

LINCOLN COUNTY SD LAND AUCTION

Offering (2) – 80acTracts, (1) – 40 ac Tract including a 3ac Platted Building Site or Sold in Combinations of Tracts or as a 199.76 Acre Unit

This Auction presents an opportunity to own some very productive Lynn Twp. cropland in tract sizes to fit all buyer needs including an unimproved building site with trees situated along US Hwy 18 just 1.5 miles east of Canton Exit on I-29

This sale will be held at the acreage site located at 47272 US Hwy 18, Canton SD or from the I-29 Canton Exit (#63), 2 miles east on US Hwy 18; or from Worthing SD, 2 miles south and 1/2 mile east; or from Canton SD, approx. 6 1/2 miles west on Hwy 18.

THURSDAY, NOVEMBER 17TH, 2016 • 10:00AM

This property has an excellent location as it borders US Hwy 18 along the south and a hard surfaced County Rd 117 or 472nd Ave. along the west creating a junction just 1.5 miles east of the Canton Exit #63 on I-29. According to County FSA information, there is a overall total of 194.0 farmland acres having a total of 193.4 cropland acres with a 95.6 acre corn base with 122 bu. PLC yield, 67.21 acre soybean base with 36 bu. PLC yield and a 28.39 acre Wheat base with 66 bu. PLC yield and additional 0.2 acre corn base w/ 106 bu. PLC yield located on acreage and is enrolled in the ARC County program election. This is a total of 191.40 base acres. According to the County Assessor the primary soils found are large tracts of Chancellor-Wakonda-Tetonka complex, Class II soil; Wentworth Chancellor silty clay loam, Class I; and Chancellor-Tetonka silty clay loam, Class II; which comprise a County soil rating of .741 while Surety Agri-Data Inc. indicates this land has a Productivity Index of 81.0. The general topography of the land is level to only gently rolling and has been approved for some tiling with restrictions. This farm has a history of good production and is virtually all tillable except for road right of ways and the acreage shelterbelt. This farm will be offered in the following manner:

Tract 1: 40.11 acres in W1/4SE1/4 which includes a 3 acre platted unimproved former building site w/ shelterbelt and rural water line onto a well located Hwy frontage site.

Tract 2: 80.29 acres cropland in E1/2SW1/4, containing 2 rural eligibilities.

Tract 3: 79.36 acres cropland in W1/2SW1/4 containing 2 rural eligibilities.

Or in Combinations of Tract 1 & 2: (120.40 acres total); or Tracts 2 & 3: (159.65 acres); or as an entire Unit of 199.76 acres.

If you are in the market for productive farmland in medium to larger cropland parcels or a sizeable rural acreage setting, whether as an addition to an existing row crop operation or as an investment, please be sure to inspect this property and then make plans to be in attendance to this "Once in a Lifetime Opportunity" land auction.

Legal Description: SW 1/4 except Lot H-1, and the SW 1/4 of SE 1/4 including Tract 1 of Kuhns' Add., Section 16, Twp. 98, R. 50 (Lynn Twp.), Lincoln County, SD

Terms on all Tracts: A 10% non-refundable earnest money payment day of sale with the balance due on or before December 21st, 2016 with full possession for the 2017 crop year but subject to the existing tenants rights to harvest the 2016 standing crops. Marketable title will be conveyed and an Owner's Title Insurance policy provided with the cost of the policy and the Closing agents fee (Lincoln County Title) split 50/50 between the buyer(s) and seller. The land will be sold by the acres stated at the county courthouse unless Tracts 2 and 3 are split of which then the acres will be determined by a survey of the property paid for by the seller. The seller does not guarantee that the existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. The 2015 RE taxes in the amount of \$4,007.60 are paid and the 2016 RE taxes due in 2017 will be paid by the seller. This property is sold in "AS IS" condition and the information contained herein is deemed correct but not guaranteed. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold subject to any existing easements, restrictions, reservation or highways of record, if any, as well as all Lincoln County Zoning Ordinances. The RE Licensees in this transaction are acting solely as agents for the seller. For any additional information, contact the Auctioneers or visit www.souvignierauctions.com for brochure.

KATHERINE J. LANDER TRUST, OWNER

Mariposa, CA



**TOM SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 987-2404**

**CHUCK SUTTON, AUCTIONEER & LAND BROKER,
SIOUX FALLS SD (605) 336-6315**

**TED SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 660-3962**

**JARED SUTTON, RE AUCTIONEER, FLANDREAU, SD
(605) 864-8527**