

*March 30, 2017*

# Land Auction

*Time: 10:00 am*

**74.80 Acres of Very Well**

**Located Lynn Twp.,**

**Lincoln Co., SD Land**

**This Is a High Caliber Parcel of Farmland with High Quality Productive Soils, an Extremely High Percentage Tillable and an Excellent Location Adjacent to Hwy. #115 and Situated within just 10 Miles of Sioux Falls, SD with 1 Rural Housing Eligibility.**



**CHUCK SUTTON**

605-336-6315

**Auctioneer - Land Broker**

**MARK GATH**

**Owner**

## LINCOLN COUNTY SD LAND AUCTION

**74.80 Acres of Very Well Located Lynn Township Lincoln County, SD Land  
- This Is a High Caliber Parcel of Farmland with High Quality Productive Soils,  
an Extremely High Percentage Tillable and an Excellent Location Adjacent to Hwy. #115  
and Situated within Just 10 Miles of Sioux Falls, SD with 1 Rural Housing Eligibility.**

We will offer this choice parcel of land at auction with the auction to be held on site at the land located from the Harrisburg SD High School – approx. ½ mile west on 273<sup>rd</sup> St. and 8 miles south on Hwy. #115; from the Worthing, SD Exit #64 on I-29 – 3½ miles east on 280th St & 1 mile south on Hwy. 115; or from the Canton, SD Exit #63 - 3½ miles east on Hwy. #18 (282<sup>nd</sup> Ave.) and ½ mile north on Hwy. #115; from Canton, SD – 6 miles west on Hwy #18 and ½ mile north on Hwy. #115; or from Sioux Falls, SD (Schulte Subaru & Wal-Mart) at the Jct. of 85<sup>th</sup> St. & Minnesota Ave./Hwy. #115 – 11 miles south.

**THURSDAY MARCH 30, 2017 SALE TIME: 10:00 AM**

**This auction presents an excellent opportunity to purchase a high caliber parcel of Lincoln County, SD land which has an extremely high percentage tillable, very productive soils and excellent eye appeal. Furthermore this property has 1 remaining housing eligibility and a superb location lying adjacent to SD Hwy. #115 and conveniently located to the area communities of Canton, Worthing, Harrisburg and Sioux Falls, SD. If you are in the market a very desirable parcel of land with many excellent amenities to add to a row crop farming operation or as an addition to your investment portfolio, then make plans to inspect this property and be in attendance at this auction or contact the auctioneers to make arrangements for absentee bidding.**

