152.68 +/- ACRE LAND AUCTION

TRACT 1 - 100 +/- ALL TILLABLE & IRRIGATED. TRACT 2 – 52.68 +/- ACRES OF PASTURE LOCATED 2 MILES EAST OF BROOKINGS ON HWY. 14, AURORA TWP., BROOKINGS CO., SD

We will offer this land in two tracts, or as a unit at public auction, located from Brookings & Interstate 29, 2 miles east on Highway 14. The land is on the north side of Hwy. 14. Watch for auction signs on:

THURSDAY, MARCH 20th, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: This sale presents an opportunity to purchase one or two adjoining & exceptional farms, ideally located on Hwy. 14 only two miles east of Brookings. The tillable farm is all tillable and irrigated, and the pasture tract has established fences and natural water. The sale will be held live on site, with online bidding available. The farms will be offered as a unit or in two tracts. Possession this year, don't miss this opportunity!

Tract I – 100 +/- Tillable Acres: This irrigated, all tillable farm has 100.18 cropland acres per the FSA Office, with a corn PLC yield of 138 bu., and a soybean PLC yield of 38 bu. The farm has drain tile that was installed in 2013 and has a soil productivity rating of 56.5 in accordance with Brookings Co. Beacon Soils Map, and 42.3 per Surety AgriData, and is primarily made up of Lowe Ludden & Lamoure Rauville soils. This farm has a Valley center pivot with an end gun that is supplied by a 60 ft. well that was dug in 2013 and pumps 700 gal. per minute, capable of diverting 1.56 cubic ft. per second and is supplied from Big Sioux Aurora Aquifer. There are 95.40 +/- acres under cultivation with an additional 5 +/- acres in the SE corner that are cut for hay. The land has a gentle laying topography and is available for possession for this year!

Description: 100 +/- Acres in the SE ¼ Sec. 21, T-110-N, R-49-W, Aurora Twp., Brookings Co., SD

Tract 2 – 52.68 +/- Grass Acres: This grassland farm is adjoining to tract one and offers usable grassland acres that are well suited for pasture grazing or also grassland haying too. The land has established fences, mature trees, and a natural water supply from Deer Creek. The land has lush native grasses and good access from Highway 14. The farm will be offered separate or as a unit with tract one, and is available for possession this year at closing, or early access after the sale with approval from the sellers!

Description: 52.68 +/- Acres in the SE ¼ Sec. 21, T-110-N, R-49-W, Aurora Twp., Brookings Co., SD

