



**Terry Schlagel**  
604 S. Smith St.  
Clark, SD 57225

## REAL ESTATE AUCTION -Carpenter, SD

**Rick & Lisa Bruley Revocable Trust, Owner**

160 +/- Beadle County Farmland Acres

Monday, March 9, 2026  
At 10:30 AM-Carpenter Café,  
Carpenter, SD.

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: Preliminary title opinion by Huron Title Company available for inspection. Contact auctioneers for full brochure with complete legal information, terms and conditions.



*NW corner of property  
is 1 mile south of this  
Intersection.*

**We appreciate your interest in the Bruley land.**

# \* FARMERS \* INVESTORS \*

# NORTHEASTERN BEADLE COUNTY

# FARMLAND AUCTION

**156.43 Farmland Acres -160+/- Taxable Acres**  
**Barrett Township—Beadle County—South Dakota**

**NW 1/4 of 12—113N—59W Barrett Township**  
located 1 mile south of the intersection of 417th Avenue & SD Hwy 28  
or from Carpenter, SD, 2 miles west and 1 mile south.

*An excellent opportunity to purchase highly productive Beadle County farmland. New owner will take possession at closing and have farming rights for the 2026 crop year.  
Farmland was planted to corn in 2025.*

**Land will be sold by taxable acres**

New owners get full operating possession for 2026 at closing. Announcements sale day take precedence. Down payment non-refundable 10% day of auction--balance at closing. Closing will be April 20, 2026 or earlier by mutual agreement between buyer and seller. All 2025 taxes due in 2026 will be paid by sellers. Taxes after are responsibility of buyer. 2025 taxes were \$2271.24. Sellers reserve right of confirmation--acceptance or rejection of any and all bids. Auctioneers represent sellers only. Signs mark property. Call for full brochure or with questions.

**Monday, March 9, 2026 At 10:30 AM**  
**Auction Held at the Carpenter Café, Carpenter, SD.**  
*Live auction with telephone bidding by prior approval by March 3, 2026.*

**Rick & Lisa Bruley Revocable Trust—Owner**  
Auction information at [www.sdauctions.com](http://www.sdauctions.com)

### Auctioneers:



**Terry Schlagel**  
RE#16427  
605-881-4054

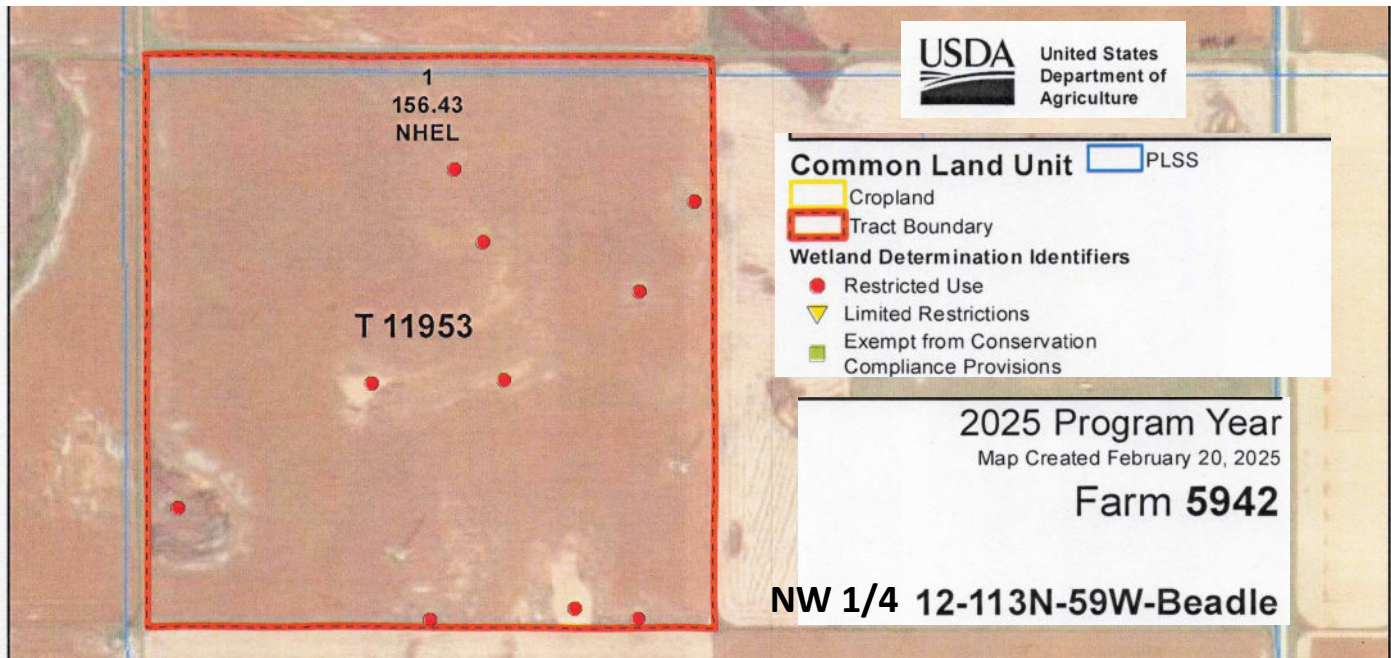
**Marlin Fjelland**  
RE#105  
605-228-8822