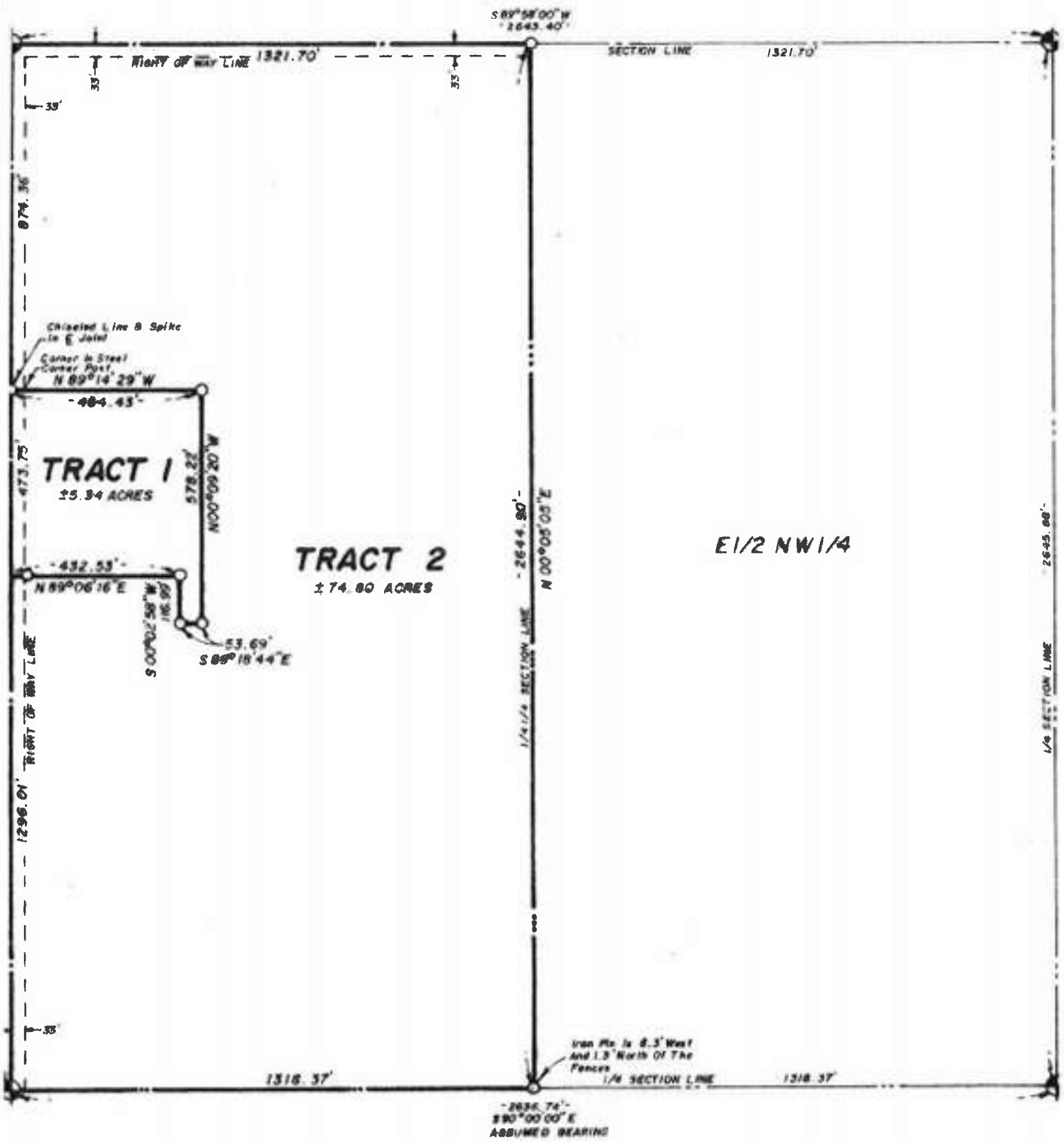
According to FSA information this farm is estimated to contain approximately 72.4 acres of cropland with the nontillable acres comprised of roads, with an FSA 34.70 acre corn base with a 141 bu. PLC yield and a 37.30 acre soybean base with a 41bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. According to the Lincoln County Assessor this land has an overall soil rating of .865, similarly info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 85.8. This land has excellent eye appeal with a nearly level topography. According to Lincoln County Planning and Zoning this property has 1 rural housing eligibility remaining. This land has an excellent location bordered on the west by SD Hwy. #115 and on the north by 281<sup>st</sup> St. and is conveniently located to the Farmers Coop Society Grain terminal that is located just ½ mile north of the land as well as several other grain terminals and ethanol facilities and within a close proximity to I-29 and several progressive area communities. This land is available for a new owner to farm or lease as they desire in 2017, although the seller would agree to lease back this land on a 3 year lease at an attractive rental rate.

**LEGAL DESC.:** Tract 2 of Devitt's Add'n. in the W ½ of the NW ¼ of Sec. 14, T. 98N., R. 50W., (Lynn Twp.), Lincoln Co., SD.

**TERMS: Cash** – A 10% non-refundable earnest money payment sale day & the balance on or before May 12, 2017 with full possession for the 2017 crop year. Marketable title will be conveyed with an owners title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee, if any, will be divided 50-50 between the buyer and seller. All of the 2016 RE taxes payable in 2017 in the amount of \$1,880.96 will be paid by the seller. This property has been previously surveyed and 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 the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owner. To view aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.