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

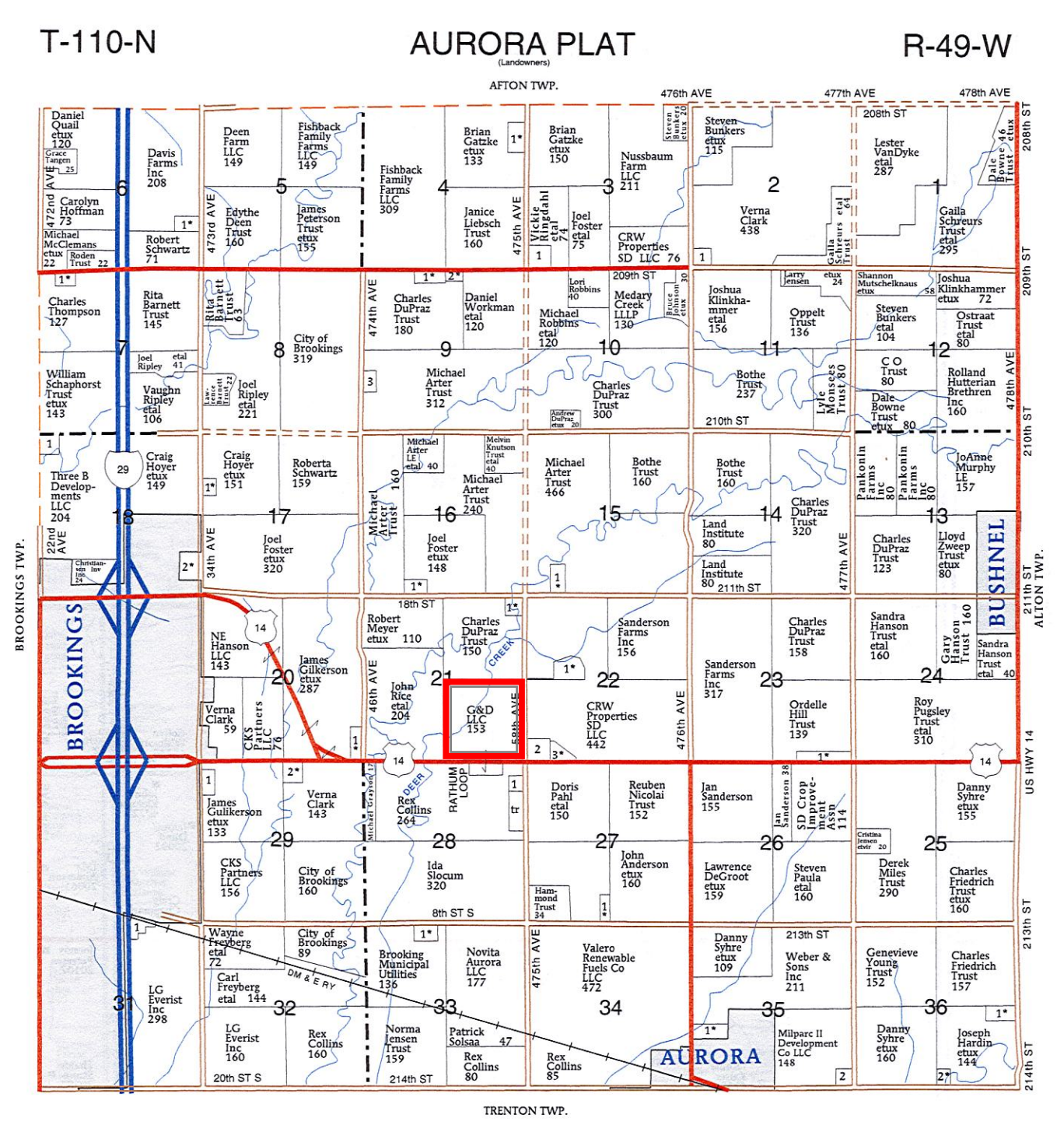
MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before April 30th, 2025. Closing fees split 50/50 between buyer & sellers. The buyer(s) will receive possession at closing and may be granted early access before closing with permission from the seller. If the tracts sell separate, a new survey or plat will be done with the cost split equally between the buyers and sellers. The land will be sold per the acre in accordance with the acres of record or new surveyed acres. The farms are sold subject to easements and restrictions, if any, and is sold subject to confirmation of owners, and offered as is, where is, without warrantees or guarantees of any kind. Information contained herein and all statements made are believed accurate but not guaranteed. The pivot and well will transfer with the property. The well has a water permit and license #7436-3 and the new buyer is responsible for calling the state office to set up the license in their name. Statements made the day of the sale take precedence over previous material. Sellers do not guarantee fences lie on the true boundaries. New fencing, if any, is the buyer's responsibility. The buyers are responsible to conduct due diligence for any specific uses or practices. The land is in the Brookings wellhead zone, and prospective buyers can call the Brookings Zoning office for questions. The auctioneers and brokerage firm represent the sellers. Parties are welcome to conduct a 1031 exchange.

