

LAND AUCTION

+/-160 Acres of Productive Wayne Township Lake County, SD Land

We will offer the following real property at auction On Site at the land located from Oldham, SD - 6 miles south on 445th Ave. with the NE Corner of the Farm at the Jct. of 224th St. & 445th Ave.; from Madison, SD (Jct. Hwy's. #81 & #34) - 8 miles west on Hwy. #34 to 446th Ave., then 7 miles north on Co. Oil Hwy. (446th Ave.), 1 mile west on 226th St. and 1½ miles north on 445th Ave. to the SE corner of the land.

TUESDAY OCTOBER 25, 2016

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents an opportunity of a lifetime to purchase this parcel of land that has been in the Casper/Holland Family for over 70 years, dating back to January 1946. This is a productive parcel of farmland situated in northwestern Lake County, SD that would serve as an excellent addition to a row crop farming operation or investment. If you are in the market for a very desirable parcel of land, then get your financing in order and make plans to be in attendance at this land auction.

According to FSA information this 160 acre farm has approx. 138.99 acres of cropland with a 69.47 acre corn base with a 125 bu. PLC yield and a 68.13 acre soybean base with a 33 bu. PLC yield. The small percentage of non-tillable land on this farm consists of a +/-10 acre area located on the north end of the farm with some trees and also an area of lowland in the southwest corner of the farm and roads; it appears that with some clean up that more acres could be converted to cropland. The general topography of this land is level to gently rolling with a couple of small pockets of lowland. According to the Lake Co. Assessor the soils on this farm have an Overall Soil Rating (OSR) of .725 and similarly information obtained from Surety Agri-Data Inc. indicates that this land has a productivity index of 74.7. The real estate taxes payable on this farm in 2016 on this farm are \$2,826.50. With approval of the tenant and subsequent to the harvest of the 2016 crops, the new owner will be allowed Fall Tillage Privileges. This property has been well farmed and is well located with the east side of this property lying adjacent to a County Oil Hwy. and is a parcel of land that could serve as a great addition to an area row crop farming operation or investment.

LEGAL DESC.: The NE¼ of Sec. 28, T. 108N., R. 54W., (Wayne Twp.), Lake County, SD.

TERMS: CASH – A 10% downpayment sale day & the balance on or before Dec. 14, 2016 with full possession for the 2017 crop year. Marketable Title will be conveyed and owner's title ins. provided with the cost of the 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 paid by the sellers. This property is sold based on the acres stated on the county assessor's records, with the acres understood to be "more or less." The sellers do not warranty or guarantee that existing fences lie on the true boundary & any new fencing will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and subject to County Committee approval. This property is sold in "As Is" condition and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Lake Co. Zoning Ordinances. 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 Owners.

HEIRS OF LaVONNE "CASPER" HOLLAND, Owners

CHUCK SUTTON - Auctioneer & Land Broker

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

WAYNE BESSMAN - RE & Personal Property Auctioneer - Madison, SD - ph. 605-256-4980

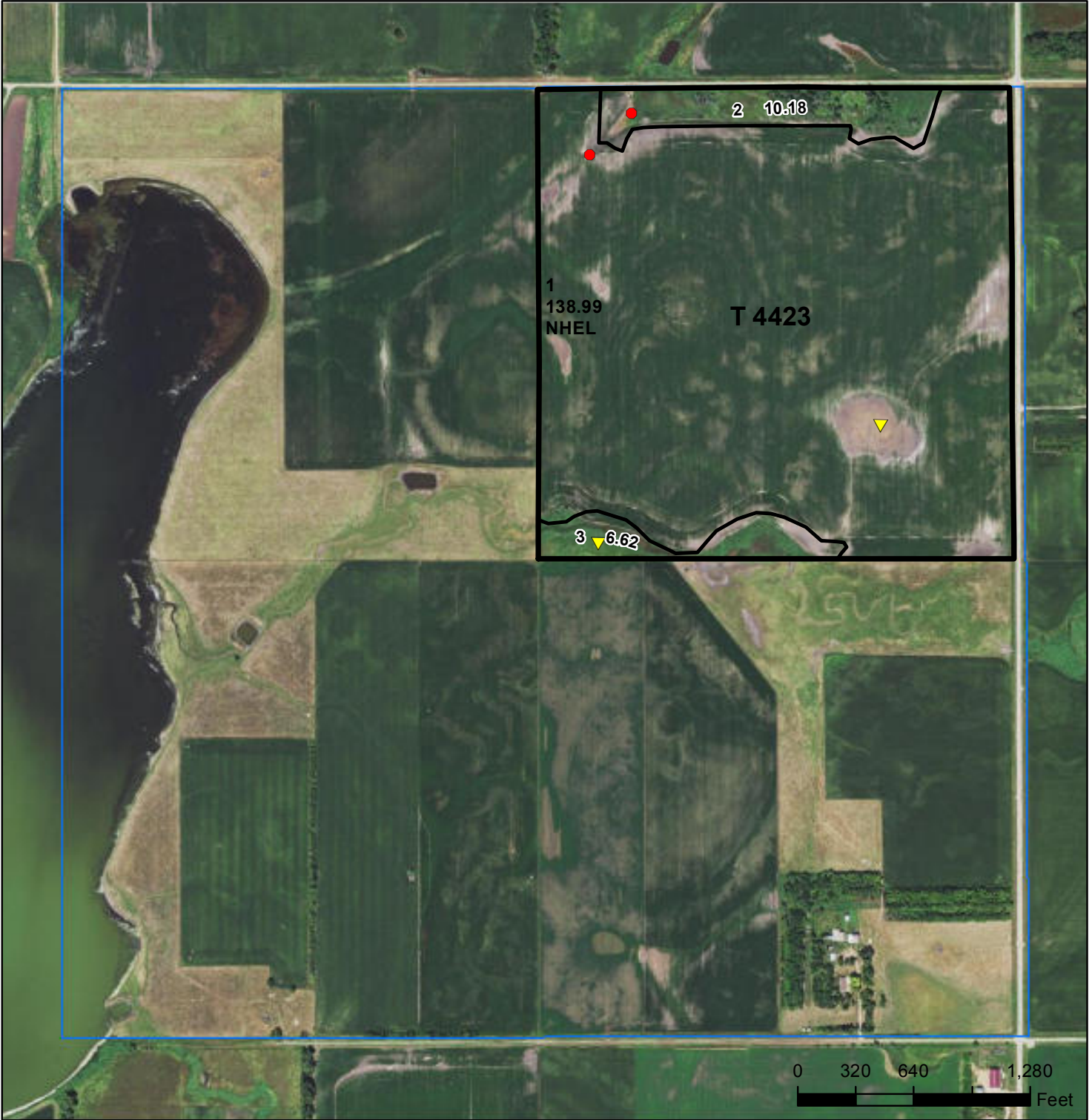
JARED SUTTON - RE & Personal Property Auctioneer – Flandreau, SD – ph. 605-864-8527