**Clark, South Dakota**  
Estate Closing & Escrow Attorney—Chad G. Fjelland, Clark, SD  
605-532-5858

*Full brochure with complete terms, conditions and legal information available. Please contact the auctioneers. Announcements sale day take precedence. Real estate auctioneers represent sellers only.*

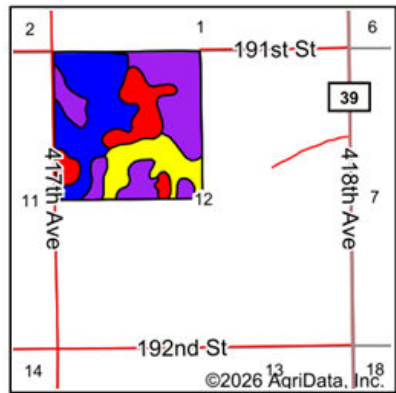
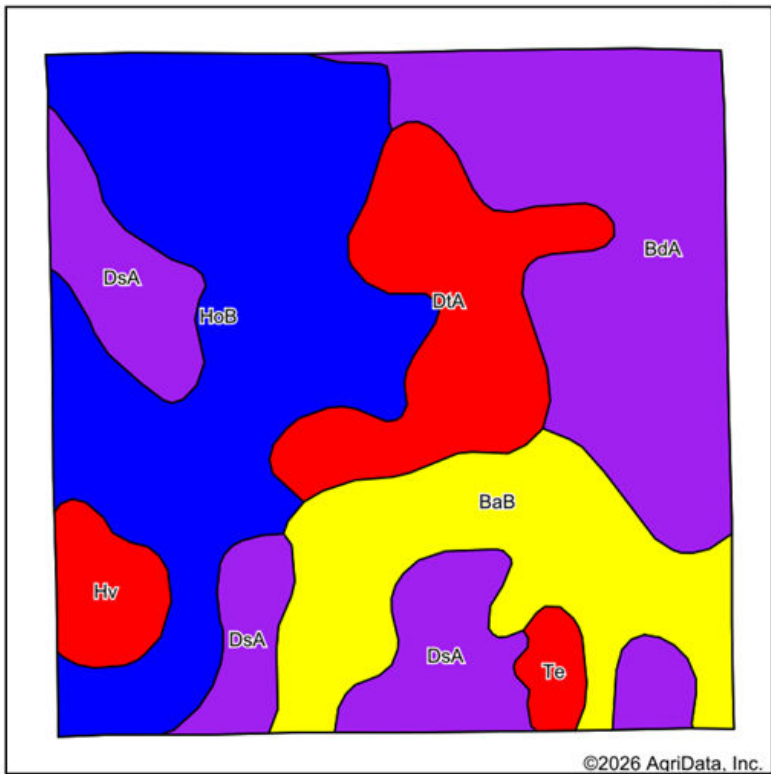




