320 +/- ACRE LAND & ACREAGE AUCTION

PRODUCTIVE CROPLAND & CRP ACRES & ACREAGE, MADISON TWP., GRANT CO., SD

Half Section of Land with Tillable Acres, CRP Acres & an Established Acreage Site

As we have decided to sell this land and real estate, we will offer the property for sale at public auction, located from Milbank, 5 miles south on Hwy. 15 and a mile and a half west on 155th St. Watch for signs on:

MONDAY NOVEMBER 30th, 2026 SALE TIME: 10:00 AM

AUCTIONEERS' NOTE: *Outstanding land & acreage opportunity on 320 +/- acres in Grant Co., SD. Close to Milbank & South Shore, don't miss this sale that will be held live on site with online bidding during the sale, & no buyer's premium!*

Tract 1 – NW 175 +/- Acres This predominantly tillable, row crop farm has 160.27 DCP Cropland acres, per the FSA Office, with 138.35 +/- acres under row crop cultivation and an additional 21.92 +/- acres currently in CRP, producing $2,586.56 annually through 2030. The farm has a soil rating of 66.1, primarily comprised of Peever-Cavour Complex and Egeland Sandy Loam soils according to Surety AgriData. The farm will be offered individually or as a combination with Tract 2.

Description: NW 175 +/- Acres in Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

Tract 2 – SW 135 +/- Acres This strong farm offers a combination of productive cropland and quality CRP acres. Currently the farm has 54.42 +/- Cropland Acres currently under cultivation, per the FSA Office. The balance of the farm has CRP with 74.15 acres enrolled through 2030 producing $8,749.70 annually. The farm has a soil rating of 63, primarily comprised of Peever-Cavour Complex and Egeland Sandy Loam soils. The farm will be offered individually or as a combination w/ Tract 1.

Description: SW 135 +/- Acres in Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

Tract 3 – 10 +/- Acre Acreage This established acreage site tucks into tract 2 and offers an excellent opportunity for an affordable acreage that features a two story house, multiple out buildings, a mobile home, large yard and many mature trees! The house has 2,200 +/- above ground sq. ft., and an unfinished basement. Additionally, the site has a 2,350 SF barn, two sheds, a detached garage, and other smaller buildings. There also is a mobile home that was built in 2012 with 1,216 square feet. This tract 3 will be offered and sold individually, and will also be open for viewing before & during the sale.

Description: *15553 Center Rd., Milbank SD*, Acreage in SW ¼, Sec. 11, T-119-N, R-49-W, Madison Twp., Grant Co., SD

For additional information, contact the brokerage firm and auctioneers, or visit www.burlagepeterson.com

TERMS: 10% non-refundable earnest money deposit due the day of sale. Closing and balance due for Tract 1 on or before December 30th, 2026, and closing and the balance due for Tracts 2 & 3 on January 5th, 2027. Title insurance & closing fees split 50/50 between buyers and sellers. Possession available for the acreage at closing and the land is available for the upcoming crop year. The auctioneers and brokerage firm represent the sellers in this transaction.

DIKSTAAL FAMILY TRUST – OWNER; FIRST BANK & TRUST - TRUSTEE

LAND BROKERAGE FIRM & AUCTIONEERS
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