FELDMANN LAND AUCTION

AUCTION

+/- 288.55 Acres of Franklin Twp. Lake County SD Land Consisting of Farm #1 +/- 134 Acres and Farm #2- +/- 154.55 Acres – To Be Offered in 2 Parcels or as a Unit

We will offer the following land at public auction at FARM #1- Located from Madison, SD (Prostrollo Motors) – 1 ½ miles east on Hwy. #34 to the Hwy. #19 Jct., then 6 ½ miles south to the Franklin Corner, then 2 miles east on 241st St. and ¾ mile south on 459th Ave.; from Chester, SD – 5 miles west on 241st St. and ¾ mile south on 459th Ave. or from Colton, SD – 3 miles west on 248th St., 6 miles north on 461st Ave. and 1 ½ miles West on 242nd St. to the SE Corner of the land.

THURSDAY SEPTEMBER 29, 2016 **Sale Time: 10:00 AM**

Auctioneer's Note: This auction presents an excellent opportunity to purchase two individual parcels of land that have been in the Feldmann many decades. The land offered on this auction includes two farms with high percentages of highly productive cropland. Each of these farms have been meticulously farmed and have drain tile installed throughout portions of the land. These farms are situated in eastern Lake County, SD and within a close proximity to Madison, Chester, Colton & Other Area Communities and conveniently located to several major grain terminals - including the Dakota Ethanol Plant @ Wentworth, SD, the Madison Farmers Elev. and other area grain markets. Each of these farms will be offered individually, with Farm #2 to be offered in either 2 Individual Tracts or as a Unit. NOTE – These Farms will be under a lease for the 2017 crop year, although the sellers have agreed to a $105.00 per acre rental enhancement to the purchaser(s), with the buyer(s) to assume the existing cash rental lease on the cropland acres at approx. $210.00/Ac. for the 2017 crop year. If you are in the market for a parcel or parcels of Lake Co., SD land to add to a row crop farming operation(s) or as an investment, then make plans to inspect this property and be in attendance at this auction.

FARM #1: +/-134 Acres Unimproved with a High Percentage Tillable – LEGAL DESC.: The SW ¼, Except the N. 1,304' of the West 859', Sec. 24, T. 105N., R. 52W., (Franklin Twp.), Lake County, SD.

Farm #1 consists of a choice parcel of farmland which has an extremely high percentage tillable. This farm has been in the Feldmann Family for nearly 85 years with ownership dating back to 1927. According to FSA information this 134 acre farm has approximately 132.43 acres of cropland with an FSA 90.02 acre corn base with a 139 bu. PLC yield and a 30.47 acre soybean base with a 49 bu. PLC yield, with this farm enrolled in the ARC County Election of the USDA farm program. This farm has very good eye appeal with the general topography being gently rolling to rolling. According to the Lake County Assessor this land has an overall soil rating of .760, similarly information obtained from Surety Agri Data, Inc. this parcel of land is indicated to have a Productivity Index of a 75.3, with these being very respectable soil ratings for the area. The 2015 RE taxes payable in 2016 on this farm were $2,786.80. This is an excellent parcel of unimproved Lake Co., SD land that must be seen to be appreciated!

CHUCK SUTTON
605-336-6315
Auctioneer - Land Broker

FARM #2: 154.55 Acres Unimproved with an Extremely High Percentage Tillable – Located from the SW Corner of Farm #1 (Jct. of 459th Ave. & 242nd St.) – ½ mile west to the SE Corner of Farm #2; from Madison, SD (Prostrollo Motors) – 1 ½ miles east on Hwy. #34 to the Hwy. #19 Jct., then 6 ½ miles south to the Franklin Corner, then 1 mile east on 241st St. and ½ mile south on 458th Ave.; from Chester, SD – 6 miles west on 241st St. and ½ mile south on 458th Ave.
LEGAL DESC.: The N½ SW¼ and the S½ SW¼, Exc. the S. 642' of the W. 370', Sec. 23, T. 105N., R. 52W., (Franklin Twp.), Lake County, SD.

