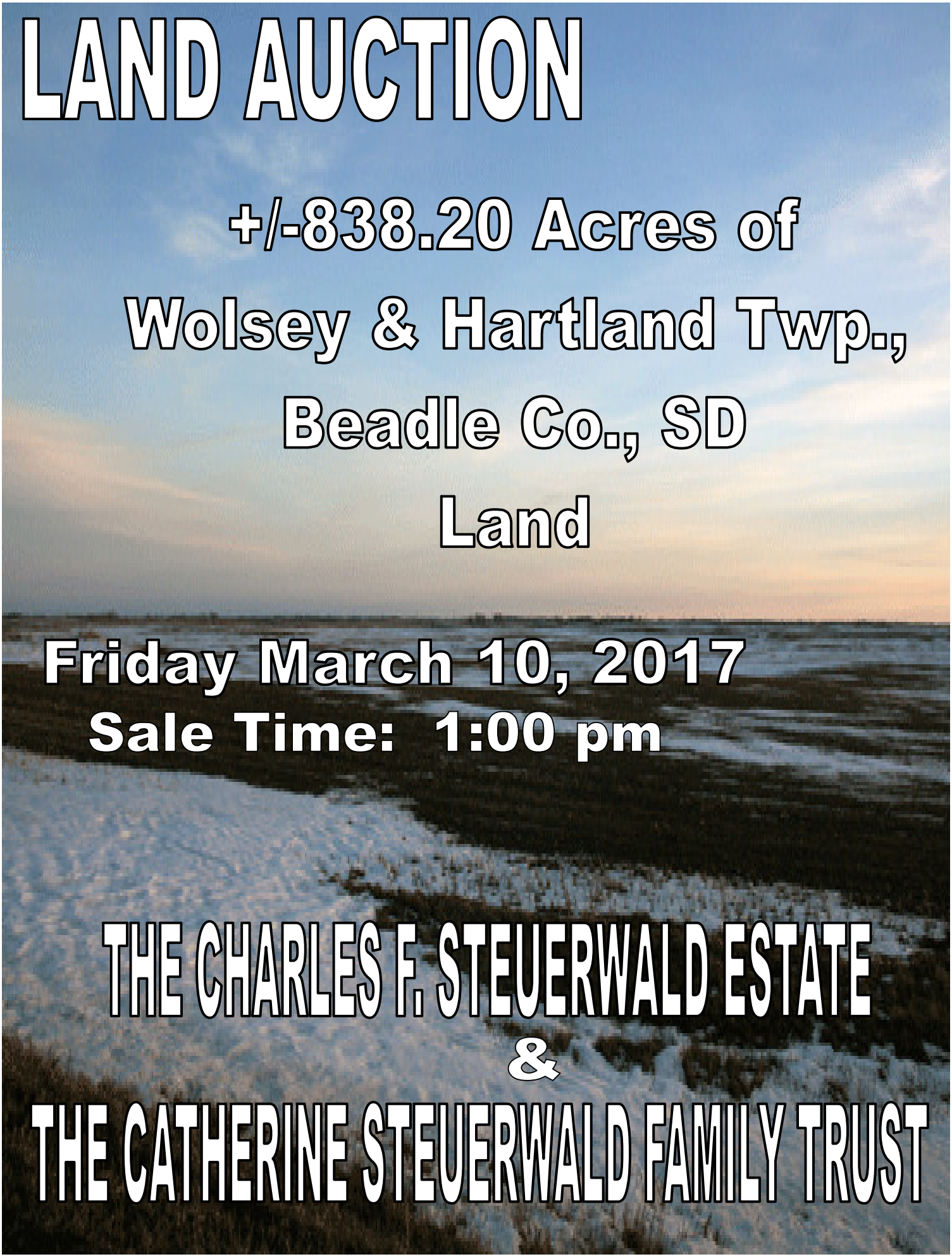

LAND AUCTION
+/-838.20 Acres of
Wolsey & Hartland Twp.,
Beadle Co., SD
Land
Friday March 10, 2017
Sale Time: 1:00 pm
THE CHARLES F. STEUERWALD ESTATE
&
THE CATHERINE STEUERWALD FAMILY TRUST

LAND AUCTION

+/- 838.20 Acres of Wolsey & Hartland Township, Beadle County, SD Land – Inclusive of Tracts with High Percentages of Productive Cropland and a Tract with a Mixture of Pasture/Grassland with Areas that Contain Some Superb Hunting & Wildlife Habitat

As a result of a recent charitable bequest of this land, the Western South Dakota Catholic Foundation & Rapid City Regional Hospital, as beneficiaries of the Charles F. Steuerwald Estate and the Catherine L. Steuerwald Family Trust, have decided to offer the following real property at public auction, with the auction to be held at American Legion & Wolsey, SD City Office Building located at 305 S. Commercial Ave. (Corner of Commercial Ave. & Cardinal St.) in Wolsey, SD. **– The land is located from Wolsey, SD – Approx. ½ mile south on US Hwy. #281/Hwy. #14 and lying on the south side of 206th St. between Hwy. #281/ Hwy. #14 and 389th Ave.**

FRIDAY MARCH 10, 2017 SALE TIME: 1:00 PM

This Real Property Will Be Offered As … TRACT #1 – +/-402.48 Acres with a High Percentage Tillable which will be offered as Tr. #1A – the North +/-206.86 Acres, Tr. #1B the South +/-195.62 Acres or Tracts #1A & #1B Combined as a +/-402.48 Acre Combined Parcel; TRACT #2 - +/-283.40 Acres of Grassland/Pasture/Lowland with Some Exceptional Hunting & Wildlife Production Habitat; TRACT #3 - +/-152.32 Acres with an Extremely High Percentage Tillable and as Tract Combinations of TRACTS #1 & TRACT #2; TRACTS #2 & TRACT #3; or in its entirety as TRACTS #1, #2 & #3 Combined as a +/-838.20 Acre Unit. FOR MAPS & TRACT CONFIGURATIONS SEE www.suttonauction.com or contact the auctioneers & brokers.

TRACT #1: +/- 402.48 Acres - To be Offered as 2 Individual Tracts or as Unit – General Legal Desc.: All that Portion lying east of Hwy. #14/US Hwy. #281 in Sec. 25 T. 111, R64W., (Wolsey Twp.) & the West +/-43.39 Acres of the SW ¼ of Sec. 30, T. 111N., R. 63W., (Hartland Twp.), Beadle County, SD.

To Be Offered as TRACT #1A – The North +/-206.86 Acres; TRACT 1B the South +/-195.62 Acres or as all of TRACT #1 (Tracts #1A & #1B Combined) – The +/-402.48 Acre Combined Parcel. Tract #1 (and/or Tracts #1A & #1B) is a tract of land with a high percentage tillable, as according to FSA information it appears that Tract #1 in its entirety (Tracts 1A & 1B Combined) contains approximately 382.45 acres of cropland (336.45 acres of cropland in Sec. 25 & 46.0 acres of cropland in Sec. 30) – approximately 95% tillable; the non-tillable acres are comprised predominately of a lowland pocket in the north central portion of the farm and road rights of way. This land has a level to very gently rolling topography. According to information obtained from Surety Agri-Data Inc., the area included in Tract #1 has a weighted average productivity index of 70.8. This Tract or Tracts of land would be well suited for use in conjunction with a row crop farming operation or as an investment.

