

# 418.81 +/- ACRE BROOKINGS CO., SD LAND AUCTION

**Extremely Well Located, High Caliber, Productive Land in Volga Twp., Brookings County, South Dakota.**

Located from Volga, SD (Hwy 14 & Samara Ave. (464th Ave.)) 1 ¼ miles south and the land will be on east side of the road; or from the corner of Hwy 14 & Caspian Ave. (465th Ave.) 1 mile south of the South Dakota Soybean Processors plant. The auction will be conducted live on-site as well as on-line.

**THURSDAY, APRIL 30th, 2026 SALE TIME: 10:00 A.M.**

**AUCTIONEERS' NOTE:** This 418.81± acre farm presents an outstanding opportunity to purchase high-quality agricultural land in an exceptional location. Situated just south of Volga in Brookings County, SD, this prime, productive, and nearly 100% tillable property lies within 1 mile of the South Dakota Soybean Processors, LLC plant and adjoins the Volga's Golf Course - Meadow Creek Golf Course. The farm offers excellent access, featuring an oil road along the west boundary and Hwy 14 less than 1 mile to the north. The land is level with strong eye appeal and offers the ability to farm corner to corner. Land of this caliber is seldom offered for sale on the open market. The property will be offered in 4 tracts or as a complete 418.81± acre unit. If purchased as a complete 418.81± acre unit, the buyer(s) will receive a seller-enhanced rent credit at closing totaling \$336,000 for the 2026 and 2027 crop years. Whether you are expanding an existing operation or investing in a high-quality asset, this is an opportunity you will not want to miss. **NO BUYER'S PREMIUM!**

**Live Auction On-Site with Online Bidding Available**

**Tract 1 – 80 +/- Acres** An extremely well-located, nearly all-tillable farm featuring level topography and excellent eye appeal. The farm has a strong weighted soil productivity rating of 86, with predominantly Brandt silty clay loam soils, ideal for row crops. Currently in a corn and soybean rotation, the property offers excellent access along oil road (464th Ave.) and is in a highly desirable agricultural area. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$64,000.00 for those two years.

**Description:** S ½ of NW ¼ Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

**Tract 2 – 39.63 +/- Acres** According to the Brookings County FSA Office, this tract includes approximately 37.19± DCP cropland acres. The farm has a strong weighted soil productivity rating of 79.5, with over 90% consisting of Brandt silty clay loam. Adjoining Meadow Creek Golf Course, this tract offers both productive farmland and a highly desirable location.

This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a rent credit at closing in the amount of \$32,000.00 for those two years.

**Description:** S 880' OF E ½ W ½ SE ¼ & S 880' OF E ½ SE ¼ Sec. 23, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

**Tract 3 – 160 +/- Acres** A prime, nearly all-tillable, highly productive farm with a soil rating of 86. The land consists primarily of Brandt silty clay loam and features level topography with excellent eye appeal and the ability to farm corner to corner. This tract adjoins Tracts 2 and 4, as well as Meadow Creek Golf Course. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$128,000.00 for those two years.

**Description:** NE ¼ Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

**Tract 4 – 139.18 +/- Acres** A highly productive, nearly all-tillable farm with a soil rating of 83.7. The land is predominantly Brandt silty clay loam and offers level topography with strong eye appeal and excellent farmability. This tract adjoins Tract 3 to the north. This farm is rented for the 2026 & 2027 crop years, with the new buyer(s) to receive a seller-enhanced rent credit at closing in the amount of \$112,000.00 for those two years.

**Description:** SE ¼ EXC OLS A & B ½ Exc. Acreage Site, in Sec. 26, T-110-N, R-51-W, Volga Twp., Brookings Co., SD

**For additional information, contact the Brokerage Firm and Auctioneers, or visit [www.burlagepeterson.com](http://www.burlagepeterson.com)**

**ABBREVIATED TERMS:** A 10% non-refundable earnest money deposit is due on the day of sale, with the balance due on or before June 1, 2026. Closing fees and title insurance will be split 50/50 between buyer and seller.

**VOLGA FARM, LLC – SELLER**

**LAND BROKERAGE FIRM & AUCTIONEERS**

Burlage Peterson Auctioneers & Realtors, LLC

Land Brokers - Auctioneers - Realtors - Farm Managers

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**BURLAGE  
PETERSON**  
Auctioneers & Realtors, LLC.