160 +/- ACRE LAND AUCTION – DEUEL COUNTY, SD

Quality Farm with Long Standing Family Ownership – Lowe Twp., Deuel Co., SD

Located from Revillo, 3 miles south on 482nd Ave., 2 miles east on 167th St. Or From US 212/SD 15 north (Milbank Corner) 4 miles east on US 212, 2 miles north on 482nd Ave., and 2 miles east on 167th St.

Thursday, December 18th, 2025 SALE TIME: 10:00 A.M.

Auctioneers' Note: This auction presents an excellent opportunity to purchase 160 ± acres of quality land located near Revillo, SD, and just a few miles north of Hwy. 212. This farm combines productive tillable acres and native acres providing additional usage potential, making it an attractive addition to your land portfolio. The sale will be held live on site with online bidding available during the sale. This land has proudly been in the same family since the 1930's. If you are in the market don't miss this land opportunity. No Buyers Premium!

160 +/- Acres: This attractive farm in Lowe Twp., Deuel County offers a strong blend of productive cropland acres with native grass that offers additional agricultural opportunities. According to the FSA office, the farm has 87.24 ± DCP cropland acres, carrying a soil rating of 70.5 on the cropland acres and 67 on the entire farm, and is comprised primarily of Peever Clay Loam and Hamerly–Badger Complex soils. The balance of the land has approximately 69.33 ± acres of native Fen grass that has previously been hayed, providing additional cropland and agricultural opportunities. Situated within close proximity to Revillo, Watertown, Clear Lake, Goodwin, and Kranzburg, the farm lies in a strong agricultural area and shows a gentle topography and versatile land options for both current and future opportunities. Opportunities to purchase a farm of this character in such a desirable area do not come available often. Whether you're looking to pick up additional acres to your land portfolio or expand your farming operation, do not miss this auction and come prepared to buy!

Description: SE ¼ of Section 1, Township 117 North, Range 48 West of the 5th P.M., Lowe Twp., Deuel County, 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 January 30th, 2026. Closing fees & title insurance are split 50/50 between buyer & sellers. The seller will pay the 2025 RE taxes, and the new buyer will pay the 2026 taxes payable in 2027. The farm is free for possession for the 2026 crop year. The farm is sold subject to easements and restrictions, if any, and sold subject to owner's confirmation the day of the sale. The farm is offered as is, where is, without warrantees, guarantees or contingencies 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 and agents do not make any claims for boundary lines. Fences are not guaranteed to be accurate boundary line representations. New fencing, if any, is buyer's responsibility. The buyers are responsible to conduct their own due diligence on the land. Statements made the day of sale take precedence over previous written material. The auctioneers represent the seller in this transaction. Buyers or sellers may elect to conduct a 1031 exchange.

