

**ENGDAHL**

LAND AUCTION

+/- 80 Acres “South” Spring Lake Twp. Kingsbury Co. SD Land

We will offer the following real property at auction at the land located from the Jct. of 451st Ave. & 215th St. 1/2 mile south to NE corner of land: From Jct. US HWY 14 & 81 S. of Arlington 3 miles S. to 214th St., 3 miles W. to 451st Ave. & 1- 1/2 mile S.; From Madison, SD 15 miles N. on US HWY 81 to 218th St. (Oldham Corner), 3 miles W. to 451st Ave. 2-1/4 miles N.: or from Oldham, SD (4-way stop) – 6 miles E. on 218th St. to 451st Ave. & 2-1/4 miles N.

Thursday Morning October 6, 2016 Sale Time: 10:00 AM

This auction awards the opportunity to purchase a productive parcel of land that has been held in the ownership of the Engdahl family for nearly 70 years. According to FSA information this farm has approximately 73.83 cropland acres with a 36.9 acre corn base with a 120 PLC Yield along with a 36.9 acre soybean base with a 38 PLC Yield. The balance of the parcel consists of a small lowland area in the far northwest corner and the remnants of a former farmstead in the northeast corner that with the removal of some trees approximately 3+ acres of cropland could be gained. According to Kingsbury Co. Assessor data the overall soil rating is a respectable .770 similarly information obtained from Surety Agri Data, Inc. indicates a Productivity Index of .769. According to information obtained from US Fish & Wildlife there are no existing conservation easements on this property. This could be an affordable parcel of land with excellent potential to add to an area row crop operation and/or an investment opportunity, in either case, be sure to inspect this property and make plans to be in attendance at this auction.

Legal Desc.: N1/2, SE1/4, Sec. 9, T 109N, R 53W (Spring Lake “S” Twp.) Kingsbury Co., SD, 80 taxable acres.

Terms: Cash- A 10% non-refundable earnest money deposit on sale day & balance on or before December 6, 2016, with full possession subject to the rights of the existing tenant to harvest the 2016 crops, with fall tillage privileges permitted subsequent to the harvest of the 2016 crops. A Warranty Deed will be conveyed and an owner’s title insurance policy will be provided w/ the cost of the owner’s policy divided 50-50 between the buyer & seller. All of the 2015 RE taxes payable in 2016 in the amount of \$1,600.06, as well as all of the 2016 RE taxes due in 2017 will be paid by the seller. The acres in this farm are based on the acres as stated on the county tax records, with the acres understood to be “more or less”. The seller does not guarantee that existing fences lie on true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information is estimated and not guaranteed and are subject to Co. 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 any existing easements, restrictions, reservations or highways of record if any, as well as any or all Kingsbury Co. zoning ordinances. The RE licensees in this transaction are acting as agents of the seller. Sold subject to confirmation of the owner’s.

