80+/- ACRE LAND AUCTION

LOWE TOWNSHIP, DEUEL COUNTY, SD LAND

MIXTURE OF HAY LAND/PASTURE, CRP, TILLABLE LAND, AND A POTENTIAL BUILDING SITE

We will offer the following land at auction located from Altamont, SD (Jct. of SD Hwy. #15/476th Ave. & 175th St.) - 3 miles north on Hwy. #15/476th Ave., then approximately 6 ¾ miles east at the SD 15/US 212 Jct. (172nd St.); or from Tunerville, SD 6 ¾ miles east on 172nd Ave.

Live Auction On-Site with Online Bidding Available

FRIDAY, MAY 30, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: This land auction presents an opportunity to acquire a versatile property featuring a balanced mix of hay land, pasture, CRP, tillable land, and a potential building site. Whether you're looking for some pasture ground, recreational use, tillable acres, or a future homesite, this property offers it all. This auction will be conducted live, on-site at the land, with online bidding available for those who cannot attend in person.

This 80 ± acre farm offers a versatile parcel well suited for livestock grazing, grassland haying, recreational use, tillable acres, or potential future building site opportunities. According to FSA records, the property includes 38.92 acres of cropland, all currently enrolled in the CRP program, that will be expiring in 2025. The CRP enrollment includes two contracts that are 35.34 acres and another 3.58 acres. Both contracts are set to expire on September 30, 2025, offering the new owner flexibility and options once the contracts are concluded. These current CRP acres give the new buyer an opportunity to pick up a few additional crop acres. According to Surety Agri-Data, Inc., these tillable acres have a soil productivity rating of 72.9 and an overall soil rating on the entire 80+/- acres is 67.8 This farm could serve as a great location for a future acreage site. Don't miss your chance to own this attractive grassland property with strong recreational appeal. Come prepared to buy!

Description: 80 +/- Acres in the S ½ of SE ¼ of Sec. 35, T-117-N, R-48-W, Lowe Twp., Deuel Co., SD

For additional information & terms, visit our website www.burlagepeterson.com or contact the Auctioneers

TERMS: 10% non-refundable earnest money deposit due on day of sale; balance due on or before July 8th, 2025. Closing fees & title insurance are split 50/50 between buyer & sellers. The land is rented with possession of the land to be given to the new purchaser(s) on August 31, 2025. The new purchaser(s) will assume and comply with the terms of the CRP contract through its expiration on September 30, 2025. The new purchaser(s) will have the option to allow the existing CRP contract to expire or to re-enroll the current CRP acres in the program with the following terms: 35.34 acres at $160.00 per acre and 3.58 acres at $192.00 per acre. Should they choose to re-enroll, the decision must be finalized by Monday, June 2, 2025. The seller will be paying for the 2025 real estate taxes payable in 2026 with the new buyer to pay the 2026 real estate taxes and beyond. The farm is sold subject to easements, contracts and restrictions, if any, and is sold subject to the confirmation of owners. The farm is offered as is, where is, without warrantees or guarantees of any kind. The preliminary title will be ordered and provided prior to the sale. The information contained herein, and all statements made, are believed accurate but not guaranteed. Sellers do not guarantee fences lie on true boundary lines; new fencing will be the buyer's responsibility. The new purchaser(s) are responsible to conduct due diligence for any specific uses or practices. Parties are welcome to conduct a 1031 exchange with this transaction. Any statements made on the day of the sale take precedence over previous material. The auctioneers represent the seller in this transaction.

