

★ The Siouxland Weekly Shopper's Guide

FREE

Wednesday, May 26, 2021

Vol. 81 No. 05

what's inside?

- Dining
- Area Auctions
- Real Estate
- Auto
- Employment
- Home Improvement

contact us

515 Pavonia Street
Sioux City, IA 51101

Delivery Questions:
712-293-4253

For Advertising:
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For Classifieds:
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- 3rd shift **\$18.50**

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441.91 +/- ACRE LAND AUCTION

*Excellent Location, Good All-Tillable Land
Aurora Twp., Brookings Co., SD*

This good, high-producing land w/irrigation and drain tile located on Highway 14 will be Offered as 2 Separate Tracts or a Complete Unit.

We will offer at Public Auction the following described real estate conducted onsite, from Brookings, SD (I-29 Exit #132, Brookings Exit) 3 miles east on Hwy 14.

TUESDAY, JUNE 8, 2021 SALE TIME: 10:00 A.M.
Live Auction On-Site with Online Bidding Available

This Aurora Twp., Brookings County, SD land presents an excellent opportunity to purchase up to 441.91 +/- acres of good, nearly all tillable land. Tract I includes 2 Valley Irrigation Systems and Tract II has over 17,000 ft of drain tile. This is a strong agricultural area right on Highway 14 close to Valero Renewable Fuels and SD Soybean Processors. Some of this land has been in the family for 85 years. Now is the time if you are in the market for land that could serve as an outstanding addition to a row crop farming or investment portfolio.

Tract I – 293.44 +/- Acres: This nearly all-tillable farm lays level with good eye appeal and great access being located right on Hwy 14. This farm has 2 Valley Irrigation Systems with one 8-Tower System and with one 7-Tower Corner System. According to FSA information, this farm is made up of good Class II soils.

Legal Description: SE 1/4 Includes OL "B" Exc. H-2 and the SW 1/4 Exc. Lot 1 & Exc. N 244.04' of S 765.13' of W 850' & Exc. Hwy & Exc. Lot 2A all in Sec. 22, T-110-N, R-49-W, Brookings Co., SD

Tract II – 148.47 +/- Acres: This nearly all-tillable farm joins Tract 1 to the north. This farm has good access and over 17,000 ft of drain tile. According to FSA information, this farm is made up of good Class II soils.

Legal Description: NW 1/4 Except Wastell's Addn. of Sec. 22, T-110-N, R-49-W, Brookings Co., SD

FSA reports 438.66 Cropland Acres and 424.7 Base Acres with a 222 acre corn base and 152 bu PLC yield; a 165.4 acre soybean base and 48 bu PLC yield; and a 37.3 acre wheat base and 44 bu PLC yield.

For additional information & terms, visit our website at www.burlagepeterson.com.

MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

TERMS: 10% non-refundable earnest money deposit due day of sale; balance due on or before November 15, 2021. Burlage Peterson Auctioneers & Realtors, LLC represent the sellers in this transaction.

C & M FARMS, LLC – Owners

AUCTIONEERS & REALTORS

Burlage Peterson Auctioneers & Realtors
Jim & Scott Peterson, Lenny & Tyler Burlage
317 4th St., Brookings SD 605-692-7102
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General

Full-Time Position for a reliable person to sort, weigh and yard hogs. Must be able to work in a fast paced environment, judge weight and quality of hogs, and operate a skid loader.



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Shop and Garden; Toro snow blower, leaf blower, weed eater, shop vac, garden cart, aluminum ladders, hose reels, assortment of tools.

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Steven Lieber Auctioneer 712-899-1677

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Daycare furniture: table, shopping cart, potty chair, stroller, child stroller, mint condition, \$3.25 each. 712-223-6945

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Sioux City Journal

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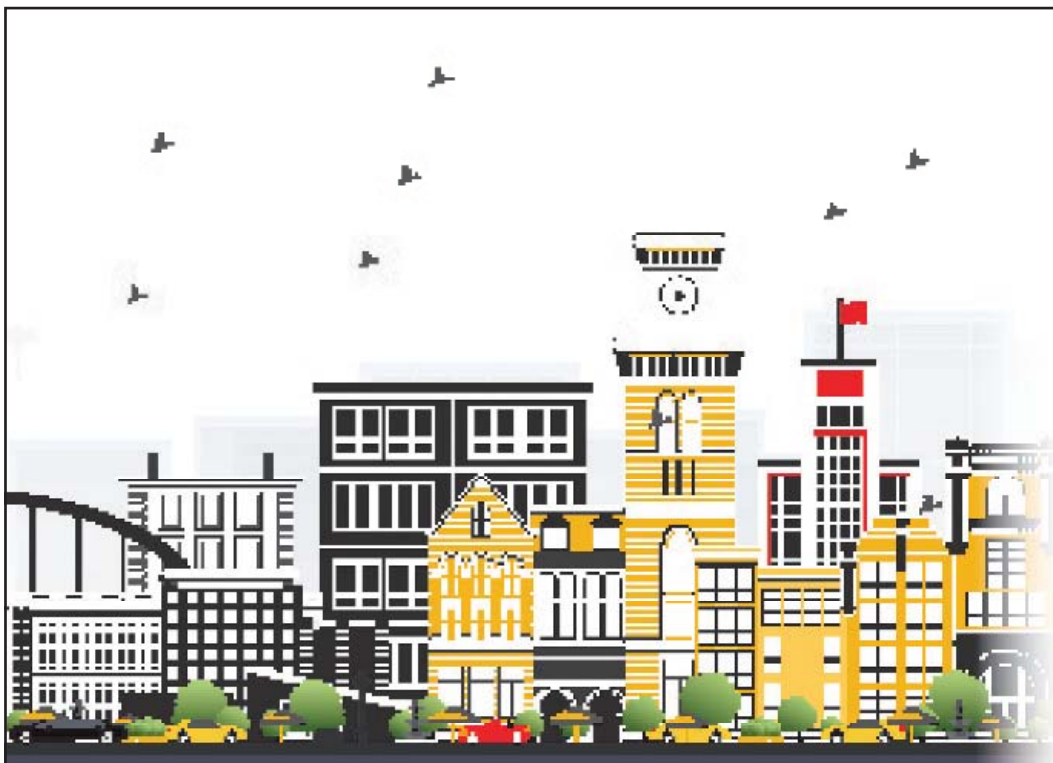
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news⁺

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Wednesday, May 26, 2021 • The Siouxland Weekly Shopper's Guide • 11

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