320 +/- ACRE LAND AUCTION

PRIME & ADJOINING CORN & SOYBEAN FARMS, SPRING LAKE N. TWP., KINGSBURY CO., SD

As I am doing a trade we will offer this exceptional land at auction, located from Oldham SD, 4 miles north on oil rd. 445th Ave. Or from Hetland Corner on Hwy. 14, 5 miles south on 449th Ave. & 3 miles west on 214th St.

THURSDAY, APRIL 3rd, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: This sale presents an opportunity to purchase 1 or 2 adjoining & exceptional row crop farms, ideally located on a paved road in Kingsbury County. The FSA Office shows 307.20 Total Cropland Acres, and the farm features Poinsett-Waubay soils with a very strong soil rating of 87.1. The sale will be held live on site w/ online bidding available. The farms will be offered as a unit or in two tracts & the new buyer will receive possession at closing with early access available after the sale. Don't miss this outstanding land opportunity!

Tract I – SW ¼ 160 +/- Acres: This prime and nearly all tillable farm has a high soil rating of 90.8 per Surety AgriData. The farm is primarily made up of strong Class I & II soils featuring Poinsett-Waubay Silty Clay Loams, ideal for row crops. Per the FSA Office the farm has approx. 154.82 cropland acres with a corn PLC yield of 158 bu. and a soybean PLC yield of 53 bu. This exceptional farm is located on a paved road and does not have wetland easements. The farm will be offered separate or as a unit with adjoining Tract 2.

Description: **SW ¼ of Sec. 34, T-110-N, R-54-W, Spring Lake N. Twp., Kingsbury Co., SD**

Tract 2 – SE ¼ 160 +/- Acres: This prime and also nearly all tillable farm has a high soil rating of 83.4 per Surety AgriData, and is primarily made up of strong Class I & II soils featuring Sinai & Poinsett-Waubay Silty Clay Loams, ideal for row crops. Per the FSA Office the farm has approx. 152.38 cropland acres with a corn PLC yield of 158 bu. and a soybean PLC yield of 53 bu. This land is an ideal row crop farm and does not have wetland easements. The farm joins Tract 1 making an ideal half section parcel, and will be offered separate or as a unit.

Description: **SE ¼ of Sec. 34, T-110-N, R-54-W, Spring Lake N. Twp., Kingsbury Co., SD**

