

LAND AUCTION

+/-80 Acres of Productive Enterprise Twp., Moody Co., SD

We will offer the following real property at auction at the land located from Trent, SD – ½ mile west with the NE Corner of the land located at the Jct. of Co. Hwy #14 (240th St.) & 477th Ave.; or from the Trent Exit #104 on I-29 – 4 ½ miles east.

FRIDAY NOVEMBER 4, 2016 SALE TIME: 10:00 AM

Auctioneers Note: This auction presents an opportunity to purchase a parcel of land which has been in the Swane Family for over 60 years, dating back to 1952. If you are in the market for a parcel of land with a relatively high percentage tillable situated in Moody County, SD, that would serve as a nice addition to a row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

This +/- 80 acre unimproved farm will be offered as a unit. According to FSA information this farm has approx. 77.95 acres of cropland with a 45.15 acre corn base with a 118 bu. PLC yield and a 31.65 acre soybean base with 43 bu. PLC yield. According to information obtained the Moody County Assessor this land has an overall soil rating of .602, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a productivity index of an 64.2, with the majority of the cropland comprised of Class I & II soils with some lowland acres being a Class IVw soil. The non-tillable portions on this farm are comprised of lowland pockets, drainage and roads. The general topography of this land is level to nearly level. This is a very well located parcel of land bordered on the north and east by county oil highways. Portions of this land have been irrigated by the previous tenant, although the well and irrigation system are owned by the tenant, thus this land is being sold as dryland/non-irrigated land. This is a small parcel of land which has potential to fit the needs of a variety of buyers with this land situated in Moody County, SD, an excellent agricultural area of eastern South Dakota.

LEGAL DESC.: E½ NE¼ of Sec. 14, T. 105N., R. 49W., (Enterprise Twp.), Moody Co., SD.

TERMS: Cash - A 10% non-refundable earnest money payment sale day & the balance on or before December 21, 2016 with full possession for the 2017 crop year. All of the 2015 RE taxes payable in 2016 in the amount of \$1,545.58, as well as all of the 2016 RE taxes payable in 2017 will be paid by the seller. Marketable Title will be conveyed and owners title insurance provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres in this farm are based on the acres as stated on the county tax records, with the acres understood to be "more or less". FSA cropland, yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. The existing fences may or may not be on the true and correct boundary and any new fencing will be the responsibility of the buyer pursuant to SD Law. 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 or highways of record, if any, as well as all Moody Co. zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Personal Representative.

FLONNIE SWANE ESTATE, Owner

Gary Swane— Personal Representative

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 Associate – Jasper, MN – ph. 507-348-7352
& JARED SUTTON – RE & Personal Property Auctioneer – Flandreau, SD – ph. 605-864-8527**



