

**HEIRS OF BYRON
BURNHAM**

LAND AUCTION

+/-158.92 Acres of Well Located Benton Township McCook County, SD Land with a Mixture of Cropland & Pasture that is Very Well Suited for Use in Connection with a Crop-Livestock Farming Operation – Located at the Jct. of SD Hwy. #38 & the Canova-Bridgewater Corner

We will offer the following real property at auction at the land located from the Bridgewater-Canova Exit #357 on I-90 – 3 ½ miles north to the NE Corner of the Land at the Jct. of Hwy. #38 & 435th Ave. (the Canova-Bridgewater Corner on Hwy. #38); from Salem, SD (Jct. Hwy's. #81 & #38) – 6 miles west on Hwy. #38; from Spencer, SD (Golden Pheasant Corner) – 3½ miles east on Hwy. #38 to the NW Corner of the land – Auction to be held at the Bldg. Site.

TUESDAY NOVEMBER 8, 2016

Sale Time: 10:00 AM

This +/-158.92 acre farm will be offered as a unit. This property is conveniently located to Salem, SD, Spencer, SD, I-90 and other area communities and points of interest. This property consists of a tract of land that is extremely well suited for use in conjunction with a crop-livestock operation. The abandoned farmstead on this property has potential to be a very attractive location as a building site for a new home, especially since there is an established tree grove and also due to the superb location of this farmstead being adjacent to an oil highway. The existing improvements are in "tear down" condition, thus no property condition statement will be provided. According to FSA information this +/-158.92 acre farm has approx. 99.24 acres of cropland, although at the present time it appears that approx. 90.83 acres are under cultivation; with an FSA 36.95 acre corn base with a 107 bu. PLC yield, a 36.95 acre soybean base with a 35 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. The nontillable portions of this farm consists of an area that was the former site of a farmstead that is inclusive of remnants of some old farm buildings, a tree grove located west of the farmstead, pasture, hayland and roads (some of which could potentially be tilled with clearing of the farmstead & other clean up). Presently approx. 55 acres of this farm are utilized as pasture with livestock water provided by a dugout. According to the McCook Co. Assessor this farm has a respectable overall soil rating of .772, comparatively according to info. obtained from Surety Agri-Data, Inc., this land is indicated to have an overall productivity index of 74.6. The general topography of this land is level to gently rolling with some low lying depressions in the pasture. This property is bordered on the north by SD Hwy. #38 and on the east by McCook County Hwy. 21A (435th Ave.). This is a parcel of land that could serve as an excellent addition to an area crop-livestock farming operation or as an investment.

LEGAL DESC.: The NE ¼ of Sec. 23, T. 103N., R. 56W., (Benton Twp.), McCook Co., SD.

TERMS: A 10% nonrefundable downpayment on the day of the sale and the balance on or before December 28, 2016, with full possession for the 2017 crop and grazing season. Marketable Title will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and sellers. All of the 2015 RE taxes payable in 2016 in the amount of \$4,177.38, as well as all of the 2016 RE taxes payable in 2017 will be paid by the sellers. This property is sold based on the acres as stated on the county tax records, with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and other information is estimated and not guaranteed and is subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" condition and subject to existing easements, restrictions, reservations & highways of record, if any, as well as any existing McCook County Zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Owners.