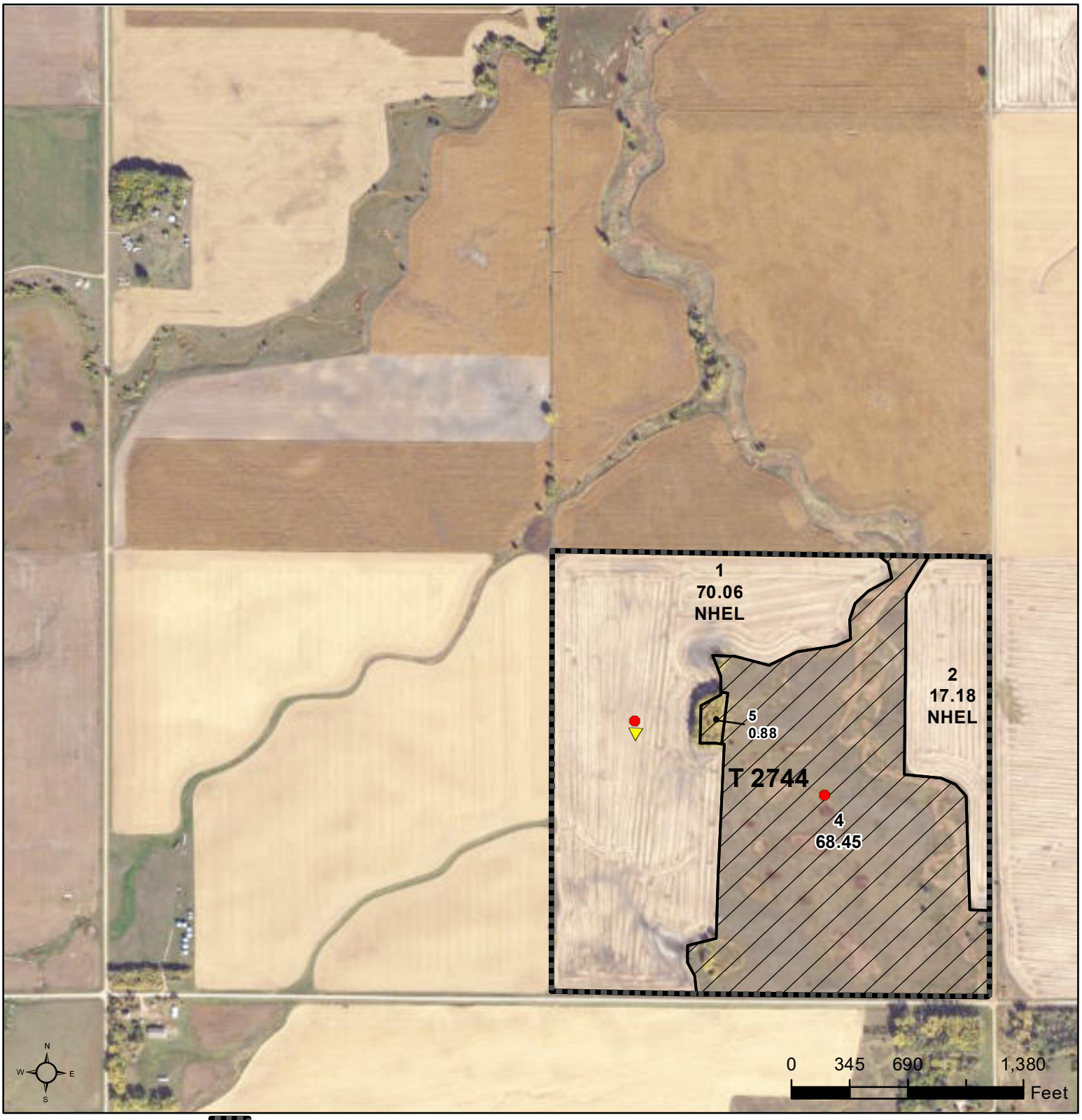
Paul D. Bandt & Virginia A. Bandt Rev. Trust – Owners

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.

USDA United States Department of Agriculture

Grant 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 **Producer initial _____**
Intended for Grain **Date _____**
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

