

# LAND AUCTION

## 160 Acres Choice Aurora County Farmland

We will offer the following Real Property on

**Wednesday, October 26, 2016 - 10:00 A.M.**

Located from the north edge of Mt. Vernon, SD - 8 miles north on 397th Ave., 4 miles west on 245th St. to the SE corner at the Jct. of 245th St. & 393rd Ave or from the west edge of Letcher, SD - 6 miles west on 241st St, 4 miles south on 397th Ave., 4 miles west on 245th St.

**Legal Description:** SE1/4 2-104-63 Aurora Co., SD - consisting of 160 acres M/L.

According to FSA information this farm has 157.50 farmland acres of which 157.50 are cropland acres with the balance in highway right of way. The topography is level to nearly level. The majority soils are Clarno-Prosper and Clarno-Ethan soils with an average soil rating of .859, which is about as good as it gets in Aurora County. This unimproved farmland has 155.98 base acres. There is a 80.34 acre corn base with a 103 Bu. PLC yield, a 54.01 acre soybean base with a 36 Bu. PLC yield, and a 21.63 acre wheat base with a 41 Bu. PLC yield. 2016 Real Estate taxes are \$2,593.26. This all tillable tract of farmland has good fences, outstanding soil types, has great eye appeal, and would make a nice addition to any row crop operation or as a solid investment opportunity.

**Terms:** Cash Sale with 10% non-refundable payment sale day & balance due and payable on or before Dec. 1, 2016. Full possession will be given March 1, 2017 for the 2017 crop season. A warranty deed will be conveyed and owners title insurance provided with the cost split equally between buyer and seller. 2016 Real Estate taxes due in 2017 to be paid by the sellers. Sherard Real Estate will be the closing agent. Information contained herein is deemed to be correct but is not guaranteed. Real Estate licensees in this transaction are acting as agents for the seller. Property is sold subject to existing easements and highways of record as well as any or all county zoning ordinances. Sold subject to confirmation of the owners: For further information contact the auctioneers.

**Owner: Heirs of Lloyd Tysdal**

**Auctioneers:**

**Terry Haiar - Real Estate Auctioneer & Broker Assoc. - Alexandria - 605-239-4626,**

**Chuck Sutton - Land Broker - Sioux Falls - 605-336-6315**

**Clifford Sherard - Real Estate Broker - Alexandria - 605-239-4335**

Terry Haiar - Real Estate  
Auctioneer & Broker Assoc.  
605-239-4626



[www.suttonauction.com](http://www.suttonauction.com)



