

# LAND AUCTION

**140.17 Acres of Well Located Productive Edison Township Minnehaha County, SD with a Very Good Location Situated within 1 mile of 2 Oil Highways— Conveniently Located to Garretson, Brandon, Dell Rapids & Baltic, SD and the EROS Data Center with 3 Remaining Rural Housing Eligibilities and Approx. 132 Acres Tillable**

We will offer the following real property at auction at the land located from Garretson, SD – ½ mile south, then 3 miles west to the Hwy. #11 Curve, then continue 1 mile west on 254<sup>th</sup> St., then ½ mile north on 481<sup>st</sup> Ave. to the SE Corner of the land; from the Brandon-Corson SD Exit #406 on I-90 – 6 ½ miles north on Hwy. #11, then 1 mile west on 254<sup>th</sup> St. & ½ mile north on 481<sup>st</sup> Ave.; from Dell Rapids, SD – approx. 8 miles south on Hwy. #115, 6 miles east on Co. Hwy. (254<sup>th</sup> St.) and ½ mile north on 481<sup>st</sup> Ave.

**MONDAY OCTOBER 24, 2016**

**SALE TIME: 10:00 AM**

This auction presents an excellent opportunity to purchase a well located parcel of land situated in an excellent agricultural area of Minnehaha County, SD. This farm has a relatively high percentage tillable and has been maintained in an excellent state of production, evidenced by the extraordinary 2016 crop. According to FSA information this +/- 140.17 acre farm has approx. 132.36 acres of cropland with an 85.9 acre corn base with a 157 bu. PLC yield and a 43.1 acre soybean base with a 42 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. The non-tillable acres on this farm are comprised of a “Y” shaped waterway including some areas with trees and roads. According to the Minnehaha County Assessor this farm consists of a total of approx. 140.17 acres with a .633 soil rating, similarly info. obtained from Surety Agri-Data, Inc. indicates that this land has a weighted overall soil rating of 65.8. According to Minnehaha County Planning & Zoning there are 3 remaining rural housing eligibilities on this property (2 permitted and 1 by conditional use) and with the rolling terrain of this land there are various superb locations with attractive countryside views on this farm that could be excellent sites for utilization of one or more of these eligibilities. The general topography of this land is gently rolling to somewhat undulating. The 2015 RE taxes payable in 2016 on this property are \$3,503.21. If you are in the market for a very well located parcel of land situated near Brandon, Garretson, Sioux Falls, SD and other area communities, the EROS Data Center & other points of interest, that has a very good location situated within one mile of 2 County Hard-surfaced Highways, that is inclusive of 3 rural housing eligibilities and has a terrain that could be very conducive for utilization of the eligibilities and last but not least, is a parcel of productive cropland with a relatively high percentage of tillable land that is situated in a very good agricultural area of Minnehaha County, SD, that could serve as an excellent addition to an area row crop operation or as an investment – then this land deserves your utmost attention! Mark your calendars and be sure to make plans to inspect this property and be in attendance at this auction.

**LEGAL DESC.:** The NE¼, Exc. the N. 845.47' of the E. 1,021.97' – (The acreage site previously sold & excluded, situated in the NE Corner of the quarter), Sec. 21, T. 103N., R. 48W., (Edison Twp.), Minnehaha Co., SD.

**TERMS: CASH** – A 10% downpayment on sale day & the balance on or before Dec. 14, 2016 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 2015 RE taxes payable in 2016, as well as all of the 2016 RE taxes payable in 2017 will be paid by the trust. 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 M'haha. 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 Co-Trustees.