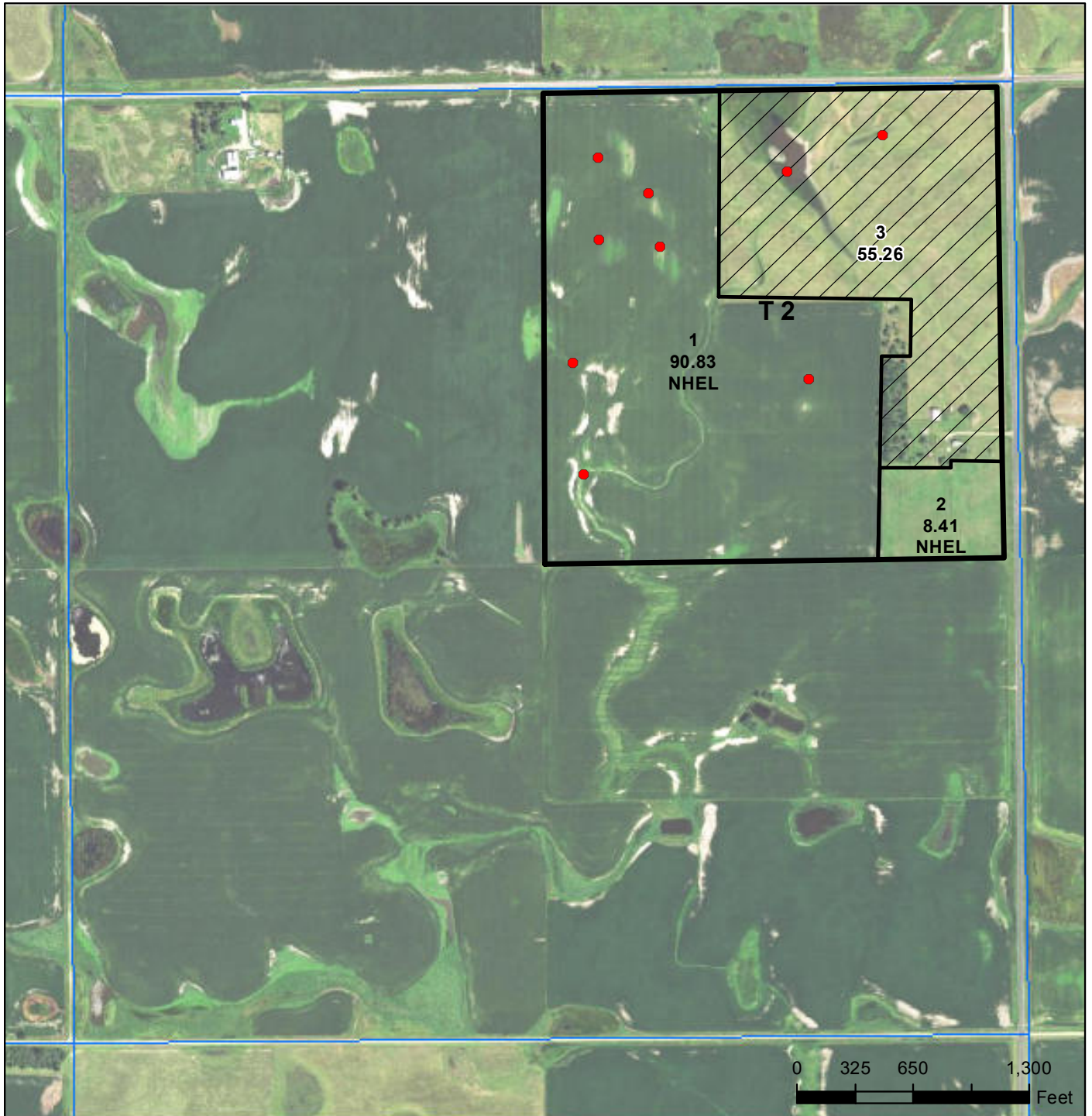
For additional information contact the auctioneers or see www.suttonauction.com



**HEIRS OF BYRON
BURNHAM, Owners**


**Roger Gerlach – Attorney & Closing Agent for the Trust –
Salem, SD – ph. 605-425-2911**

**CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
TERRY HAIAR – RE Auctioneer & Broker Associate –
Alexandria, SD – ph. 605-239-4626
& JARED SUTTON – RE Auctioneer –
Flandreau, SD – ph. 605-864-8527**







