

ACREAGE & LAND

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2.2 Acre Improved Acreage with a Very Clean Well Maintained 2 Bedroom Home and Outbuildings, 38.2 Acres Unimproved or a Combined +/-40.5 Acre Improved Unit

As we are moving to be nearer family, we will offer the following real property at auction at the property located at 22824 449th Ave. Madison, SD; from Madison, SD - 4 miles north on US Hwy. 81 to 224th St., 5 miles west on 224th St. to 449th Ave., then $\frac{3}{4}$ mile north: or from Junius, SD - 1/2 mile east on Hwy. 34 to 449th Ave. & 4 $\frac{3}{4}$ miles north on 449th Ave.

SALE DATE: MONDAY JUNE 5, 2017

SALE TIME: 7:00 PM

OPEN HOUSE DATES – Sunday May 21st from 1:00-3:00 PM;

Wed. May 24th from 6:00-8:00 PM

or by appointment by contacting Wayne Bessman – ph. 605-270-4980

This property has been surveyed and will be offered as TRACT #1 – The +/-2.2 Acre Improved Acreage; TRACT #2 - +/-38.2 Acres Unimproved or TRACTS #1 & #2 Combined – The +/-40.5 Acre Unit.

The improvements on Tract #1 – The +/-2.2 acre acreage site includes a very clean and well maintained one story home with the main floor comprised of an entry w/closet & laundry area, kitchen w/built-in wdn. cabinets, double oven & smooth top stove top; dining area; large living room; master bedroom w/linen/storage closet and an adjacent full bath with clothes closet; small bedroom w/closet & access to a $\frac{1}{2}$ bath and a small den/office w/ outside entrance – the main floor has carpet throughout; the home has an unfinished basement with poured concrete walls and contains a 100 AMP breaker service, Weather King LP gas furnace (central AC not working) & electric water heater. The house will be sold inclusive of a GE auto washer & elec. dryer and Magic Chef frig/freezer. This property is serviced by septic system with new septic tank in December 2014, Kingbrook Rural Water & Sioux Valley Energy. Other improvements include a single unattached garage and barn/hog house. This acreage is situated in a quiet country setting with established lawn & trees. TRACT #2 – (the bare land) currently is leased based on 33 acres of cropland, the remainder in lowland. According to FSA info. as a unit this property has approx. 39.29 acres of cropland with a 17.25 acre corn base with a 123 bu. PLC yield and a 17.25 acre soybean base with a 30 bu. PLC yield. According to Surety Agri-Data this property has a soil index of 74.3, similarly Co. Assessors data shows this land has a OSR of .719. If you are in the market for an improved acreage, a small parcel of cropland as an addition to a farming operation or investment or an improved hobby farm, then make plans to inspect this property and be in attendance at this auction

GENERAL LEGAL DESC.: TR. #1 - +/-2.2 surveyed acres in the SW Corner of S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$; TR. #2 - +/-38.2 surveyed acres—The S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$, Exc. +/-2.2 Acres in the SW Corner or TR. 1 & #2 Combined – +/-40.04 Acres – The S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ - all in Sec. 17., T. 107N., R. 53W., (Farmington Twp.), Lake Co., SD – Actual Legals to be determined by Survey.

TERMS: Cash - A 10% non-refundable earnest money downpayment on the date of sale and the balance on or before July 21, 2017. Possession of the acreage at closing; and possession of the land subsequent to the harvest of the 2017 crops. A Warranty Deed(s) will be conveyed and an owner's title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. A title company closing fee, if any, will be divided 50-50 between the buyer & seller. All of the 2017 RE taxes payable in 2018 will be paid by the seller. The acres and legal descriptions will be based on a survey as completed by Ron Golden Surveying, with the survey costs paid by the sellers. The information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold in "AS IS" Condition with no contingencies whatsoever and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all county zoning ordinances. Sold subject to confirmation of the owners.

To Inspect the Acreage, Plan to Attend the Open Houses, or for an appointment contact the auctioneers. To View Photos see www.suttonauction.com or bessmanauctions.com for additional information, contact the auctioneers.

