DONALD POWELL ESTATE

ESTATE LAND AUCTION

+/- 234.83 Acres of Rutland Twp. Lake Co. SD Land Consisting of Farm #1- +/-79.83 Acres, Farm #2- +/- 80.85 Acres and Farm #3 – +/- 74.15 Acres

We will offer the following land at public auction at Farm #1- which is located ¼ mile south of the Jct. of 461st Ave. & 227th St.; From Rutland, SD – ½ mile south, 1 mile west on 228th St. and ½ mile north on 461st Ave.; from, Madison, SD (Jct. Hwy's. #34 & #81) - 5 miles north on Hwy. #81 to the Rutland Corner, then 7 miles east on 228th St. and ½ mile north on 461st Ave.; or from the Dakota Ethanol Plant at Wentworth, SD (SD Hwy. #34 & 463rd Ave.) - 7 miles N. on 463rd Ave., then 2 miles west on 228th St. & ½ mile north on 461st Ave.

FRIDAY MORNING JANUARY 8, 2016 Sale Time: 10:00 AM

Auctioneer's Note: This auction presents an excellent opportunity to purchase land that has been in the Powell Family for over 40 years. The land offered on this auction includes two farms with high percentages of highly productive cropland and Farm #3 which has a mixture of productive cropland and 30+ acres that contain some excellent hunting and wildlife production habitat, with all of these farms situated in eastern Lake County, SD and within a close proximity to Madison, Brookings & Other Area Communities and major grain terminals including the Dakota Ethanol Plant @ Wentworth, SD, the Madison Farmers Elev. & the SD Soybean Processors Plant @ Volga, SD. Each of these farms will be offered individually. If you are in the market for a parcel or parcels of Lake Co., SD land to add to a row crop farming operation(s), land with hunting and wildlife production opportunities, or land to utilize as as an investment, then make plans to inspect this property and be in attendance at this auction.

Farm #1: +/-79.83 Acres Unimproved with a High Percentage Tillable – LEGAL DESC: The S½ NW¼ of Sec. 8, T. 107N., R. 51W., (Rutland Twp.), Lake County, SD.

Farm #1 has a high percentage of tillable acres as according to FSA this farm is estimated to contain approximately 77.6 acres of cropland with the non-tillable acres comprised of a small amount of waterway, lowland and road, with an estimated FSA 38.7 acre corn base with a 150 bu. PLC yield and an estimated 38.7 acre soybean base with a 46 bu. PLC yield, with this farm enrolled in the County ARC farm program election. This farm has very good eye appeal with the general topography being gently rolling to rolling. According to information obtained from Surety Agri Data, Inc. this parcel of land is indicated to have a Productivity Index of a .79.7, which is a very respectable soil rating for the area. The 2014 RE taxes payable in 2015 on this farm as part of a larger 160 acre parcel were $21.55 per acre. This is an excellent parcel of unimproved Lake Co., SD land that must be seen to be appreciated!

Farm #2: +/- 80.85 Acres Unimproved with a High Percentage Tillable - Located from Farm #1 – ½ mile north on 461st Ave. to the Jct. of 461st Ave & 227th St., then ¼ mile west; or from Rutland, SD – ½ mile south, 1 mile west on 228th St., 1 mile north on 461st Ave. and ¼ mile west on 227th St. **LEGAL DESC:** The W½ SE¼ of Sec. 6, T. 107N., R. 51W., (Rutland Twp.) Lake Co., SD.

According to the Lake Co. FSA information this +/-80.85 acre farm has approximately 79.18 acres of cropland although the most current FSA aerial map indicates that at present there are approx, 76.73 acres being utilized as cropland, with the non-tillable portions being primarily comprised of a +/- 2.45 acre area of lowland situated in the far northwest corner of the farm, which at one time was farmed; FSA indicates that this farm has a 39.4 acre corn base with a 150 bu. PLC yield and a 39.4 acre soybean base with a 46 bu. PLC yield and is enrolled in the County ARC farm program election. The general topography of this land is gently rolling to rolling. The Lake Co. Assessor indicates this land has an OSR of .833, similarly Surety Agri-Data info. Indicates this land has a Productivity Index of 80.1. The 2014 taxes payable 2015 were $1,663.24. This is an excellent parcel of unimproved Lake Co., SD land that must be seen to be appreciated!