Common Land Unit  Tract Boundary
Common Land Unit  PLSS

 Cropland

Wetland Determination Identifiers

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



2016 Program Year

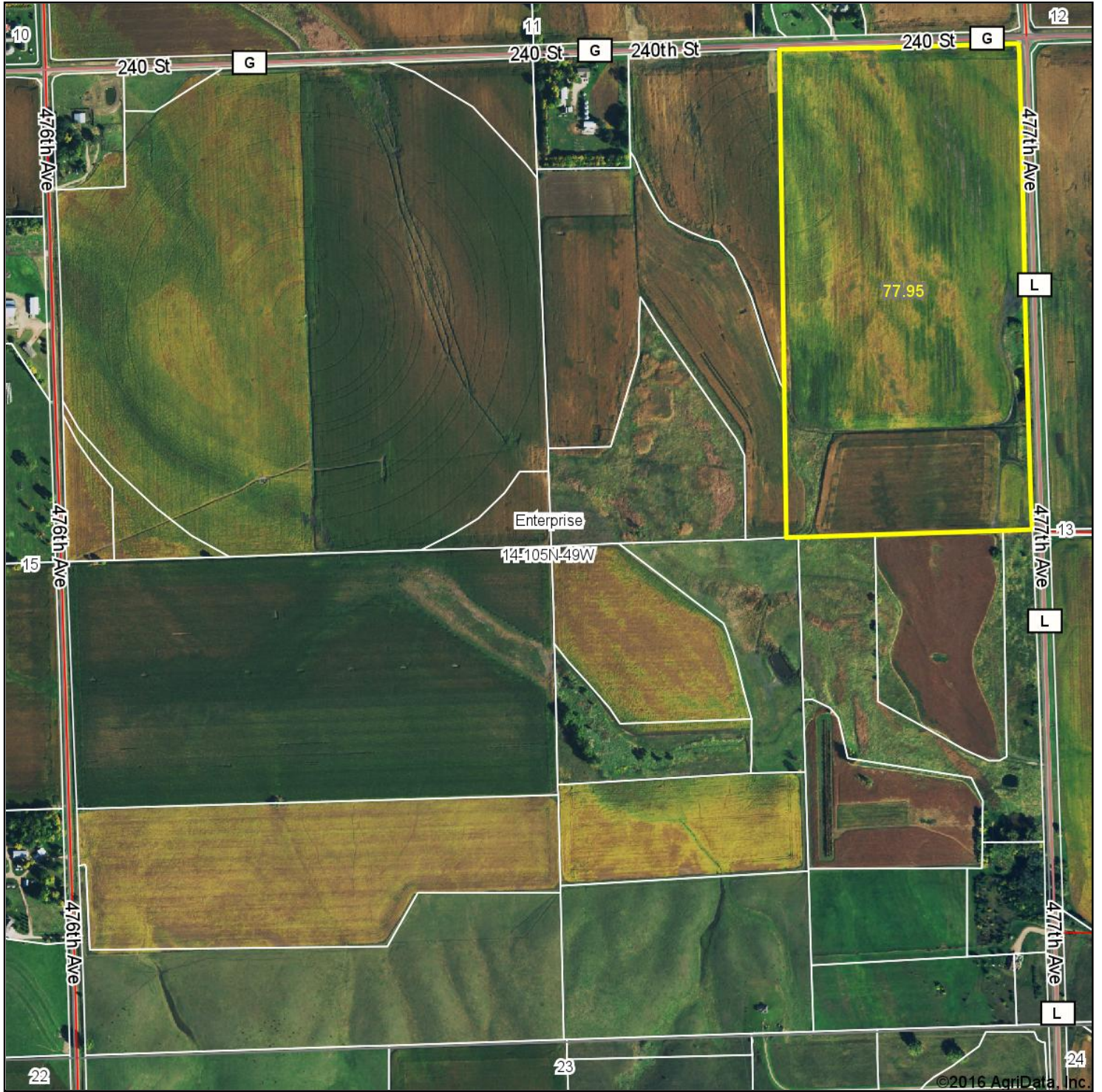
Map Created July 19, 2016

Farm 657

14 -105N -49W

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

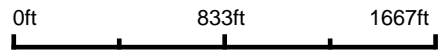


CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

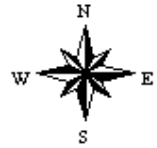
Maps Provided By:

© AgriData, Inc. 2016 www.AgriDataInc.com

map center: 43° 53' 56.81, -96° 40' 41.36



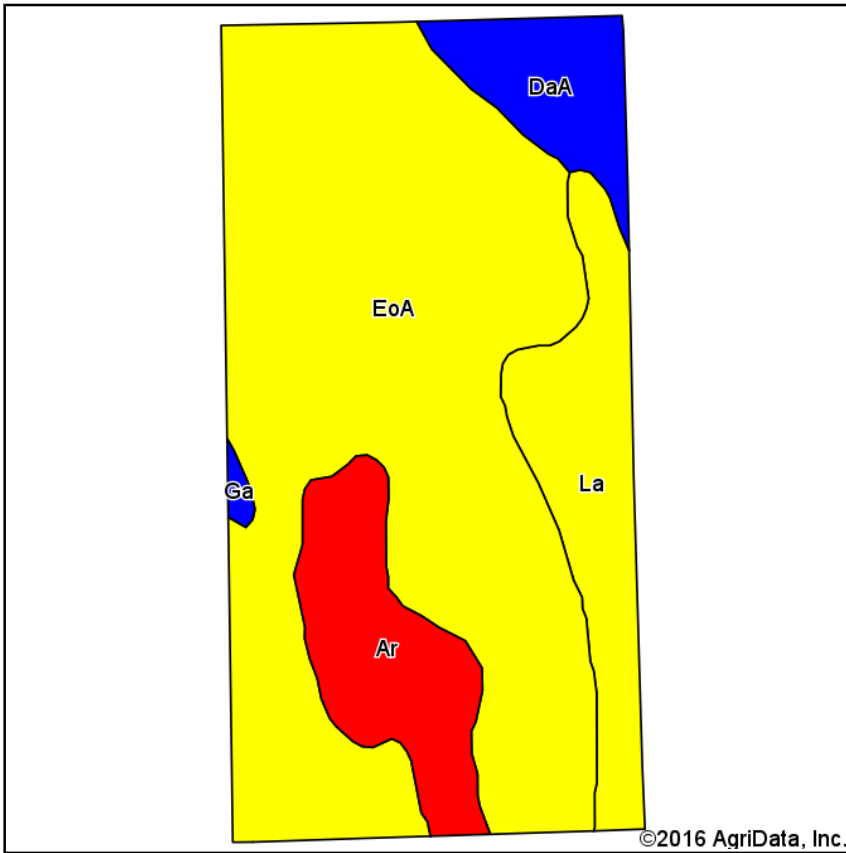
14-105N-49W
Moody County
South Dakota



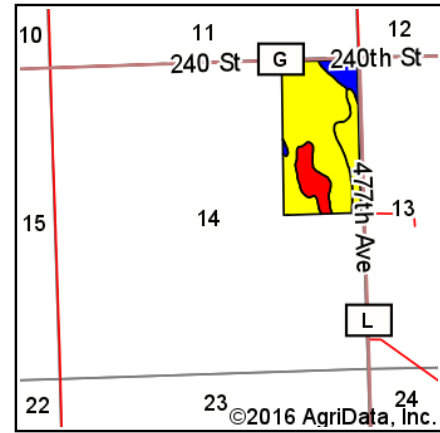
10/4/2016

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **14-105N-49W**
 Township: **Enterprise**
 Acres: **77.95**
 Date: **10/4/2016**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:



© AgriData, Inc. 2016

www.AgrIDataInc.com



Area Symbol: SD101, Soil Area Version: 19

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	
EoA	Enet-Dimo complex, 0 to 2 percent slopes	52.87	67.8%		IIs		63	3.1	66	50	24	28	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	10.40	13.3%		IIw	IIw	70						
Ar	Arlo loam	8.95	11.5%		IVw		48	0.5	52	22	16	13	
DaA	Davis loam, 0 to 2 percent slopes	5.39	6.9%		Is		90	3.9	104	72	37	40	
Ga	Graceville silty clay loam	0.34	0.4%		Is		85	3.7	97	69	35	39	
Weighted Average								64.2	2.4	58.3	41.7	20.8	23.4

Area Symbol: SD101, Soil Area Version: 19

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.