UPCOMING 318.31 +/- ACRE CRP LAND AUCTION

Quality Acres & Prime CRP Land w/ Excellent Recreational Elements, Portland Twp., Deuel Co., SD

Offered as a unit or two individual Tracts as the NW ¼ & the NE ¼

Located from Watertown SD, approximately 18 miles east on Hwy 212 then 2.5 miles north on Hwy 212, or from Clear Lake, 9 miles north on Hwy 15 & then proceed 2.5 miles north on Hwy 212.

FRIDAY, JANUARY 10th, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: ***This auction presents an opportunity to purchase high quality CRP land with excellent recreational elements and currently enrolled in attractive CRP contracts. The land is ideally located just off Hwy. 212 and presents a wildlife haven for deer, waterfowl & pheasants with lush grass, mature trees, & a natural fed pond.*** **The land will be offered as a unit or in two parcels as the NW ¼, 160 +/- Acres & the NE ¼ 158.31 +/- Acres.** This prime CRP land has 271.17 +/- acres enrolled in strong CRP contracts, and has a great location w/ Hwy. 212 access. The land is within close proximity to many surrounding communities, including Watertown, Clear Lake, Goodwin, Revillo, Kranzburg, and the SD/MN border. This land offers multiple prime uses and recreational elements & has excellent cover for wildlife habitat. The farm has a gentle laying topography, primarily featuring Barnes-Svea Loam Renshaw-Fordvill Coteau soils, providing suitable acres and soils for future row crop opportunities for a buyer too. Mature trees and shelter belts, along with lush grasses and a pond fed from a natural water source are all present and make this a wildlife & habitat haven. Per the FSA office, the land produces $49,551.00 in annual CRP payments with contracts that run through 2030. The land also has an optional $3,120.00 public walkin payment that the buyer can elect to receive or have terminated prior to closing.

Description: NW ¼ & NE ¼ Less Lots H-2 & H-3 of Sec. 22, T-117-N, R-49-W, Portland Twp., Deuel Co. SD

For additional information & terms, contact the Brokerage Firm or visit www.burlagepeterson.com

TERMS: 10% non-refundable earnest money deposit due day of sale with the balance due on or before closing and possession of February 11th, 2025. Closing fees & title insurance is split 50/50 between buyer & sellers. The seller will pay the 2024 RE taxes, and the new buyer will pay the 2025 taxes payable in 2026. The new buyer may elect to continue to receive the public walkin payment, or have the sellers terminate the walkin agreement prior to closing. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of owners. The farms are offered as is, where is, without warrantees or guarantees of any kind. Preliminary title will be ordered and provided prior to the sale. Information contained herein and all statements made are believed accurate but not guaranteed. The sellers do not guarantee fences lie on true boundary lines. New fencing, if any, is buyer's responsibility. The buyers are responsible to conduct their own due diligence on the land, and will inherit and be responsible for the CRP contracts attached to said parcels. The auctioneers represent the seller in this transaction. Buyers or sellers may elect to conduct a 1031 exchange.