Farm #3: +/- 74.15 Acres Unimproved with a Mixture of Productive Cropland and Some Terrific Wildlife & Waterfowl Habitat - Located from Farm #1 – ½ mile north on 461st Ave. to the Jct. of 461st Ave & 227th St., then 3 miles east on 227th St.; from Rutland, SD – ½ mile south, 2 miles east on 228th St. and 1 mile north on 464th Ave. **LEGAL DESC:** The S½ SW¼, Exc. the W 510' of the N. 500' of the S. 910', Sec. 2, T. 107N., R. 51W., (Rutland Twp.) Lake Co., SD.

This is a parcel of land which will be of interest to individuals that are in the market for a parcel of land with a mixture of productive cropland and hunting and recreational habitat, as this property has a large area of wetland that is situated on the east end of the farm. The wetland on this farm is not encumbered with any US Fish and Wildlife Easements, thus you have control of your own owned acres of hunting habitat to enjoy for your personal use. Furthermore, this farm has some productive cropland to provide some income, to supplement the recreational amenities of this property, According to the Lake Co. FSA information this 74.12 acre farm has approximately 39.71 acres of cropland with the remainder comprised of a +/- 32.52 acre slough & roads FSA indicates that this farm has a 19.76 acre corn base with a 150 bu. PLC yield and a 19.76 acre soybean base with a 46 bu. PLC yield and is enrolled in the County ARC farm program election. The general topography of the cropland on this farm is gently rolling to rolling. The Lake Co. Assessor indicates this land has an OSR of 74.15, comparatively info. obtained from Surety Agri-Data indicates this land has a Productivity Index of 60.1. The 2014 taxes payable 2015 were $1,004.82.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before February 26, 2016 w/full possession for the 2016 crop year. Personal Representative's Deeds will be conveyed and owner's title insurance policies will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. All of the 2015 RE taxes payable in 2016 will be paid by the estate, the purchaser to pay all of the 2016 RE taxes payable in 2017. The acres in FARMS #1 & #2 will be based on surveyed acres as determined by Midwest Land Surveying, Inc., the acres in FARM #3 are based on the acres as stated on the county tax records, with the acres in either case understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA yields, bases, payments & other information is estimated and not guaranteed and is subject to County committee approval. 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 & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lake County zoning ordinances. Sold subject to confirmation of the Personal Representative.

DONALD POWELL ESTATE

Dennis Powell - Personal Representative
Charles Haugland – Gubbrud, Haugland & Gillespie, Prof. L.L.C - Attorney for the Estate - Alcester, SD – ph. 605-934-2140

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
WAYNE BESSMAN – RE & Personal Property Auctioneer – Madison, SD – ph. 605-270-4980
CHIP WOSJE – RE & Personal Property Auctioneer – Nunda, SD – ph. 605-480-2847

SALE DRAWING - FARM #1

IN THE S1/2 OF THE NW1/4 OF SECTION 8, T107N, R51W, LAKE COUNTY, SOUTH DAKOTA.

OWNERS: DONALD POWELL ESTATE
CLIENT: SUTTON AUCTION SERVICE

FARM #1 LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 107 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND

- △ SECTION CORNER
- ● SET IRON PIN WITH CAP #10141
- ○ FD. MONUMENT
- FD. FOUND (MONUMENT)
- R/W RIGHT OF WAY

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #15-716
DRAWN BY: AJR

TOTAL ACRES FOR FARM #1

79.83 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

N

0 500'

SCALE: 1"= 500'