Farm #2 will be Offered as Tract 2A – the North +/- 80 Acres, Tract #2B – The South +/- 74.55 Acres, or as Tracts 2A & 2B Combined – The +/- 154.55 Acre Unit. Farm #2 consists of a choice parcel of farmland which has an extremely high percentage tillable. This farm has been in the Feldmann Family for over 55 years with ownership dating back to 1959. According to FSA information Farm #2 has approximately 150.91 acres of cropland with a 102.58 acre corn base with a 139 bu. PLC yield and a 34.73 acre soybean base with a 49 bu. PLC yield, with this farm enrolled in the ARC County Election of the USDA farm program. This farm has very good eye appeal with the general topography being gently rolling to rolling. According to the Lake County Assessor the overall soil rating on the N½ SW¼ is a .777 and on the S½ SW¼ less exceptions is a .754; similarly information obtained from Surety Agri Data, Inc. indicates this parcel of land has a Productivity Index on this farm in its' entirety of a 76.5, with these being very respectable soil ratings for the area. The total combined 2015 RE taxes payable in 2016 on this farm are $3,212.74. This is an excellent parcel of unimproved Lake Co., SD land that must be seen to be appreciated!

TERMS: Cash - A 10% non-refundable earnest money deposit sale day & the balance at closing on or before December 2, 2016 w/Landlord's Possession, with a rental enhancement from the sellers of $30,298.00, either in Cash or as a Credit Against the Purchase Price (A Total Amount of $105.00/Ac. x 288.55 Acres; or on Farm #1 – 134 Acres x $105.00 = $14,070.00 and on Farm #2 – 154.55 Acres x $105.00 = $16,228.00); furthermore this land is sold subject to an existing written Cash Rental Lease which will be assigned and assumed by the buyer(s) - that provides for a payment of +/-$210.00/acre on +/-280 Cropland Acres for a total lease payment of +/-$58,800.00 (+/-$27,300.00 on Farm #1 & +/-$31,500.00 on Farm #2) payable ½ March 1st and ½ Nov. 1st - with Copies of the Lease Available Upon Request. Full Possession then will be awarded subsequent to the harvest of the 2017 crops. Marketable Title will be conveyed and owner's title insurance policies will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. All of the 2015 RE taxes payable in 2016, as well as all of the 2016 RE taxes payable in 2017 will be will be paid by the sellers; the purchaser to pay all of the 2017 RE taxes payable in 2018. The acres in these properties are based on the acres as stated on the county tax records, with the acres understood to be more or less; In the event that Farm #2 should sell in two individual tracts – then the acres sold would be sold subject to a survey and the price adjusted accordingly, with any resulting survey costs to be paid by the sellers. 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 is estimated and not guaranteed and is 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 Lake County zoning ordinances. Sold subject to confirmation of the owners.

HEIRS OF HILBERT FELDMANN, Owners

Richard L. Ericsson – Attorney & Closing Agent for the Sellers – Madison, SD – ph. 605-256-4597