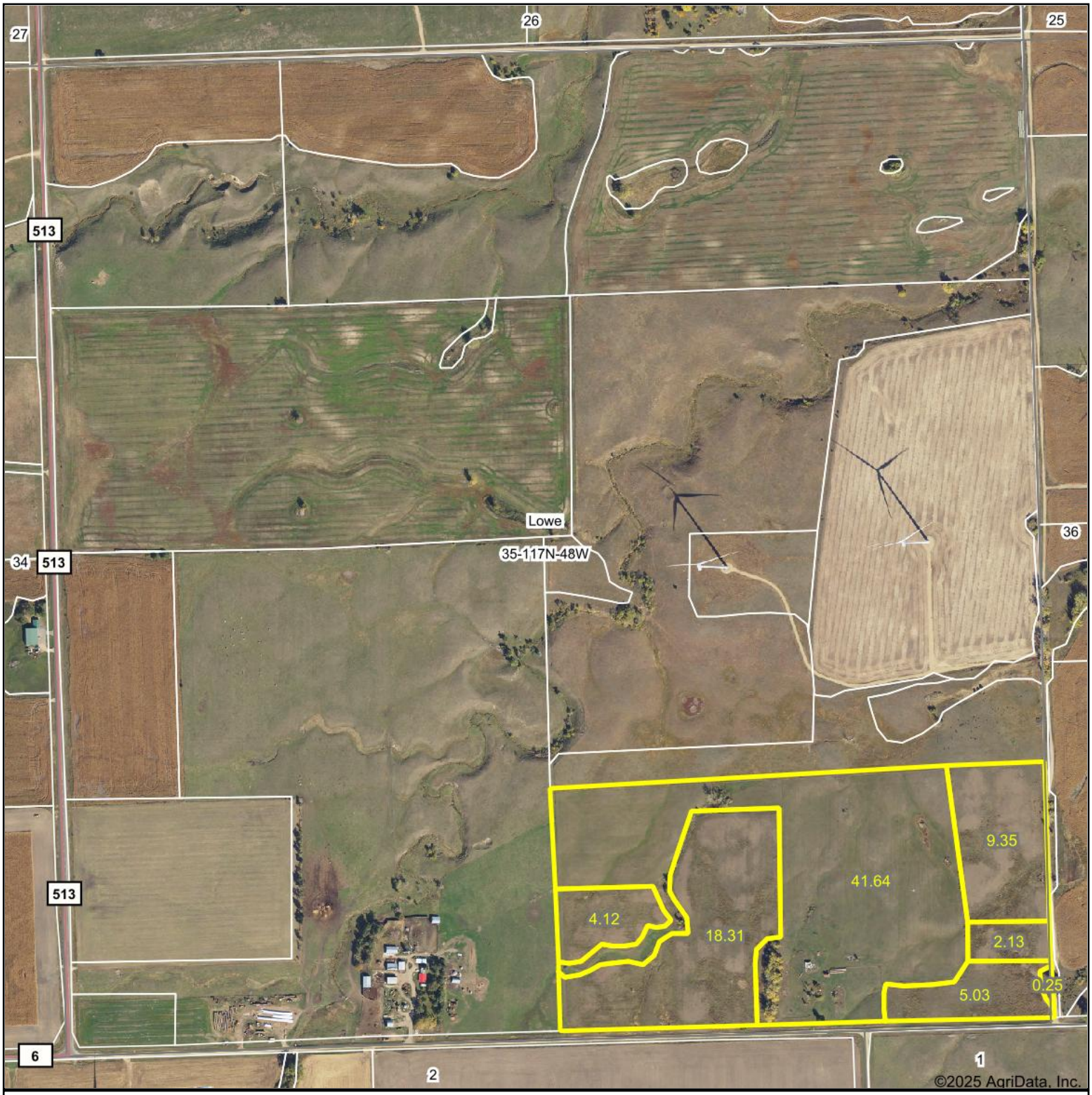
KATHY KENYON LIVING TRUST – OWNER

LAND BROKERS & AUCTIONEERS
Burlage Peterson Auctioneers & Realtors, LLC
Office@burlagepeterson.com or 605-692-7102

Sutton Auctioneers & Land Brokers, LLC
office@suttonauction.com or 605-366-6315

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

Aerial Map



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Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 53' 31.42, -96° 32' 31.79