Tract Land Data						
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP
156.43	156.43	156.43	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag Rel Activity
0.00	0.00	156.43	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.66	0.00	56
Corn	57.46	0.00	133
Soybeans	56.14	0.00	31
TOTAL	125.26	0.00	

Soils Map



State: South Dakota  
County: Beadle  
Location: 12-113N-59W  
Township: Barrett  
Acres: 156.47  
Date: 1/26/2026

**Beadle County DOE  
Parcel Rating is .664**



Area Symbol: SD005, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	48.92	31.2%		Ile	87	63
BdA	Beadle-Dudley complex, 0 to 2 percent slopes	34.04	21.8%		Ils	58	54
BaB	Beadle-Stickney complex, 1 to 6 percent slopes	25.09	16.0%		Ille	66	57
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	22.46	14.4%		Ills	54	52
DtA	Dudley-Tetonka silt loams	18.62	11.9%		IVs	43	23
Hv	Hoven silt loam, 0 to 1 percent slopes	5.03	3.2%		VIIs	15	5
Te	Tetonka-Hoven silt loams	2.31	1.5%		IVw	48	9
Weighted Average					2.70	64.5	*n 51.1

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Terms & Conditions:

**Rick & Lisa Bruley Revocable Trust—Owner**  
**160 +/- Acres—Beadle County Farmland, Barrett Township, South Dakota**

This is a cash sale. The new buyers will be required to sign Purchase Agreements and deposit ten percent (10%) of the purchase price at the conclusion of the auction, March 9, 2026. This is a binding, non-refundable down payment and must be with good check or other acceptable negotiable funds the day of the auction. Payment will be made to Fjelland Law Escrow Account, Chad G. Fjelland, closing agent. The balance of the purchase price will be due on or before the date of closing, April 20, 2026, or earlier closing date by mutual buyers/seller agreement. Possession occurs at closing and will provide the new owner possession and the right to farm for the 2026 crop year.

At closing, merchantable titles will be furnished by the owners. Title insurance will be utilized with cost 50% seller/50% buyer. Closing costs will be divided 50% seller/50% buyer. 2025 taxes due in 2026 will be paid by sellers. All subsequent taxes are the responsibility of the new owners.

Every attempt has been made by the owner, auctioneers, and all principals to represent land information as accurately as possible. These parties do not guarantee or warranty this information. Likewise, all Farm Service Agency and NRCS information including acreages, soil descriptions, soil maps, and acre information is presented as best possible, with no guarantees and subject to these agencies' guidelines, revisions, and interpretations. All South Dakota, Beadle County, and Barrett Township ordinances and zoning requirements apply. This land sells subject to all easements, reservations, restrictions, and highways of record. Boundary lines and rights-of-way are based on South Dakota, Beadle County and Barrett Township statutes. An easement exists with the Missouri River Basin Project for two electrical towers.

All buyers are encouraged to utilize due diligence regarding personal inspection, documentation, map inspection, FSA and NRCS information with no guarantees provided by any principals associated with this auction. Huron Abstract and Title Company has prepared a preliminary commitment for title insurance. Auctioneers and all representing Rick & Lisa Bruley Revocable Trust are agents of the sellers only. Announcements sale day take precedence over any advertising or statements. The Owners reserve the right of confirmation of acceptance or rejection of any or all bids. **Auctioneers represent sellers only.**

**Owner—Rick & Lisa Bruley Revocable Trust**

Real Estate Auctioneers



**Terry Schlager**  
**RE#16427 605-881-4054**

**Marlin Fjelland**  
**RE#105 605-532-5135**



**Clark, South Dakota**  
**Website: sdauctions.com**

**Escrow and Closing Attorney: Fjelland Law Office—Chad G. Fjelland, Clark, SD**