LAND AUCTION

74.13 Acres of Spring Creek Twp., Moody Co., SD Land

+/- 74.13 Acres of Spring Creek Township, Moody County, SD Land – Situated Near Ward, SD in Northeastern Moody County - Inclusive of a Mixture of Productive Cropland and Established Pasture

We will offer the following real property at auction at the land located from Flandreau, SD – 6 miles north on Hwy. #13 and 2½ miles east on 224th St.; from Ward, SD - 3 miles west on Co. Hwy. (223rd St.) and 1 mile south on 484th Ave. to the Southeast Corner of the Land at the Jct. of 484th Ave. & 224th St.; or from Elkton, SD – 5 miles south on 487th Ave. to the Ward Road, then 2 miles west on 223rd St. & 1 mile south on 484th.

FRIDAY MAY 5, 2017 SALE TIME: 10:00 AM

ATTENTION CROP-LIVESTOCK OPERATORS - This auction presents a great opportunity to purchase a well located smaller parcel of land consisting of +/-74.13 acres situated in a prominent crop and livestock area of Moody County, SD, situated northeast of Flandreau and southwest of Ward, SD. This parcel of land is inclusive of a mixture of productive cropland and pasture. According to FSA information this farm has a total of approx. 33.97 acres indicated as cropland, although at present only 19.07 acres are being utilized for row crop production, with a 12.4 acre corn base with a 108 bu. PLC yield and a 1.3 acre oats base with a 59 bu. yield, with this farm enrolled under the ARC County election of the USDA farm program; the remainder of the property consists of pasture which appears to have a mixture of native & tame grass that is well suited for use as pasture and grazing land for cattle or other livestock, this pasture has an abundant water supply for livestock provided by a dugout; additionally there is a well in the pasture, although there is an easement on this well for the benefit of the acreage located west of the property, as water for that acreage is serviced from this well. The pasture is fenced with predominately 4 barbed wire fencing, with some new fencing on the west end of the pasture. According to the Moody Co. Assessor this parcel in its entirety has a soil rating of .474, comparatively information obtained from Surety Agri-Data, Inc. indicates that this parcel of land has a weighted average productivity index of 38.9. The total 2016 RE taxes payable in 2017 on this property are $945.36. If you are in the market for a parcel of land with a mixture of cropland and pasture, then make plans to inspect this property and be in attendance at this auction.

CHUCK SUTTON LLC
AUCTIONEER-LAND BROKER

LEGAL DESC.: The S½ SE¼, Except the West 192' thereof, in Sec. 24, T. 108N., R. 48W., (Spring Creek Twp.), Moody Co., SD

TERMS: Cash - A 15% nonrefundable downpayment on the day of the sale and the balance on or before June 22, 2017 with immediate possession for the 2017 crop and grazing season. A Warranty Deed will be conveyed and an Owner's Title Insurance provided with the cost divided 50-50 between the buyer & seller. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary, any new fencing or future maintenance of the fences will be the responsibility of the purchaser in accordance with SD law. All of the 2016 RE taxes payable in 2017 will be paid by the sellers, with the buyer to be responsible for all of the 2017 RE taxes payable in 2018. This property is sold in "AS IS" Condition and the 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 subject to existing easements, restrictions, reservations or highways of record, if any. Sold subject to confirmation of the owners.

For additional information contact the auctioneers or see www.suttonauction.com

STEVE & MICHELE VAN DYKE, Owners

CHUCK SUTTON - Auctioneer & Land Broker and JARED SUTTON – RE Auctioneer - Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD 605-997-3777
DEAN STOLTENBERG - Auctioneer & RE Salesperson - Jasper, MN - ph. 507-348-7352
BURLAGE-PETERSON—Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102