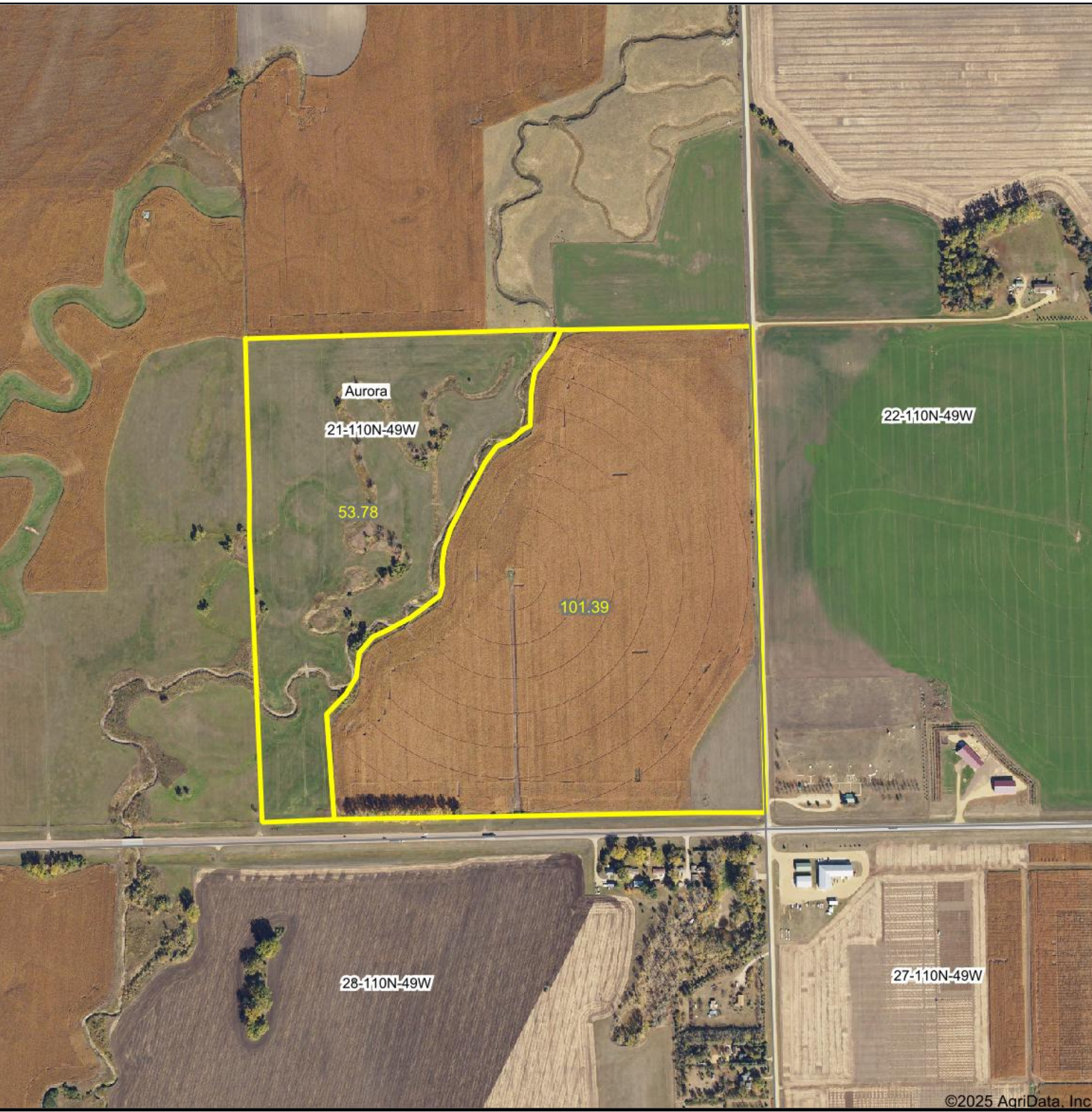
G & D, LLC – OWNERS

LAND BROKERS & 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.


