLINSMON TWP

LAND OWNER

T 105 N

R 48 W



Small Tracts

JOINS MINNEHABA COUNTY, SD

244 ST

Aerial Map



**BURLAGE
PETERSON**

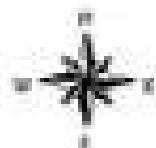
Auctioneers & Realtors, LLC



Member Since 1997

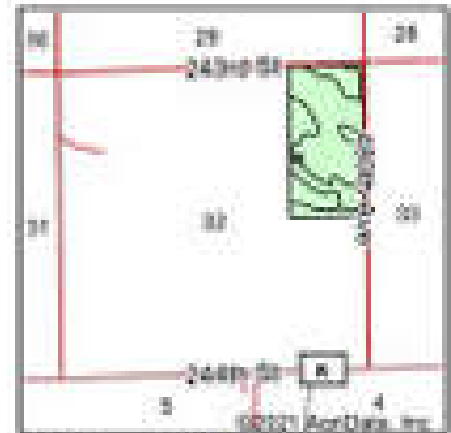
Full-time Auctioneers Dan Burlage, Kelly and Bill Peterson

Map Center: 43° 31' 18.84", -101° 37' 3.84"



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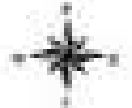
Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **32-103N-48W**
 Township: **Binamon**
 Acres: **76.61**
 Date: **7/12/2021**

BURLAGE PETERSON

Surveyors & Realtors, Inc.



Soil data provided by USDA and NRCS

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Code	Soil Description	Acres	Percent of Total	Soil Drainage	Soil Use Class %	Soil Class %	Range Production (lb/acre/yr)	Productivity Index	% NODP (Overall)
DyA	Calcaris-Bonnie loams, 0 to 2 percent slopes	11.26	14.7%	Well drained	14		3675	66	67
DyB	Hecker clay loam, 0 to 2 percent slopes	12.84	16.8%	Well drained	14		3615	67	67
DyC	Parsons loam, 0 to 2 percent slopes	8.55	11.1%	Well drained	14	16	2700	77	74
DyD	Deland loam, 2 to 6 percent slopes	8.90	11.6%	Well drained	14		2604	62	63
DyE	Graysville-Bonnie loams, 0 to 2 percent slopes	4.26	5.6%	Well drained	14		4038	76	63
DyF	Stanton-Coleman clay loams	3.75	4.9%	Moderately well drained	14		4000	60	65
Weighted Average							3644	66.4	66.1

%: The aggregation method is "Weighted Average using all components"

%: Using Capabilities Class (Common Cation) Aggregation Method

Soil data provided by USDA and NRCS