TRACT #2 - +/-283.42 Acres - Legal Desc.: The NW¼ and the SW¼, Except the west +/-43.39 acres of the W½ SW¼, in Sec. 30, T. 111N., R. 63W., (Hartland Twp.), Beadle County, SD.

ATTENTION – Cattle Producers, Hunters & Wildlife Enthusiasts. Tract #2 is a parcel of land which currently is all utilized as pasture/grassland and hunting & wildlife production habitat. According to FSA information there is an area in the SW Corner of the NW ¼ that is considered as cropland on FSA records, although currently this parcel of land consists of grassland & lowland slough acres. This property has a small catch pen on the north end of the parcel, 2 dugouts and is meandered by a creek. A large portion of this parcel has some excellent hunting and recreational habitat, especially for pheasants, deer and waterfowl, as this may be one of the finest potential hunting parcels in the vicinity, with this land being in a highly regarded hunting area in Beadle County, SD. According to information obtained from Surety Agri-Data Inc., the area included in Tract #2 has a weighted average productivity index of 19.7. This Tract or Tracts of land would be well suited for use in conjunction with a livestock operation, a hunting & recreational property and/or as an investment.

TRACT #3: +/-152.32 Acres of High Percentage Tillable Productive Cropland - Legal Desc.: The NE ¼, Exc. +/-6.78 acres - consisting of a +/-36 acre strip and a triangular shaped area grassland & dugout located along the West Side of the NE ¼ and in the SW Corner; in Sec. 30, T. 111N., R. 63W., (Hartland Twp.), Beadle County, SD.

Tract #3 is a parcel of land that would serve as an excellent addition to an area row crop farming operation or as an investment, as this tract has an extremely high percentage tillable. According to FSA information it appears that this 152.32 acre surveyed tract has approximately 144.6 acres of cropland. This land has a level to gently rolling topography. According to information obtained from Surety Agri-Data Inc., the area included in Tract #3 has a weighted average productivity index of 68. This Tract of land would be well suited for use in conjunction with a row crop farming operation or as an investment.

COMBINED FSA DATA: All of the land in Sec. 25, T. 111N., R. 64 W. (Wolsey Twp.), has a total of 336.45 acres of cropland with a 157.20 acre corn base with a 98 bu. PLC yield, a 81 acre soybean base with a 31 bu. PLC yield, a 40.90 acre wheat base with a 46 bu. PLC yield and a small sunflower base – with a total of 292.40 base acres; furthermore, all of the land inclusive the N ½ and the SW ¼ of Sec. 30, T. 111N., R. 63W. (Hartland Twp.) has a total of 212.64 acres classified as cropland by FSA (which appears to be overstated under the current utilization) with a 98.10 acre corn base with a 98 bu. PLC yield, a 50.50 acre soybean base with a 31 bu. PLC yield, a 25.50 acre wheat base with a 46 bu. PLC yield and a small sunflower base – with a total of 182.50 base acres. Once sold, this land will be subject to an FSA reconstitution, subsequently the cropland acres and the appropriation of bases and yields may change and will be subject to FSA County Committee Approval.

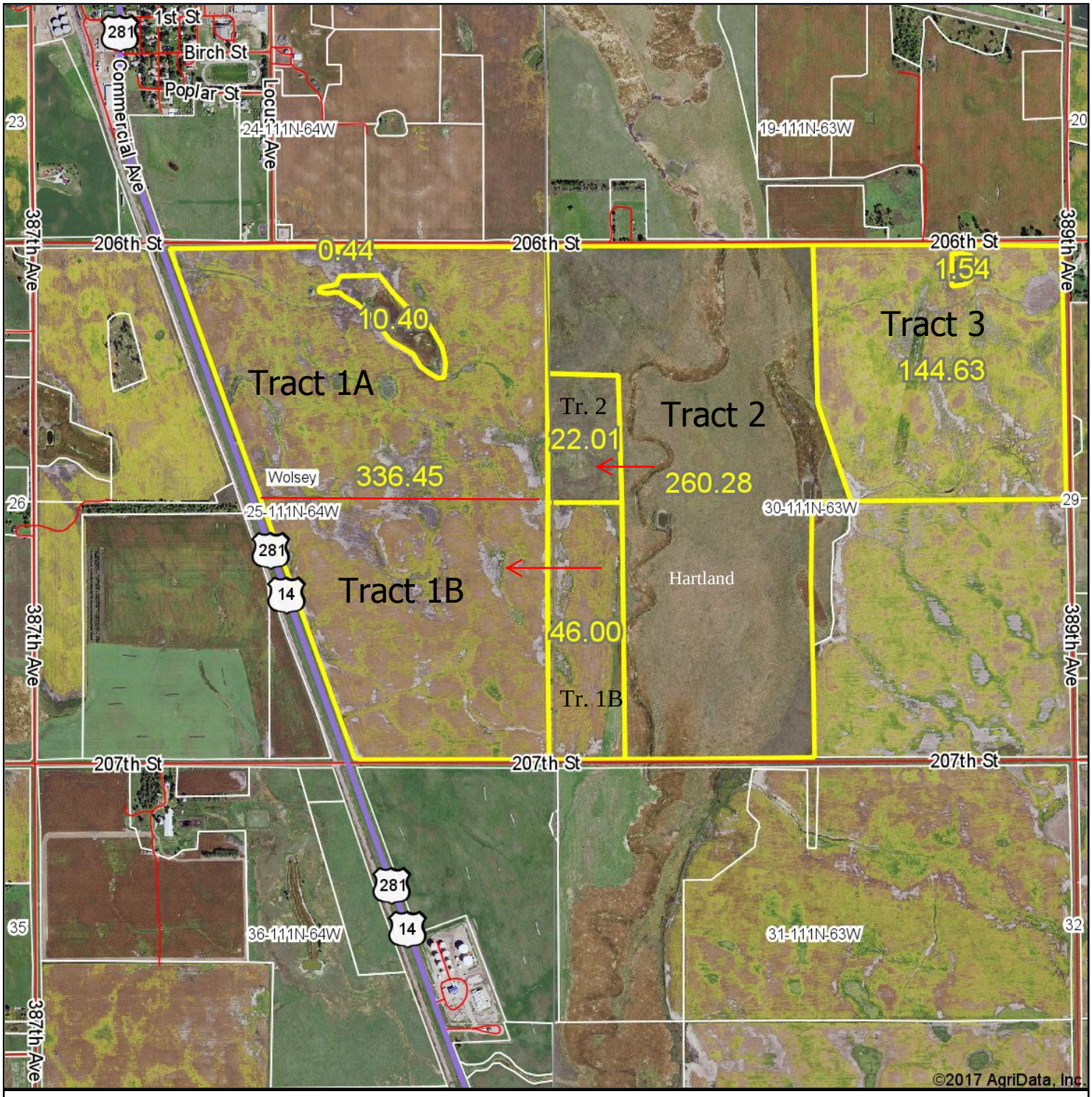
TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with possession and the balance on or before April 26, 2017. Marketable Title by Personal Representative's Deeds, Trustees Deeds or other approved Documents of Conveyance as deemed appropriate and acceptable by the Title Insurer will be conveyed and owner's title insurance policies will be provided with the cost divided 50-50 between the buyer and seller. A Title Company closing fee, if any, will be divided 50-50 between the buyer and seller. All of the 2016 RE taxes payable in 2017 will be paid by the sellers. This property will be sold based on the acres as determined by a recent survey of the property Midwest Land Surveying, Inc., with a Certificate of Survey Provided, with any platting and survey costs to be paid by the sellers; with the surveyed acres and acres sold to be 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 are estimated and not guaranteed and are 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 Beadle County zoning ordinances. Sold subject to confirmation of the Pers. Representative/Trustee/Agent and/or beneficiaries.