T-110-N
AURORA PLAT
(Landowners)
R-49-W
AFTON TWP.
476th AVE
477th AVE
478th AVE
208th ST
209th ST
210th ST
211th ST
213th ST
214th ST
BROOKINGS TWP.
ALTON TWP.
TRENTON TWP.
BROOKINGS
BUSHNEL
AURORA
US HWY 14
DM & E RY
Daniel Quail etux 120
Grace Tangen 25
Carolyn Hoffman 73
Michael McClemans etux 22
Roden Trust 22
Davis Farms Inc 208
Robert Schwartz 71
Deen Farm LLC 149
Fishback Family Farms LLC 149
Edythe Deen Trust 160
James Peterson Trust etux 155
Fishback Family Farms LLC 309
Brian Gatzke etux 133
Janice Liebsch Trust 160
Brian Gatzke etux 150
Nussbaum Farm LLC 211
Vickie Engedahl etal 74
Joel Foster etal 75
CRW Properties SD LLC 76
Steven Bunkers etux 115
Verna Clark 438
Galla Schreurs Trust etal 64
Lester VanDyke etal 287
Dale Schreurs Trust etux 46
Gaila Schreurs Trust etal 295
Charles Thompson 127
Rita Barnett Trust 145
Rita Barnett 63 trust
Joel Ripley etal 41
Vaughn Ripley etal 106
William Schaphorst Trust etux 143
Joel Ripley etal 221
City of Brookings 319
Charles DuPraz Trust 180
Daniel Workman etal 120
Michael Arter Trust 312
Lori Robbins 40
Michael Robbins etal 120
Medary Creek LLLP 130
Bruce Ellenson etux 30
Andrew DuPraz etux 20
Charles DuPraz Trust 300
Joshua Klinkhammer etal 156
Larry Jensen etux 24
Oppelt Trust 136
Bothe Trust 237
Lyle Monsees Trust 80
Shannon Mutschelknaus etux 58
Joshua Klinkhammer etux 72
Steven Bunkers etal 104
Ostraat Trust etal 80
C O Trust 80
Rolland Hutterian Brethren Inc 160
Dale Bowne Trust etux 80
Three B Developments LLC 204
Christiansen Inv Inc 24
Craig Hoyer etux 149
Craig Hoyer etux 151
Roberta Schwartz 159
Joel Foster etux 320
Michael Arter LE etal 40
Melvin Knutson Trust etal 40
Michael Arter Trust 160
Michael Arter Trust 240
Joel Foster etux 148
Michael Arter Trust 466
Bothe Trust 160
Bothe Trust 160
Land Institute 80
Land Institute 80
Charles DuPraz Trust 320
Pankonin Farms Inc 80
Pankonin Farms Inc 80
JoAnne Murphy LE 157
Charles DuPraz Trust 123
Lloyd Zweep Trust etux 80
NE Hanson LLC 143
James Gilkerson etux 287
Verna Clark 59
CKS Partners LLC 76
Robert Meyer etux 110
Charles DuPraz Trust 150
John Rice etal 204
G&D LLC 153
CREEK
Sanderson Farms Inc 156
CRW Properties SD LLC 442
Sanderson Farms Inc 317
Charles DuPraz Trust 158
Ordelle Hill Trust 139
Sandra Hanson Trust etal 160
Gary Hanson Trust 160
Sandra Hanson Trust etal 40
Roy Pugsley Trust etal 310
James Gulikerson etux 133
Verna Clark 143
CKS Partners LLC 156
City of Brookings 160
Rex Collins 264
RATHUM LOOP
DEER
Ida Slocum 320
Doris Pahl etal 150
Reuben Nicolai Trust 152
John Anderson etux 160
Hammond Trust 34
Jan Sanderson 155
Jan Sanderson 38
SD Crop Improvement Assn 114
Lawrence DeGroot etux 159
Steven Paula etal 160
Cristina Jensen etvir 20
Derek Miles Trust 290
Danny Syhre etux 155
Charles Friedrich Trust etux 160
Wayne Freyberg etal 72
Carl Freyberg etal 144
City of Brookings 89
Brooking Municipal Utilities 136
Novita Aurora LLC 177
Valero Renewable Fuels Co LLC 472
Danny Syhre etux 109
Weber & Sons Inc 211
Milparc II Development Co LLC 148
Genevieve Young Trust 152
Charles Friedrich Trust 157
Danny Syhre etux 160
Joseph Hardin etux 144
LG Everist Inc 298
LG Everist Inc 160
Rex Collins 160
Norma Jensen Trust 159
Patrick Solsaa 47
Rex Collins 80
Rex Collins 85
20th ST S
8th ST S
18th ST