USDA United States Department of Agriculture

Moody County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

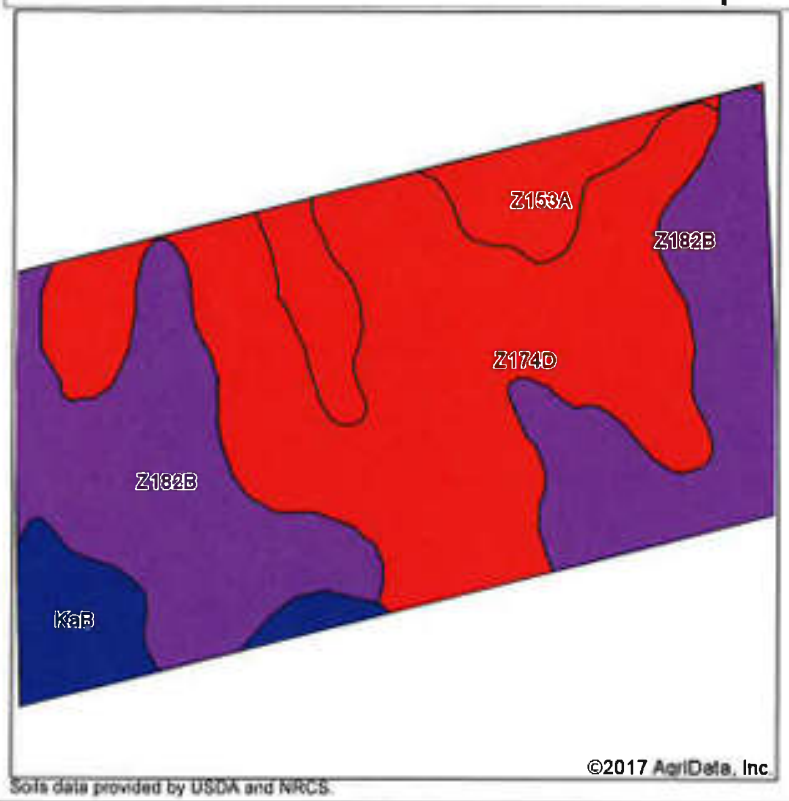
2017 Program Year
Map Created December 30, 2016

Farm **6010**

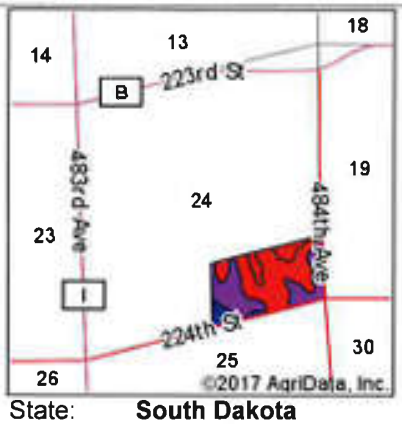
24 -108N -48W

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).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **24-108N-48W**
Township: **Spring Creek**
Acres: **74.12**
Date: **4/11/2017**

CHUCK SUTTON, LLC

Maps Provided By
surety
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N W E S

Area Symbol: SD101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z174D	Sioux-Renshaw complex, coteau, 9 to 15 percent slopes	33.96	45.8%		VIs	21
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	28.68	38.7%		IIe	58
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	6.64	9.0%		VIw	13
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	4.84	6.5%		IIe	87
					Weighted Average	**38.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

FARM: 6010

South Dakota | U.S. Department of Agriculture | Prepared: 4/11/17 8:16 AM

Moody | Farm Service Agency | Crop Year: 2017

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
HEMMER REIFF JV	split from 2867	2010 46101 105

Farms Associated with Operator:
446, 2055, 2599, 2772, 2950, 3542, 3666, 4160, 4241, 4265, 4406, 4538, 4720, 5191, 5207, 5293, 5582, 5619, 5697, 5779, 5818, 5969, 5981, 6003, 6040,

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
68.97	33.97	33.97	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	33.97	0.0	0.0	0.0

ARC/PLC

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	OATS , CORN	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	1.3		59	0.0
CORN	12.4		108	0.0
Total Base Acres:	13.7			

Tract Number: 13579 **Description:** S1/2 SE Exc. 192' 24 108 48

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
68.97	33.97	33.97	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	33.97	0.0	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	1.3		59	0.0
CORN	12.4		108	0.0
Total Base Acres:	13.7			

Owners: STEVEN C VANDYKE, MICHELE L VANDYKE

Other Producers: DUSTIN REIFF FARMS INC, JOHN HEMMER FARMS INC.

NOTES