If you are in the market for a Tract or Multiple Tracts of land that has potential to serve as an excellent addition to an area row crop and/or crop-livestock farming operation, a superb hunting & recreational parcel and/or land as an investment, then get your financing in order and make plans to inspect this property and be in attendance at this auction. For additional information contact the auctioneers or see www.suttonauction.com.

THE CHARLES F. STEUERWALD ESTATE
& THE CATHERINE STEUERWALD FAMILY TRUST, Owner
- Wells Fargo Bank, N.A. – Trustee & Agent

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
TERRY HAIAR – RE Auctioneer & Broker Assoc. –
Alexandria, SD – ph. 605-239-4626
MARK JOENS – RE Broker Assoc. – Fischer, Rounds & Associates, Inc. –
Pierre, SD – ph. 800-456-2603 or Cell ph. 605-280-7001
& JARED SUTTON – RE Auctioneer –
Flandreau, SD – ph. 605-864-8527

Aerial Map Tracts 1, 2 & 3 Combined



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 23' 28.13, -98° 27' 30.7

0ft 1575ft 3150ft

25-111N-64W
Beadle County
South Dakota

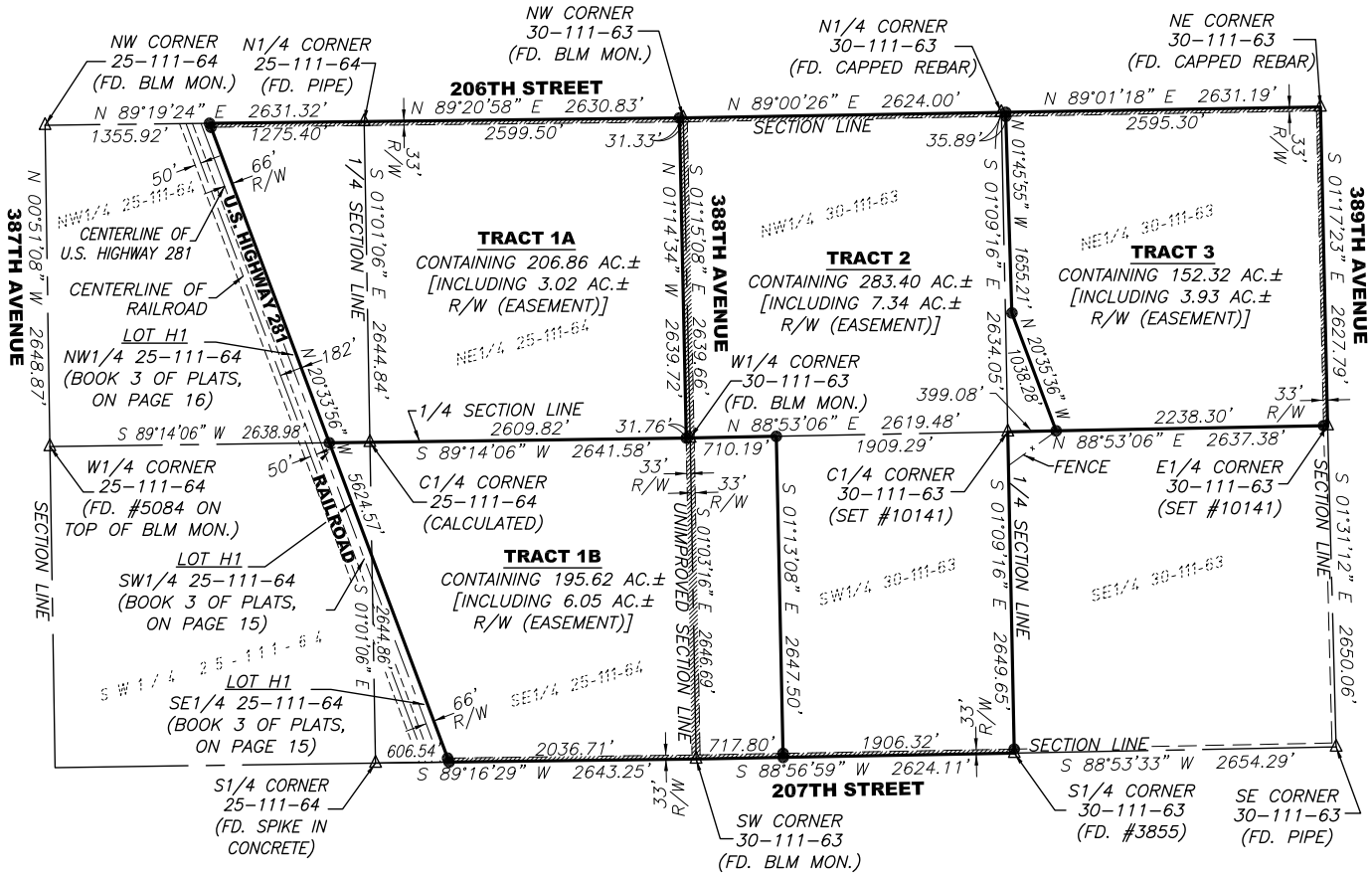
N W E S

2/7/2017

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

SALE DRAWING - TRACT 1A, TRACT 1B, TRACT 2 AND TRACT 3

IN SECTION 25, T111N, R64W, AND IN SECTION 30, T111N, R63W, BEADLE COUNTY, SOUTH DAKOTA.