Heirs of Leonard & Ovida Engdahl- Owners

CHUCK SUTTON – Auctioneer & Land Broker

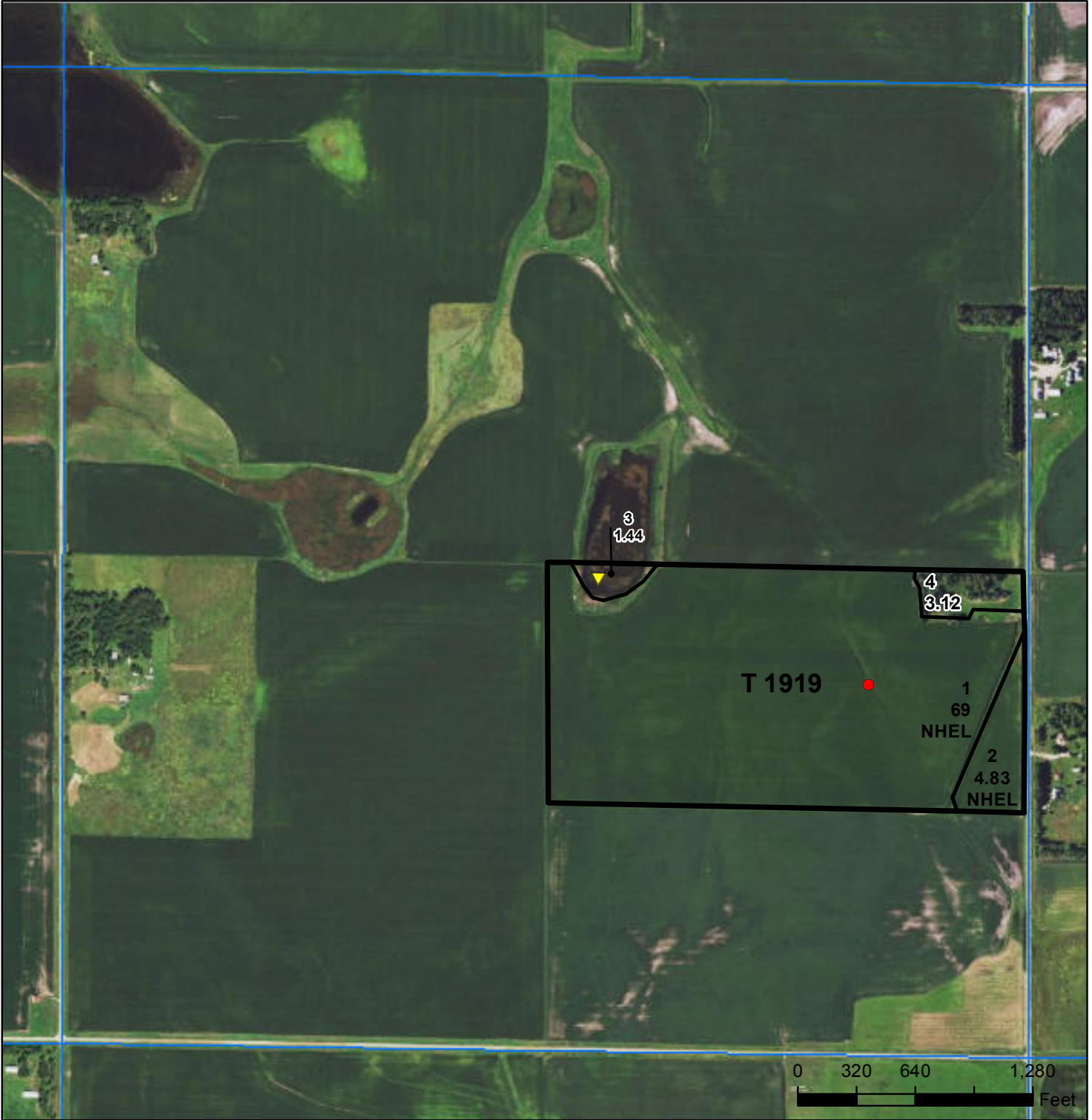
Flandreau, SD - ph. 605-997-3777 & Sioux Falls, SD – ph. 605-336-6315

WAYNE BESSMAN - RE & Personal Property Auctioneer, Madison, SD – ph. 605-270-4980

