

A C C O U N T Y

ACREAGE & LAND

4 Parcels Consisting of 2 Sites with Improvements & 2 Unimproved Parcels of Minnehaha County Land

Parcel #1 - \pm 12.48 Acre Improved Acreage with a Modern 3+ Bedroom Home with a 2002 Main Level Addition Complemented by a Number of Farm Outbuildings, Livestock Yards, Grain Storage, Established Grove and an Excellent Location; Parcel #2 - \pm 40 Acre Site with +40,000 Bushels of Grain Storage, Machine Sheds,

Older Hog Bldgs. & Lagoon,

Parcel #3 - \pm 155 Acres of Minnehaha County Cropland & Gravel/Sand Pit

Parcel #4 - \pm 150.70 Acres of Choice High Caliber Cropland

Due to the death of Roger Haak and in order to settle his estate, we will offer the following real estate at auction at with all of the Parcels to be offered on site at PARCEL #1 – located at 24529 483rd Ave., Dell Rapids, SD or from Dell Rapids, SD- 8 miles east on Jasper St. to 483rd Ave. & 1/4 mile north; from Kibble JD in Garretson SD- 7 miles north on Hwy. #11 to the Highland Lutheran Church, 1 mile west on 246th St., 1/2 mile north on 484th Ave., 1 mile west on Jasper St. & 1/4 mile north on 483rd Ave.; from the Brandon Exit #406 on I-90 - 15 miles north to Jasper St. & 1 mile east and 1/4th mile north on 483rd Ave.

FRIDAY OCTOBER 20, 2017

SALE TIME: 10:00 AM

VIEWING DATES of PARCELS #1 & #2:

Sun. October 8th from 1:00 to 4:00 p.m. &

Wed. October 11th from 4:00 to 7:00 p.m.

or Shown By Appointment arranged with

Jerome Haak – ph.605-321-0227 or 605-428-3212

or the Auctioneers

ROGER HAAK ESTATE

PARCEL #1 - +/-12.48 Acre Improved Acreage w/Livestock Yards & Other Improvements –

LEGAL DESC.: Tract 1 of Elverson's Addition, an Addition in the NE 1/4 of Sec. 11, T. 104N., R. 48W., (Logan Twp.), Minnehaha Co., SD - consisting of approx. ±12.48 acres.

This acreage has a great deal to offer to buyers in the market for an improved acreage, since the farm has a comfortable home, livestock yards with ample concrete, other farm outbuildings, grain storage with an excellent location nestled in a nice country setting. The improvements on this +/-12.48 acre acreage include a comfortable spacious 1 1/2 home with a 2002 1 story addition and an attached double garage. The main floor consists of a front entry, living room, dining room w/picture window, lg. office w/closet; full bath w/tub-shower unit; kitchen w/older built-in wooden cabinets, dinette area, pantry closet & laundry area w/connections for a washer & dryer; entryway/breezeway w/closet; additionally there is a set of French doors accessing a spacious 2002 addition that could be used for a variety of purposes (bedroom suite, family room, etc.) as the addition consists of one large room w/ceiling fan, closet, 3/4 bath & back entry; also, there is an attached dbl. garage w/2 OH doors & walk door; the 2nd story includes 3 bedrooms w/closets and a full bath; the home has a partial basement w/forced air LP gas furnace w/central AC, breaker elec. service, elec. HW heater & stg. room – The home is in need of some cosmetic updates and repairs, but has a great deal of potential. Other improvements include a wdn. quonset w/galv. metal roof; concrete block shop bldg. w/overhead door & concrete floor; hip roof barn; cattle shed w/conc. block walls on the N & W, a galv. metal roof & feed bunks; 3 cement stave silos & wdn. silo shed; wooden granary/corn crib, a substantial amount of livestock yards with an ample amount of concrete (some w/sucker rod fencing & concrete feedbunks) & other incidental improvements; additionally this acreage includes grain bins with approximately 50,000 bushels of storage capacity including a modern +/-21,000 bu. Sioux Bin w/full drying floor, 2 sumps, roof vent and a 24" aeration fan, 2 - Grain Systems +/-7,000 bu. bins, 2 - Butler 5,000 bu. bins & 2- Coop 5,500 bu. bins and some overhead "U" trough & augers. This acreage is serviced by Minnehaha Comm. Rural Water, additionally there also is a well with a submersible pump that is "in use". This acreage and the livestock yards are well protected from the elements as there are groves and well established trees on the north, west & east. There is no permit filed for a Confined Animal Feeding Operation (CAFO), thus utilization of the feedlot facilities are subject to compliance with Minnehaha County & State of SD regulations. This property is situated in the Dell Rapids school district. The 2016 RE taxes payable in 2017 on this property were \$2,437.84. **If you are in the market for a very well located acreage with a variety of amenities and a great deal of potential, then be sure to make plans to inspect this property and be in attendance at this auction.**