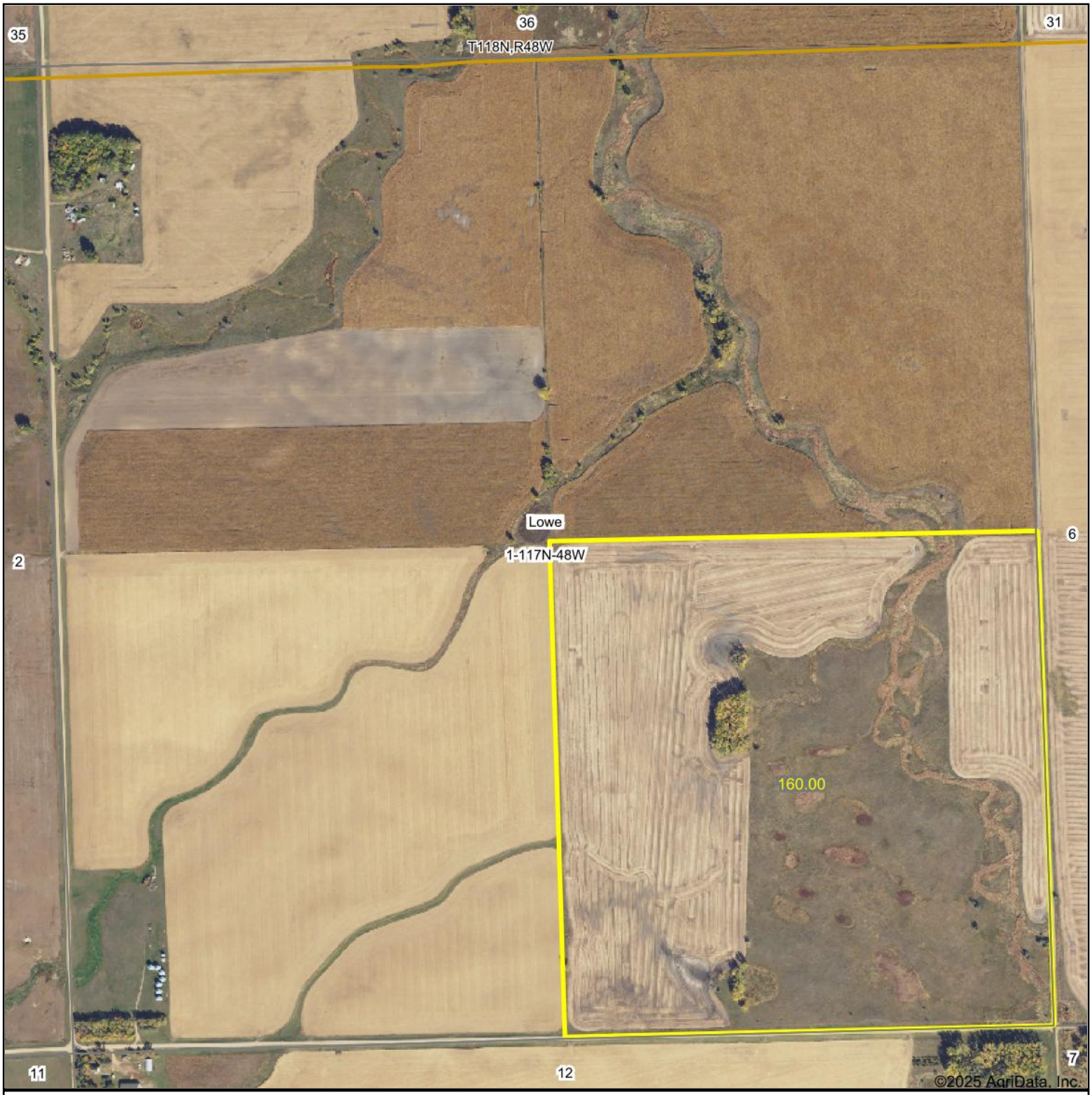
Tract Cropland Total: 87.24 acres

2025 Program Year
Map Created April 03, 2025

Farm **1894**
Tract **2744**
1-117N-48W-Deuel

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Aerial Map



BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 44° 57' 58.37, -96° 31' 19.06

