



LAND AND PERSONAL PROPERTY AUCTION

AUCTION

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+/-161.25 Acres of Unimproved Edgerton Twp., Hanson County, SD Land with a Mixture of Cropland/Pasture that is Very Well Suited for Use in Connection with a Crop-Livestock Farming Operation, Followed by a Personal Property Auction with Acreage Type Machinery Including a JD 3010 Tractor, Rotary Mower, Other Misc. Equipment, Household & Some Shop Items & Misc.

We will offer the following real property at auction at the land located from the Alexandria, SD Exit #344 on I-90 – 2 ½ miles north, 7 miles east on Hwy. #38 and 1½ miles north 428th Ave. to the SE Corner of the Land; from Farmer, SD – approx. ½ mile north and 2 miles east on 252nd St. to the NE Corner of the land at the Jct. of 428th Ave. and 252nd St.; from the Emery-Farmer Exit #350 on I-90 – 2 ½ miles north, 1 mile east on Hwy. #38 and 1 ½ miles north on 428th Ave.; or from Spencer, SD – (Golden Pheasant Corner on Hwy. #38) - 3 miles west on Hwy. #38 and 1 ½ miles north on 428th Ave.; The **Personal Property Auction Will be Held at the Schneider Homeplace** – Located ¾ miles north of the Land Auction site at 25129 428th Ave.

**FRIDAY NOVEMBER 11, 2016 Sale Times: LAND AUCTION - 10:00 am
PERSONAL PROPERTY AUCTION – 12:00 Noon**

This ±161.25 Acre farm will be offered as a unit. This property is conveniently located to Alexandria, SD, Mitchell, SD, Spencer, SD, I-90 and other area communities and points of interest. This property consists of a tract of land that is extremely well suited for use in conjunction with a crop-livestock operation. According to FSA information this +/-161.25 acre farm has approx. 106.45 acres of cropland, although at the present time it appears that approx. 78.49 acres are under cultivation; with an FSA 40.2 acre corn base with a 130 bu. PLC yield, a 39.8 acre soybean base with a 39 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. The nontillable portion of this farm consists of an area that was the former site of a farmstead with some trees remaining, hayland/pasture (some of which could potentially be tilled), grassed abandoned RR ROW and roads. Livestock water in the pasture is provided by a large dugout. According to the Hanson Co. Assessor this farm has an overall soil rating of .676, comparatively according to info. obtained from Surety Agri-Data, Inc., this land is indicated to have an overall productivity index of 78.8. The general topography of this land is level to gently rolling. This property is bordered on the north by 252nd St. and on the east by 428th Ave. This is a parcel of land that could serve as an excellent addition to an area crop-livestock farming operation or as an investment.



LEGAL DESC.: The NE¼ of Sec. 15, T. 103N., R. 57W., Hanson County, SD; Together with Former RR ROW running across the S½ NE¼ and N½ SE¼ of Sec. 15, T. 103N., R. 57W., Hanson Co., SD – Containing a Total of +/-161.25 Surveyed Acres.

TERMS: A 10% nonrefundable downpayment on the day of the sale and the balance on or before February 1, 2017 with full possession for the 2017 crop year and pasture season. Marketable Title will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. All of the 2015 RE taxes payable in 2016 in the amount of \$2,377.68, 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 as stated on a recent survey of the property as completed by Midwest Land Surveying Inc., with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and 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. This property is sold in "AS IS" condition and subject to existing easements, restrictions, reservations & highways of record, if any, as well as any existing Hanson County Zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee.

