LAND AUCTION

157.55 Acres of Productive Grafton Twp., Miner County, SD Land With an Extremely High Percentage Tillable

As a result of a recent charitable bequest of this land, the Lutheran Church – Missouri Synod Foundation, has decided to offer the following real property at auction, with the auction to be held at the land located from Howard, SD – 1 mile west to Hwy. #25, then 11 miles north on Hwy. #25 (433rd Ave.) to the SW Corner of the land at the Jct. of Hwy. #25/433rd Ave. & 222nd St. (The Carthage Corner on Hwy. #25); from Carthage, SD – 8 miles east on 222nd St.; or from DeSmet, SD (Jct. Hwy's. #14 & #25) – 14½ miles south on Hwy. #25; from the Kingsbury-Miner County Line on Hwy. #25 – (220th St.) – 1½ miles south; or from Oldham, SD – 12 miles west on 218th St. to Hwy. #25, then 3½ miles south on Hwy. #25.

WEDNESDAY DECEMBER 14, 2016
SALE TIME: 10:00 AM

This ±157.55 acre farm will be offered as a unit. This land is located between Howard and DeSmet, SD in a highly regarded agricultural area of Miner County, SD. This property very well located with the west side of the land lying adjacent to SD Hwy. #25, furthermore this land has excellent eye appeal and is nearly 100% tillable with the exception of roadways. According to FSA information this +/-157.55 acre farm has approx. 154.11 acres of cropland with a 75.4 acre corn base with an 82 bu. PLC yield and a 78.7 acre soybean base with a 39 bu. PLC yield. The small percentage of non-tillable land on this farm consists primarily of roadway. The general topography of this land is level to very gently rolling with a couple of small pockets of lowland. According to the Miner Co. Assessor the soils on this farm have an extremely high Overall Soil Rating (OSR) of .917 and comparatively information obtained from Surety Agri-Data Inc. indicates that this land has a very respectable productivity index of 83.4. The real estate taxes payable on this farm in 2016 on this farm were $3,221.60. This is a very desirable parcel of land that could serve as a great addition to an area row crop farming operation or investment, that truly must be seen to be fully appreciated.

LEGAL DESC.: The SW¼, Exc. Lot H-1, Sec. 10, T. 108N., R. 56W., (Grafton Twp.), Miner Co., SD.

TERMS: CASH – A 10% downpayment sale day with the balance on or before February 1, 2017 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 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 Miner 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 Trustee/Owners.

To view maps or an auction packet see www.suttonauction.com. For additional information, contact the auctioneers.

LUTHERAN CHURCH – MISSOURI SYNOD FOUNDATION AS TRUSTEE

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777;
WAYNE BESSMAN – RE Auctioneer – Madison, SD - ph. 605-256-4980
TERRY HAIAR – RE Auctioneer & Broker Assoc. – Alexandria, SD – ph. 605-239-4626
& JARED SUTTON – RE Auctioneer – Flandreau, SD – ph. 605-864-8527

USDA United States Department of Agriculture

Miner County, South Dakota

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 20, 2016

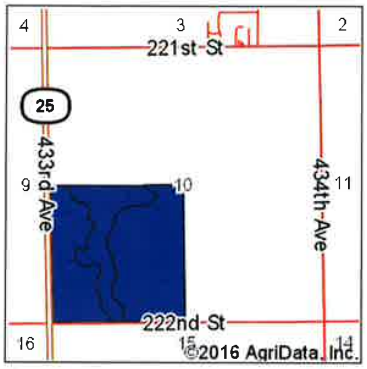
Farm **4130**

10 -108N -56W

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).

Soils Map

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Miner**
Location: **10-108N-56W**
Township: **Grafton**
Acres: **154.11**
Date: **11/14/2016**

CHUCK SUTTON, LLC
AUCTIONEER – LAND BROKER

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

Area Symbol: SD097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
CgA	Clarno-Crossplain loams, 0 to 2 percent slopes	119.07	77.3%		IIc	82	2.3	75	57	29	31
CfA	Clarno-Bonilla loams, 0 to 3 percent slopes	35.04	22.7%		IIc	88	3	80	65	31	35
				Weighted Average		**83.4**	**2.5**	**76.1**	**58.8**	**29.5**	**31.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.