Wayne C. & Arlene E. Pederson

Owners

**Richard L. Ericsson of Ericsson Law Office, Prof, LLC
Madison, SD Ph. 605-256-4597**

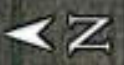
**CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
WAYNE BESSMAN – RE & Pers. Property Auctioneer
Madison, SD – ph. 605-256-4980
& JARED SUTTON – RE & Pers. Property Auctioneer
Flandreau, SD – ph. 605-864-8527**

Wayne & Arlene Pederson

S1/2N1/2NW1/4 Sec 17, T107N, R53W Lake Co.

1,661,641.1 Sq. Feet
38.1 Acres

101,870.5 Sq. Feet
2.3 Acres



1000 ft

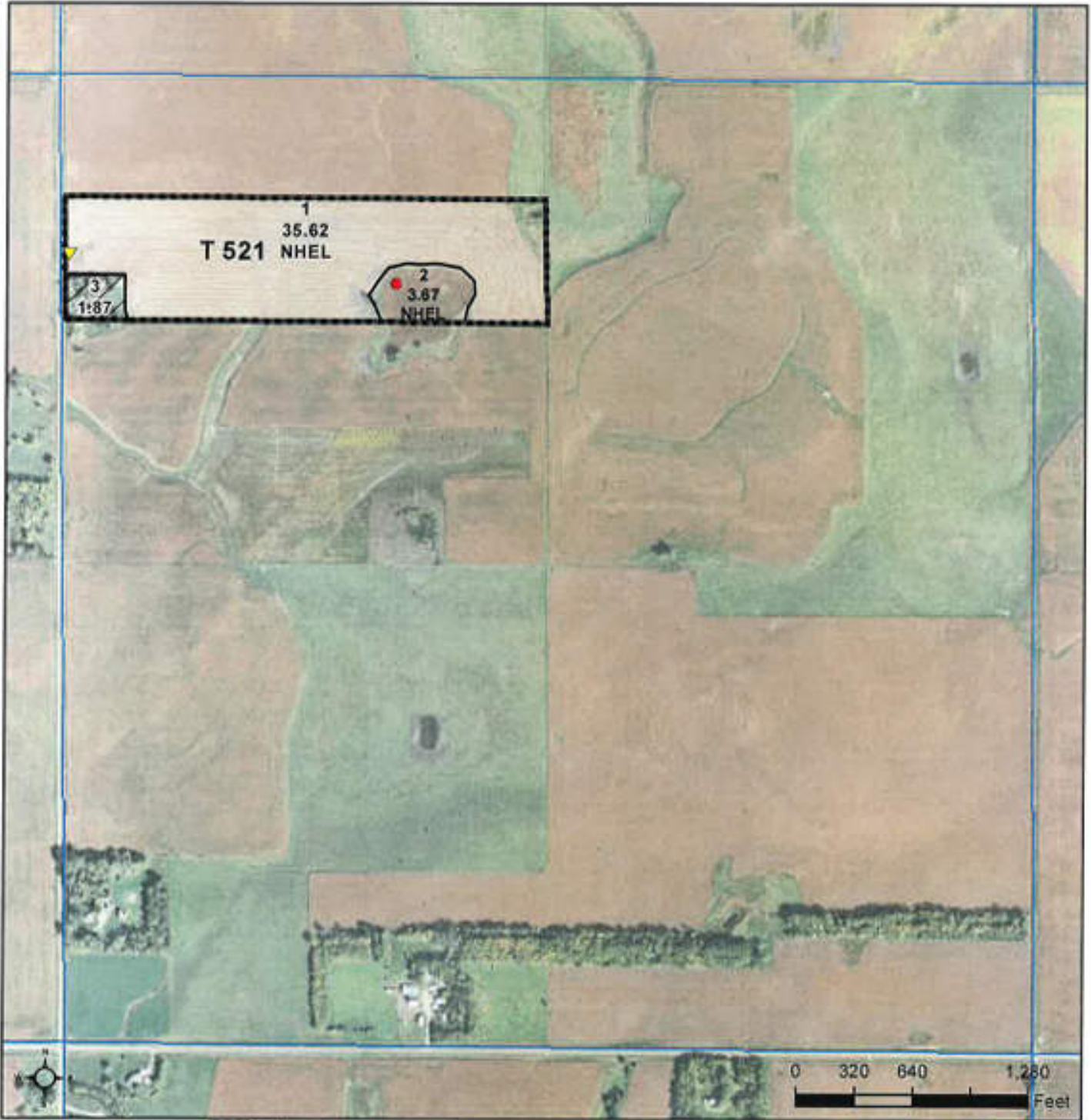
Google earth

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United States
Department of
Agriculture