JARED SUTTON – RE & Pers. Property Auctioneer – Flandreau, SD – ph. 605-864-8527

www.bessmanauctions.com

www.suttonauction.com



Common Land Unit Other Ag Cropland PLSS Tract Boundary

Wetland Determination Identifiers

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



2016 Program Year

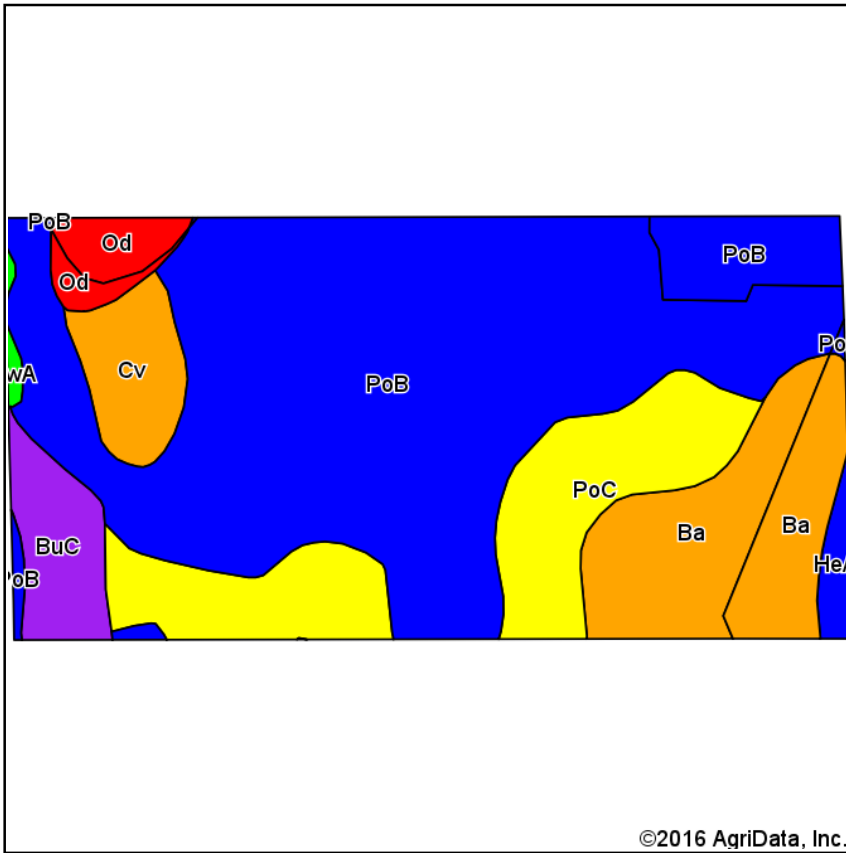
Map Created May 20, 2016

Farm 4759

9 -109N -53W

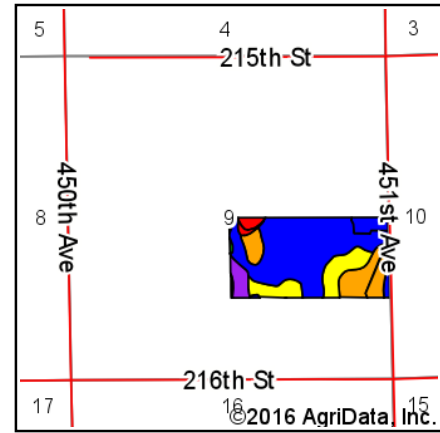
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Kingsbury**
 Location: **9-109N-53W**
 Township: **Spring Lake**
 Acres: **78.39**
 Date: **9/6/2016**



Maps Provided By:



© AgriData, Inc. 2016

www.AgrIDataInc.com



Area Symbol: SD077, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	45.46	58.0%		Ile	81					
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	12.23	15.6%		IIle	69					
Ba	Badger silty clay loam	10.46	13.3%		IIlw	80	1.8	78	52	30	28
BuC	Buse-Barnes loams, 6 to 9 percent slopes	3.49	4.5%		IVe	60	2.5	55	48	20	26
Cv	Cubden-Badger silty clay loams	3.44	4.4%		IIlw	80	2.2	78	53	28	29
Od	Oldham silty clay loam	2.10	2.7%		Vw	34		28	6	10	4
HeA	Hetland silty clay loam, 0 to 2 percent slopes	0.92	1.2%		Is	89					
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	0.29	0.4%		Is	93					
Weighted Average						76.9	0.4	17	11.6	6.4	6.3

Area Symbol: SD077, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES