

LAND AUCTION

+/- 150.75 Acres of Logan Township Minnehaha County, SD Land with a Mix of Productive Cropland, Hayland/Pasture & Expiring CRP

We will offer the following real property at auction at the land located from Dell Rapids, SD - 6 miles east on Jasper Street and 2 miles south; from the Baltic, SD Exit #94 on I-29 - 9 ½ miles east on Co. Hwy. (250th St.) and 2 miles north on 481st Ave.; or from Garretson, SD - 3 miles north on Hwy. #11 to the Sherman Corner, then, 3 miles west on 250th St., 1 ½ miles north on 482nd Ave. 1 mile west on Logan Street and ½ mile north on 481st Ave.

MONDAY NOVEMBER 7, 2016 SALE TIME: 10:00 AM

Attention – Row Crop Crop-Livestock Operators, Investors and Hunting & Wildlife Enthusiasts! This auction presents an opportunity to purchase land which has been in the Hovde Family since for over 100 years, dating back to approximately 1912.

This +/-150.75 acre farm will be offered as a unit. This property consists of a parcel of land that has many unique attributes that will make this property of interest to a variety of buyers. This farm features a mix of productive cropland, hayland-pasture, areas which have been enrolled in CRP that matures in 2016, some lowland pockets & creek and road – with some areas that could provide some hunting opportunities for deer, pheasants and other wildlife. According to FSA information this +/-150.75 acre farm has approx. 122.76 acres of cropland with a 53.58 acre corn base with a 119 bu. PLC yield and a 47.42 acre soybean base with a 42 bu. yield, furthermore there is an additional 17.7 acres of soybean base that was reduced in connection with the CRP enrollment, which may be subject to re-instatement in 2017, subject to FSA approval; with this farm enrolled under the ARC County election of the USDA farm program. The hayland/pasture has a dugout which could provide a water supply for livestock. Portions of the grassland have been utilized as a combination of hayland, CRP, wildlife habitat and could serve as late season pasture. According to info obtained from the Minnehaha County Assessor, this land has an overall soil rating of .723; comparatively info. obtained from Surety Agri-Data Inc., indicates this land has a weighted productivity index of 75.2. The general topography of the cropland acres of this farm are level to gently rolling, while the hayland/pasture and non-tillable acres on this farm are slightly rolling with some lowland areas. If you are in the market for a multi-faceted parcel of land, suitable to fit the needs of a variety of buyers, including crop-livestock operators, investors, hunting & wildlife enthusiasts and others in the market for Minnehaha County, SD land, then make plans to inspect this property and be in attendance at this auction.



LEGAL DESC.: The SW¼, Except Hovde Addition, Sec. 22, T. 104N., R. 48W., (Logan Twp.), Minnehaha Co., SD.

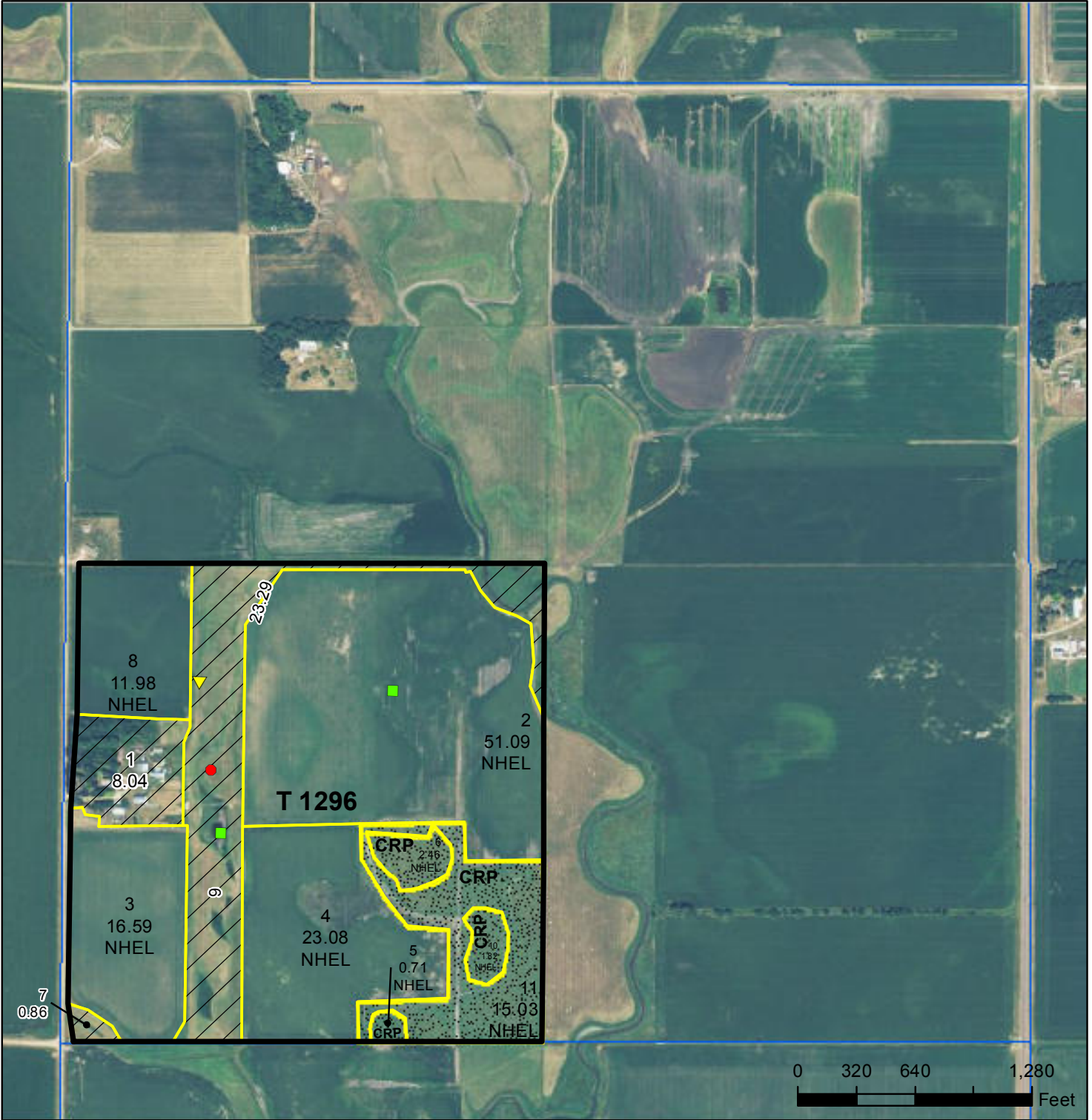
TERMS: CASH - A 10% nonrefundable earnest money payment sale day & balance on or before January 10, 2017 with possession, subject to the existing tenant's rights to harvest the 2016 standing crops and the lease which expires on Feb. 28, 2017. Fall Tillage Privileges will be granted to the buyer(s) with permission of the current tenant and subsequent to completion of the harvest of the 2016 crops. A Warranty Deed(s) will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. All of the 2015 RE taxes payable in 2016 in the amount of \$4,434.41, as well as all of the 2016 RE taxes payable in 2017 will be paid by the sellers. This property will be sold based on the acres stated on the county tax records, with acres understood to be more or less. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA yields, bases, payments or other information is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Minnehaha County Zoning. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners.

BEN & TILLIE HOVDE TRUST, Owner

**Dean Hammer – Vogt, Brown, Merry & Hammer –
Attorney & Closing Agent for the Owners
– Dell Rapids, SD – ph. 605-428-5444**

**CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;
WAYNE BESSMAN – RE & Pers. Property Auctioneer
Madison, SD – ph. 605-256-4980;
& JARED SUTTON – RE & Personal Property Auctioneer
Flandreau, SD – ph. 605-864-8527**





- Common Land Unit**
- Cropland
 - Non-cropland
 - Conservation Reserve Program
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
- Compliance Provisions**
- Tract Boundary
 - Section Line



2012 Ortho-Photography - not to scale

2014 Program Year
Map Created December 23, 2013

Farm 1217

22-104-48

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).

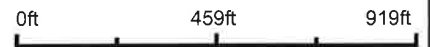
Aerial Map



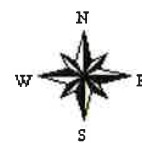
CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 47' 37.05, -96° 35' 11.24



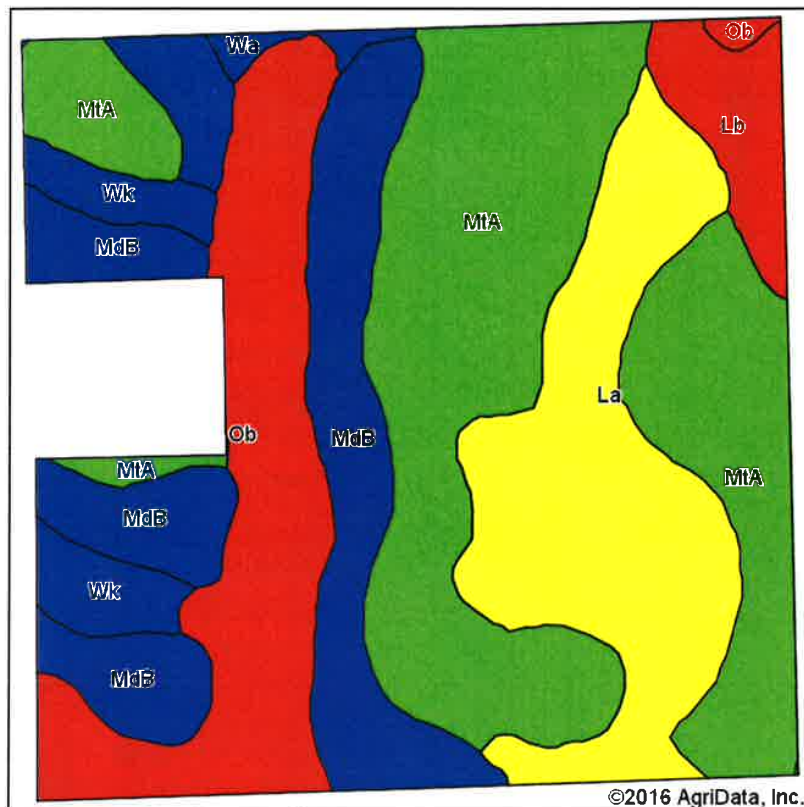
22-104N-48W
Minnehaha County
South Dakota



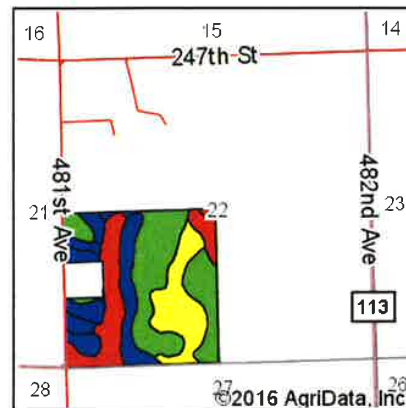
9/22/2016

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: **Minnehaha**
 Location: **22-104N-48W**
 Township: **Logan**
 Acres: **148.44**
 Date: **9/22/2016**








CHUCK
 AUCTIONEER - LAND BROKER
SUTTON, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD099, 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	
MIA	Moody-Trent silty clay loams, 0 to 2 percent slopes	54.10	36.4%		Iw	I	95	5	112	75	40	43	
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	29.96	20.2%		Ile		87						
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	27.74	18.7%		Ilw	Ilw	70						
Ob	Obert silty clay loam, 0 to 1 percent slopes	24.23	16.3%		Vw		29		29	5	9	3	
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	5.72	3.9%		Ilw		84	2.5	96	55	34	31	
Lb	Lamo silty clay loam, channeled	5.61	3.8%		Vlw		37	0.5	40	11	12	7	
Wa	Wakonda-Chancellor silty clay loams, 0 to 2 percent slopes	1.08	0.7%		Ils		83	3	92	53	30	30	
Weighted Average								75.2	2	51.4	31.1	18	17.8

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