Lake County, South Dakota



Common Land Unit

	Non-Cropland		Tract Boundary
	Cropland		PLSS

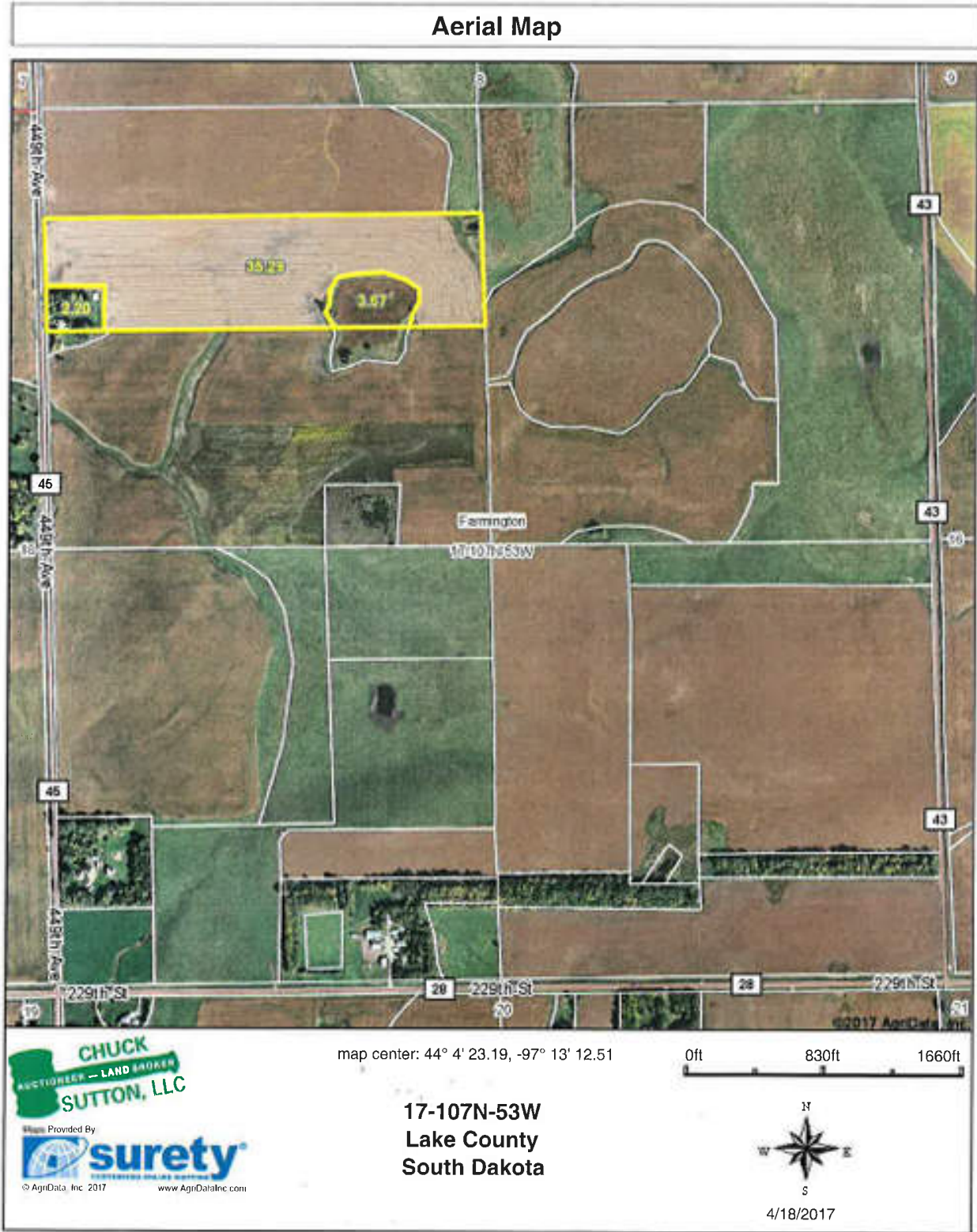
2017 Program Year

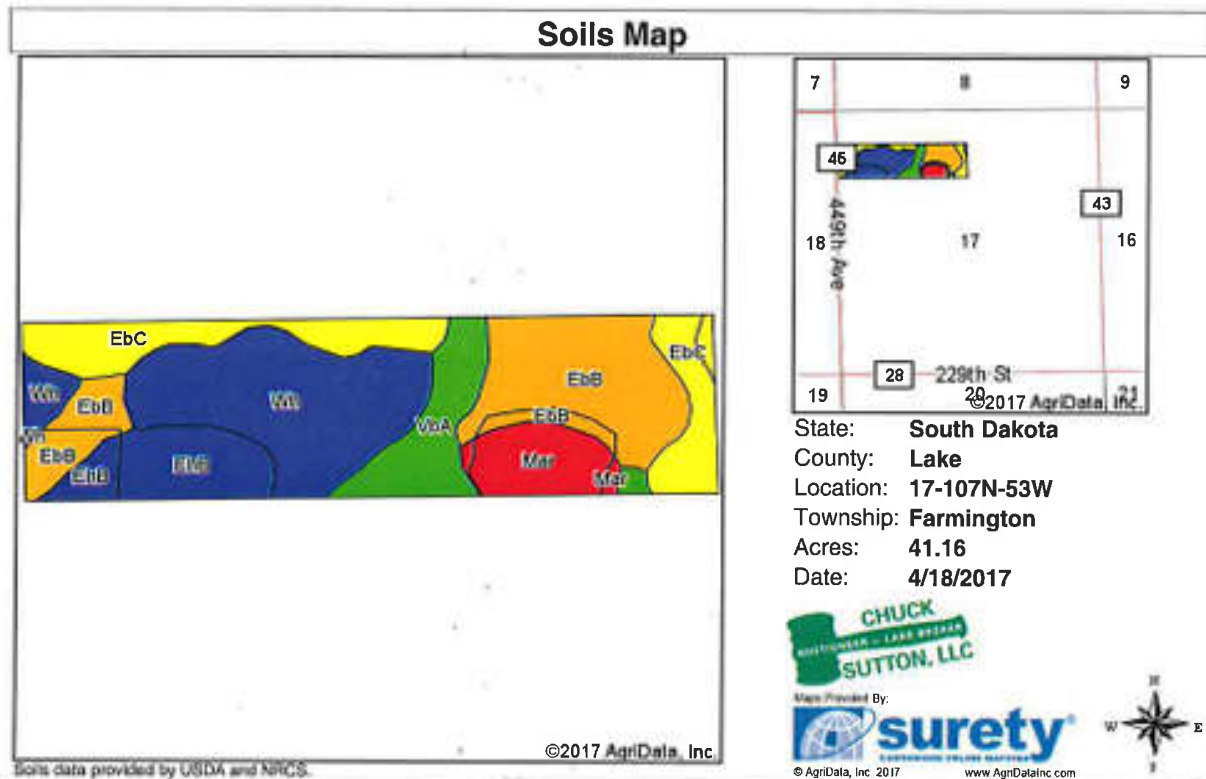
Map Created February 15, 2017

Farm 2326

17 -107N -53W

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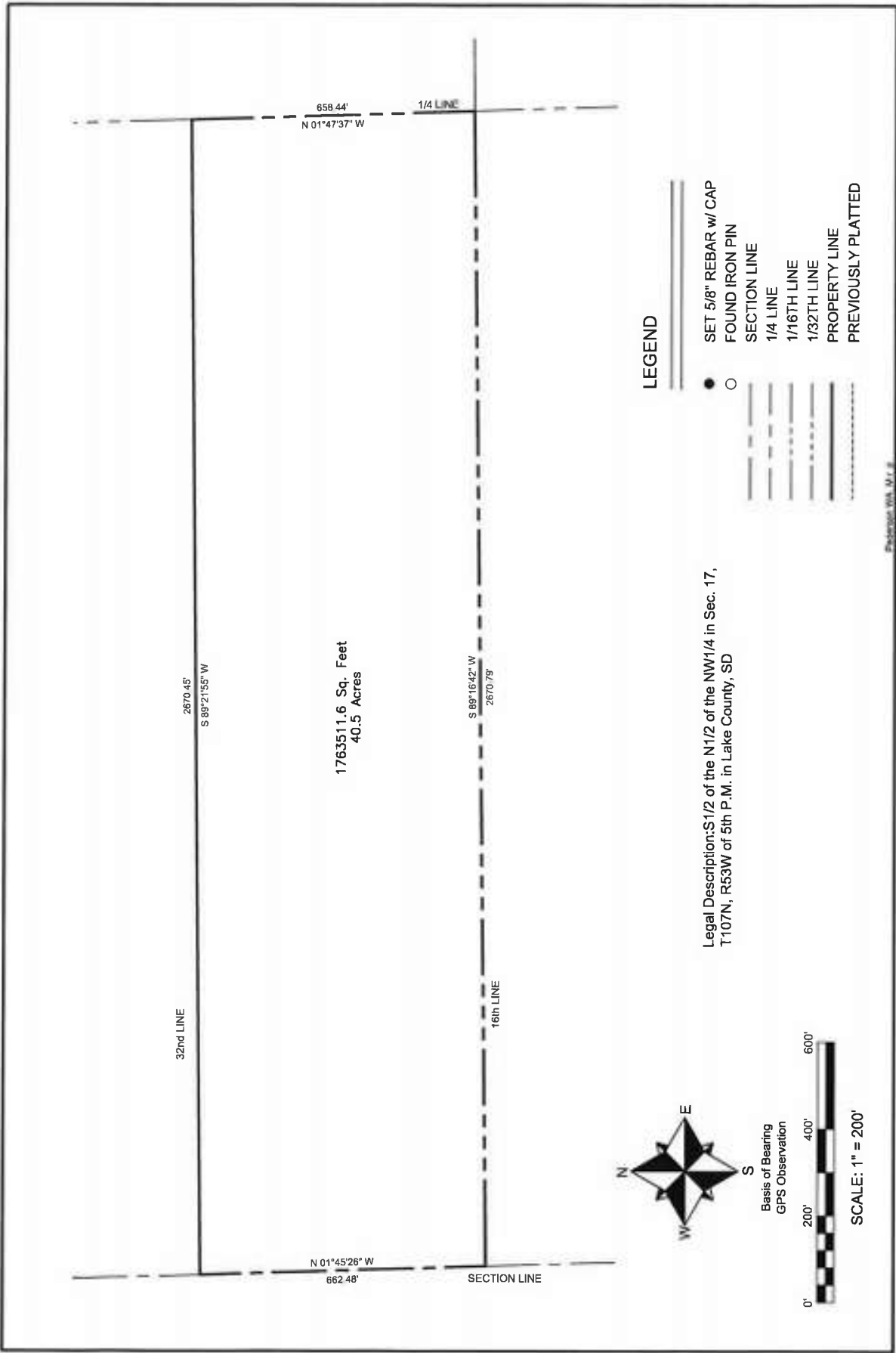


Area Symbol: SD079, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
Wh	Whitewood silty clay loam	11.65	28.3%		IIw	83	2	87	54	32	30
EbB	Egan-Beadle complex, 2 to 6 percent slopes	10.30	25.0%		Ile	78	3.3	81	61	30	33
EbC	Egan-Beadle complex, 6 to 9 percent slopes	7.05	17.1%		IIIe	66	2.9	68	53	25	29
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	4.46	10.8%		Ile	84					
VbA	Viborg silty clay loam, 0 to 2 percent slopes	4.17	10.1%		Iw	96	4.3	101	74	37	40
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.27	7.9%		VIIIw	10					
Ba	Badus silty clay loam	0.26	0.6%		IVw	64	0.6	67	35	21	20
Weighted Average						74.3	2.3	67.2	47.3	24.7	25.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



32nd LINE

2670.45'
S 89°21'55" W

1763511.6 Sq. Feet
40.5 Acres

S 89°16'42" W
2670.73'

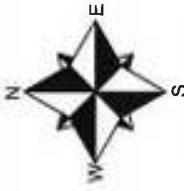
16th LINE

N 01°45'26" W
662.48'