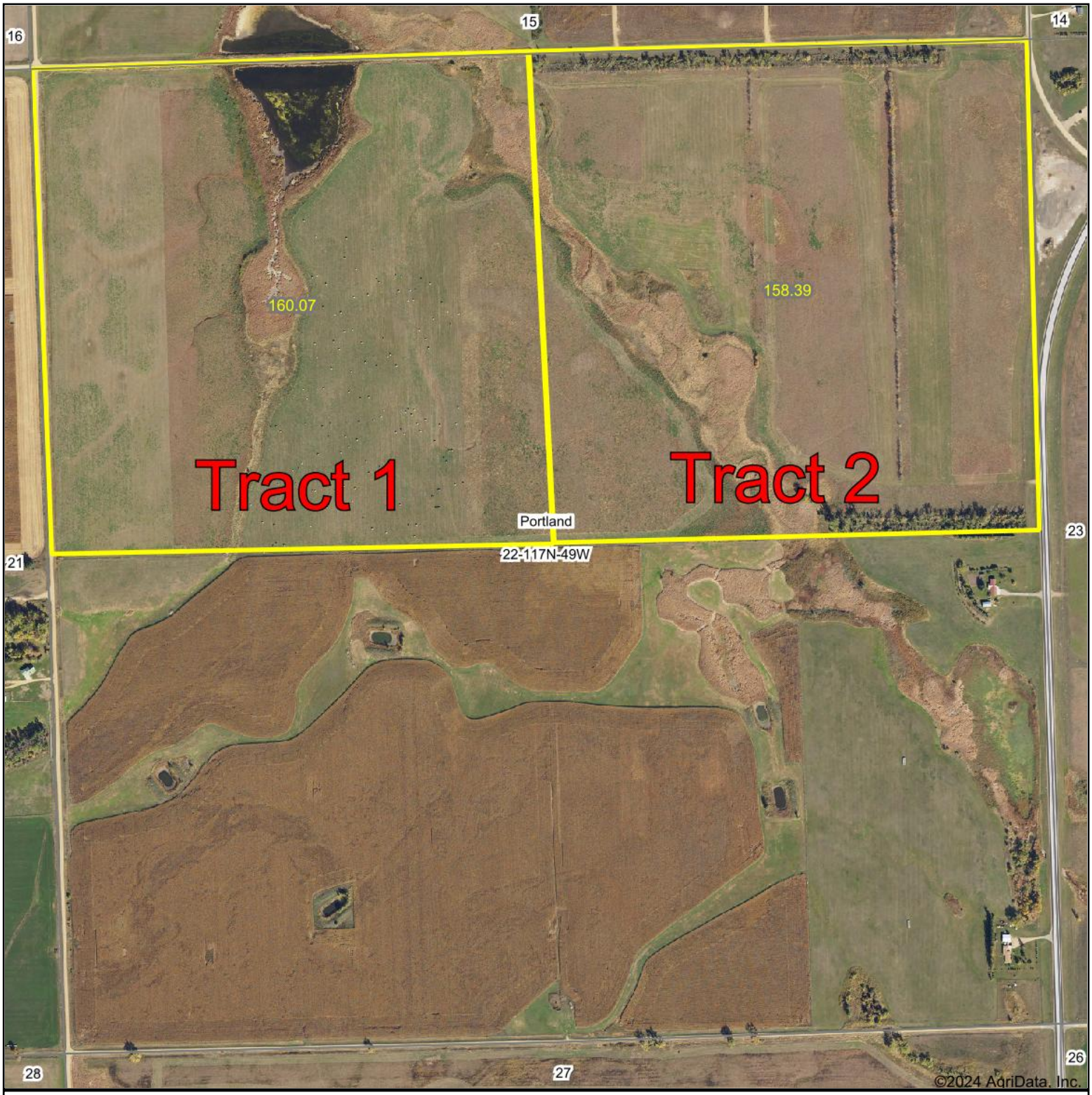
AOC FARMS - OWNER

LAND BROKERAGE FIRM & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
Office@burlagepeterson.com or 605-692-7102
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

Aerial Map



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Maps Provided By:
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Boundary Center: 44° 55' 48.22, -96° 41' 23.27