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

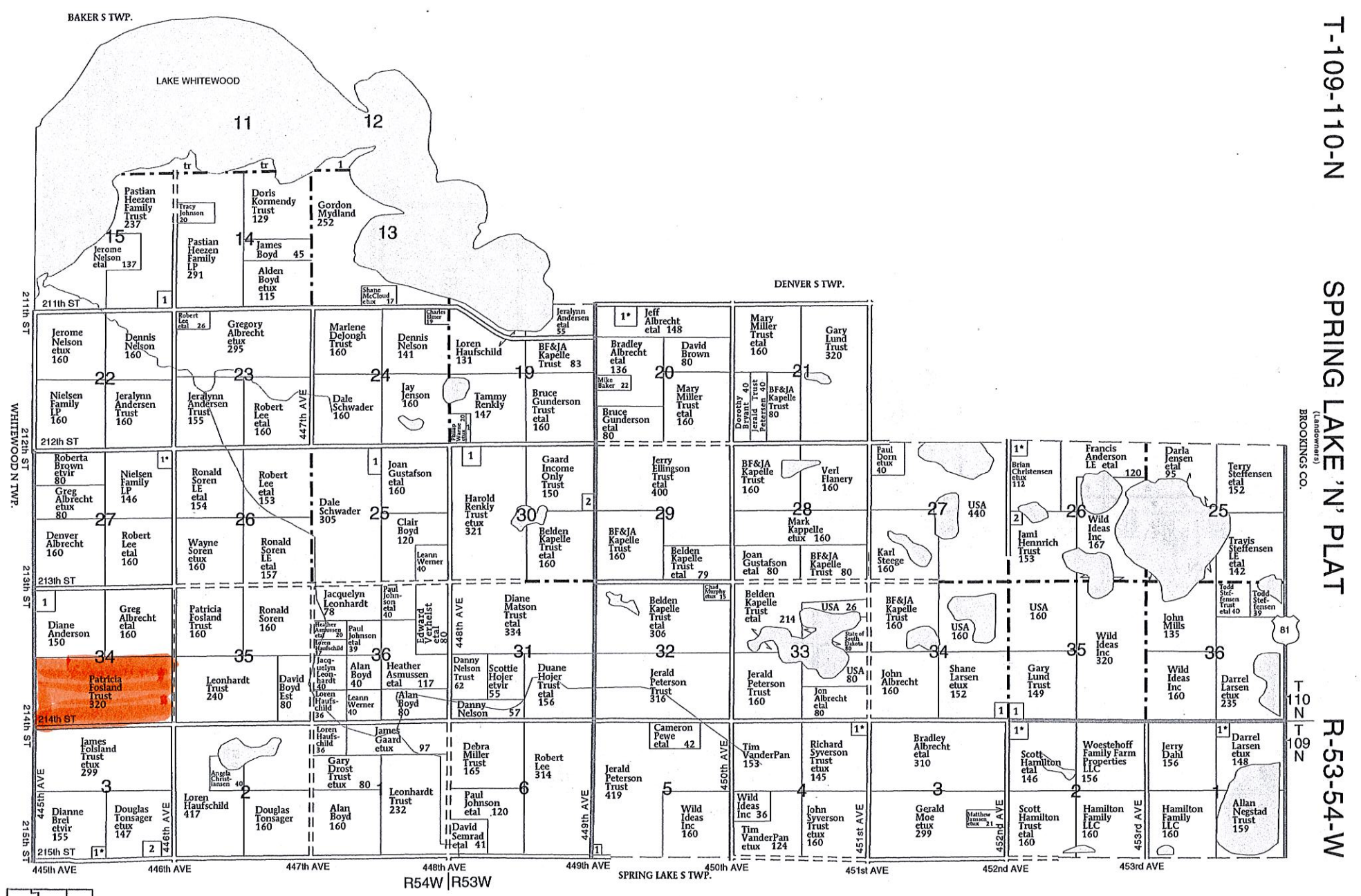
MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before May 9th, 2025. Closing fees split 50/50 between buyer & sellers. The farms are sold subject to easements and restrictions, if any, and sold subject to confirmation of owner. The farms will be sold by the acre and will be offered as a unit or in two individual tracts. Possession will be given to the buyers at closing with early access before closing available for field work or planting, if needed. The farms are 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. Statements made the day of the sale take precedence over previous material. The seller and auctioneers do not guarantee fences, if any, 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 auctioneers and brokerage firm represent the seller in this transaction. Buyers or sellers may elect to do a 1031 exchange.