PARCEL #2 - +/-40 Acres with a Bin Site & Grain Leg, Older Hog Farrowing & Finishing Buildings,

Lagoon & Equipment/Hay Storage Buildings – LEGAL DESC.: The NW¼ NW¼ of Sec. 1, T. 104N., R. 48W., Logan Twp., M'haha. Co., SD. - Located at 24414 483rd Ave., Dell Rapids, SD (the NW Corner of the land at the Jct. of 244th St. & 483rd Ave.); located from Parcel #1 – approx. 1¼ mile north; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1¼ mile north.

This property features 5 grain bins with 40,000+ bushels capacity of grain storage, along with an older grain leg with new web, drive over grain dump, Conrad American +/-7500 bu. bin with a DMC Grain Flow Drying System w/dbl. stirator, power sweep, DMC drying unit, 10 roof vents, 8" vertical unl. Auger w/7.5 HP elec. motor; Grain Bank +/-12,000 bu. bin w/stirator & perforated floor; Conrad Am. +/-12,000 bu. bin w/full drying floor & dbl. sump, GSI +/-12,500 bu. bin w/conc. Floor and a Butler bin (needs repair); Brock +/-3,500 bu cone bottom bin, Sioux +/-3,000 bu. cone bottom bin, 2 Brock bulk bins, steel truss & frame bldg. w/Schweiss Bifold door, (approx. 50'x150') that was previously utilized for a combination of uses as it housed a feed mill and was utilized for hay and equipment storage; a Lester steel clad stg. bldg. w/concrete floor & OH door and an adjacent enclosed truck stg. trailer; a +/-1200 head hog finisher and a couple of other old hog bldgs. in need of repair and/or demolition, additionally there is a lagoon on site that was utilized in connection with the previous use of the hog facilities, as well as some other incidental improvements. There previously was a dirt cattle feedyard on the property which has been dismantled and this space could be converted to additional crop acres or other utilizations. This property has a dense mature tree grove located in the north and west sector of the property. According to M'haha. Co. P&Z this property has 1 rural housing eligibility and with some renovations, this could be a nice location for establishment of a residence in the future. This property is serviced by Minnehaha Community Rural Water and Sioux Valley Energy rural elec. According to FSA information this parcel has approx. 19 acres encompassing the farmstead and approx. 19.69 acres of cropland with a 10.58 acre corn base with a 170 bu. PLC yield, an 8.26 acre soybean base with a 51 bu. yield and a .12 acre oats base with a 72 bu. yield. According to the Minnehaha County Assessor this farm has an overall soil rating/parcel rating of .848, similarly info. obtained from Surety Agri-data, Inc. indicates this land has a Productivity Index of 85. The 2016 RE taxes payable in 2017 on this property were \$2,067.20.

PARCEL #3 – 155 Acres of Well Located Unimproved Land - LEGAL DESC.: The NE ¼ of Sec. 2, T. 104N., R. 48W., Logan Twp., M'haha. Co., SD. - Located directly west of Parcel #2; from Parcel #1 – located 1 mile north; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1 mile north.

This auction presents the opportunity to purchase a +/- 155 acre farm which has been owned by the Haak family for over 65 years. According to FSA information this +/-155 acre farm has a approx. 145.10 acres of cropland with a 108.4 acre corn base with a 160 bu. PLC yield and a 34.7 acre soybean base with a 41 bu. PLC yield. The nontillable portion of this farm consists of some areas which have been excavated for gravel & sand in the past and roadways. The general topography of this cropland acres is level to gently rolling and the area in and around the pit is somewhat hilly. According to the Minnehaha County Assessor this farm has an overall soil rating/parcel rating of .731, similarly info. obtained from Surety Agridata, Inc. indicates this land has a Productivity Index of 78.2. According to M'haha. Co. P&Z this property has 4 rural housing eligibilities available. The 2016 RE taxes payable in 2017 on this property were \$4,479.05. This property has potential to fulfill the needs of a variety of buyers including those looking for land situated in Logan Twp. in M'haha. County, which is a very highly regarded agricultural area.