LEGAL DESCRIPTION: TRACT 1A

TRACT 1A OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 1B

TRACT 1B OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 2

TRACT 2 OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 3

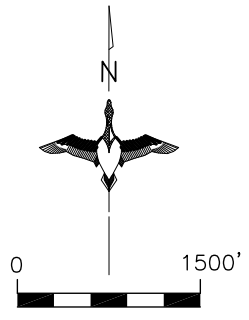
TRACT 3 OF STEUERWALD'S ADDITION IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

OWNERS: STEUERWALD FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

TOTAL ACRES FOR TRACT 1A AND TRACT 1B
402.48 ACRES± [INCLUDING 9.07 AC.± OF R/W (EASEMENT)]
TOTAL ACRES FOR TRACT 1A, TRACT 1B, TRACT 2 AND TRACT 3
838.20 ACRES± [INCLUDING 20.34 AC.± OF R/W (EASEMENT)]



SCALE: 1"= 1500'

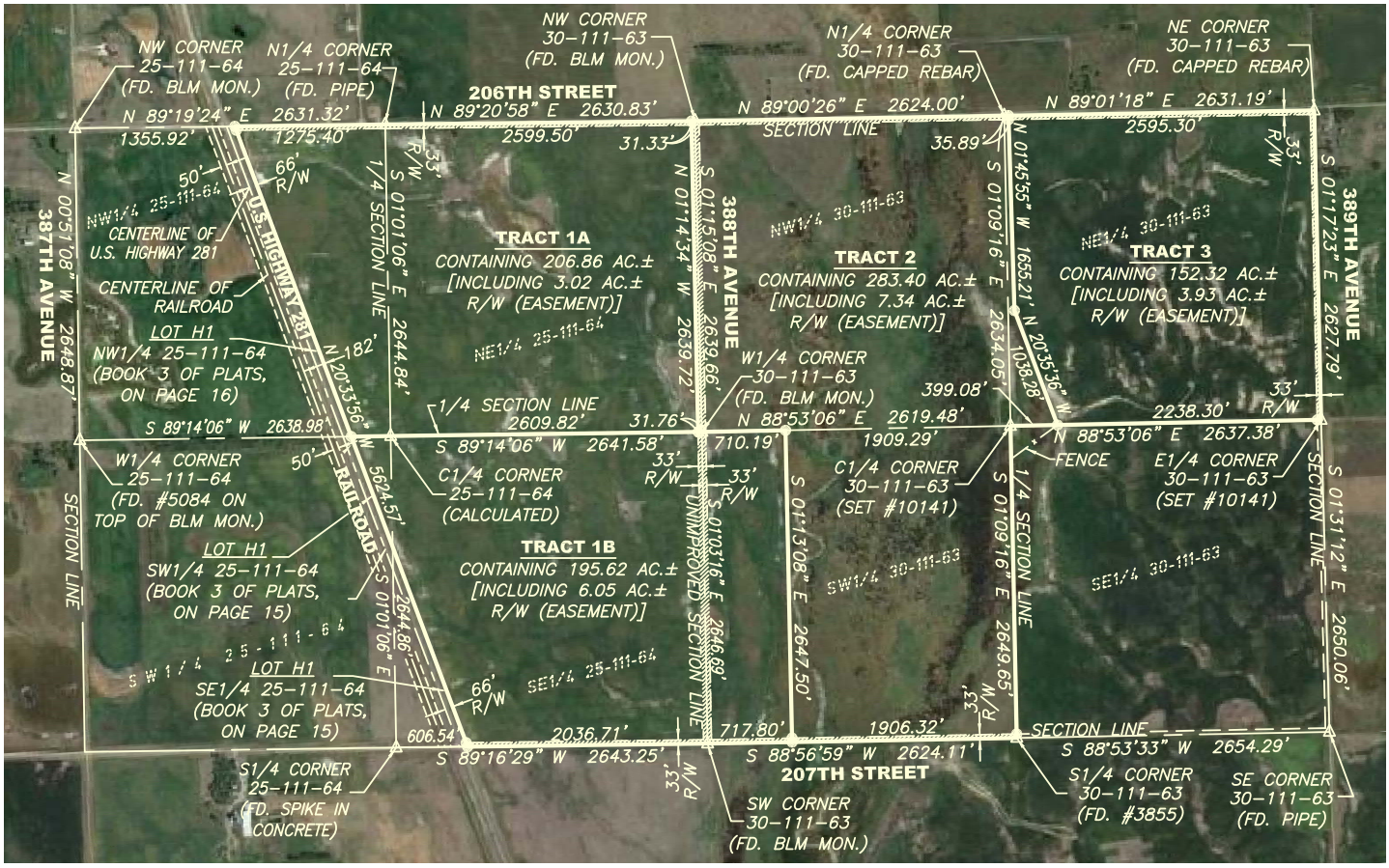
NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #17-019
DRAWN BY: AJR

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

SALE DRAWING - TRACT 1A, TRACT 1B, TRACT 2 AND TRACT 3

IN SECTION 25, T111N, R64W, AND IN SECTION 30, T111N, R63W, BEADLE COUNTY, SOUTH DAKOTA.



LEGAL DESCRIPTION: TRACT 1A

TRACT 1A OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 1B

TRACT 1B OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 2

TRACT 2 OF STEUERWALD'S ADDITION IN SECTION 25, TOWNSHIP 111 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN BEADLE COUNTY, SOUTH DAKOTA; AND IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

LEGAL DESCRIPTION: TRACT 3

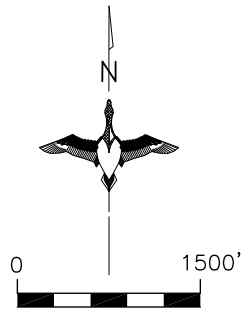
TRACT 3 OF STEUERWALD'S ADDITION IN SECTION 30, TOWNSHIP 111 NORTH, RANGE 63 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEADLE COUNTY, SOUTH DAKOTA.

OWNERS: STEUERWALD FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- — —— — RIGHT OF WAY LINE

TOTAL ACRES FOR TRACT 1A AND TRACT 1B COMBINED
402.48 ACRES± [INCLUDING 9.07 AC.± OF R/W (EASEMENT)]
TOTAL ACRES FOR TRACT 1A, TRACT 1B, TRACT 2 AND TRACT 3
838.20 ACRES± [INCLUDING 20.34 AC.± OF R/W (EASEMENT)]



SCALE: 1"= 1500'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #17-019
DRAWN BY: AJR

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

United States Department of Agriculture

Beadle County, South Dakota

Common Land Unit
- Cropland
- Rangeland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2016 Program Year