United States  
Department of  
Agriculture

# Davison County, South Dakota



**Common Land Unit** Tract Boundary  
 PLSS  
 Cropland

**Wetland Determination Identifiers**

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



2016 Program Year

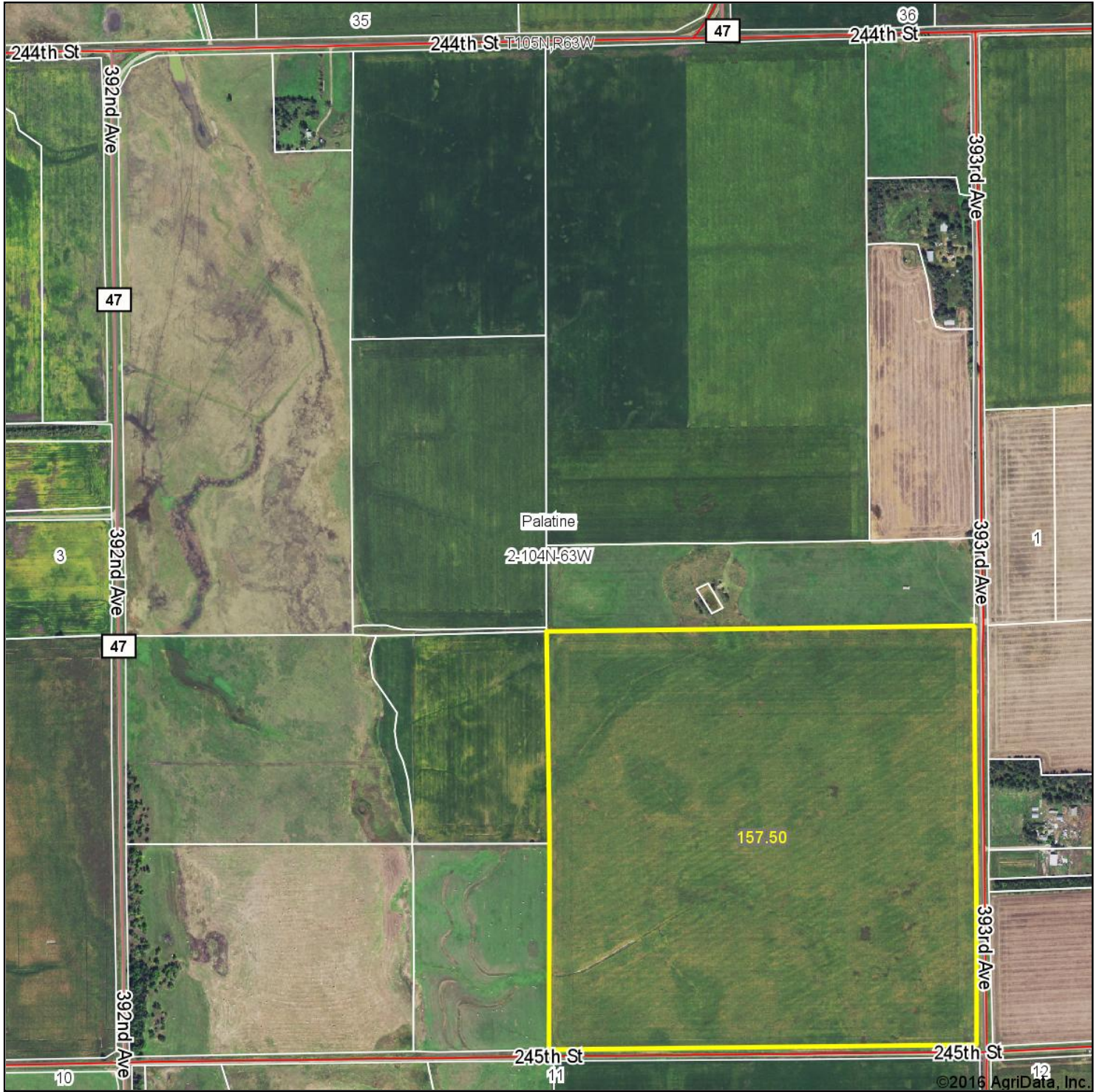
Map Created June 29, 2016

**Farm 4561**

**2 -104N -63W**

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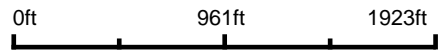
# Aerial Map



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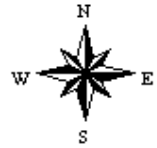
**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

map center: 43° 50' 31.79, -98° 21' 20.19



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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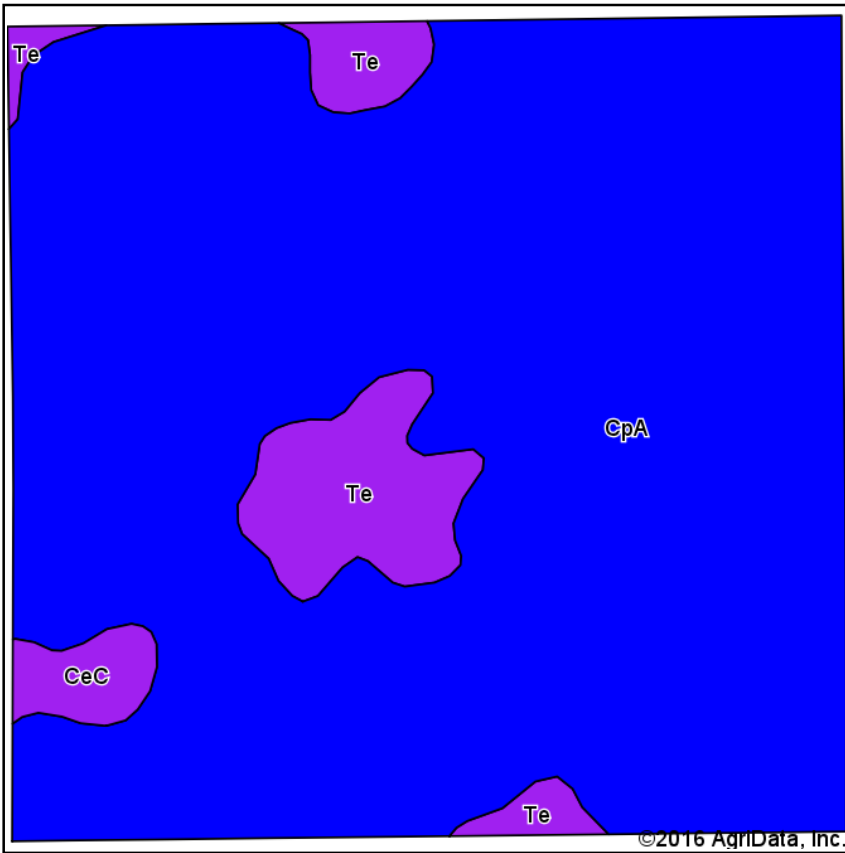
**2-104N-63W**  
**Aurora County**  
**South Dakota**



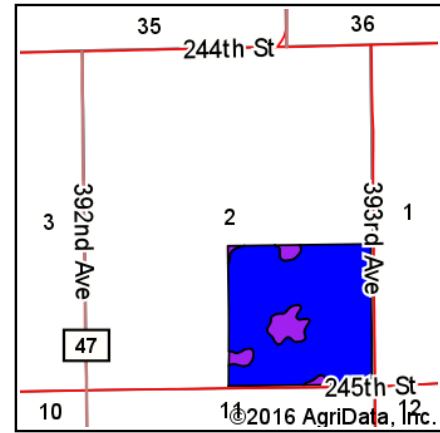
9/22/2016

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: **Aurora**  
 Location: **2-104N-63W**  
 Township: **Palatine**  
 Acres: **157.5**  
 Date: **9/22/2016**

**CHUCK**  
 AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

Maps Provided By:



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Area Symbol: SD003, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats
CpA	Clarno-Prospers loams, 0 to 3 percent slopes	142.74	90.6%		IIc	81	2.9	60	67
Te	Tetonka silt loam, 0 to 1 percent slopes	12.16	7.7%		IVw	56			
CeC	Clarno-Ethan loams, 6 to 9 percent slopes	2.60	1.7%		IIIe	60	2.6	49	54
<b>Weighted Average</b>						<b>78.7</b>	<b>2.7</b>	<b>55.2</b>	<b>61.6</b>

Area Symbol: SD003, Soil Area Version: 20

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.