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

Aerial Map

Farm #1

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2015 www.AgriDataInc.com

map center: 44° 5' 16.88, 96° 58' 45.44

0ft 827ft 1654ft

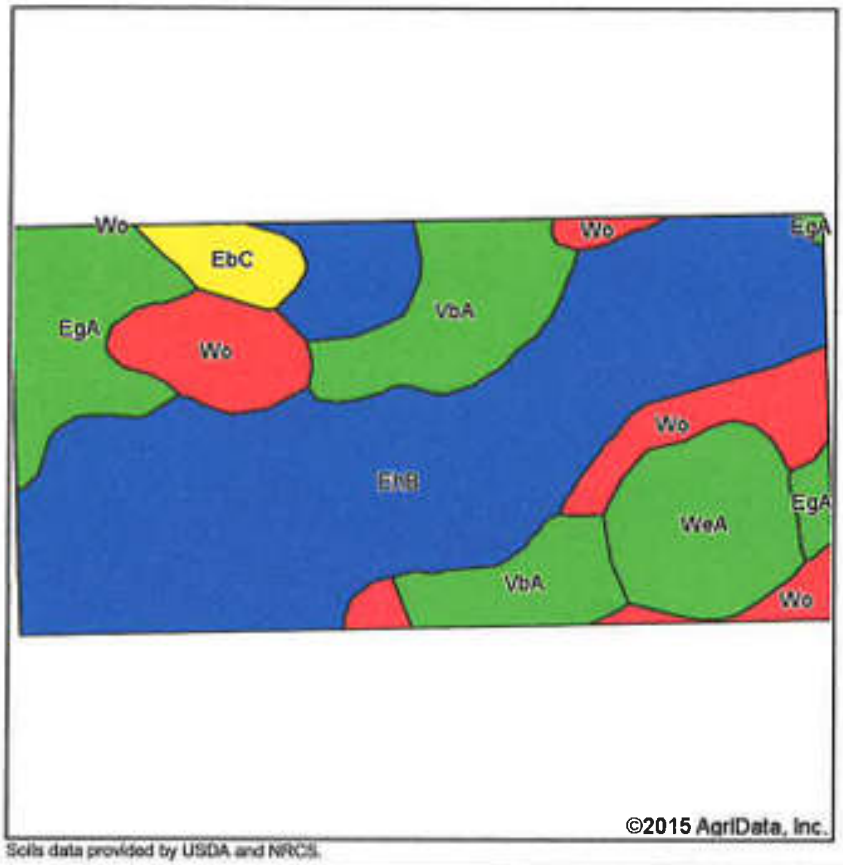
8-107N-51W
Lake County
South Dakota

N
W E
S

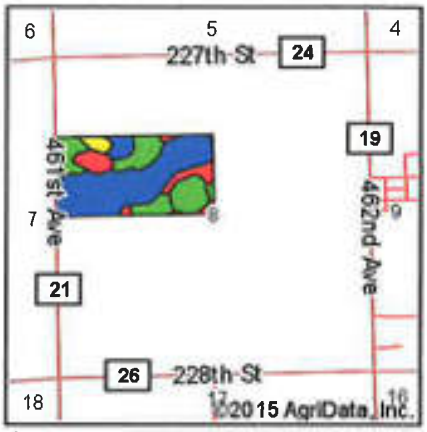
12/17/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **8-107N-51W**
Township: **Rutland**
Acres: **79.9**
Date: **11/28/2015**

CHUCK SUTTON, LLC

Maps Provided By:
surety
© Agridata, Inc. 2015 www.AgriDataInc.com

Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	41.30	51.7%		IIe	84	3.5	88	65	32	36
VbA	Viborg silty clay loam, 0 to 2 percent slopes	10.88	13.6%		Iw	96	4.3	101	74	37	40
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.44	13.1%		Vw	30					
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	7.75	9.7%		Iw	92	3.8	96	71	35	39
WeA	Wentworth-Egan silty clay loams, 0 to 2 percent slopes	7.24	9.1%		Iw	93	3.6	96	70	35	38
EbC	Egan-Beadle complex, 6 to 9 percent slopes	2.29	2.9%		IIIe	66	2.9	68	53	25	29
					Weighted Average	**79.7**	**3.2**	**79.2**	**58.4**	**28.9**	**32.1**

Area Symbol: SD079, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM #2

IN THE W1/2 OF THE SE1/4 OF SECTION 6, T107N, R51W, LAKE COUNTY, SOUTH DAKOTA.