0ft 828ft 1657ft

35-117N-48W
Deuel County
South Dakota

N W E S

4/8/2025

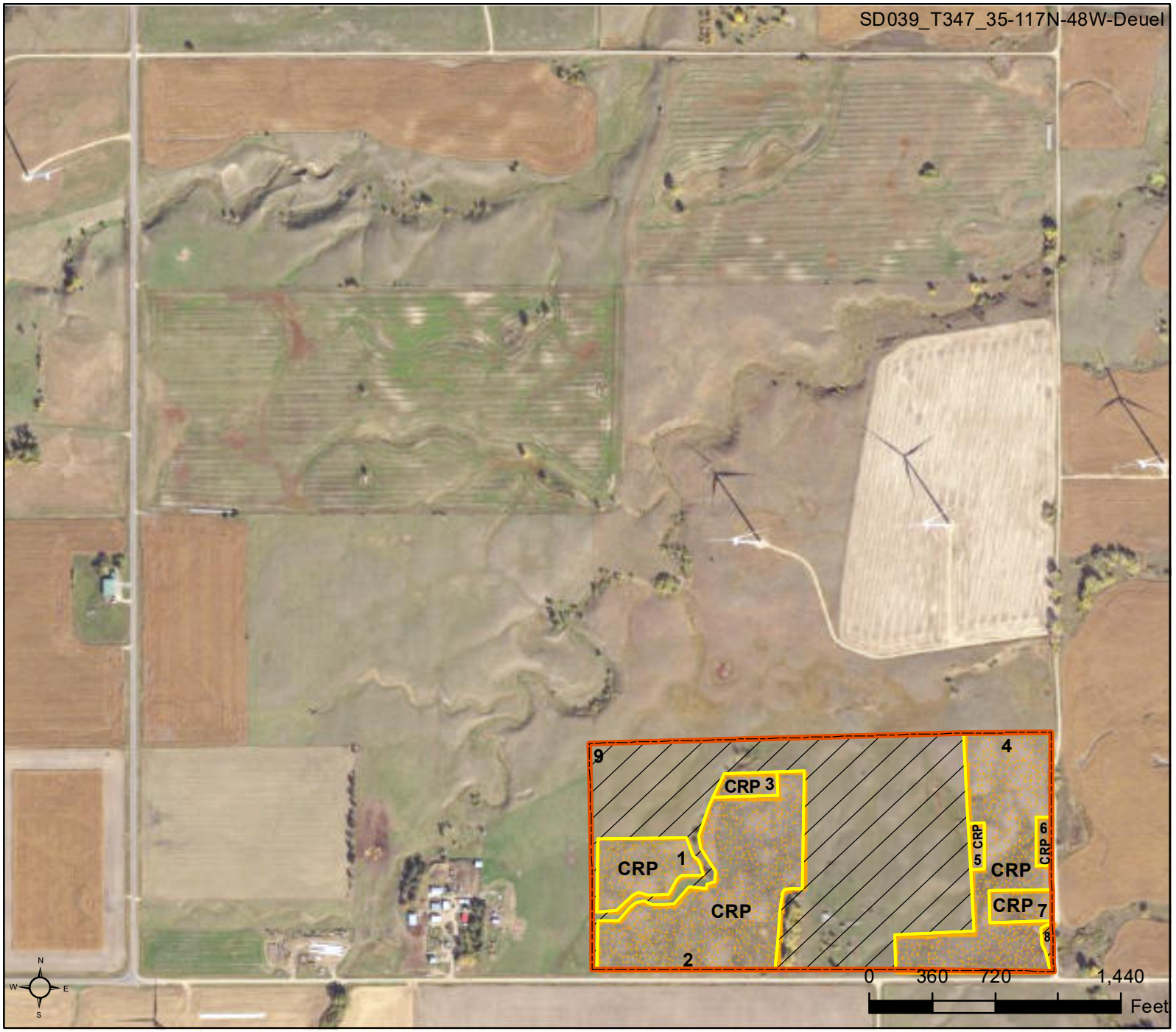
USDA United States Department of Agriculture

Deuel County, South Dakota

35-117N-48W-Deuel

Tract 347
Farm 2221

2024 Program Year



CLU	Acres	HEL	Crop
1	4.2	NHEL	CRP
2	17.01	NHEL	CRP
3	1.03	NHEL	CRP
4	14.13	NHEL	CRP
5	0.5	NHEL	CRP
6	0.56	NHEL	CRP
7	1.49	NHEL	CRP
8	0.29	UHEL	NC
9	41.6	UHEL	NC