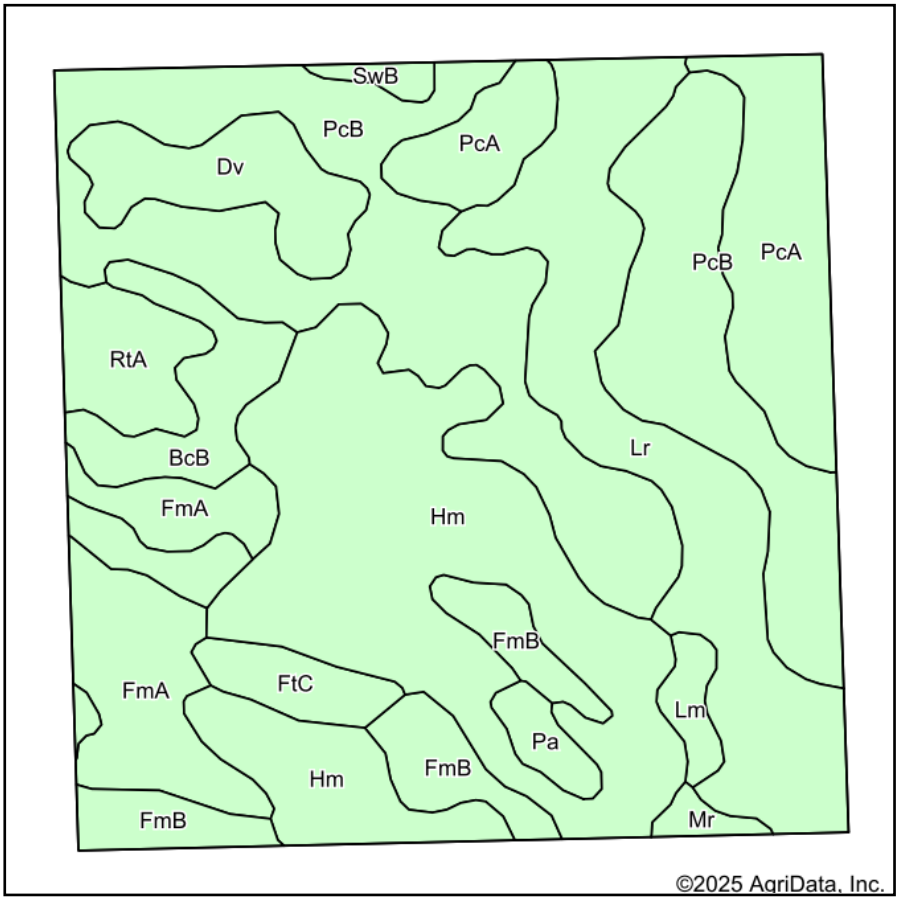
0ft 831ft 1662ft

N W E S

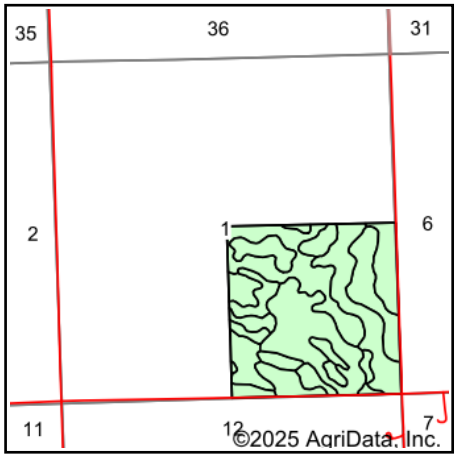
1-117N-48W
Deuel County
South Dakota

11/7/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Deuel**
Location: **1-117N-48W**
Township: **Lowe**
Acres: **160**
Date: **11/7/2025**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

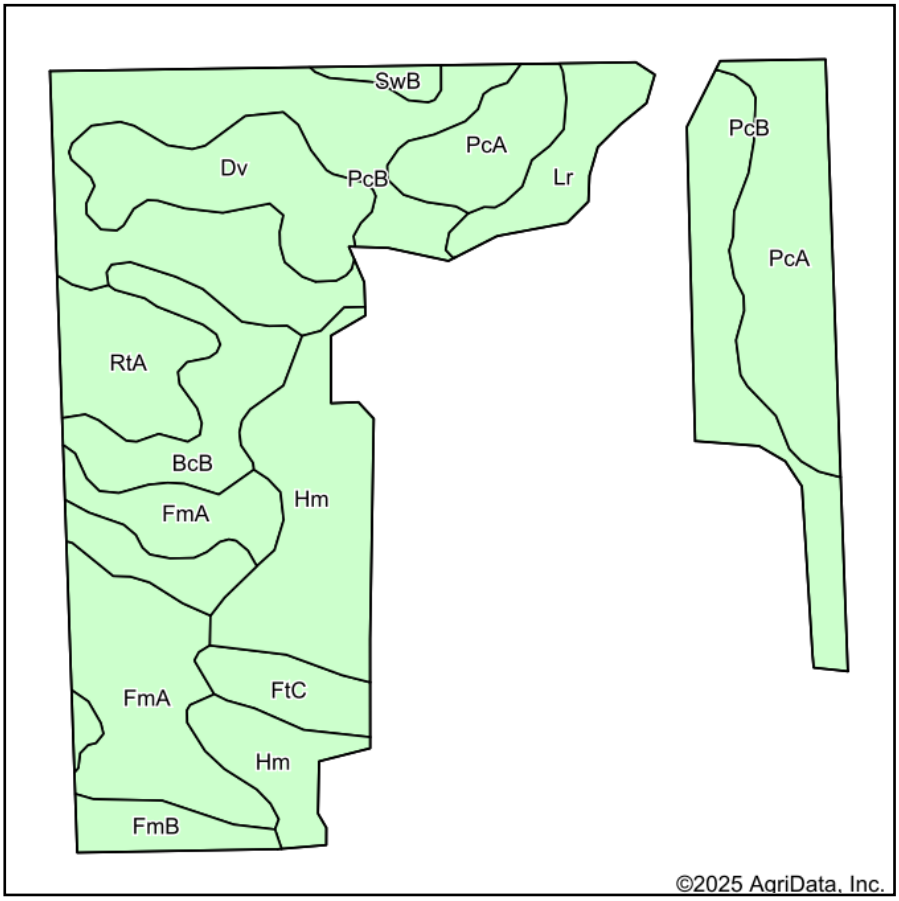
Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: SD039, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
PcB	Peever clay loam, 2 to 6 percent slopes	41.41	25.9%	IIIe	68	57
Hm	Hamerly-Badger complex, 0 to 2 percent slopes	36.14	22.6%	IIs	78	57
Lr	Lamoure-Rauville silty clay loams, channeled	22.05	13.8%	VIw	32	20
PcA	Peever clay loam, 0 to 2 percent slopes	14.04	8.8%	IIs	73	57
FmA	Forman-Aastad loams, 0 to 2 percent slopes	11.07	6.9%	Iw	84	56
FmB	Forman-Aastad loams, 1 to 6 percent slopes	10.48	6.6%	IIe	87	69
Dv	Divide loam	6.69	4.2%	IIIs	55	45
BcB	Barnes-Buse loams, coteau, 2 to 6 percent slopes	5.64	3.5%	IIe	79	64
RtA	Rentill loam	4.62	2.9%	IIs	47	47
FtC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	2.92	1.8%	IIIe	74	65
Pa	Parnell silty clay loam	1.67	1.0%	Vw	30	12
Lm	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.61	1.0%	IIIw	68	66
Mr	Moritz-Lamoure complex	0.86	0.5%	IIIs	75	49
SwB	Swenoda sandy loam, 2 to 6 percent slopes	0.80	0.5%	IIIe	64	54
			Weighted Average	**2.85**	**67.1**	***n 51.8**