Common Land Unit  Rangeland

Common Land Unit

 Cropland

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions



2017 Program Year

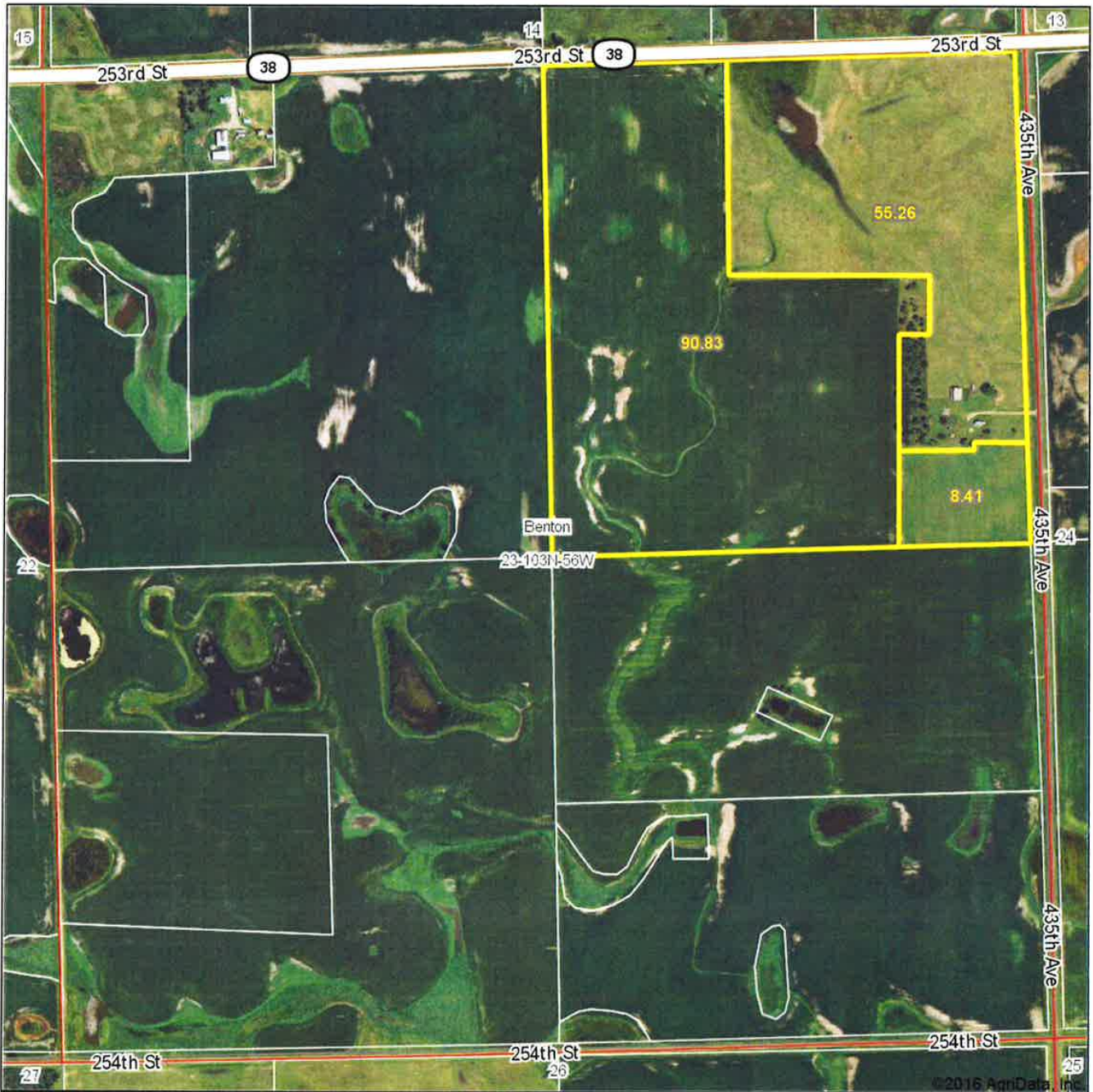
Map Created September 21, 2016

Farm 4

23 -103N -56W

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Aerial Map



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

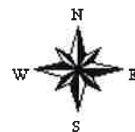
Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 43° 42' 35.77", -97° 31' 8.4"