0ft 828ft 1657ft

22-117N-49W
Deuel County
South Dakota

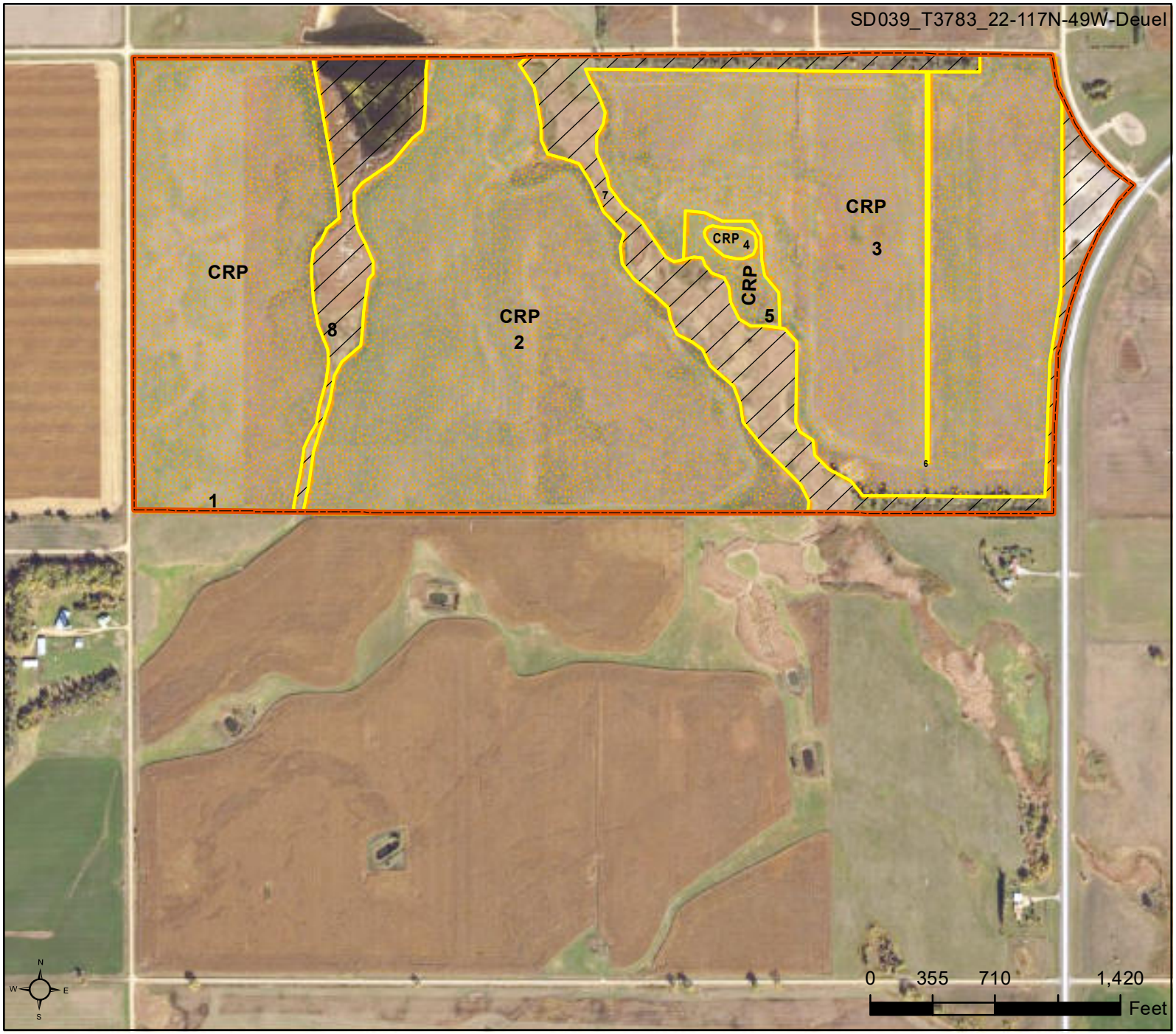
N W E S

11/13/2024

USDA United States Department of Agriculture

Deuel County, South Dakota

22-117N-49W-Deuel



Tract 3783
Farm 4467

2024 Program Year

CLU	Acres	HEL	Crop
1	62.48	NHEL	CRP
2	99.12	NHEL	CRP
3	104.93	NHEL	CRP
4	0.94	NHEL	CRP
5	3.7	NHEL	CRP
6	0.82	UHEL	NC
7	32.67	UHEL	NC
8	14.54	UHEL	NC

Page Cropland Total: 271.17 acres

Map Created April 27, 2024

Common Land Unit
- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

Unless otherwise noted, crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non
Producer Initial _____
Date _____

Wetland Determination
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

USDA United States Department of Agriculture

Deuel County, South Dakota

23-117N-49W-Deuel

Tract 3783
Farm 4467
2024 Program Year

CLU	Acres	HEL	Crop
Page Cropland Total:	0 acres		

Map Created April 27, 2024

Common Land Unit
- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

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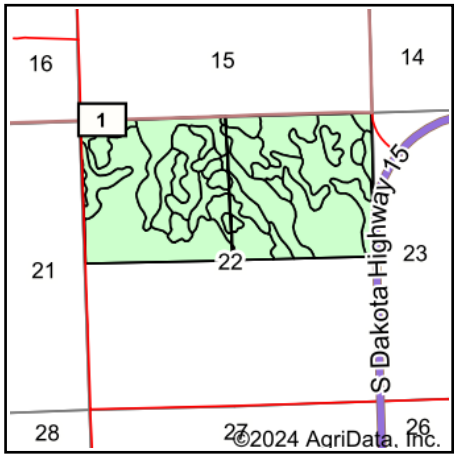
Soils Map

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Deuel**
Location: **22-117N-49W**
Township: **Portland**
Acres: **318.46**
Date: **11/13/2024**

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Maps Provided By:
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N W E S

Area Symbol: SD039, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z171B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	94.73	29.8%	IVs	43	44
BkB	Barnes-Svea loams, 1 to 6 percent slopes	73.40	23.0%	IIe	83	72
ArB	Arvilla sandy loam, 2 to 6 percent slopes	27.36	8.6%	IVs	21	37
FeA	Fordville loam, coteau, 0 to 2 percent slopes	25.60	8.0%	IIs	59	54
So	Southam silty clay loam, 0 to 1 percent slopes	23.08	7.2%	VIIIw	10	36
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	18.57	5.8%	Vw	23	47
Z172A	Renshaw loam, coteau, 0 to 2 percent slopes	17.71	5.6%	IIIs	41	40
Hm	Hamerly-Badger complex, 0 to 2 percent slopes	8.67	2.7%	IIs	78	62
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	8.47	2.7%	IIe	89	73
BkA	Barnes-Svea loams, 0 to 2 percent slopes	4.79	1.5%	Ie	75	73
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	3.72	1.2%	Is	93	75
Mg	Marysland loam	3.21	1.0%	IVw	46	35
Vc	Vallers loam	2.97	0.9%	IVw	49	56
Pc	Parnell-Vallers complex	2.33	0.7%	Vw	40	43
BmC	Barnes-Svea-Buse loams, 2 to 9 percent slopes	2.08	0.7%	IIIe	64	65
ArC	Arvilla sandy loam, 6 to 9 percent slopes	1.77	0.6%	IVe	14	37
			Weighted Average	**3.48**	**51.2**	***n 52.2**

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

Soils data provided by USDA and NRCS.