Map Created April 14, 2016

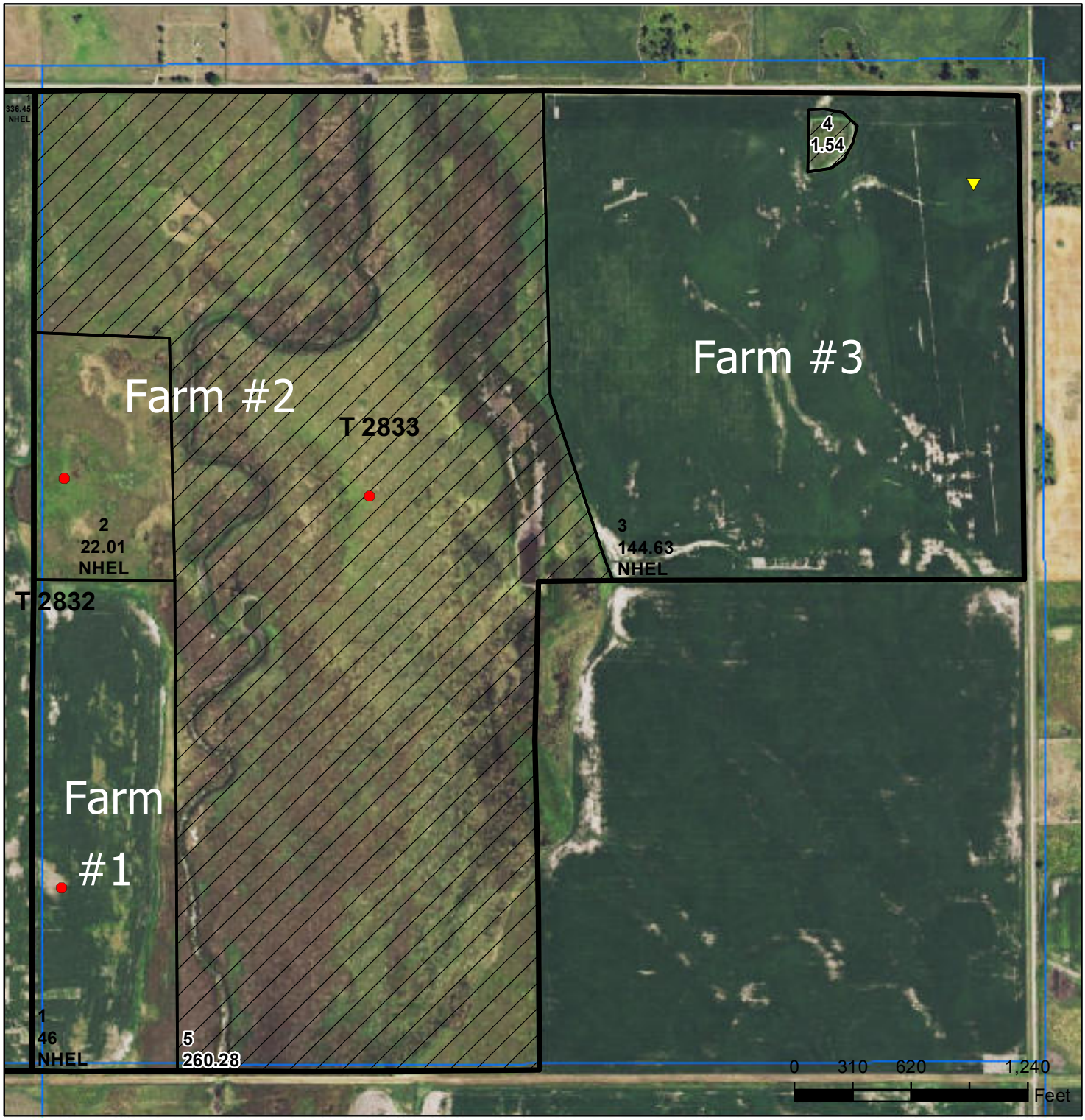
Farm **7688**

25 -111N -64W

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).

United States Department of Agriculture

Beadle County, South Dakota



Common Land Unit
- Cropland
- Rangeland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2016 Program Year

Map Created April 14, 2016

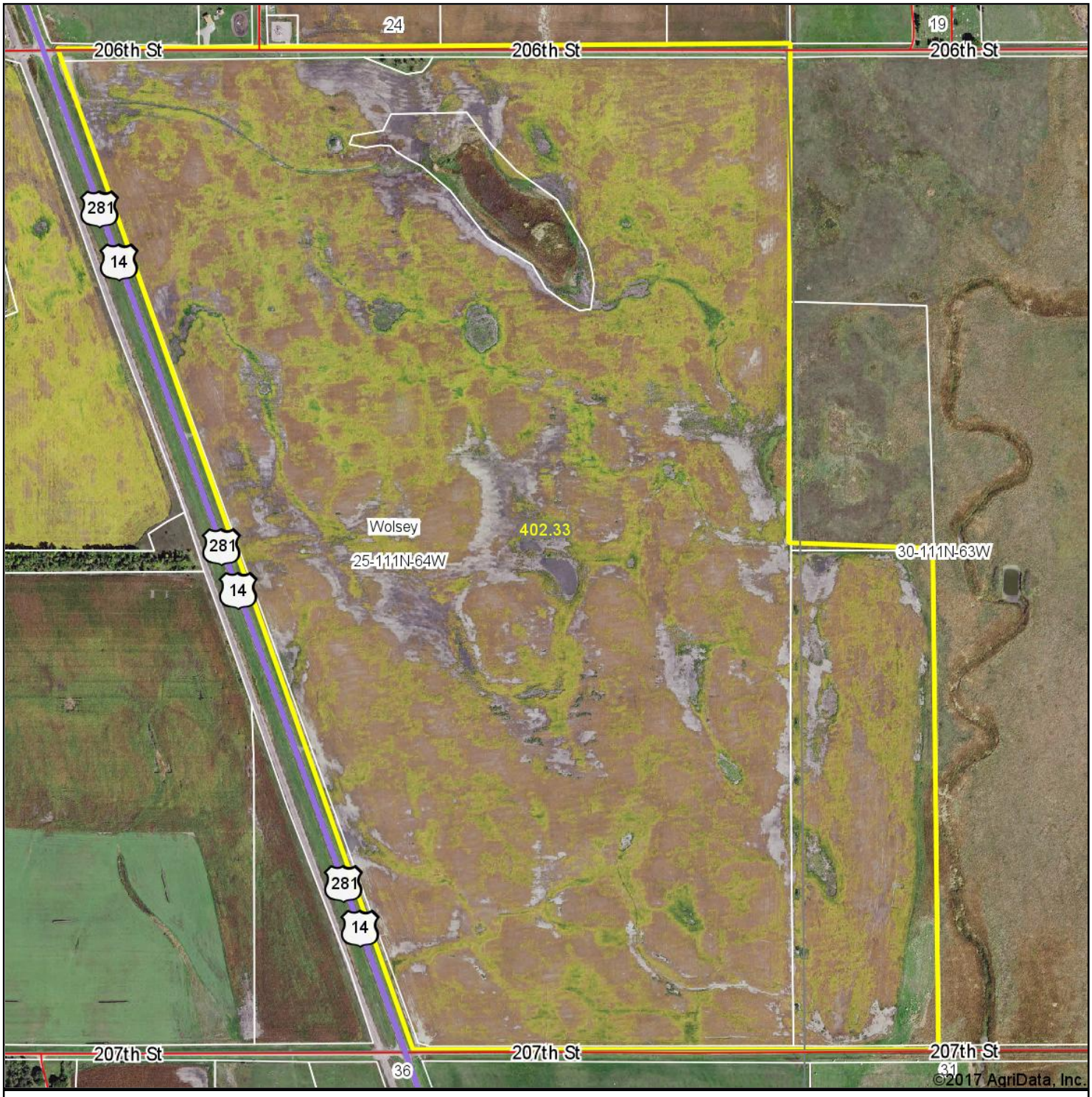
Farm **7688**

30 -111N -63W

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).