Page Cropland Total: 38.92 acres

Map Created April 26, 2024

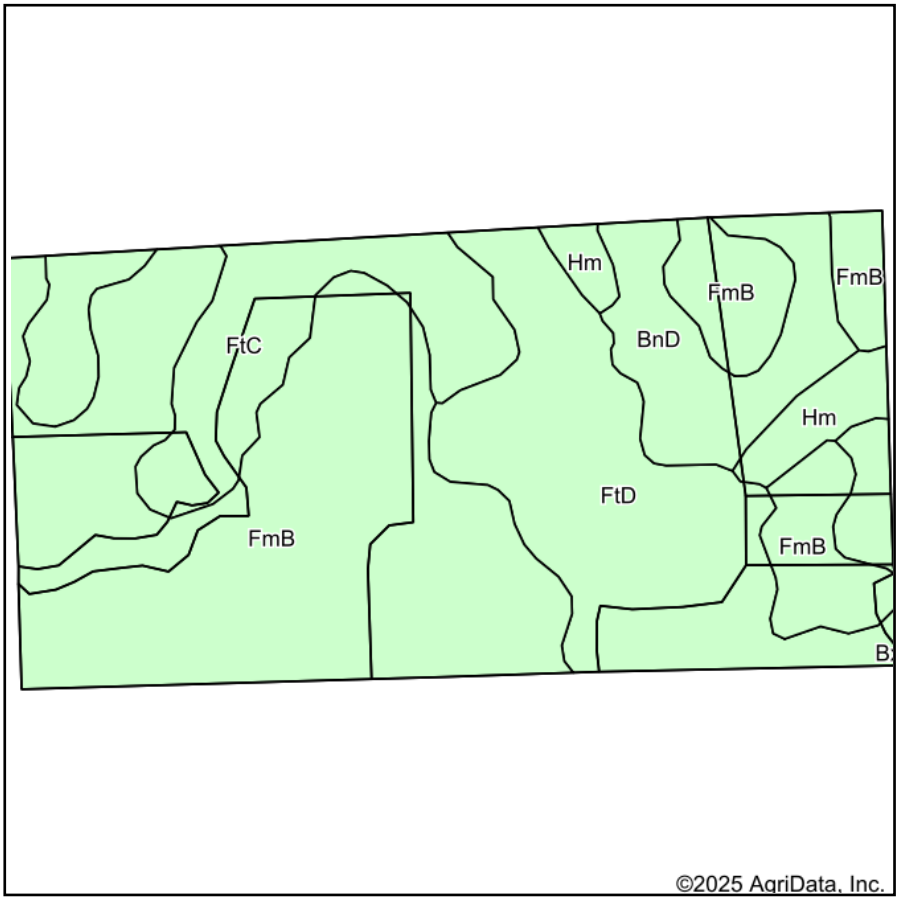
Common Land Unit
- Cropland
- Non-Cropland
- CRP
- Tract Boundary
- PLSS

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 _____

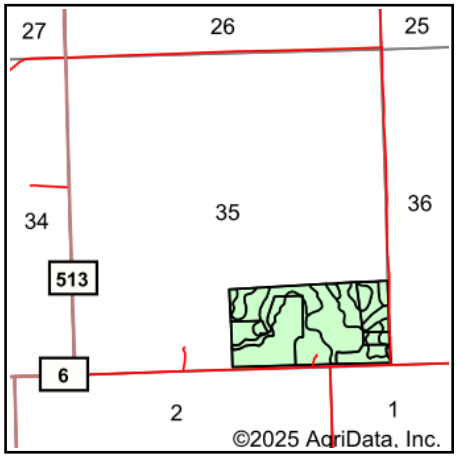
Wetland Determination
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Deuel**
Location: **35-117N-48W**
Township: **Lowe**
Acres: **80.83**
Date: **4/8/2025**

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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	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
FmB	Forman-Aastad loams, 1 to 6 percent slopes	40.79	50.5%	Well drained	IIe	3918	83
FtD	Forman-Buse-Aastad loams, 2 to 15 percent slopes	18.82	23.3%	Well drained	IVe	3710	52
FtC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	11.38	14.1%	Well drained	IVe	3811	64
BnD	Barnes, stony-Svea-Buse, stony loams, 2 to 12 percent slopes	7.07	8.7%	Well drained	VIIs	3812	25
Hm	Hamerly-Badger complex, 0 to 2 percent slopes	2.77	3.4%	Somewhat poorly drained	IIs	4574	78
				Weighted Average	**3.18**	**3867.7**	**67.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.