

LAND AUCTION

159.01 Acres of Fremont Township Moody County SD Land - ATTENTION!! – Row Crop Operators, Hunting & Wildlife Enthusiasts, Investors & Others in the Market for a Multifaceted Piece of Land

We will offer the following real property at auction at the land located from the Flandreau Exit #114 on I-29 – 1½ miles west, 5 miles north on 471st Ave./Co. Hwy. #77 to the Midway Church Corner, then 2 miles west on 225th St.; from Colman, SD – 1 mile east on Hwy. #34 to Sioux Valley Electric, then 10 miles north on 471st Ave./Co. Hwy. #77, then 2 miles west on 225th St.; from Brookings, SD – approx. 11 miles south on I-29 to the Ward-Nunda Exit #121 - 1½ miles west on 223rd St., 2 miles south on Co. Hwy. #77 (471st Ave.) and 2 miles west on 225th St. (The SE Corner of the land situated at the Jct. of 225th St. & 469th Ave.).

MONDAY NOVEMBER 14, 2016

SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a productive parcel Moody County SD Land that has been in the Smith family for over 50 years. This is farm which has a mixture of productive cropland, along with some areas that may provide a haven for deer, pheasants, wild turkeys and other wildlife, thus this property affords a combination of income, hunting and recreational opportunities, uncommonly found on one parcel of land. According to FSA information this +/- 159.01 acre farm has approximately 133.78 acres of cropland, with the nontillable portions comprised of an abandoned farmstead inclusive of remnants of a few buildings, a mature grove, waterway/drainage, lowland and roads, with an FSA 78.3 acre corn base with a 131 bu. PLC yield and a 55.5 acre soybean base with a 37 bu. PLC yield, with this farm enrolled under the ARC County election of the USDA farm program. According to the Moody Co. Assessor this parcel has an Overall Soil Rating of .735 on 145.68 acres and .682 on 13.33 acres inclusive of trees and remnants of a former farmstead, comparatively information obtained from Surety Agri Data, Inc. indicates that this farm has an overall weighted productivity index of 75.4. This property has a gently rolling to rolling topography and is situated in a Fremont Township, a highly regarded agricultural and recreational/hunting area of Moody County, SD. The 2015 RE taxes payable in 2016 on the 145.68 acre parcel were \$3,306.36 and on the 13.33 acre parcel were \$316.58. This is a farm that could serve as an excellent addition to an area row crop farming operation and/or investment property complemented by some excellent hunting and recreational amenities.

LEGAL DESC.: The SE¼ of Sec. 28, T. 108N. R. 50W., (Fremont Twp.), Moody Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the remainder on a short term installment sale with an additional 40% on Dec. 29, 2016 with possession and the remaining 50% on Jan. 3, 2017. A Warranty Deed(s) 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, as well as all of the 2016 RE taxes payable in 2017 will be paid by the sellers. This property will be sold based on the acres stated on the county tax records, with acres understood to be more or less. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA yields, bases, payments or other information is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Moody County Zoning. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners. **For additional information contact the auctioneers or see www.suttonauction.com**

HEIRS OF DAVID & ALIDE SMITH, Owners

**CHUCK SUTTON -
Auctioneer & Land Broker
& JARED SUTTON -
RE Auctioneer
Sioux Falls, SD - ph. 605-336-6315 &
Flandreau, SD – ph. 605-997-3777**