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

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #1

Common Land Unit Tract Boundary
PLSS

Common Land Unit
Cropland

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

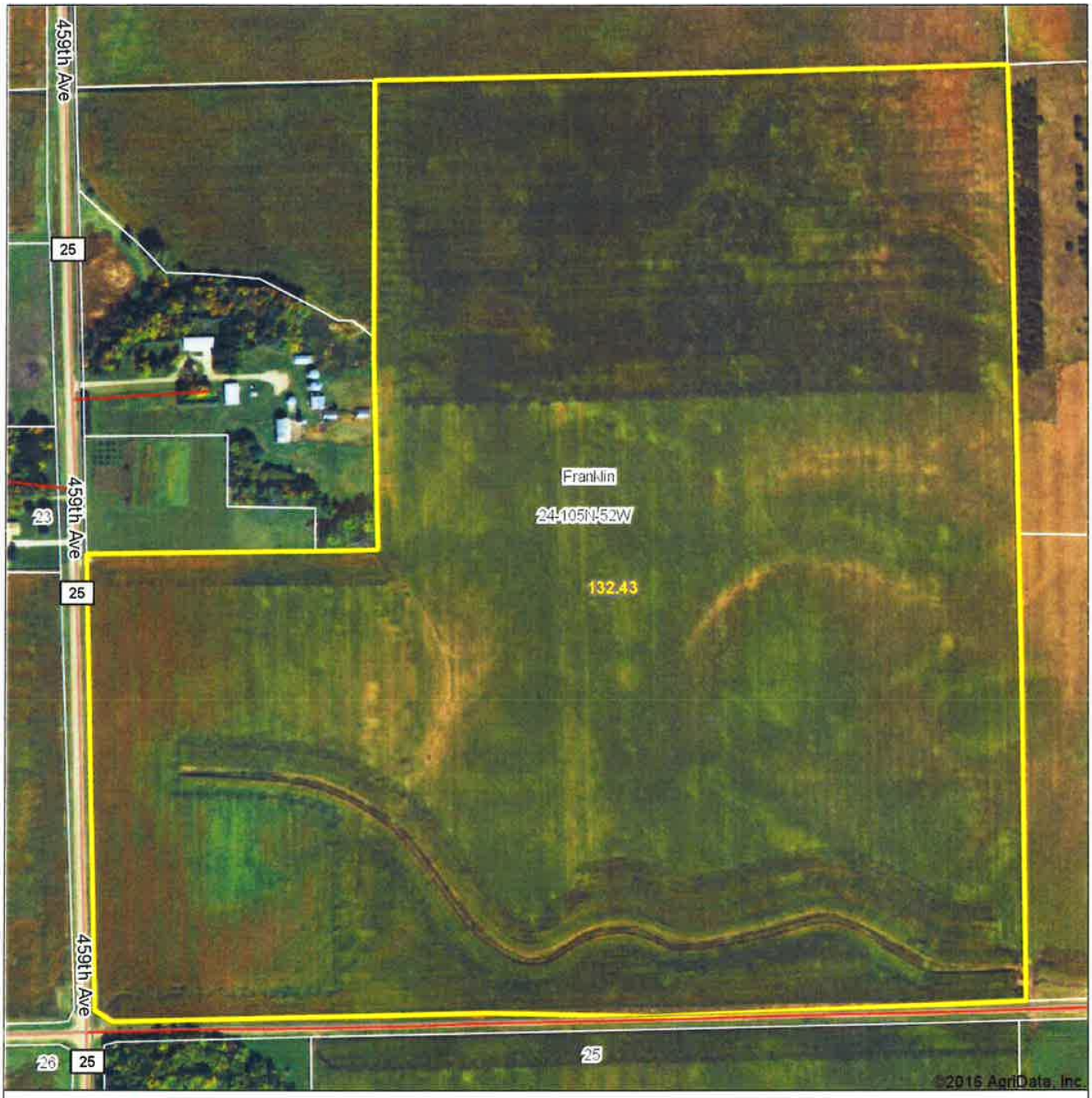
2016 Program Year
Map Created May 11, 2016

Farm **5047**

24 -105N -52W

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:
surety
CUSTOMIZED ONLINE MAPPING

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map center: 43° 52' 50.89, 97° 1' 26.25