For additional information contact the auctioneers or see www.suttonauction.com

RAYMOND & CAROLE SCHNEIDER REVOCABLE TRUST

Dan Schneider, Trustee – ph. 605-360-2114

Roger Gerlach – Attorney & Closing Agent for the Trust – Salem, SD – ph. 605-425-2911

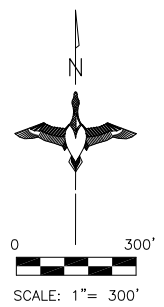
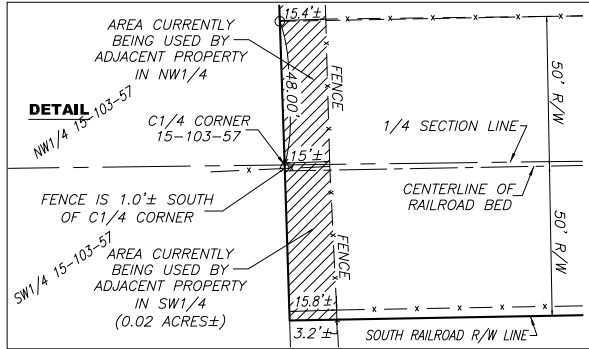
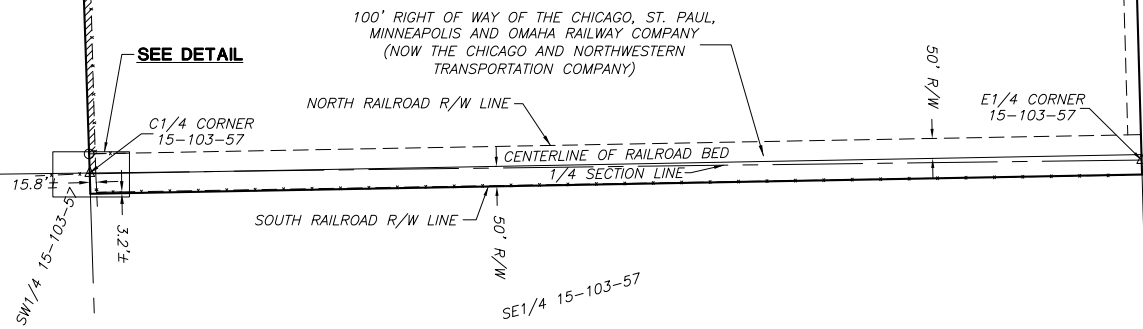
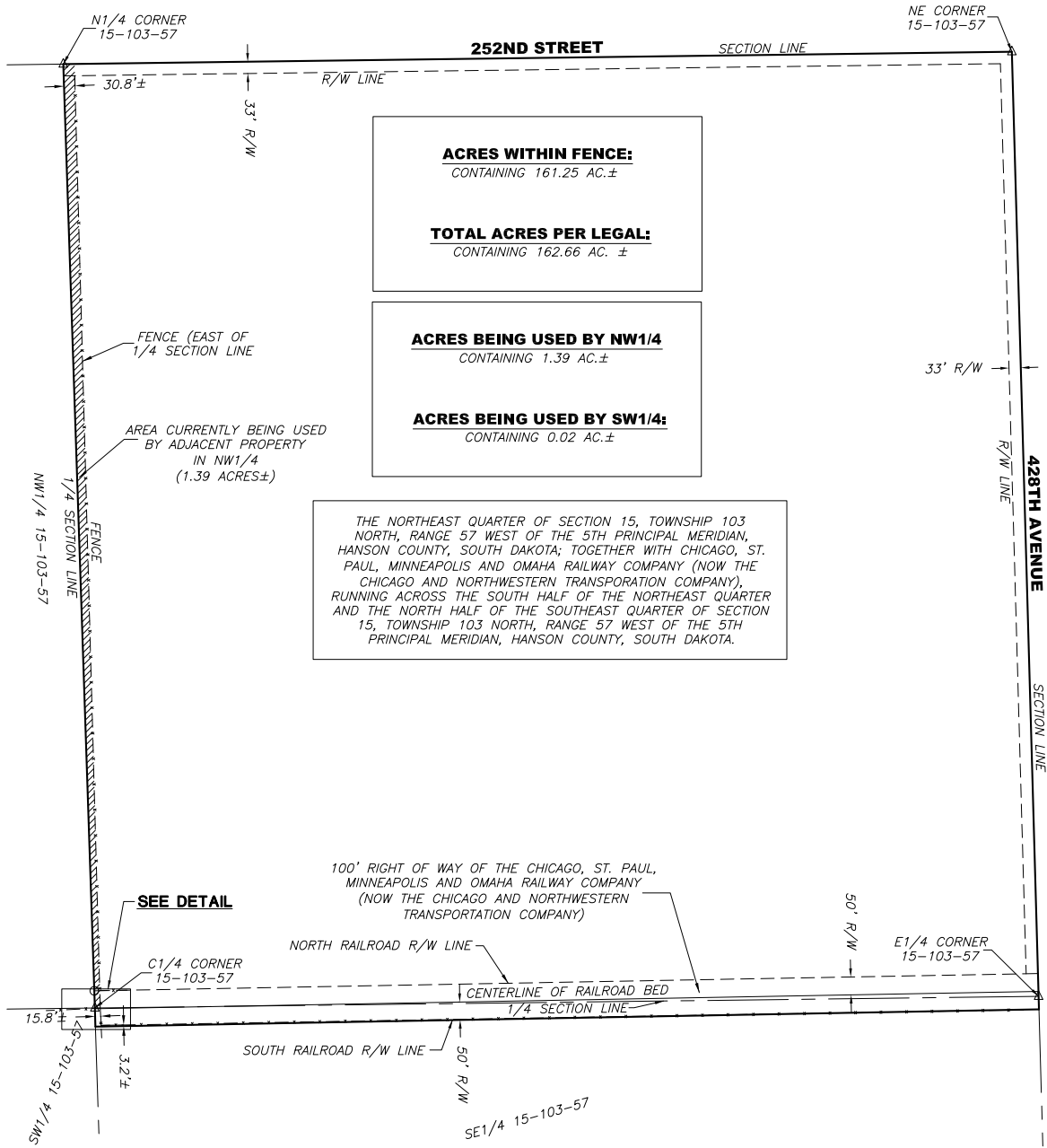
CHUCK SUTTON - Auctioneer & Land Broker

Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777 and

**TERRY HAIAR – RE Auctioneer & Broker Associate – Alexandria, SD – ph. 605-239-4626
& JARED SUTTON – RE Auctioneer – Flandreau, SD – ph. 605-864-8527**

SCHNEIDER EXHIBIT

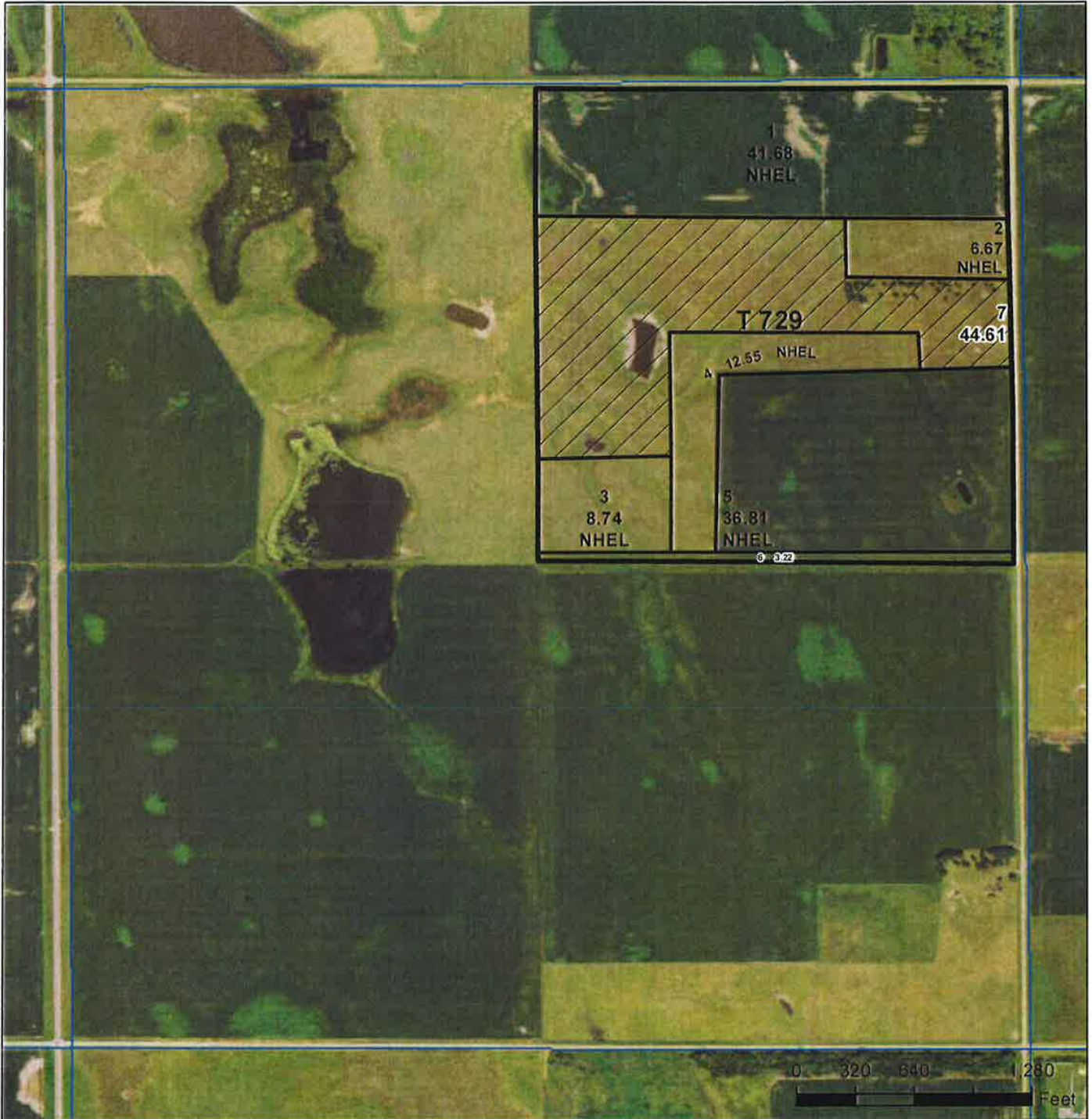
IN THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 103 NORTH,
RANGE 57 WEST OF THE 5TH PRINCIPAL MERIDIAN, HANSON COUNTY, SOUTH DAKOTA.



