

375 +/- ACRE CRP & GRASSLAND AUCTION

3 FARMS – LAKE TWP., ROBERTS CO., SD – JUST OFF HWY. 15

THURSDAY, NOVEMBER 6, 2025 – 10:00 A.M.

Live On-Site Auction • Online Bidding Available

Auctioneer's Note: Ideal land with 3 adjoining farms near Hwy. 15, just northeast of Wilmot and within a few miles of both Big Stone & Bullhead Lake! These farms feature quality CRP contracts, & grass and cropland opportunities. Buyers may continue CRP contracts or terminate contracts before closing. Hunting access is available immediately; possession at closing.

TRACTS

Tract 1 – 160 +/- Acres: NW ¼ of Sec. 27, T-123-N, R-49-W, Lake Twp., Roberts Co SD

Excellent parcel with 154.41 CRP acres paying \$22,129 annually through 2032. With a soil rating of 54.6 with Playmoor & Hamerly-Vallers Loams, the farm has excellent cover & conservation or ag potential for strong use or returns.

Tract 2 – 135 +/- Acres: NE ¼ Exc Acreage, Sec. 28, T-123-N, R-49-W, Lake Twp Roberts Co SD

A great mixed use farm with 96.71 CRP acres paying \$16,958 annually through 2032, plus 40.99 grassland acres and 10.70 crop/hay acres. The farm has a soil rating of 65.3 with strong soil types providing a well diverse ag & CRP farm with income potential!

Tract 3 – 80 +/- Acres: W ½ of SE ¼, Sec. 21, T-123-N, R-49-W, Lake Twp., Roberts Co SD

Inside laying grassland farm with lush grasses and a dugout for water. Primarily used for grazing & ideal for pasture or habitat. The farm does not have roadside access and adjoining Tract 2, and offers a suitable and affordable grassland opportunity.

TERMS

10% down day of sale; balance due Dec. 12, 2025. Closing costs split 50/50. The new buyer(s) may continue or terminate CRP, if continued the buyers will begin receiving the 2026 payments. Sold as is, where is, subject to owner confirmation. Fencing, if needed, is the responsibility of buyers. Early hunting access allowed with seller approval. The auctioneers represent the sellers, and 1031 exchanges welcome. For full terms visit the website of contract the auctioneers. Don't miss this sale!

For additional info., contact the Brokerage Firm or visit www.burlagepeterson.com

GLADYCE AMMANN TRUST – OWNER

MARK STEVENSON, FIRST BANK & TRUST - TRUSTEE

LAND BROKERAGE FIRM & AUCTIONEERS

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