0ft 433ft 866ft

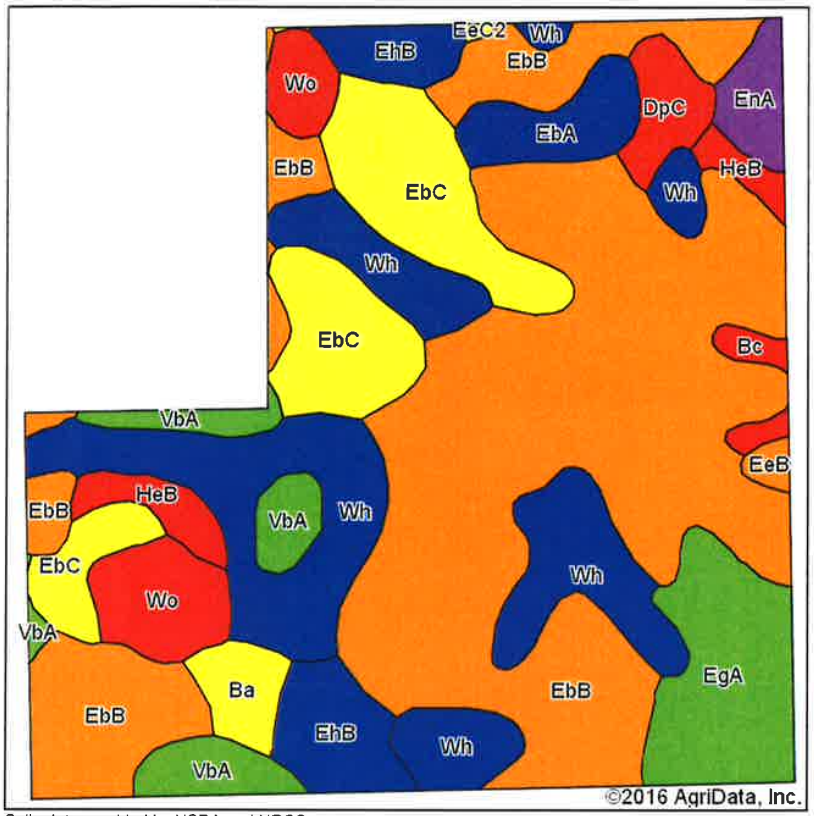
24-105N-52W
Lake County
South Dakota

N
W E
S

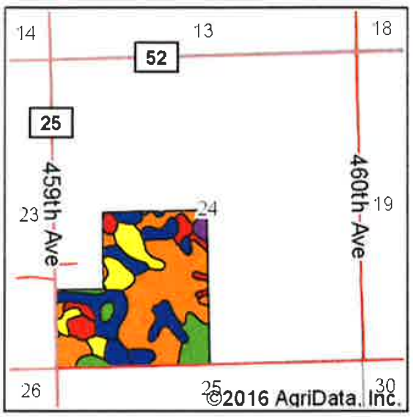
8/11/2016

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: **Lake**
Location: **24-105N-52W**
Township: **Franklin**
Acres: **134.01**
Date: **8/11/2016**

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EbB	Egan-Beadle complex, 2 to 6 percent slopes	58.25	43.5%		IIe	78	3.3	81	61	30	33
Wh	Whitewood silty clay loam	22.43	16.7%		IIw	83	2	87	54	32	30
EbC	Egan-Beadle complex, 6 to 9 percent slopes	14.84	11.1%		IIIe	66	2.9	68	53	25	29
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	8.12	6.1%		Iw	92	3.8	96	71	35	39
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	5.74	4.3%		IIe	84	3.5	88	65	32	36
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.45	4.1%		Vw	30					
VbA	Viborg silty clay loam, 0 to 2 percent slopes	5.02	3.7%		Iw	96	4.3	101	74	37	40
EbA	Egan-Beadle complex, 0 to 2 percent slopes	3.29	2.5%		Is	87	3.4	89	66	33	36
HeB	Henkin loam, 3 to 9 percent slopes	2.69	2.0%		IVe	45	2.6	56	46	21	25
DpC	Dempster-Delmont complex, 6 to 9 percent slopes	2.35	1.8%		IIIe	40	2.2	39	39	15	22
Ba	Badus silty clay loam	2.15	1.6%		IVw	64	0.6	67	35	21	20
EnA	Enet loam, 0 to 2 percent slopes	2.00	1.5%		IIs	59	2.5	54	47	20	26
Bc	Baltic silty clay loam	1.02	0.8%		Vw	32		30	6	10	4
EeB	Egan-Ethan complex, 2 to 6 percent slopes	0.52	0.4%		IIe	76	3.1	77	59	27	32
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	0.14	0.1%		IIIe	66	2.9	65	51	23	28
					Weighted Average	**75.3**	**2.9**	**77.1**	**56.1**	**28.4**	**30.6**