SECTION LINE

658.44'
N 01°47'37" W

1/4 LINE



Basis of Bearing
GPS Observation

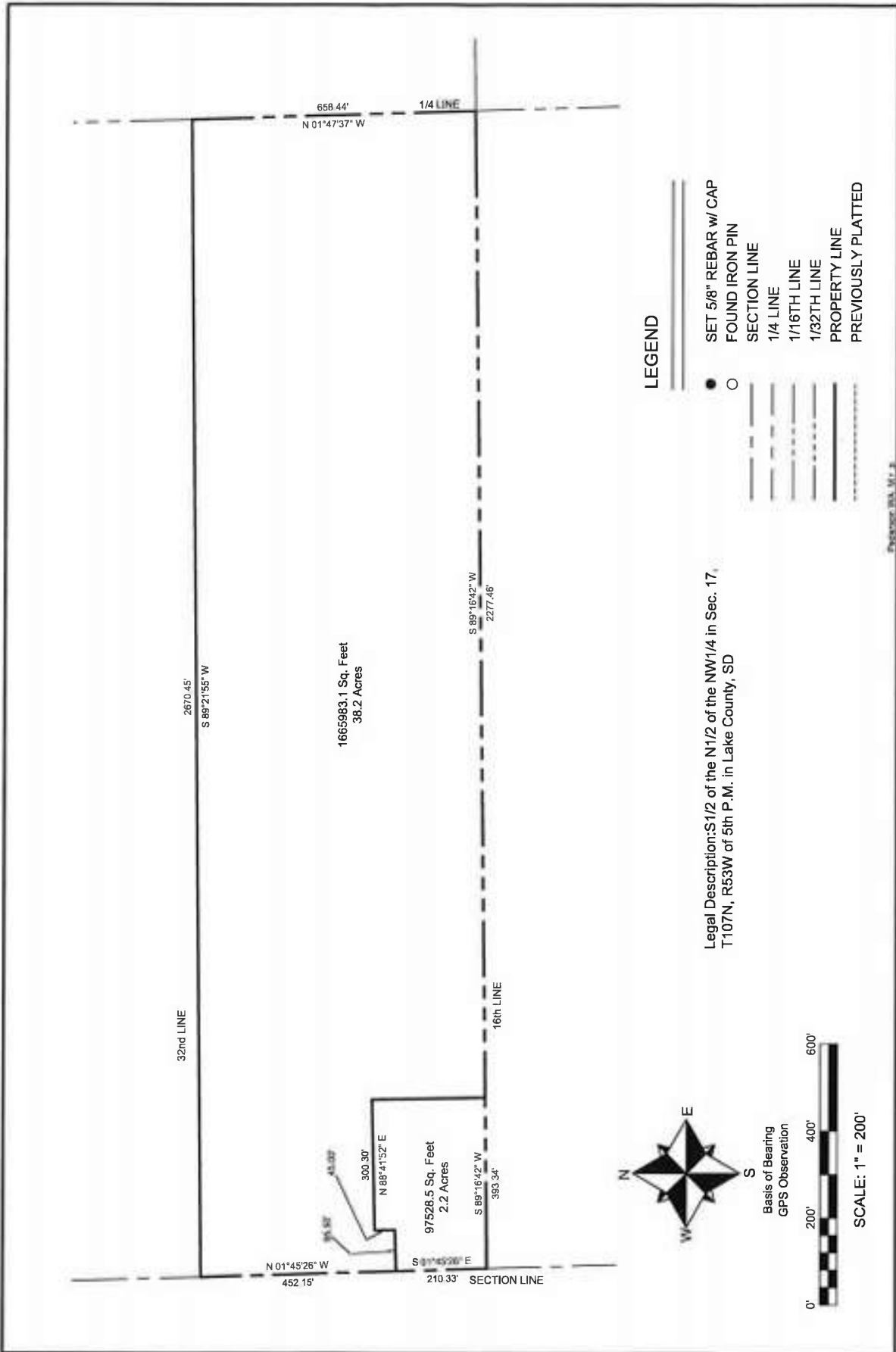


SCALE: 1" = 200'

LEGEND

- SET 5/8" REBAR w/ CAP
- FOUND IRON PIN
- SECTION LINE
- 1/4 LINE
- 1/16TH LINE
- 1/32TH LINE
- PROPERTY LINE
- PREVIOUSLY PLATTED

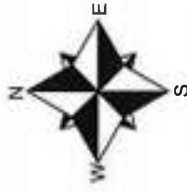
Legal Description: S1/2 of the N1/2 of the NW1/4 in Sec. 17,
T107N, R53W of 5th P.M. in Lake County, SD



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