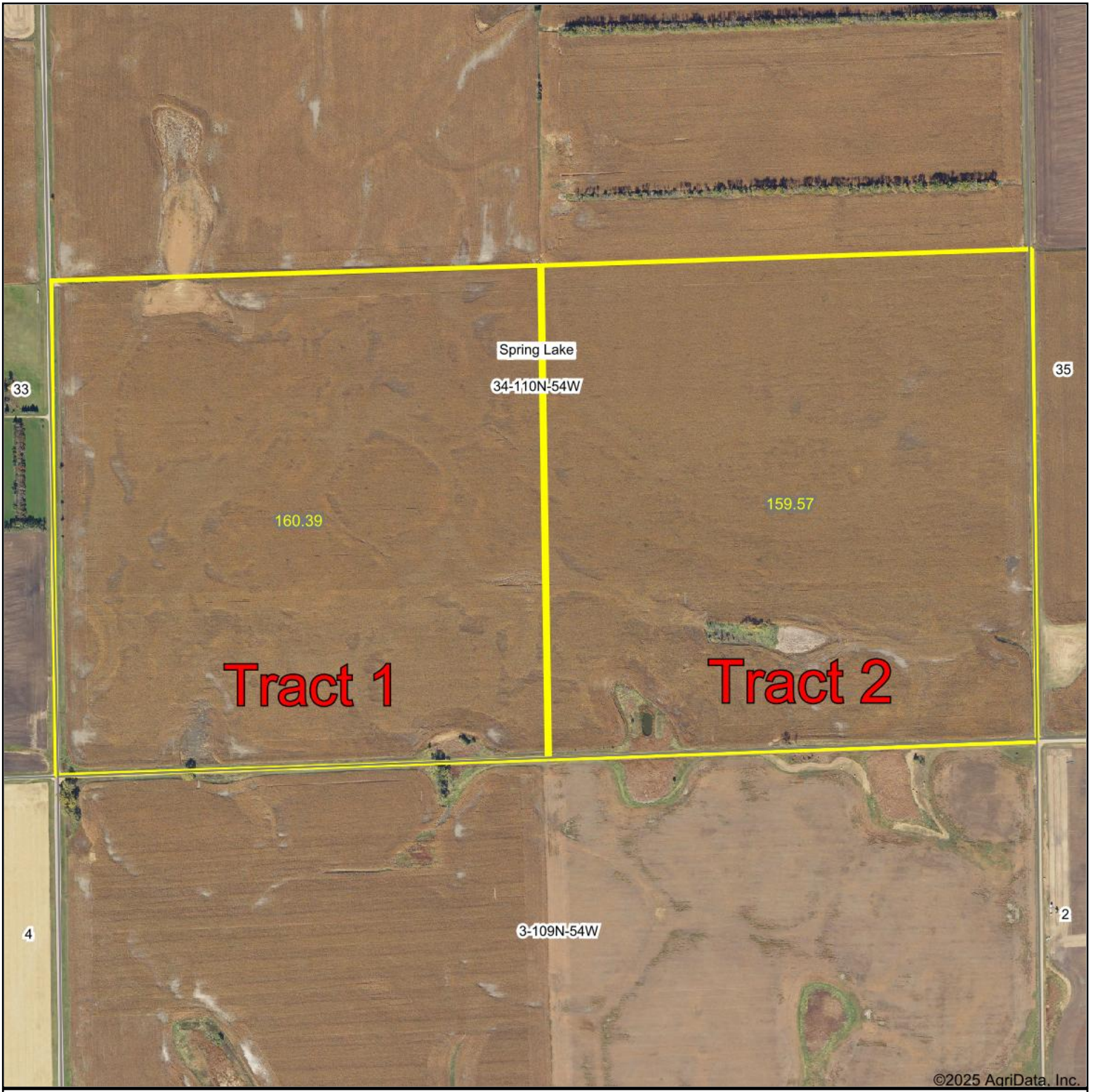
TERRILL FOLSLAND – OWNER

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-109-110-N
SPRING LAKE 'N' PLAT
R-53-54-W
BAKER S TWP.
LAKE WHITEWOOD
DENVER S TWP.
WHITEWOOD N TWP.
BROOKINGS CO.
(Landowners)
SPRING LAKE S TWP.
T 110 N
T 109 N
R54W | R53W
211th ST
212th ST
213th ST
214th ST
215th ST
445th AVE
446th AVE
447th AVE
448th AVE
449th AVE
450th AVE
451st AVE
452nd AVE
453rd AVE
Pastian Heezen Family Trust 237
Jerome Nelson etal 137
Tracy Johnson 20
Pastian Heezen Family LP 291
Doris Kormendy Trust 129
James Boyd 45
Alden Boyd etux 115
Gordon Mydland 252
Shane McCloud etux 17
Jeralynn Andersen etal 55
Jerome Nelson etux 160
Dennis Nelson 160
Nielsen Family LP 160
Jeralynn Andersen Trust 160
Robert Lee etal 26
Gregory Albrecht etux 295
Jeralynn Andersen Trust 155
Robert Lee etal 160
Marlene DeJongh Trust 160
Dennis Nelson 141
Dale Schwader 160
Jay Jenson 160
Loren Haufschild 131
Tammy Renkly 147
BF&JA Kapelle Trust 83
Bruce Gunderson Trust etal 160
Jeff Albrecht etal 148
Bradley Albrecht etal 136
Mike Baker 22
Bruce Gunderson etal 80
David Brown 80
Mary Miller Trust etal 160
Dorothy Brandt Trust 40
Brandt Petersen 40
BF&JA Kapelle Trust 80
Gary Lund Trust 320
Roberta Brown etvir 80
Greg Albrecht etux 80
Denver Albrecht 160
Nielsen Family LP 146
Robert Lee etal 160
Ronald Soren LE etal 154
Wayne Soren etux 160
Robert Lee etal 153
Ronald Soren LE etal 157
Dale Schwader 305
Joan Gustafson etal 160
Clair Boyd 120
Leann Werner 40
Harold Renkly Trust etux 321
Gaard Income Only Trust 150
Belden Kapelle Trust etal 160
Jerry Ellingson Trust etal 400
BF&JA Kapelle Trust 160
Belden Kapelle Trust etal 79
BF&JA Kapelle Trust 160
Verl Flanery 160
Mark Kappelle etux 160
Joan Gustafson etal 80
BF&JA Kapelle Trust 80
Paul Dorn etux 40
USA 440
Karl Steege 160
Brian Christensen etux 112