Aerial Map

Tract 1



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 23' 32.81, -98° 27' 48.22

0ft 817ft 1634ft

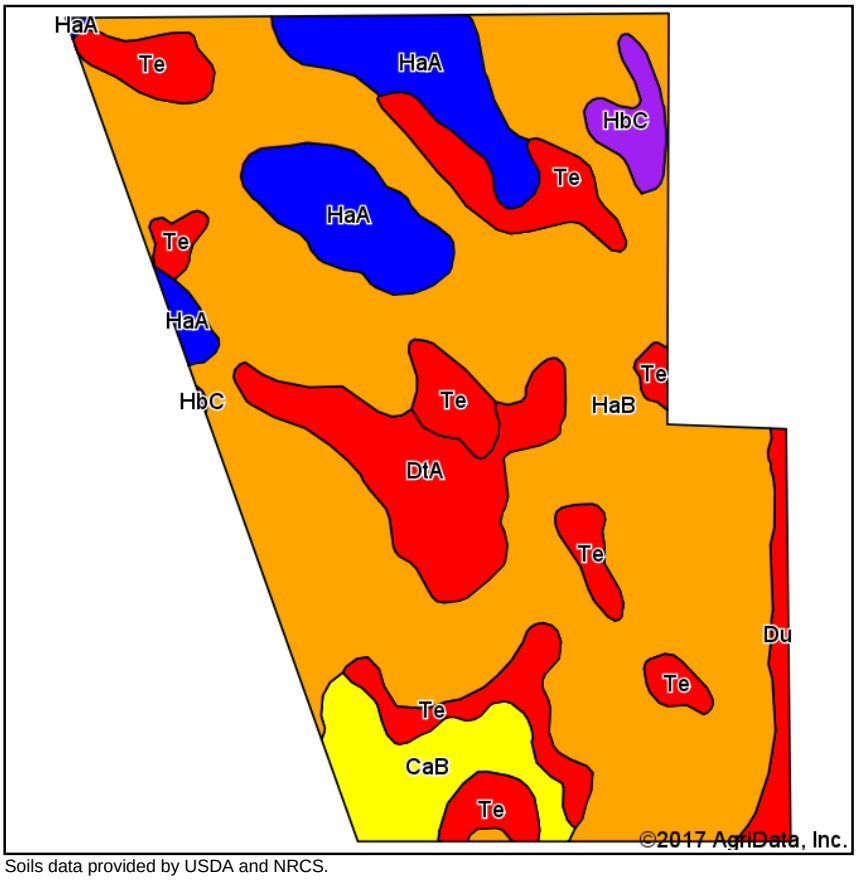
25-111N-64W
Beadle County
South Dakota

N
W E
S

2/1/2017

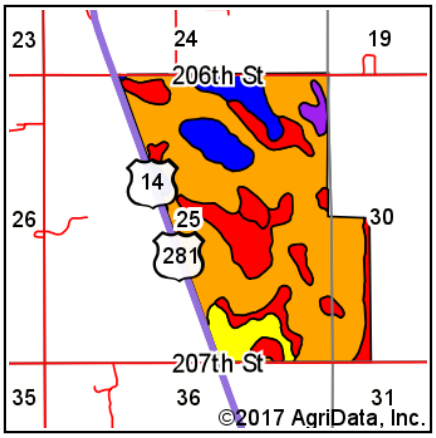
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Tract 1



State: **South Dakota**
County: **Beadle**
Location: **25-111N-64W**
Township: **Wolsey**
Acres: **402.33**
Date: **2/1/2017**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

N W E S

Area Symbol: SD005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats	Spring wheat
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	252.52	62.8%		IIe	79	2.7	4.5	57	57	62	
Te	Tetonka-Hoven silt loams	48.28	12.0%		IVw	48						
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	39.03	9.7%		IIc	85	2.7	4.5	60	60	65	
DtA	Dudley-Tetonka silt loams	27.96	6.9%		IVs	43	1.6	2.6	28	34	35	
CaB	Carthage fine sandy loam, 2 to 6 percent slopes	20.86	5.2%		IIIe	62	2.6	4.3	57	52	48	22
Du	Durrstein silt loam	7.46	1.9%		VIs	8						
HbC	Hand-Ethan loams, 6 to 9 percent slopes	6.22	1.5%		IIIe	56	2.5	4.2	48	48	52	
				Weighted Average		**70.8**	**2.2**	**3.7**	**47.2**	**47.4**	**50.9**	**1.1**

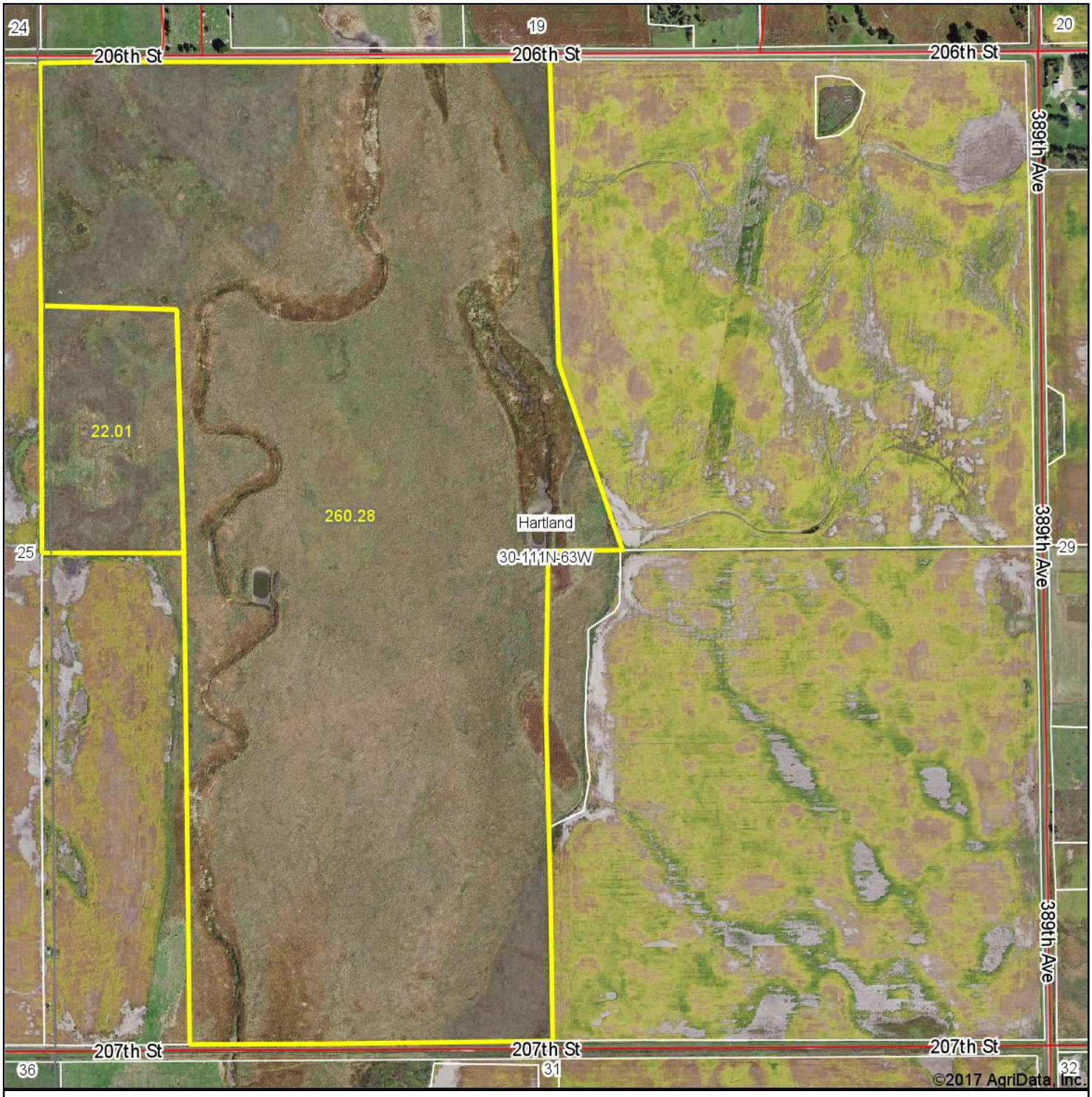
Area Symbol: SD005, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Tract 2