**BURLAGE-PETERSON
AUCTIONEERS & REALTORS –
Brookings, SD – ph. 605-692-7102**

**REMEMBER—
Successful Auctions don't just happen . . .
They're Planned!**






CHUCK SUTTON
605-336-6315
Auctioneer - Land Broker



Common Land Unit
 Other Ag
 Cropland
 Rangeland
 Tract Boundary

Wetland Determination Identifiers

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



2016 Program Year

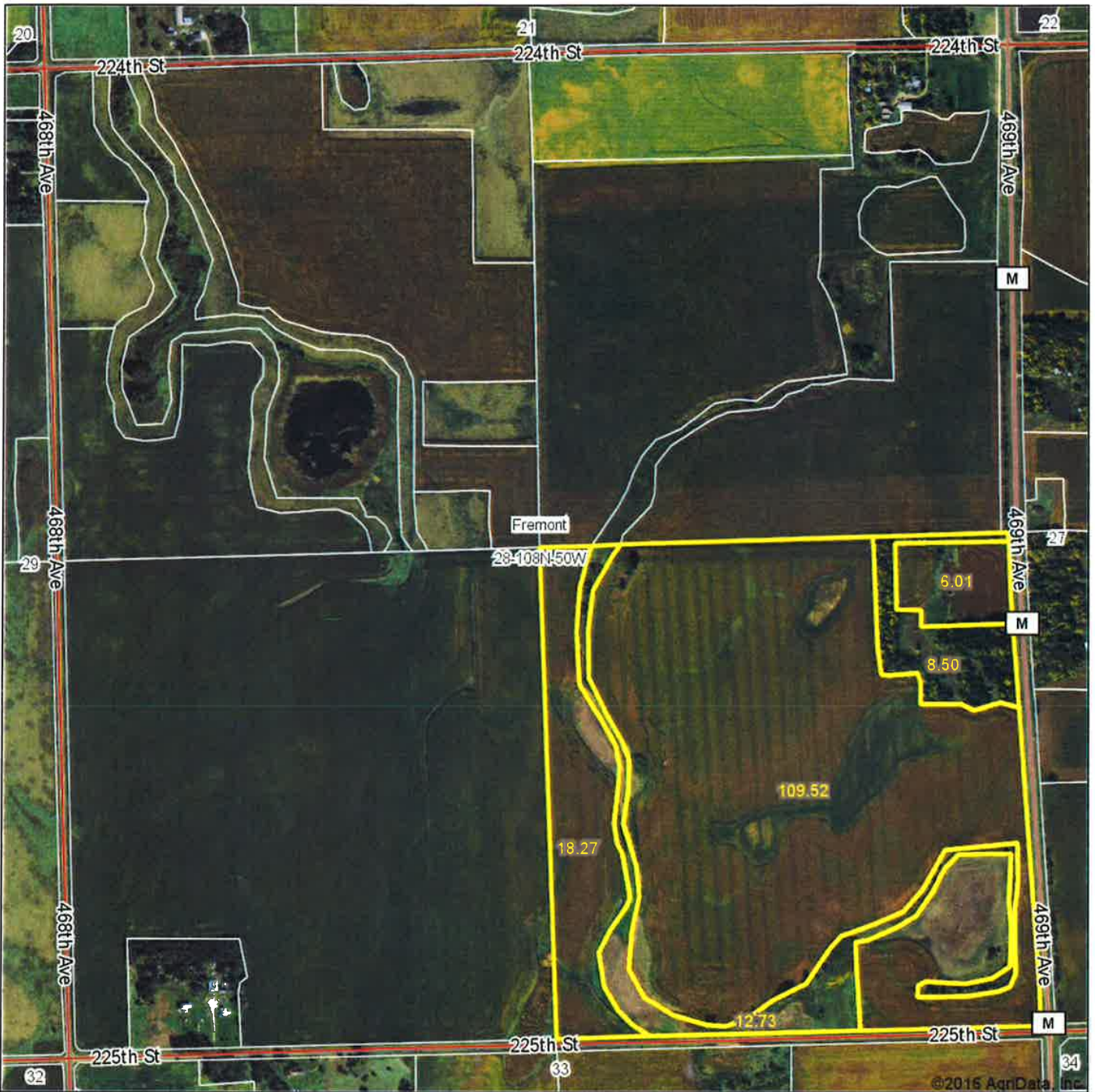
Map Created July 19, 2016

Farm 6477

28 -108N -50W

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Aerial Map



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

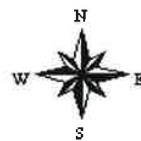
Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 44° 7' 51.51, -96° 50' 21.93

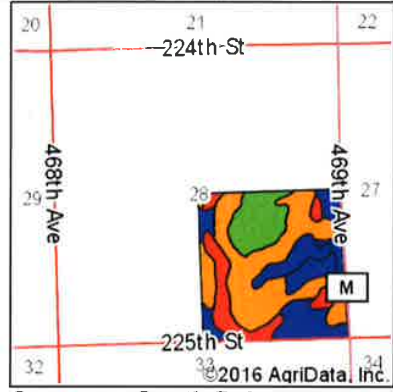
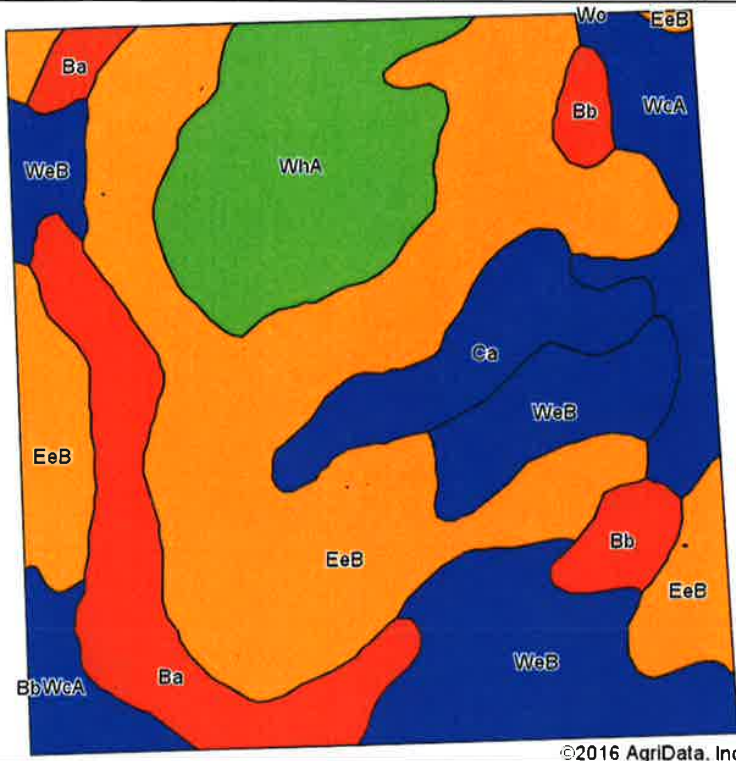
0ft 830ft 1660ft

28-108N-50W
Moody County
South Dakota



8/24/2016

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **28-108N-50W**
 Township: **Fremont**
 Acres: **159.19**
 Date: **10/16/2016**








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Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: SD101, 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
EeB	Egan-Ethan complex, 2 to 6 percent slopes	66.23	41.6%		Ile	79	3.4	84	61	30	34
WeB	Wentworth-Egan silty clay loams, 2 to 6 percent slopes	25.53	16.0%		Ile	86	3.7	93	67	34	37
WhA	Wentworth-Trent silty clay loams, 0 to 2 percent slopes	21.27	13.4%		Iw	93	4.1	103	73	37	40
Ba	Baltic silty clay loam	17.50	11.0%		Vw	34		31	6	10	4
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	13.85	8.7%		Iw	83	3.3	97	65	34	36
Ca	Chancellor silty clay loam	9.90	6.2%		IIw	81	2	87	52	32	29
Bb	Baltic silty clay loam, ponded	4.91	3.1%		VIIIw	9		5	1	2	1
Weighted Average						75.4	3	81	55.5	29	30.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

NOTES