Jami Hennrich Trust 153
Francis Anderson LE etal 120
Wild Ideas Inc 167
Darla Jensen etal 95
Terry Steffensen etal 152
Trayis Steffensen LE etal 142
Todd Stef-fensen Trust etal 40
Todd Stef-fensen 39
Diane Anderson 150
Greg Albrecht etal 160
Patricia Fosland Trust 320
Patricia Fosland Trust 160
Ronald Soren 160
Leonhardt Trust 240
David Boyd Est 80
Jacquelyn Leonhardt 78
Heather Asmussen etal 20
Paul Johnson etal 39
Karen Haufschild
Jacquelyn Leonhardt 40
Loren Haufschild 36
Alan Boyd 40
Leann Werner 40
Heather Asmussen etal 117
Alan Boyd 80
Paul Johnson etal 40
Edward Verthelst etal 80
Diane Matson Trust etal 334
Danny Nelson Trust 62
Scottie Hojer etvir 55
Danny Nelson 57
Duane Hojer Trust etal 156
Belden Kapelle Trust etal 306
Chad Murphy etux 15
Jerald Peterson Trust 316
Belden Kapelle Trust etal 214
USA 26
State of South Dakota 39
Jerald Peterson Trust 160
USA 80
Jon Albrecht etal 80
BF&JA Kapelle Trust 160
USA 160
John Albrecht 160
Shane Larsen etux 152
USA 160
Gary Lund Trust 149
Wild Ideas Inc 320
John Mills 135
Wild Ideas Inc 160
Darrel Larsen etux 235
James Folsland Trust etux 299
Dianne Brel etvir 155
Douglas Tonsager etux 147
Angela Christ-iansen 40
Loren Haufschild 417
Douglas Tonsager 160
Loren Haufs-child 36
James Gaard etux 97
Gary Drost Trust etux 80
Alan Boyd 160
Leonhardt Trust 232
Debra Miller Trust 165
Paul Johnson etal 120
David Semrad etal 41
Robert Lee 314
Cameron Pewe etal 42
Jerald Peterson Trust 419
Wild Ideas Inc 160
Tim VanderPan 153
Wild Ideas Inc 36
Tim VanderPan etux 124
Richard Syverson Trust etux 145
John Syverson Trust etux 160
Bradley Albrecht etal 310
Gerald Moe etux 299
Matthew Jansen etux 21
Scott Hamilton etal 146
Scott Hamilton Trust etal 160
Woestehoff Family Farm Properties LLC 156
Hamilton Family LLC 160
Jerry Dahl 156
Hamilton Family LLC 160
Darrel Larsen etux 148
Allan Negstad Trust 159