**FLORENCE L. SELLAND TRUST**

**Dianne E. Rose & Jane K. Stradinger – Co-Trustees**

**Josh Brown – Vogt, Brown, Merry & Hammer Law Firm – Dell Rapids, SD**

**- Attorney for the Sellers – 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 & Personal Property Auctioneer –**

**Madison, SD – ph. 605-256-4980**

**DEAN STOLTENBERG – Auctioneer & RE Broker Assoc. –**

**Jasper, MN – 507-348-7352 &**

**JARED SUTTON – RE Auctioneer –**

**Flandreau, SD – 605-864-8527**






United States  
Department of  
Agriculture

# Minnehaha County, South Dakota



- Common Land Unit**
-  Rangeland
  -  Tract Boundary
  -  Cropland
  -  PLSS

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions



2016 Program Year

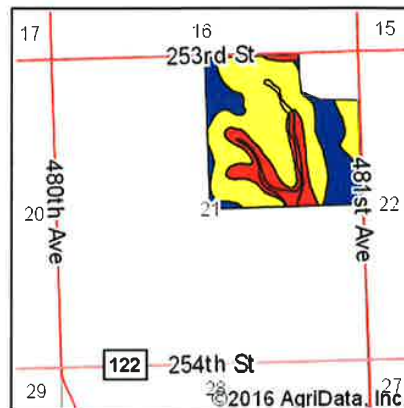
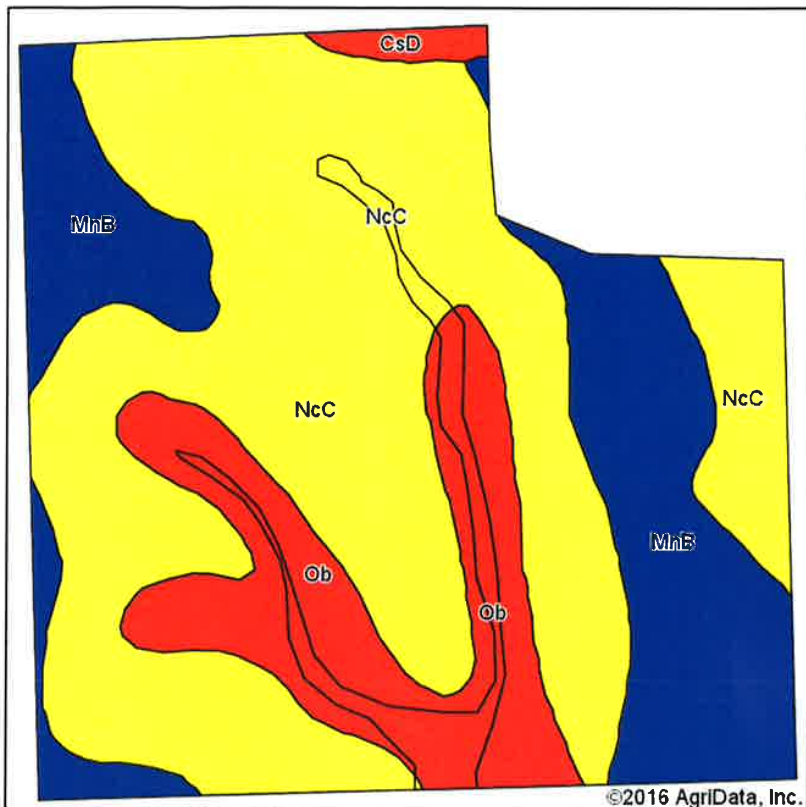
Map Created August 29, 2016

**Farm 714**

**21 -103N -48W**

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# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **21-103N-48W**  
 Township: **Edison**  
 Acres: **138.17**  
 Date: **5/3/2016**



Maps Provided By:



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	
NcC	Nora-Crofton complex, 6 to 9 percent slopes	81.21	58.8%	Yellow		IIIe IVe	68						
MnB	Moody-Nora complex, 2 to 6 percent slopes	32.29	23.4%	Blue		Ile IIIe	88						
Ob	Obert silty clay loam, 0 to 1 percent slopes	23.28	16.8%	Red	Vw		29	29	5	9	3		
CsD	Crofton-Shindler complex, 9 to 15 percent slopes	1.39	1.0%	Red		IVe	39	2.5	36	29	11	17	
<b>Weighted Average</b>								<b>65.8</b>	<b>*.</b>	<b>5.2</b>	<b>1.1</b>	<b>1.6</b>	<b>0.7</b>

Area Symbol: SD099, Soil Area Version: 18

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.