PARCEL #4 – 150.70 Acres of Choice Unimproved Land – LEGAL DESC.: The SE ¼ of Sec. 14, T. 104N., R. 48W., (Logan Twp.), Minnehaha Co., SD, exc. t Flaten's Tract 1 Contained therein. - Located from Parcel #1 – 1¼ miles south; from Dell Rapids, SD - 8 miles east on Jasper St. to 483rd Ave. & 1 mile south.

This auction presents the opportunity to purchase a +/- 150.70 acre farm which has been owned by the Flaten/ Haak family for over 80 years. This farm consists of is a choice parcel of land with some extremely high caliber soils and is virtually all tillable with the exception of the roads. According to FSA information this farm has approx. 143.66 acres of cropland, with a 77.61 acre corn base with a 170 bu. PLC yield and a 60.55 acre soybean base with a 51 bu. PLC yield and is enrolled in the County ARC farm program election. According to the Minnehaha County Assessor this farm has an excellent overall soil rating/parcel rating of .899, similarly info. obtained from Surety Agridata, Inc. indicates this land has a Productivity Index of 90.4 and is comprised of predominately Class I & II Soils. The general topography of this land is level to nearly level with tremendous eye appeal. This land is very well suited for row crop production and the farmability has been enhanced by the installation of a significant amount of drain tile. According to M'haha. Co. P&Z this property has 3 rural housing eligibilities available. The 2016 RE taxes payable in 2017 on this property were \$5,411.06. This property has potential to fulfill the needs of a variety of buyers including those looking for very high quality productive cropland or investors in the market for land. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated.

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & balance on or before Dec. 15, 2017 with full possession for the 2018 crop year; possession will be subject to the existing tenant's rights under their current farm lease and their rights to harvest the 2017 crops. Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres on the platted parcel are based on a previous survey, the acres on all other parcels are based on the acres as stated on the county tax records, with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. All of the 2016 RE taxes due in 2017, as well as all of the 2017 RE taxes payable in 2018 will be paid by the sellers. These properties are 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, as well as any or all Minnehaha County Zoning Ordinances. Sold subject to confirmation of the Personal Representatives/Trustees. **For add'l information, contact the auctioneers or see www.suttonauction.com.**

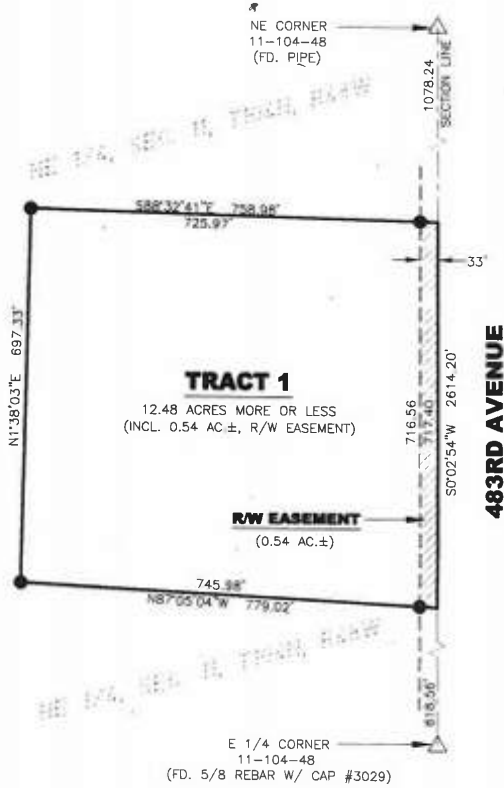
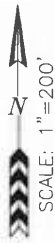
ROGER HAAK ESTATE AND THE ALVEN & ALPHA HAAK TRUST, Owners
Jerome H. Haak and Diane L Wolfe, Co-Personal Representatives & Trustees
Josh Brown – Vogt, Brown, Merry & Hammer – Attorney for the Trust – Dell Rapids, SD

CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
DEAN STOLTENBERG – Auctioneer & RE Salesperson – Jasper, MN – ph. 507-348-7352
TOM SOUVIGNIER – Auctioneer & RE Broker Assoc. - Canton, SD – ph. 605-987-2404
JARED SUTTON – Auctioneer – Flandreau, SD – ph. 605-864-8527

ELVERSON'S ADDITION

AN ADDITION IN THE NE1/4 OF SECTION 11, TOWNSHIP 104 NORTH,
RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN,
MINNEHAHA COUNTY, SOUTH DAKOTA
CONTAINING 12.48 AC., MORE OR LESS

PARCEL #1



LEGEND:

- SET 5/8" REBAR W/CAP #6700
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE

NOTES:

BASIS OF BEARING IS BASED
ON GPS OBSERVATION.



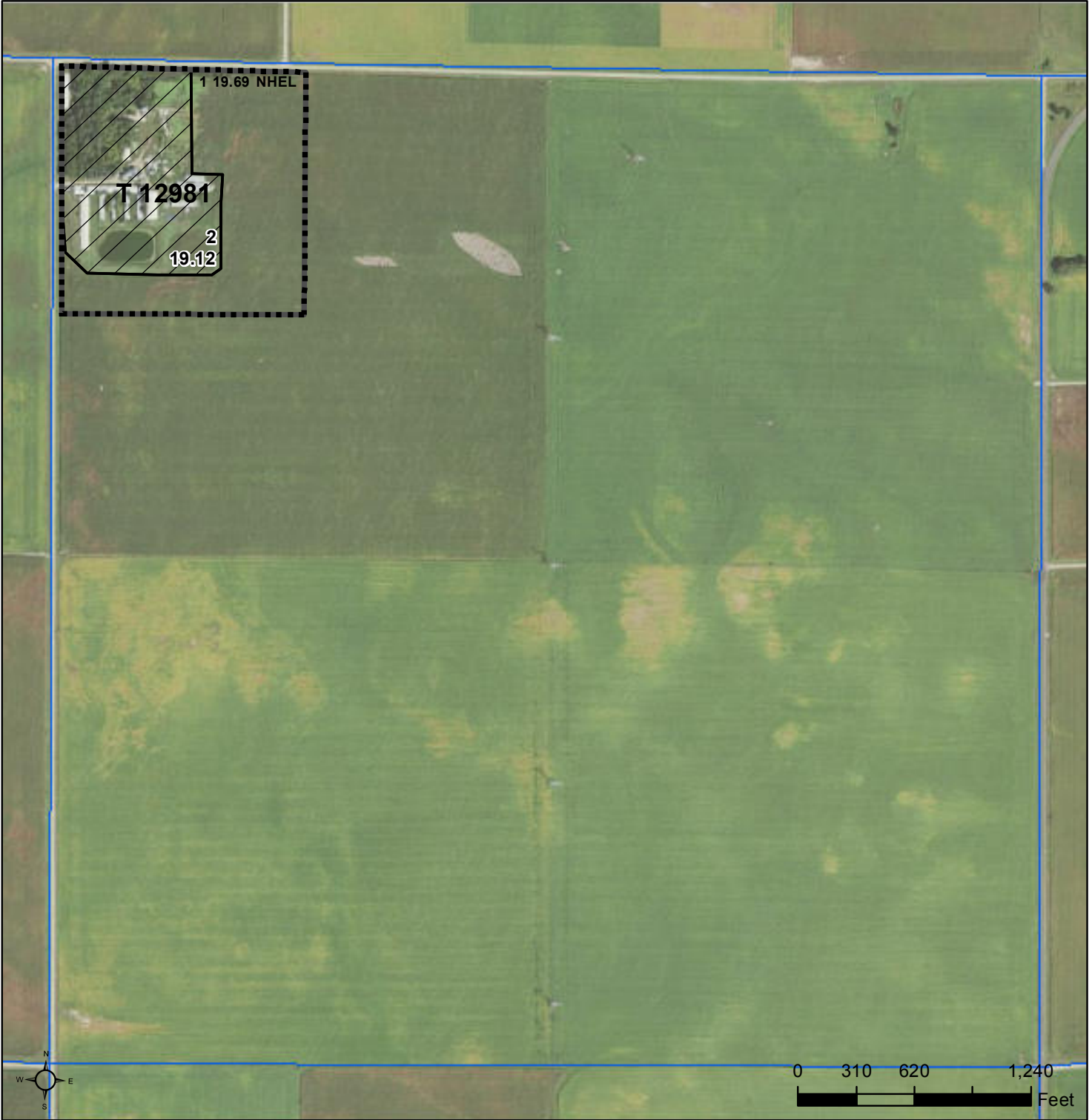
AREA MAP N.T.S.
SECTION 11, T104N, R48W
5TH P.M.