OWNERS: DONALD POWELL ESTATE
CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 107 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND

- △ SECTION CORNER
- ● SET IRON PIN WITH CAP #10141
- ○ FD. MONUMENT
- FD. FOUND (MONUMENT)
- R/W RIGHT OF WAY

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #15-717
DRAWN BY: AJR

TOTAL ACRES FOR FARM #2

80.85 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

N

0 500'

SCALE: 1"= 500'

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

Aerial Map

Farm #2

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® ONLINE MAPPING CUSTOMERS
© Agridata, Inc. 2015 www.AgriDataInc.com

map center: 44° 6' 6.94, 96° 59' 57.13

0ft 830ft 1660ft

6-107N-51W
Lake County
South Dakota

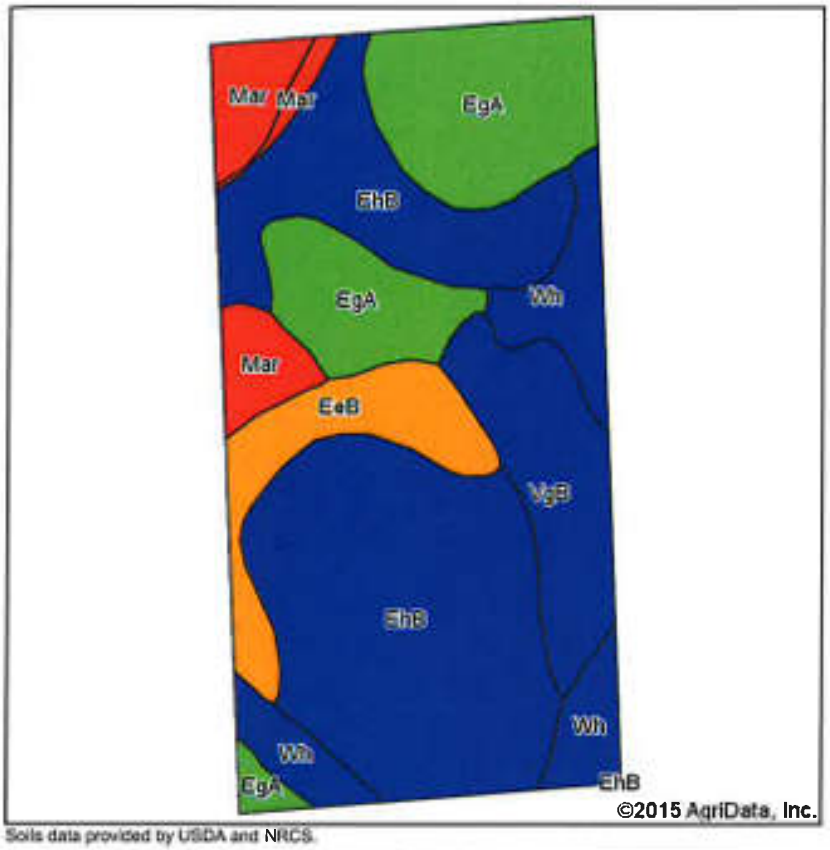
N
W E
S

12/17/2015

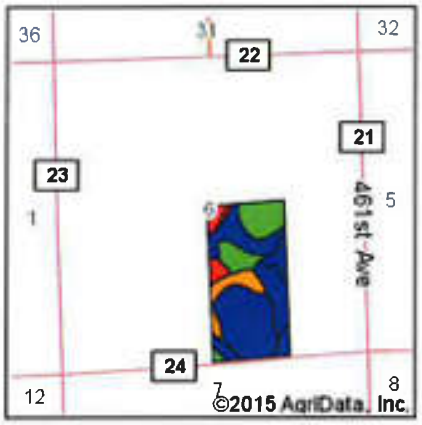
Field borders provided by Farm Service Agency as of 5/21/2008

Soil Map

Farm #2



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **6-107N-51W**
Township: **Rutland**
Acres: **79.18**
Date: **12/17/2015**

CHUCK SUTTON, LLC

Maps Provided By: surety

© Agridata, Inc. 2015 www.AgriDataInc.com

Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	34.66	43.8%		IIe	84	3.5	88	65	32	36
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	16.25	20.5%		Iw	92	3.8	96	71	35	39
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	8.47	10.7%		IIe	87	3.8	91	67	34	37
Wh	Whitewood silty clay loam	7.82	9.9%		IIw	83	2	87	54	32	30
EeB	Egan-Ethan complex, 2 to 6 percent slopes	6.63	8.4%		IIe	76	3.1	77	59	27	32
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	5.35	6.8%		VIIIw	10					
					Weighted Average	**80.2**	**3.2**	**83**	**60.5**	**30.2**	**33.4**

