

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 ¼ 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

SALE TIME: 10:00 A.M.

AUCTIONEERS' NOTES: 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 home site, 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 potential 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.**

ABBREVIATED TERMS: 10% non-refundable earnest money deposit due on day of sale; balance due on or before July 8, 2025. The land is rented with possession to be given on August 31, 2025. View website for full terms.

KATHY KENYON LIVING TRUST – OWNER

LAND BROKERS & AUCTIONEERS

Burlage Peterson Auctioneers & Realtors, LLC
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