Aerial Map


Spring Lake
34-110N-54W
33
35
160.39
159.57
Tract 1
Tract 2
4
3-109N-54W
2
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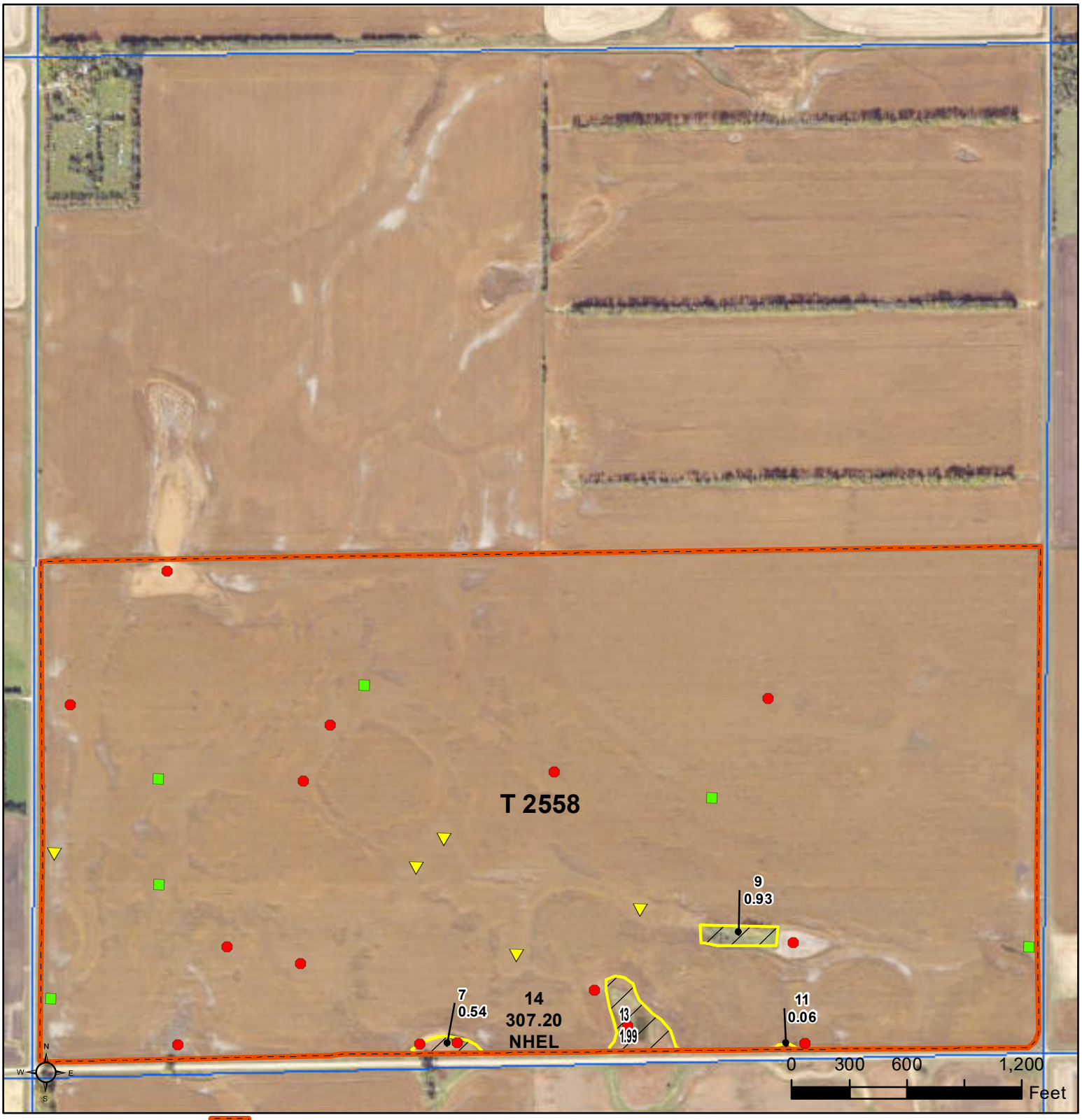
USDA United States Department of Agriculture