**MARK GATH, Owner**  
Ph. 507-673-2332

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315  
TOM SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-987-2404  
TED SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-660-3962  
& JARED SUTTON – RE Auctioneer – Flandreau, SD – ph. 605-864-8527**





5866  
2  
72.4  
NHEL



United States Department of Agriculture  
Farm Service Agency

June 17, 2015

**Lincoln County, SD**

**PLSS: 14\_98N\_50W**  
**Farm: 7237**

1 inch equals 696 feet

**Wetland Determination Identifiers**

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

□ Common Land Units

▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

**2014 Ortho-Photography - Not to Scale**

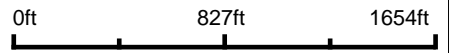
# Aerial Map



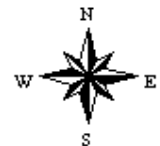
**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 18' 29.88, -96° 43' 2.75

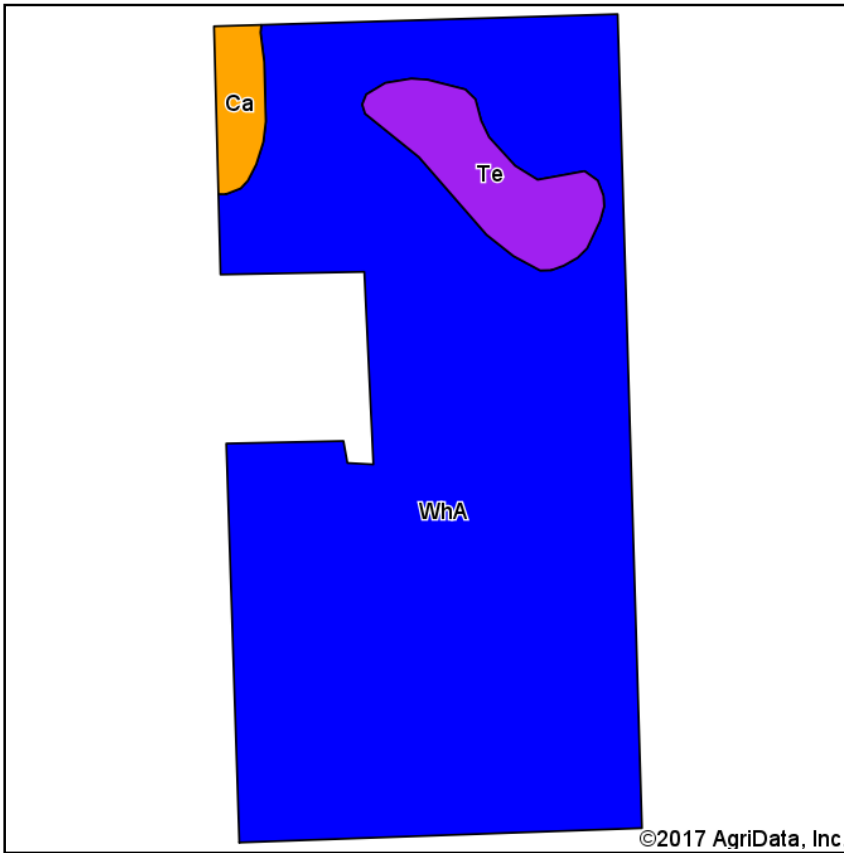


**14-98N-50W**  
**Lincoln County**  
**South Dakota**

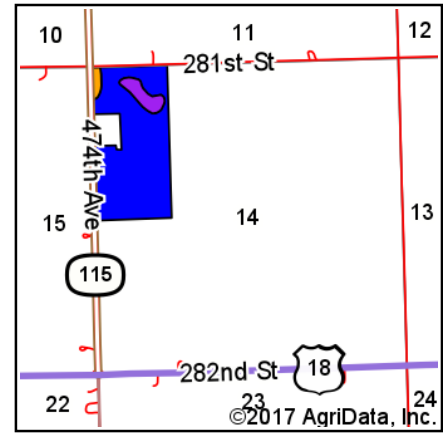


3/1/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **14-98N-50W**  
 Township: **Lynn**  
 Acres: **71.7**  
 Date: **3/1/2017**



Maps Provided By:



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Area Symbol: SD083, 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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	65.26	91.0%		Iw	88	4.1	98	64	37	36
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.69	6.5%		IVw	59					
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	1.75	2.4%		IIw	75					
<b>Weighted Average</b>						<b>85.8</b>	<b>3.7</b>	<b>89.2</b>	<b>58.3</b>	<b>33.7</b>	<b>32.8</b>

Area Symbol: SD083, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.