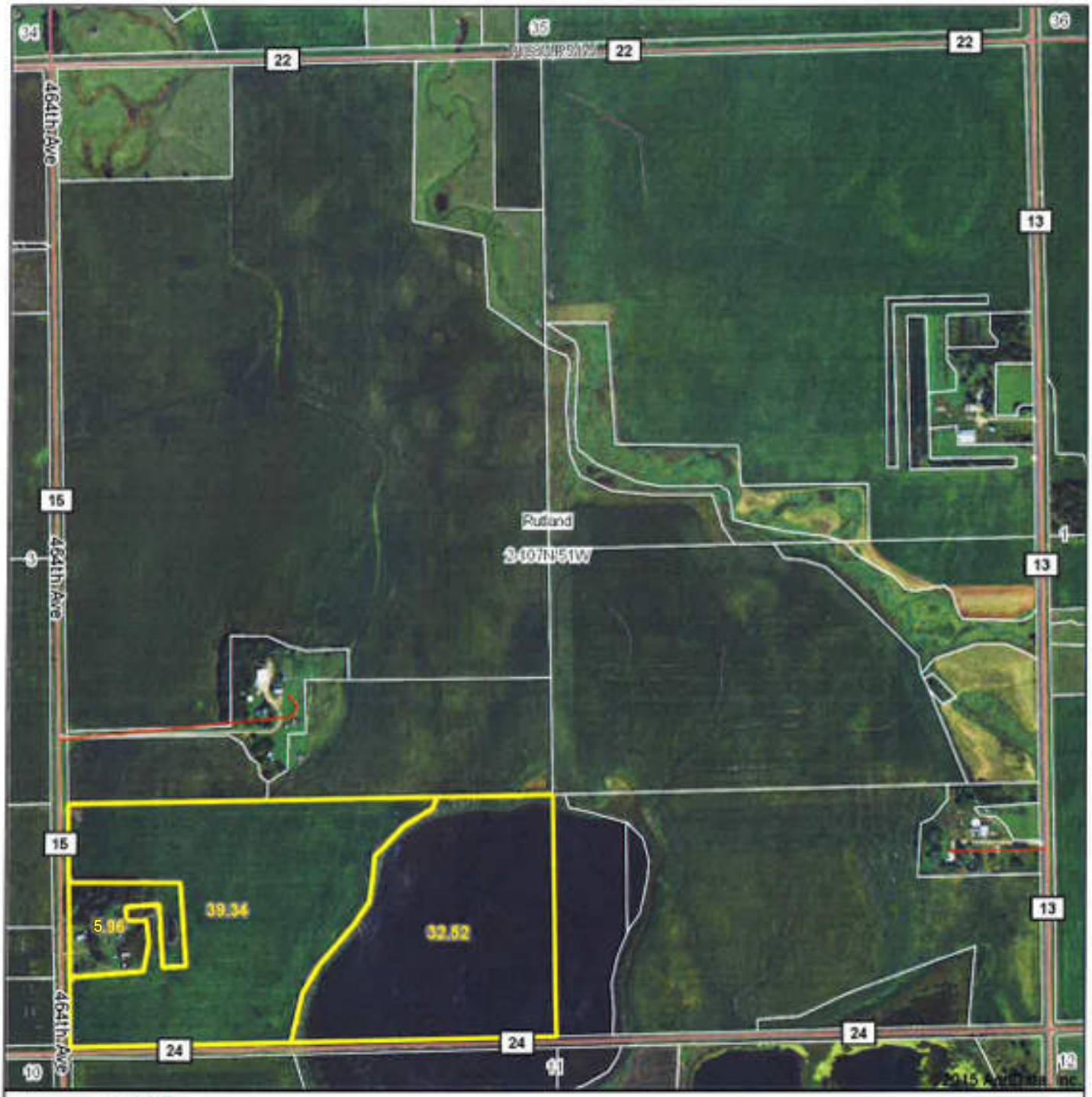
Area Symbol: SD079, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Farm #3