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 23' 32.68, -98° 26' 53.55

0ft 823ft 1647ft

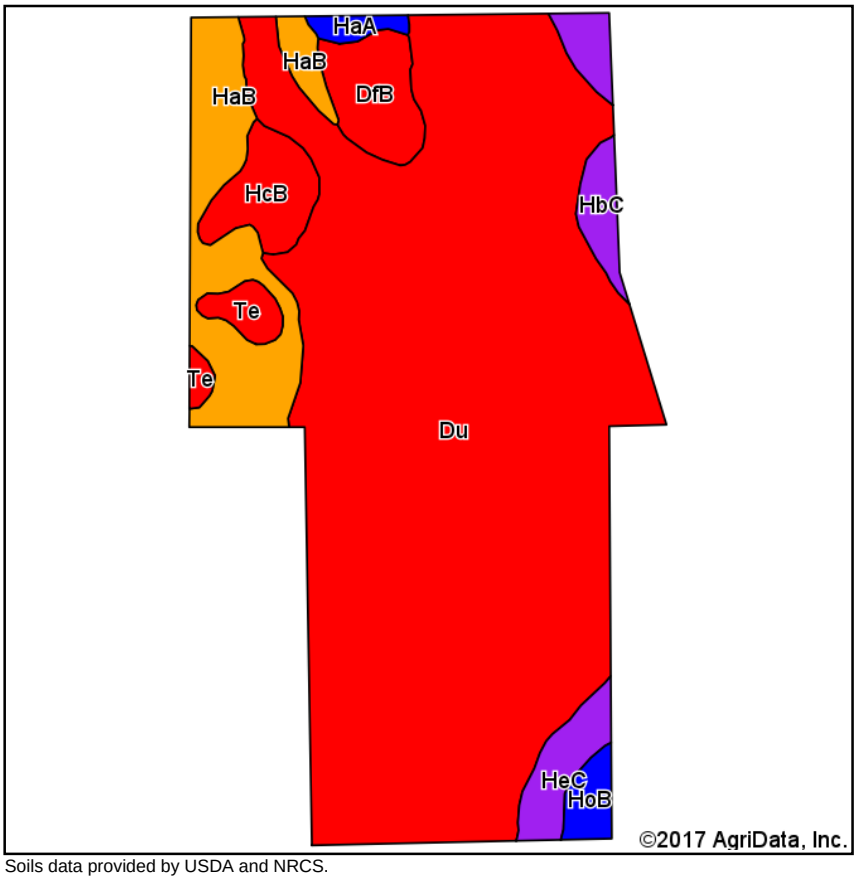
30-111N-63W
Beadle County
South Dakota

N
W E
S

2/1/2017

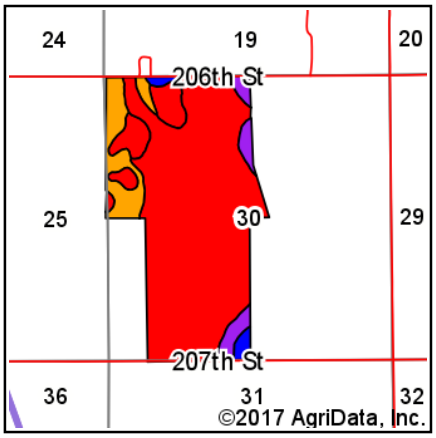
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Tract 2



State: **South Dakota**
County: **Beadle**
Location: **30-111N-63W**
Township: **Hartland**
Acres: **283.61**
Date: **2/1/2017**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2017 www.AgriDataInc.com

N W E S

Area Symbol: SD005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats
Du	Durrstein silt loam	216.42	76.3%		VIs	8					
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	25.83	9.1%		IIe	79	2.7	4.5	57	57	62
DfB	Delmont-Talmo complex, 2 to 6 percent slopes	9.49	3.3%		IVe	37	1	1.7	25	25	28
HcB	Houdek stony loam, 0 to 9 percent slopes	8.82	3.1%		VIIs	4					
HbC	Hand-Ethan loams, 6 to 9 percent slopes	7.24	2.6%		IIIe	56	2.5	4.2	48	48	52
HeC	Houdek-Ethan loams, 6 to 9 percent slopes	6.34	2.2%		IIIe	58					
Te	Tetonka-Hoven silt loams	4.17	1.5%		IVw	48					
HoB	Houdek-Prosper loams, 1 to 6 percent slopes	3.36	1.2%		IIe	84					
HaA	Hand-Bonilla loams, 0 to 3 percent slopes	1.94	0.7%		IIc	85	2.7	4.5	60	60	65
					Weighted Average	**19.7**	**0.4**	**0.6**	**7.7**	**7.7**	**8.4**