0ft 833ft 1667ft

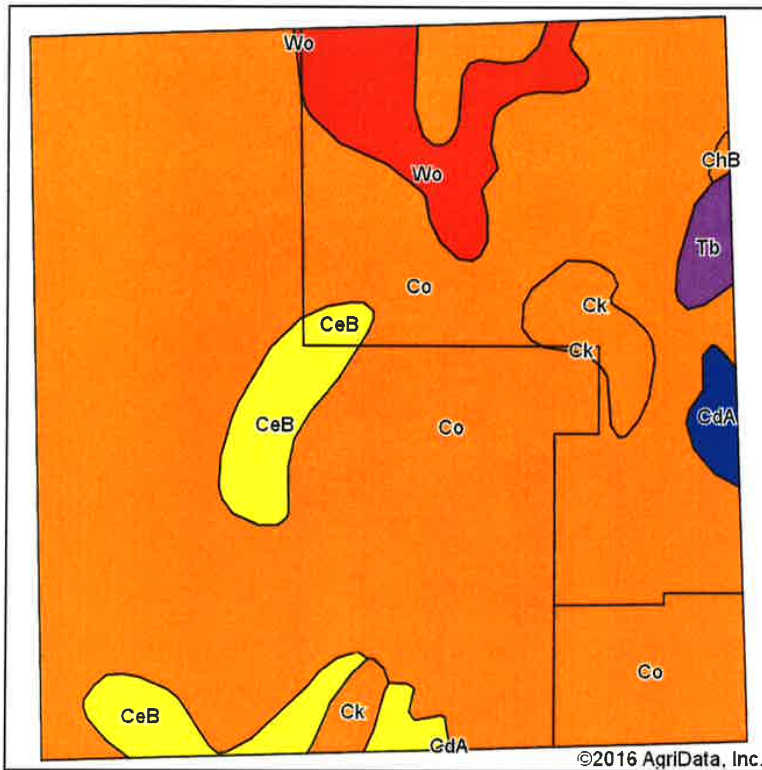
23-103N-56W
McCook County
South Dakota



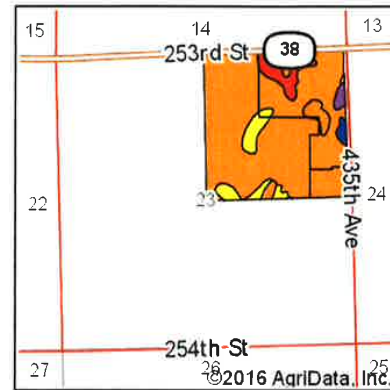
9/7/2016

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: **McCook**
 Location: **23-103N-56W**
 Township: **Benton**
 Acres: **154.5**
 Date: **9/7/2016**

CHUCK
 AUCTIONEER - LAND BROKER
SUTTON, LLC

Maps Provided By:

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Area Symbol: SD087, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
Co	Crossplain-Clarno complex	127.91	82.8%		IIw	78	2.6	75	53	29	30
CeB	Clarno-Davison loams, 2 to 5 percent slopes	9.63	6.2%		IIe	70	3	68	51	25	29
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.75	5.7%		Vw	30					
Ck	Crossplain clay loam	4.83	3.1%		IIw	77	1.8	73	46	28	26
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.65	1.1%		IVw	56					
CdA	Clarno-Bonilla loams, 0 to 3 percent slopes	1.54	1.0%		IIc	84	3.7	81	62	32	35
ChB	Clarno-Ethan loams, 3 to 6 percent slopes	0.19	0.1%		IIe	73	3	65	52	25	30
Weighted Average						74.6	2.4	69.5	49.2	26.8	27.8

Area Symbol: SD087, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

*Successful Auctions Don't Just Happen . . .
They're Planned!*



CHUCK SUTTON

605-336-6315

Auctioneer - Land Broker