United States
Department of
Agriculture

Lake County, South Dakota



- Common Land Unit**
- Other Ag
 - Cropland
 - Tract Boundary
 - PLSS

Wetland Determination Identifiers

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



2016 Program Year

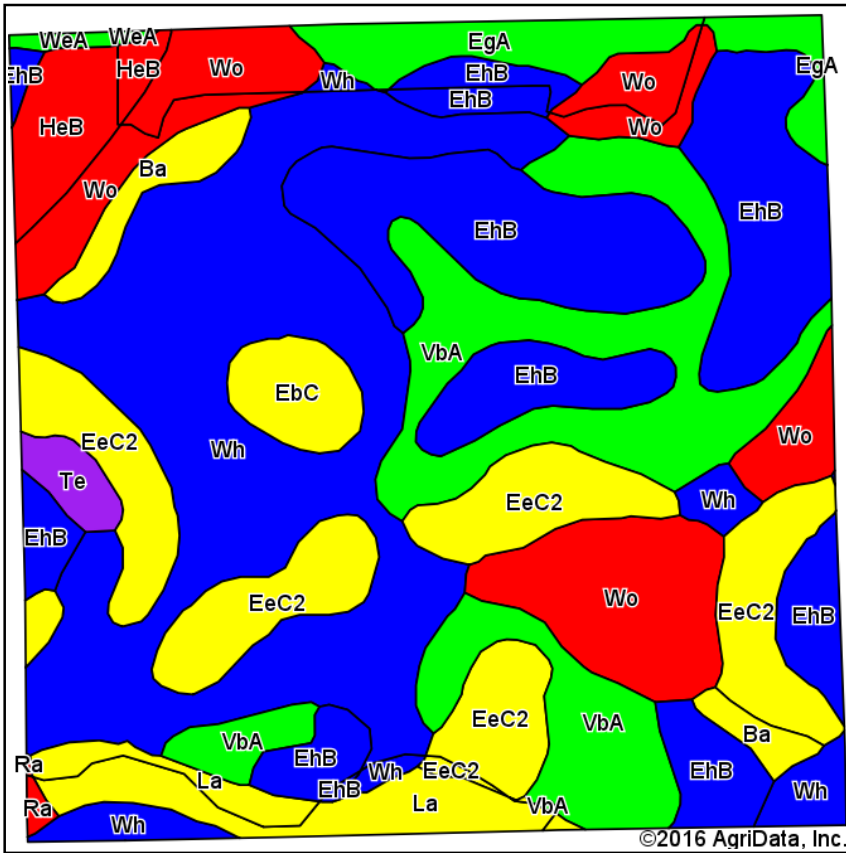
Map Created July 29, 2016

Farm **6615**

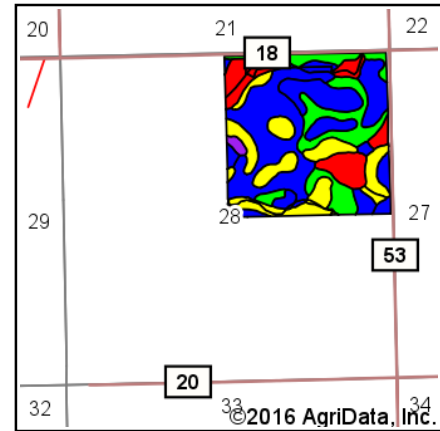
28 -108N -54W

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Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lake**
 Location: **28-108N-54W**
 Township: **Wayne**
 Acres: **155.84**
 Date: **9/28/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
Wh	Whitewood silty clay loam	40.01	25.7%		IIw		83	2	87	54	32	30	
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	31.92	20.5%		IIe		84	3.5	88	65	32	36	
VbA	Viborg silty clay loam, 0 to 2 percent slopes	22.09	14.2%		Iw		96	4.3	101	74	37	40	
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	20.29	13.0%		IIIe		66	2.9	65	51	23	28	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	17.79	11.4%		Vw		30						
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	6.08	3.9%		IIw	IIw	70						
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	5.58	3.6%		Iw		92	3.8	96	71	35	39	
HeB	Henkin loam, 3 to 9 percent slopes	3.89	2.5%		IVe		45	2.6	56	46	21	25	
Ba	Badus silty clay loam	3.16	2.0%		IVw		64	0.6	67	35	21	20	
EbC	Egan-Beadle complex, 6 to 9 percent slopes	2.86	1.8%		IIIe		66	2.9	68	53	25	29	
Te	Tetonka silt loam	1.42	0.9%		IVw		60	0.5	59	23	22	13	
WeA	Wentworth-Egan silty clay loams, 0 to 2 percent slopes	0.48	0.3%		Iw		93	3.6	96	70	35	38	
Ra	Rauville silty clay loam	0.27	0.2%		Vw		30		26	5	8	3	
Weighted Average								74.7	2.5	71.5	50.1	26	27.6

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

