



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 east 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.

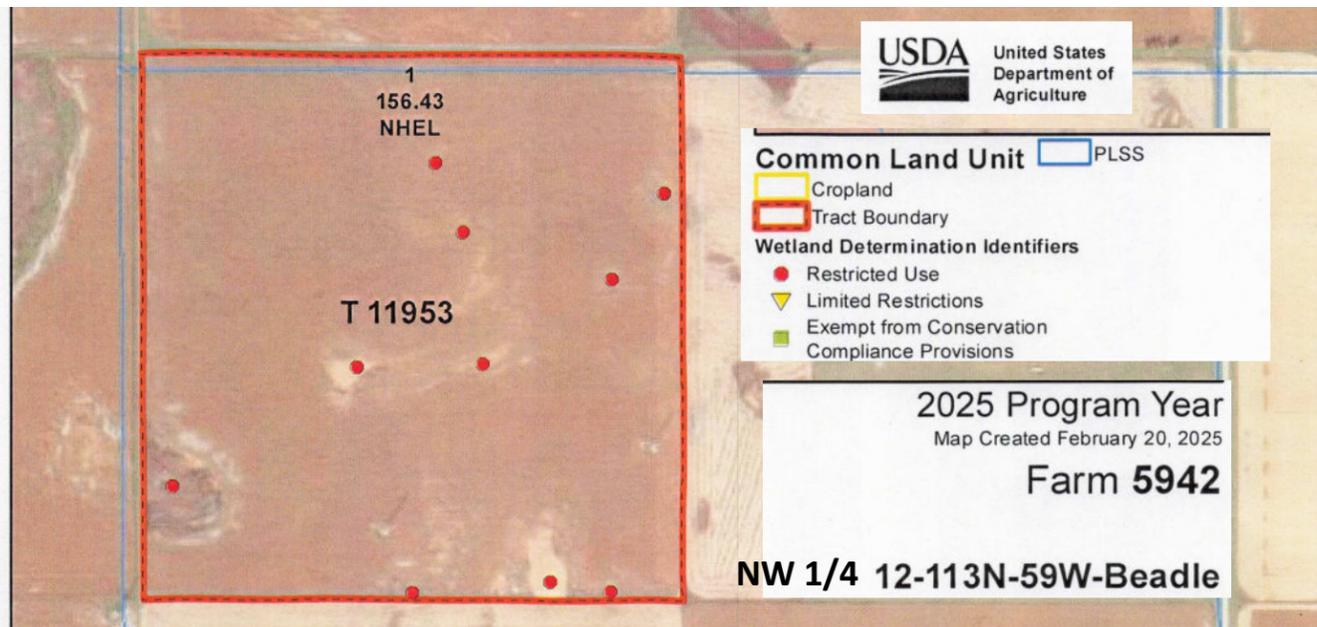
Monday, March 9, 2026 At 10:30 AM
Auction Held at the Carpenter Café, Carpenter, SD.
Live auction with telephone bidding by prior approval by March 3, 2026.

Rick & Lisa Bruley Revocable Trust—Owner
Auction information at www.sdauctions.com

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 | | | |

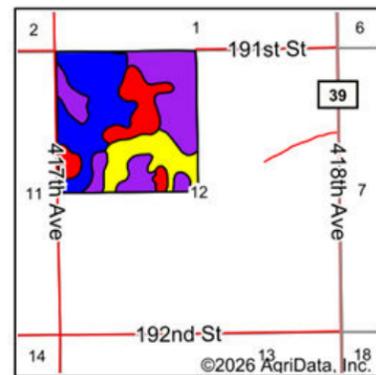
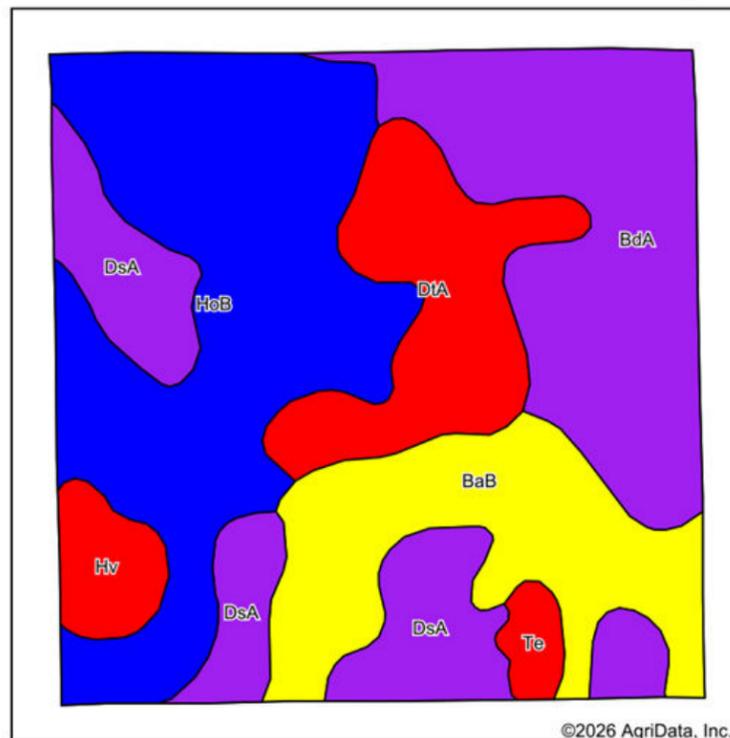
Full brochure with complete terms, conditions and legal information available. Please contact the auctioneers. Announcements sale day take precedence. Real estate auctioneers represent sellers only.



| 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



Soils data provided by USDA and NRCS.

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|-------------------|
| HoB | Houdek-Prospers loams, 1 to 6 percent slopes | 48.92 | 31.2% | [Blue] | Ile | 87 | 63 |
| BdA | Beadle-Dudley complex, 0 to 2 percent slopes | 34.04 | 21.8% | [Purple] | Ils | 58 | 54 |
| BaB | Beadle-Stickney complex, 1 to 6 percent slopes | 25.09 | 16.0% | [Yellow] | Ille | 66 | 57 |
| DsA | Stickney-Dudley silt loams, 0 to 2 percent slopes | 22.46 | 14.4% | [Red] | Ills | 54 | 52 |
| DtA | Dudley-Tetonka silt loams | 18.62 | 11.9% | [Red] | IVs | 43 | 23 |
| Hv | Hoven silt loam, 0 to 1 percent slopes | 5.03 | 3.2% | [Red] | Vls | 15 | 5 |
| Te | Tetonka-Hoven silt loams | 2.31 | 1.5% | [Red] | 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