40 ACRE ACREAGE/LAND AUCTION

Extremely Well Located Rural Acreage which could Provide an Excellent Construction Site for a New Home, Complemented by a Large Existing Mature Tree Grove, a Dugout & Adjacent Productive Lincoln County, SD Land – Located Just 1 Mile East of Harrisburg, SD

We will offer the following real property at auction located from the Jct. of South Cliff Ave. (475th Ave.) & County Hwy. #110 (Willow St. & 273rd St.) in Harrisburg, SD- 2 miles east and ¼ mile north on 477th Ave. (S. Sycamore Ave.); or approx. 6 miles southeast of Sioux Falls, SD.

TUESDAY OCTOBER 11, 2016 Sale Time: 10:00 AM

Properties such as this are extremely difficult to find, as this property has a combination of amenities which are virtually impossible to find within one parcel of land. This property has a combination of positive features: existing mature trees, a dugout situated within the trees, productive cropland and last but not least – a superb location in relationship to the communities of Harrisburg & Sioux Falls, SD. This property is bordered on the west by 477th Ave. which is a southerly extension of Sycamore Ave. in Sioux Falls, SD and is located just ¼ mile from an oil highway. According to Lincoln County Assessor's data this parcel consists of a total of 40 acres. According to Lincoln County Planning & Zoning this parcel has 1 rural housing eligibility. This is a sizeable +/-40 acre parcel of land that could accommodate the needs of a variety buyers including: acreage prospects, row crop operators seeking a parcel of land to add to their row crop farming operation or investors in the market for a unique parcel of land to add to their investment portfolio. This property could be a terrific potential site for construction of a new home, either within the tree grove or alongside the grove. According to FSA information this property has approx. 34.60 acres of cropland lying in two fields – one south of the tree grove containing approx. 17.6 acres and another north of the tree grove containing approx. 17.0 acres; with a 17.2 acre corn base with a 126 bu. PLC yield and a 17.10 acre soybean base with a 39 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. According to information obtained from the Lincoln Co. Assessor this land has a soil rating of .828, comparatively, info. obtained from Surety Agri Data, Inc. indicates that this property has a soil productivity index of 81.2. There is evidence of some existing drain tile in this land, although portions may need some repair or replacement. Lincoln County Rural Water in years past had service on the property, although service was terminated, thus in order for a new owner to obtain service they would be required to install a service pit (estimated cost $800.00) and would be required to pay a reconnection fee (currently $1,200.00), versus the $3,500.00 fee for a new service - For full details and costs potential buyers are encouraged to contact Lincoln Rural Water in Harrisburg, SD – ph. 605-767-2966. This property has a superb location and truly must be seen to be fully appreciated!

Legal Desc.: The NW¼ SW¼ of Sec. 32, T. 100N., R. 49W., (Springdale Twp.), Lincoln County, SD.

TERMS: CASH – A 10% downpayment on the day of sale with the balance on or before Dec. 9, 2016 with full possession for the 2017 crop year. Marketable Title will be conveyed and owner's title ins. provided with the cost 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 owners. 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 & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Lincoln 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-Partners/Owners.

STOEFEN FARM, LLP

Pamela Sessler & Jill M. Stoefen Fisher
Partners/Owners

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 &
Flandreau, SD - ph. 605-997-3777
TOM SOUVIGNIER – RE Auctioneer & Broker Associate –
Canton, SD – ph. 605-987-2404
& JARED SUTTON – RE Auctioneer –
Flandreau, SD – ph. 604-864-8527

United States Department of Agriculture
Farm Service Agency

March 17, 2016

Lincoln County, SD

PLSS: 32_100N_49W
Farm: 1706

1 inch equals 696 feet

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

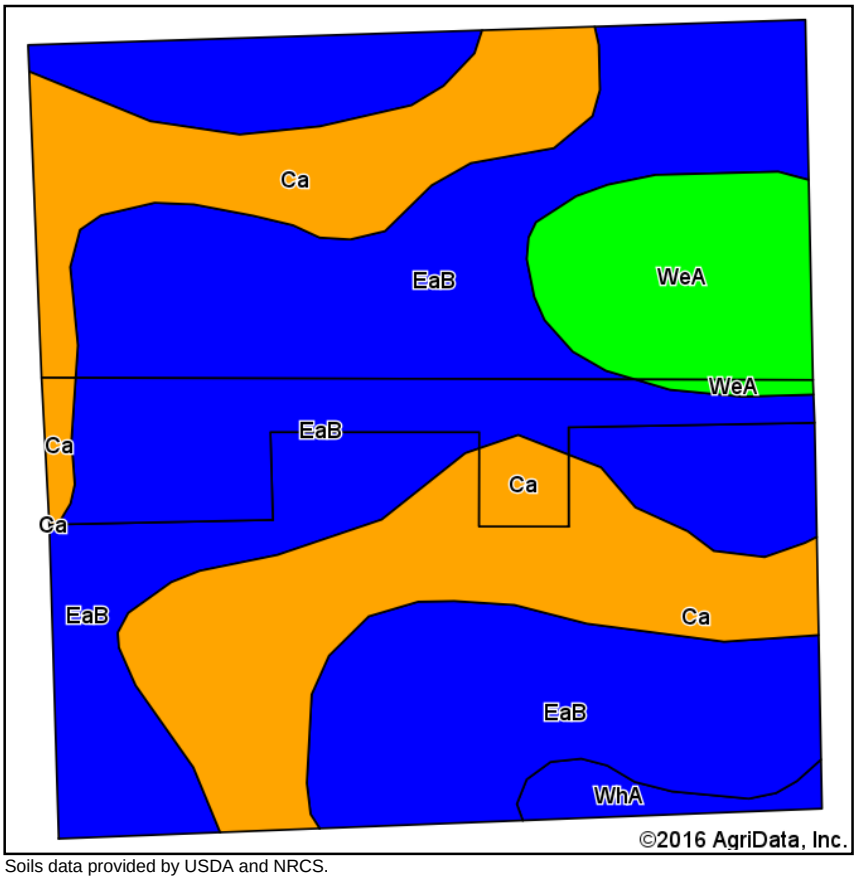
Common Land Units

Non Cropland

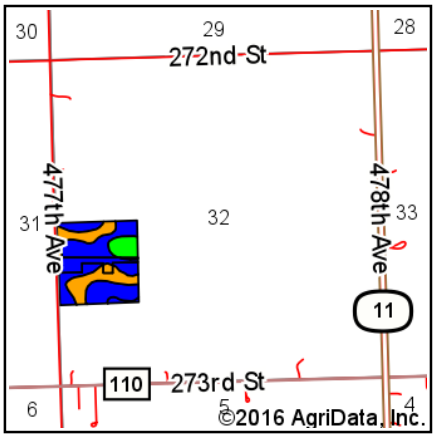
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). 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 indentifiers 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 NRCS.

2014 Ortho-Photography - Not to Scale

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lincoln**
Location: **32-100N-49W**
Township: **Springdale**
Acres: **39.36**
Date: **9/13/2016**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: SD083, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EaB	Egan silty clay loam, 3 to 6 percent slopes	24.13	61.3%		IIe	82	4.5	90	63	34	35
Ca	Chancellor-Tetonka silty clay loams	11.06	28.1%		IIw	75	2	80	43	30	24
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	3.52	8.9%		Iw	94	4.8	101	69	38	39
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	0.65	1.7%		Iw	88	4.1	98	64	37	36
					Weighted Average	**81.2**	**3.8**	**88.3**	**57.9**	**33.3**	**32.3**

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.