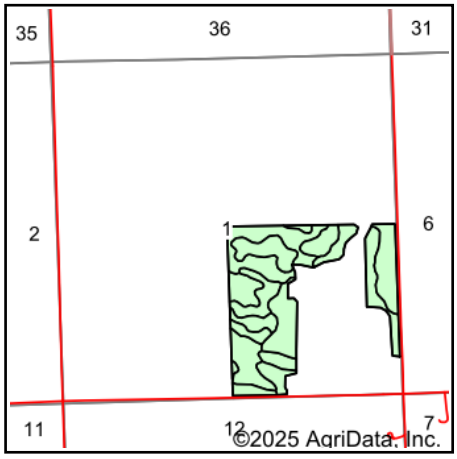
*n: The aggregation method is "Weighted Average using all components"

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Deuel**
Location: **1-117N-48W**
Township: **Lowe**
Acres: **87.19**
Date: **11/17/2025**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

N W E S

Area Symbol: SD039, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
PcB	Peever clay loam, 2 to 6 percent slopes	22.26	25.6%	IIIe	68	57
PcA	Peever clay loam, 0 to 2 percent slopes	12.79	14.7%	IIs	73	57
Hm	Hamerly-Badger complex, 0 to 2 percent slopes	12.34	14.2%	IIs	78	57
FmA	Forman-Aastad loams, 0 to 2 percent slopes	11.28	12.9%	Iw	84	56
Dv	Divide loam	6.67	7.6%	IIIs	55	45
BcB	Barnes-Buse loams, coteau, 2 to 6 percent slopes	5.67	6.5%	IIe	79	64
RtA	Rentill loam	4.78	5.5%	IIs	47	47
FmB	Forman-Aastad loams, 1 to 6 percent slopes	4.66	5.3%	IIe	87	69
Lr	Lamoure-Rauville silty clay loams, channeled	3.47	4.0%	VIw	32	20
FtC	Forman-Buse-Aastad loams, 2 to 9 percent slopes	2.57	2.9%	IIIe	74	65
SwB	Swenoda sandy loam, 2 to 6 percent slopes	0.70	0.8%	IIIe	64	54
			Weighted Average	**2.40**	**70.5**	***n 55.2**

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

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Clear Lake FO
Certified By: M. Dickman
Legal Desc: S 1, T 117N, R 48W

Agency: USDA-NRCS
Certified Date: 6-24-10
Tract: 995

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 235470 940 1,410 1,880 2,350 2,820 Feet

N

W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.