Aerial Map


Aurora
21-110N-49W
53.78
101.39
22-110N-49W
28-110N-49W
27-110N-49W
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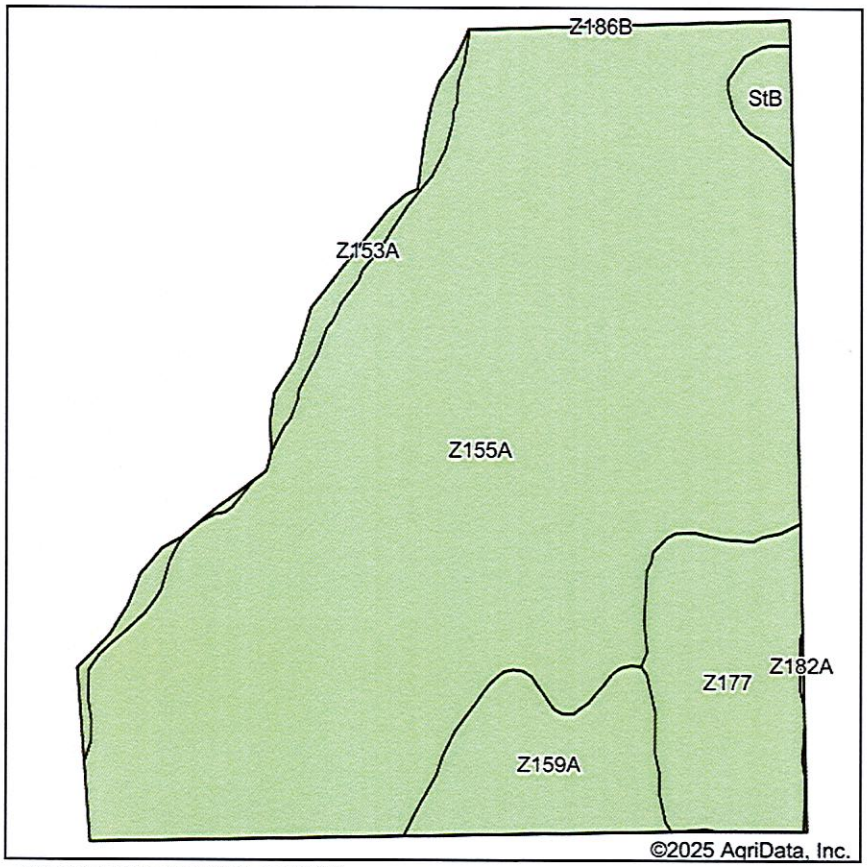
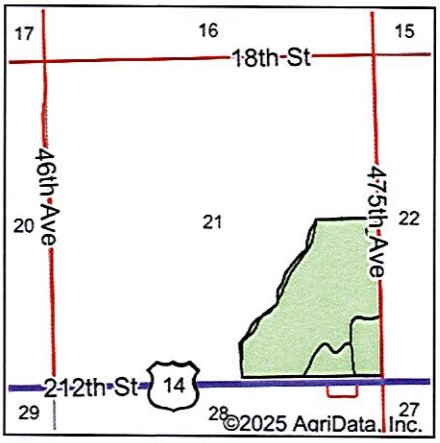
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brookings**
Location: **21-110N-49W**
Township: **Aurora**
Acres: **101.15**
Date: **2/11/2025**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
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Area Symbol: SD011, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
Z155A	Lowe, occasionally flooded-Ludden, frequently flooded, complex, 0 to 1 percent slopes	79.75	78.8%	IVw	47	41
Z177	Udorthents, coteau (gravel pits)	10.20	10.1%	VIIIs	2	7
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	7.34	7.3%	IIIs	54	39
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	2.54	2.5%	VIw	13	24
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	1.23	1.2%	IIe	60	54
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	0.09	0.1%	IIs	66	60
			Weighted Average	**4.35**	**42.3**	***n 37.2**

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

Soils data provided by USDA and NRCS.

Brookings County, SD

Soils

Symbol	Acres	$/Acre	Adjust	Class Description	Slope	Subclass	Rating	CR/GR	Map Symbol
108	28.3	$30,166.59	0	LAMOURERAUVILLE SICL, CH	0-1		0.492	G	LM
113	46.87	$65,599.75	0	LOWELUDDEN COMPLEX, UNDR	0-1		0.646	G	LR
119	0.04	$81.98	0	MADDOCKEGELAND SANDY LOA	2-6		0.566	C	MAB
177	1.13	$2,434.73	0	STRAYHOSSMADDOCK COMPLEX	2-6		0.595	C	STB
Total	76.34	$104,300.00				Weighted Avg Rating	0.588		

Soils

Symbol	Acres	$/Acre	Adjust	Class Description	Slope	Subclass	Rating	CR/GR	Map Symbol
050	7.18	$16,328.27	0	DIVIDE LOAM UNDR	0-2		0.628	C	DN
066	0.2	$514.94	0	ESTELLINE SILT LOAM	0-2		0.711	C	ESA
108	15.7	$16,735.53	0	LAMOURERAUVILLE SICL, CH	0-1		0.492	G	LM
114	42.92	$60,071.29	0	LOWELUDDEN COMPLEX, UNDR	0-1		0.646	G	LR
138	10.34	$3,046.73	0	ORTHENTS VERY GRAVELLY LO	0-60		0.136	G	OG
Total	76.34	$103,400.00				Weighted Avg Rating	0.544		

Brookings County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.
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