Kingsbury County, South Dakota



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

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

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

Tract Cropland Total: 307.20 acres

2024 Program Year
Map Created April 24, 2024

Farm **6548**
Tract **2558**

34-110N-54W-Kingsbury

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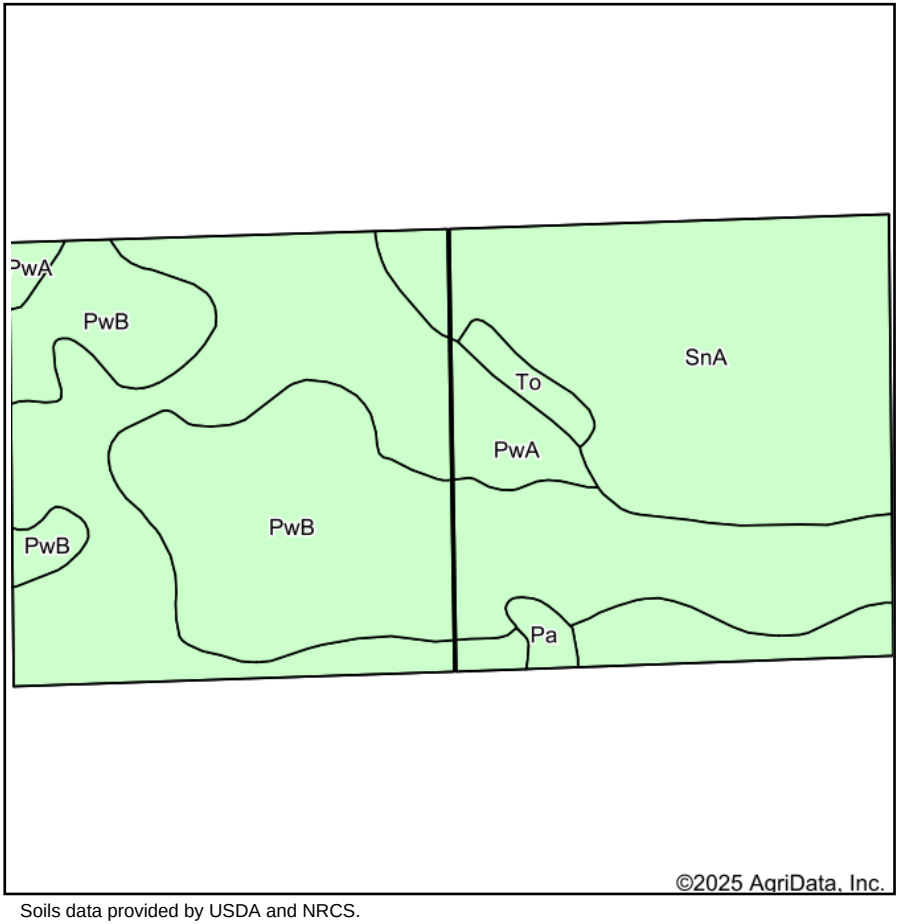
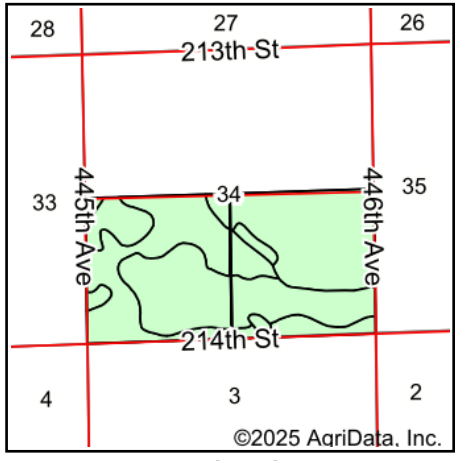
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Kingsbury**
Location: **34-110N-54W**
Township: **Spring Lake**
Acres: **319.96**
Date: **2/25/2025**

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Auctioneers & Realtors, LLC

Maps Provided By:
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N W E S

Area Symbol: SD077, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	116.71	36.5%	IIe	89	72
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	102.73	32.1%	Is	93	73
SnA	Sinai silty clay, 0 to 2 percent slopes	93.49	29.2%	IIs	81	50
To	Tonka silty clay loam, 0 to 1 percent slopes	4.25	1.3%	IVw	58	29
Pa	Parnell silty clay loam	2.78	0.9%	Vw	34	14
			Weighted Average	**1.73**	**87.1**	***n 64.8**

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