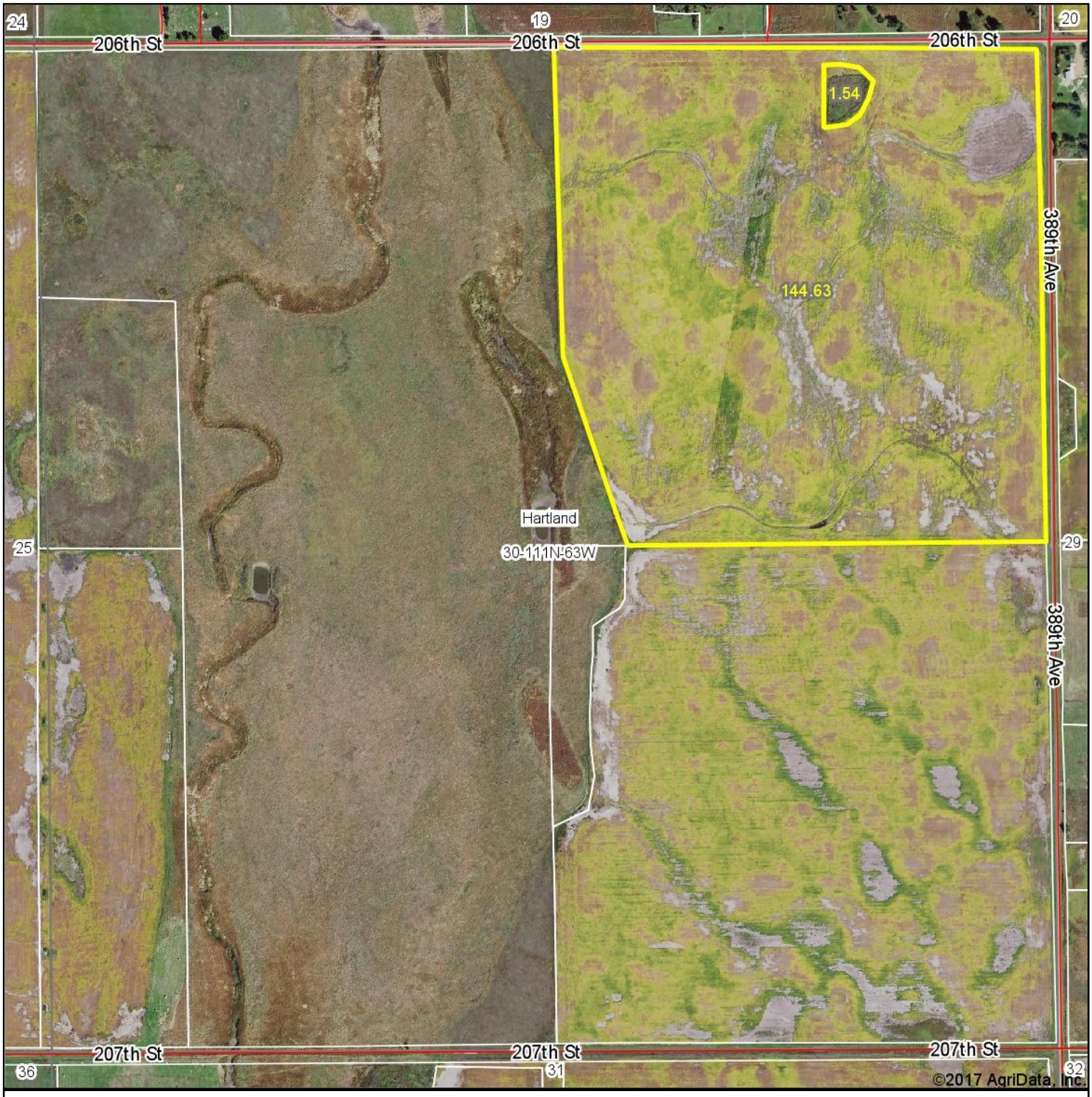
Area Symbol: SD005, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Tract 3



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

map center: 44° 23' 32.44, -98° 26' 53.84

0ft 810ft 1621ft

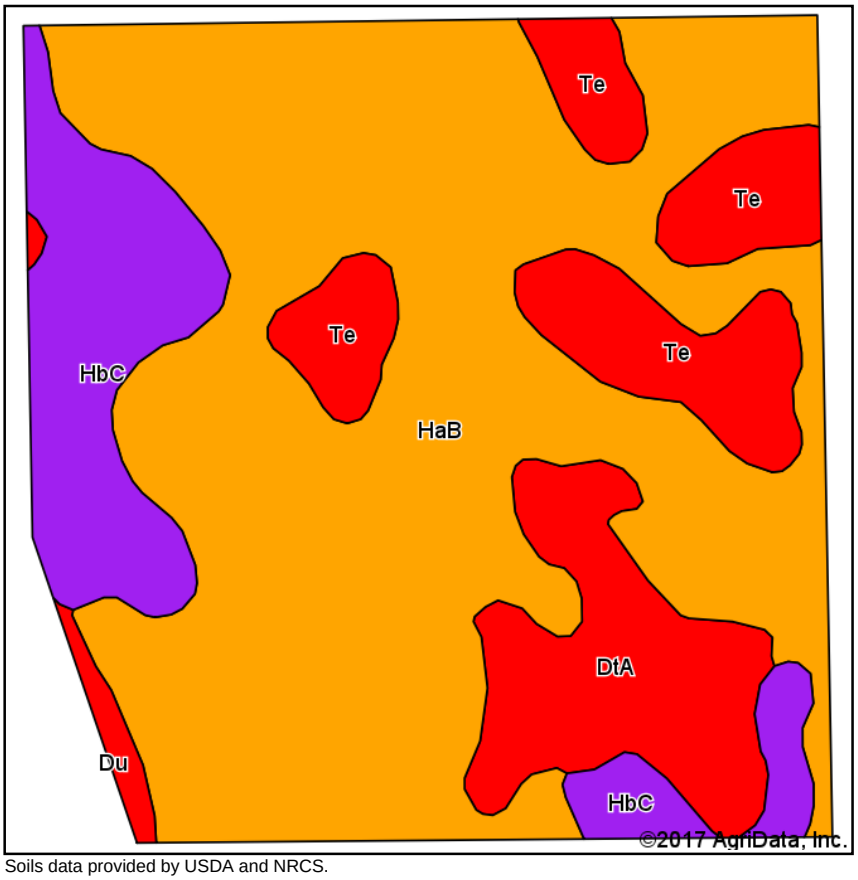
30-111N-63W
Beadle County
South Dakota

N W E S

2/1/2017

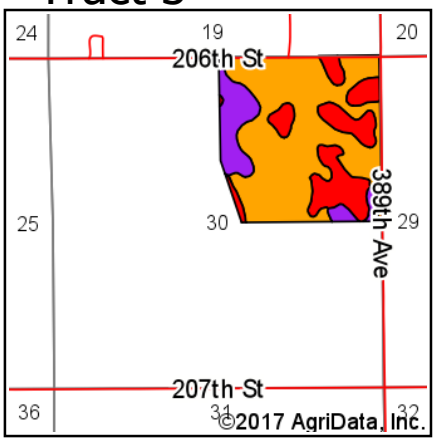
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Tract 3



State: **South Dakota**
County: **Beadle**
Location: **30-111N-63W**
Township: **Hartland**
Acres: **152.24**
Date: **2/1/2017**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2017 www.AgriDataInc.com

N W E S

Area Symbol: SD005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Grain sorghum	Oats
HaB	Hand-Bonilla loams, 3 to 6 percent slopes	97.37	64.0%		IIe	79	2.7	4.5	57	57	62
HbC	Hand-Ethan loams, 6 to 9 percent slopes	20.05	13.2%		IIIe	56	2.5	4.2	48	48	52
Te	Tetonka-Hoven silt loams	17.88	11.7%		IVw	48					
DtA	Dudley-Tetonka silt loams	15.37	10.1%		IVs	43	1.6	2.6	28	34	35
Du	Durrstein silt loam	1.57	1.0%		VIs	8					
					Weighted Average	**68**	**2.2**	**3.7**	**45.6**	**46.2**	**50**

Area Symbol: SD005, Soil Area Version: 20

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.