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



Common Land Unit
 [White Box] Other Ag
 [White Box with Black Border] Cropland
 [White Box with Diagonal Lines] Rangeland
 [Black Box] Tract Boundary

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions



2016 Program Year

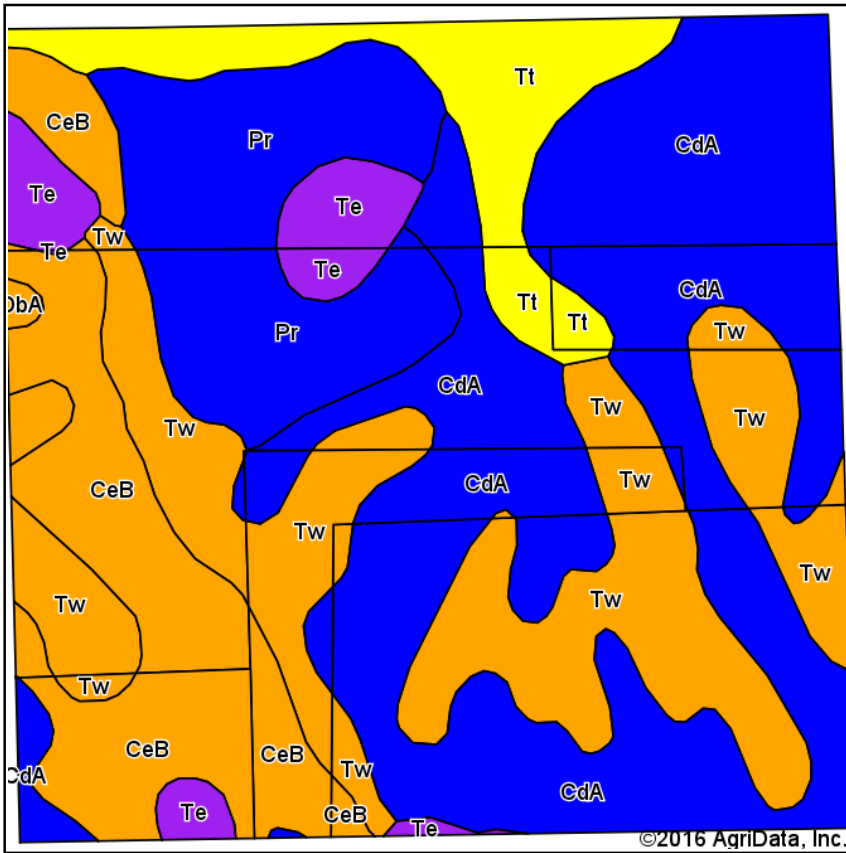
Map Created April 08, 2016

Farm 1398

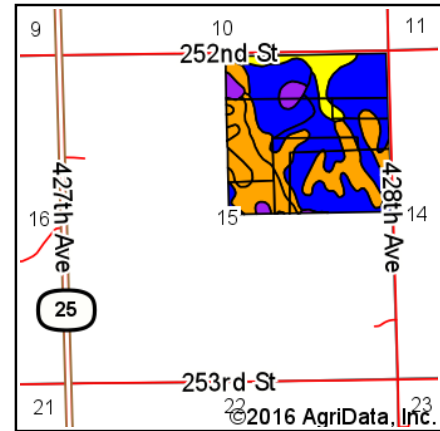
15 -103N -57W

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: **Hanson**
 Location: **15-103N-57W**
 Township: **Edgerton**
 Acres: **151.06**
 Date: **10/25/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:



Area Symbol: SD602, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	
CdA	Clarno loam, 0 to 3 percent slopes	55.55	36.8%			IIc	85	3.1	76	76	28	
Tw	Tetonka and Whitewood silty clay loams	35.80	23.7%			IIw	74					
CeB	Clarno-Davison loams, 2 to 4 percent slopes	21.60	14.3%			Ile Ile	79	3.1	72	75	27	
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	19.78	13.1%			IIc	85	3.5	77	84	30	
Tt	Tetonka-Harps complex	11.61	7.7%			IVw	67					
Te	Tetonka silt loam, 0 to 1 percent slopes	6.41	4.2%			IVw	56					
DbA	Davison loam, 0 to 3 percent slopes	0.31	0.2%			Ile	78	2.7	62	67	18	
Weighted Average								78.9	2	48.5	49.8	18.1

Area Symbol: SD602, Soil Area Version: 17

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

PERSONAL PROPERTY

TRACTOR, FARM EQUIPMENT & MISC.: JD #3010 Tractor, Gas, NF, 3 Pt., Sgl. Hyd., Ft. End Wts (1963); NF for JD60 Tractor; 12' Hay Basket w/Pushoff for Farmhand; Rhino SE7 7' Rotary Mower; Hiniker FB8 3 Pt. Blade; Camp. Supply 300 Gal. Trailer Sprayer w/40" Booms & 540 Centrifugal Pump; 550 Gal. Fuel Barrel w/Pump; Reznor 50,000 BTU Propane Heater; Snapper Lawn Tractor, 16HP, 42" Cut; Moz-All 3HP Push Mower; Yard & Garden Tools; Hydr. Jack; Organizers; Wrenches; Nuts & Bolts; Black Walnut Rough Sawn Planks; Approx. 100 Red Bricks & Misc.

ANTIQUES, COLLECTIBLES & MISC.: Franklin Treadle Sew. Machine; Crank Wall Telephone; Crock - Pitts Bros. Alexandria; RW Crocks; IH Refrigerator (Works); Brass Post Office Faces - Canova, SD; 1870's Cast Iron Tobacco Grinder; Kero Lamp Mantles & Chimney; Coca Cola Wall Clock; 6 Pack Coke Centennial Pop Bottles - Full; Pop Bottles; Misc. Die Cast Toys; Erector Set; Lincoln Logs; 1960's 26" & 20" Boys' Bikes; Cream Cans; Blue Mason Jars; Wheelbarrow; Cast Iron Corn Sheller; Corn Grader; Acme Cast Iron Car Jack; Insect. Boxes for Early JD Planter; Briggs Mdl. WMB Pedal Start Engine; 2 Cast Iron Well Header; Steel Wheel Dump Rake; Wdn. Barrel; AirDyne Bike & Misc.