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety
© Agridata, Inc 2015 www.AgriDataInc.com

map center: 44° 6' 8, 96° 55' 8.45

0ft 827ft 1654ft

2-107N-51W
Lake County
South Dakota

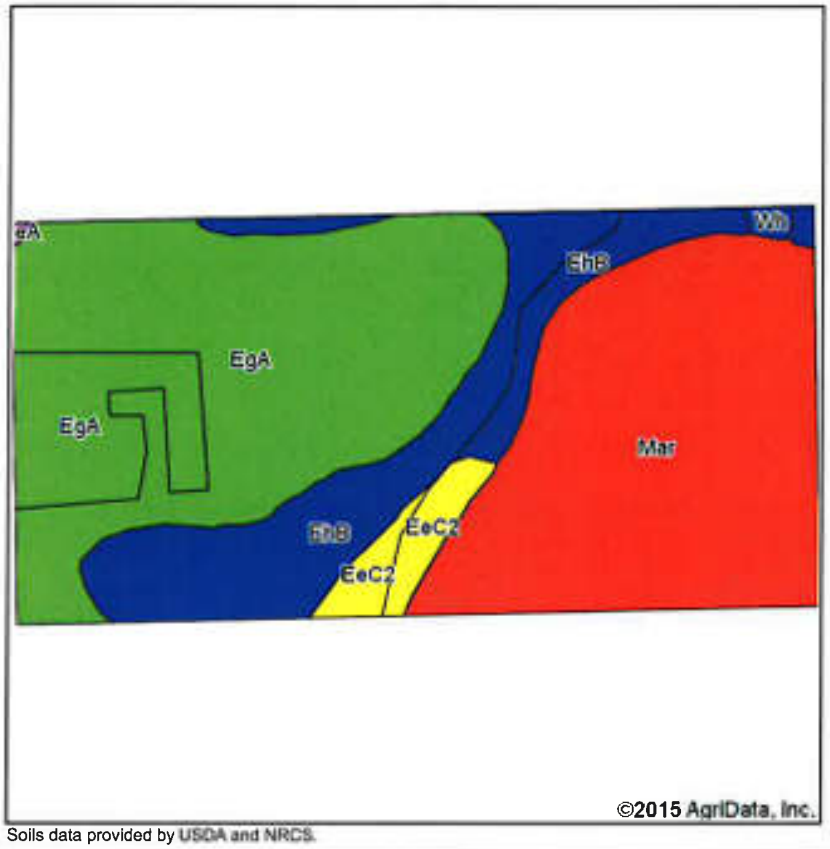
N
W E
S

12/17/2015

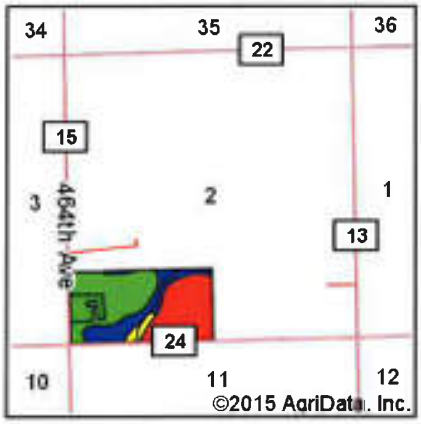
Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map

Farm #3



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **2-107N-51W**
Township: **Rutland**
Acres: **77.82**
Date: **12/17/2015**

CHUCK SUTTON, LLC
AUCTIONEER – LAND BROKER

Maps Provided By:
surety ONLINE MAPPING
© Agridata, Inc 2015 www.AgriDataInc.com

Area Symbol: SD079, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	32.67	42.0%		Iw	92	3.8	96	71	35	39
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	27.59	35.5%		VIIIw	10					
EhB	Egan-Wentworth silty clay loams, 2 to 6 percent slopes	14.50	18.6%		IIe	84	3.5	88	65	32	36
EeC 2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	2.66	3.4%		IIIe	66	2.9	65	51	23	28
Wh	Whitewood silty clay loam	0.32	0.4%		IIw	83	2	87	54	32	30
HeA	Henkin loam, 0 to 3 percent slopes	0.08	0.1%		IIIs	59	2.7	61	49	23	27
					Weighted Average	**60.5**	**2.4**	**59.3**	**43.9**	**21.6**	**24.2**

Area Symbol: SD079, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.