MIKE & ANGIE BROWN LAND AUCTION

98.5 Acres of Productive High Percentage Tillable Lynn Twp., Moody Co., SD Land

We will offer the following real property at auction at the land located from the Dell Rapids, SD Exit #98 on I-29 – 1½ miles west on Hwy. #115 (246th St.), 3 miles north 470th Ave. and 1½ miles west on 243rd St.; from Colman, SD - 8 miles south on Co Hwy. #3A (470th Ave.) and 1½ miles west on 243rd St.; from the Trent, SD Exit #104 on I-29 – 2 ½ miles west on 240th St., 3 miles south on 470th Ave. & 1½ miles west on 243rd St.; or from Chester, SD - 4 miles east on 241st St., then 2 miles south on 468th Ave. and ¼ mile east on 243rd St.

THURSDAY JANUARY 12, 2017 SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a parcel of land that has excellent eye appeal and an extremely high percentage tillable. This land is located in southwestern Moody County, SD and is situated in a prominent agricultural area that is centrally located between Colman, Dell Rapids & Chester, SD. If you are in the market for relatively small parcel of land (+/-98.50 acres) to add to an area farming operation or as an investment, then make plans inspect this property and be in attendance at this auction. This farm has an extremely high percentage of cropland, as according to FSA information this +/-98.50 acre farm has approx. 98.0 acres of cropland with an FSA 76.33 acre corn base with a 134 bu. PLC yield and a 19.33 acre soybean base with a 39 PLC yield and is enrolled in the County ARC election of the USDA Farm Program. According to the Moody Co. Assessor this parcel has an OSR of .676, similarly info. obtained from Surety Agri-Data, Inc. indicates that this farm has a weighted productivity index of 62.2. The general topography of this land is level to nearly level. The RE taxes payable in 2016 on this farm were $2,188.78, additionally all of the 2016 RE taxes payable in 2017 will be paid by the sellers. If you are in the market for a farm with a high percentage of cropland, then this is a farm deserving of your consideration.

Legal Desc.: Tract 2 of Michel's Addition in the W 1/2 of Sec. 33, T. 105N., R. 50W., (Lynn Twp.), Moody Co., SD.

TERMS: Cash - A 10% non-refundable earnest money deposit sale day & balance at closing on or before March 1, 2017 with full possession for the 2017 crop year. A Warranty Deed will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. All of the 2016 RE taxes payable in 2017 will be paid by the sellers. The acres in in this farm are based on the acres as stated in a previous survey of the land and as stated on the county tax records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA yields, bases, payments & other information are estimated and not guaranteed and are `subject to County committee approval. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold in "AS IS" condition & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Moody County zoning ordinances. Sold subject to confirmation of the owners. **For additional information contact the auctioneers or see www.suttonauction.com**

MIKE & ANGIE BROWN, Owners
ph. 605-201-1317

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
WAYNE BESSMAN - RE & Pers. Property Auctioneer – Madison, SD – ph. 605-270-4980
& JARED SUTTON – RE Auctioneer – Flandreau, SD – ph. 605-864-8527

USDA United States Department of Agriculture

Minnehaha County, South Dakota

Common Land Unit Tract Boundary
PLSS

Common Land Unit
Cropland

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

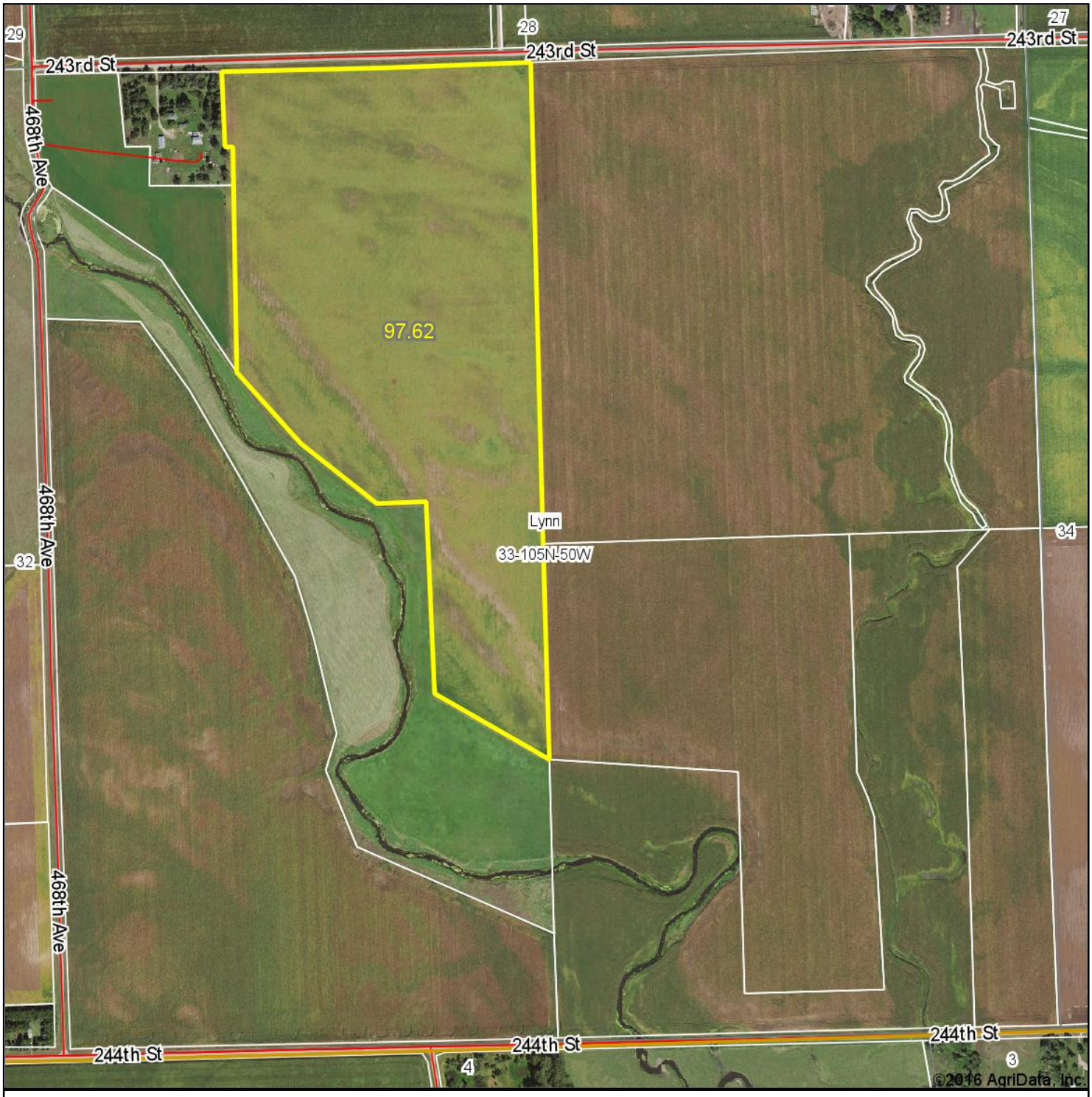
2017 Program Year
Map Created November 07, 2016