Area Symbol: SD079, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #2

Common Land Unit Tract Boundary
PLSS

Common Land Unit
Cropland

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

2016 Program Year
Map Created May 11, 2016

Farm **5047**

23 -105N -52W

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Aerial Map

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map center: 43° 52' 50.92, 97° 2' 38.49

0ft 430ft 860ft

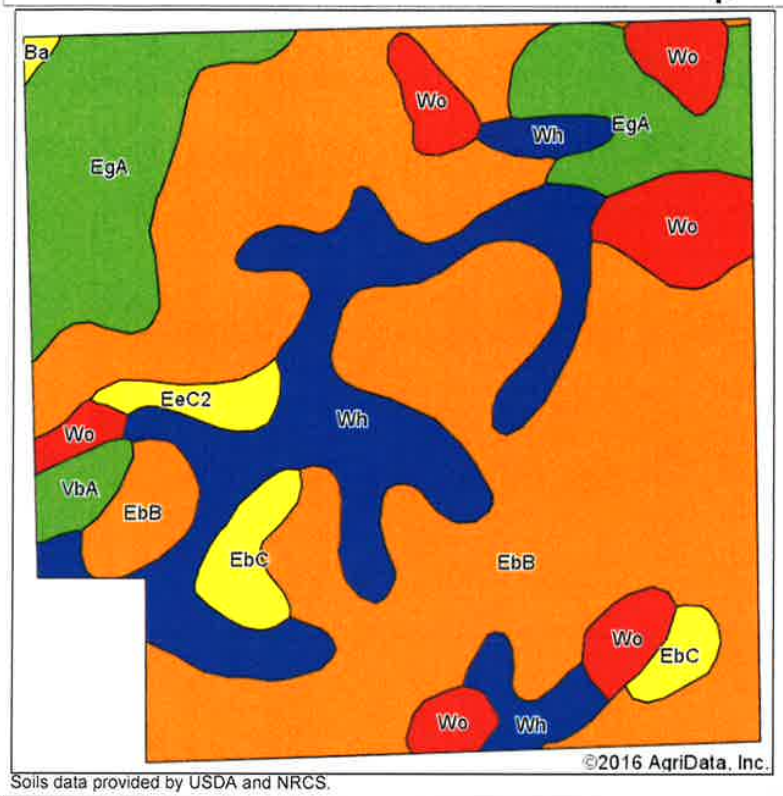
23-105N-52W
Lake County
South Dakota

N
W E
S

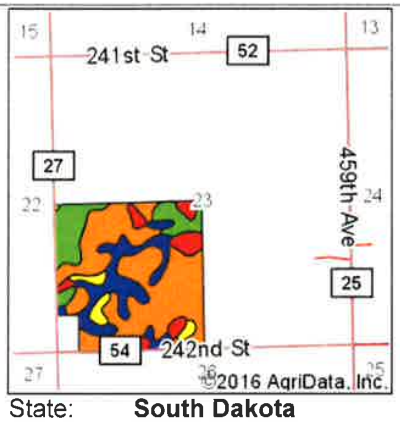
8/11/2016

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: **Lake**
Location: **23-105N-52W**
Township: **Franklin**
Acres: **154.56**
Date: **8/11/2016**

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N W E S

Area Symbol: SD079, Soil Area Version: 18

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Wh	Whitewood silty clay loam	27.32	17.7%		IIw	83	2	87	54	32	30
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	21.44	13.9%		Iw	92	3.8	96	71	35	39
Wo	Worthing silty clay loam, 0 to 1 percent slopes	12.91	8.4%		Vw	30					
EbC	Egan-Beadle complex, 6 to 9 percent slopes	4.44	2.9%		IIIe	66	2.9	68	53	25	29
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	2.10	1.4%		IIIe	66	2.9	65	51	23	28
VbA	Viborg silty clay loam, 0 to 2 percent slopes	1.93	1.2%		Iw	96	4.3	101	74	37	40
Ba	Badus silty clay loam	0.30	0.2%		IVw	64	0.6	67	35	21	20
					Weighted Average	**76.5**	**2.9**	**77**	**55.8**	**28.4**	**30.4**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.