Farm **12388**

33-105-50

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Aerial Map



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
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map center: 43° 51' 19.91, -96° 50' 18.27

0ft 827ft 1654ft

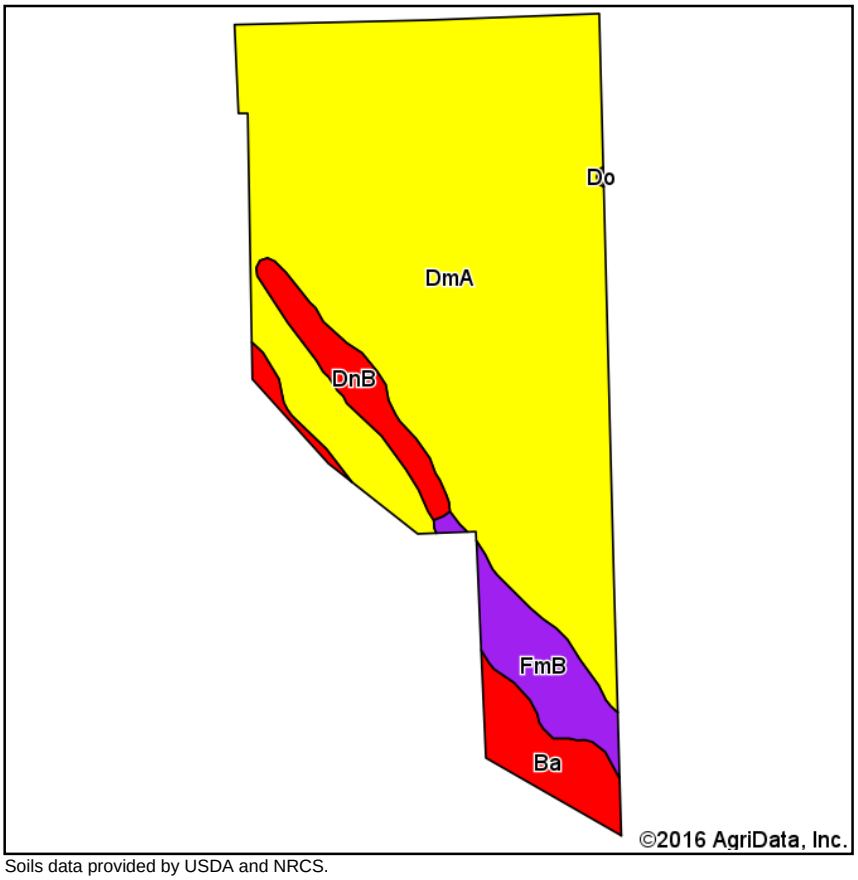
33-105N-50W
Moody County
South Dakota

N
W E
S

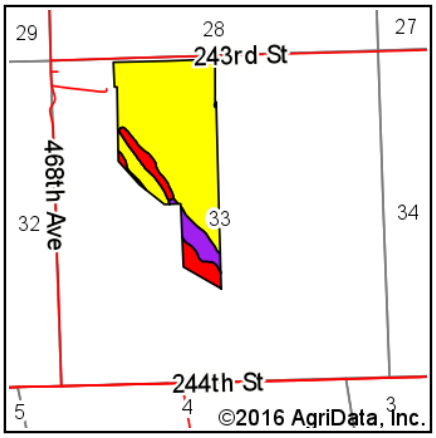
12/21/2016

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **33-105N-50W**
Township: **Lynn**
Acres: **97.62**
Date: **12/21/2016**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: SD101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
DmA	Dempster silt loam, 0 to 2 percent slopes	81.56	83.5%		IIs	65	3.1	72	57	26	32
FmB	Flandreau-Maddock complex, 2 to 6 percent slopes	6.03	6.2%		IIe	60	3.1	71	53	26	30
Ba	Baltic silty clay loam	5.69	5.8%		Vw	34		31	6	10	4
DnB	Dempster-Talmo complex, 2 to 9 percent slopes	4.34	4.4%		IIe	49	2.5	50	44	18	26
					Weighted Average	**62.2**	**2.9**	**68.6**	**53.2**	**24.7**	**30**

Area Symbol: SD101, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.