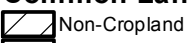



PREPARED BY:






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Engineering Planning Surveying
6009 West 12th St. Suite B - Sioux Falls, South Dakota
Phone: (605) 586-1818 FAX: (605) 586-1868



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 July 18, 2017

Farm 11565

1-104-48

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Aerial Map



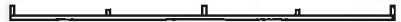
CHUCK
 AUCTIONEER - LAND BROKER
SUTTON, LLC

Maps Provided By

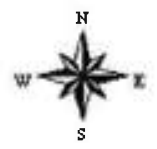
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map center: 43° 50' 43.21, -96° 32' 58.03

0ft 338ft 676ft



1-104N-48W
Minnehaha County
South Dakota

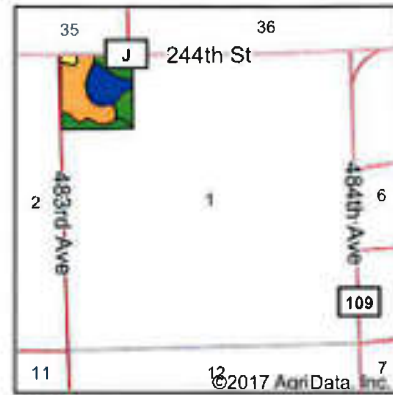
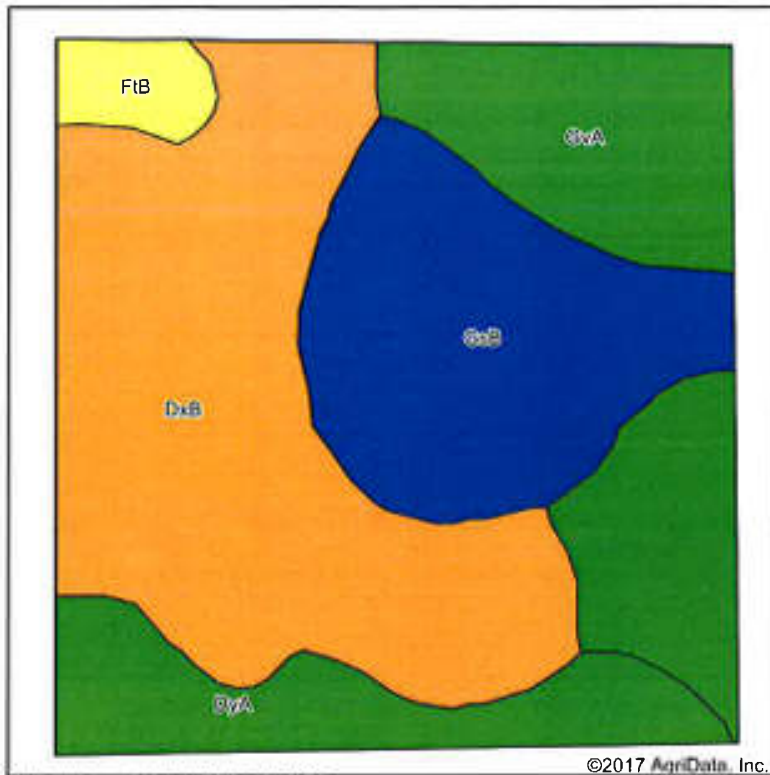


9/20/2017

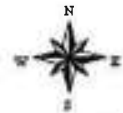
Field borders provided by Farm Service Agency as of 5/21/2008.

PARCEL #2

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **1-104N-48W**
 Township: **Logan**
 Acres: **39.85**
 Date: **9/20/2017**



Soils data provided by USDA and NRCS.

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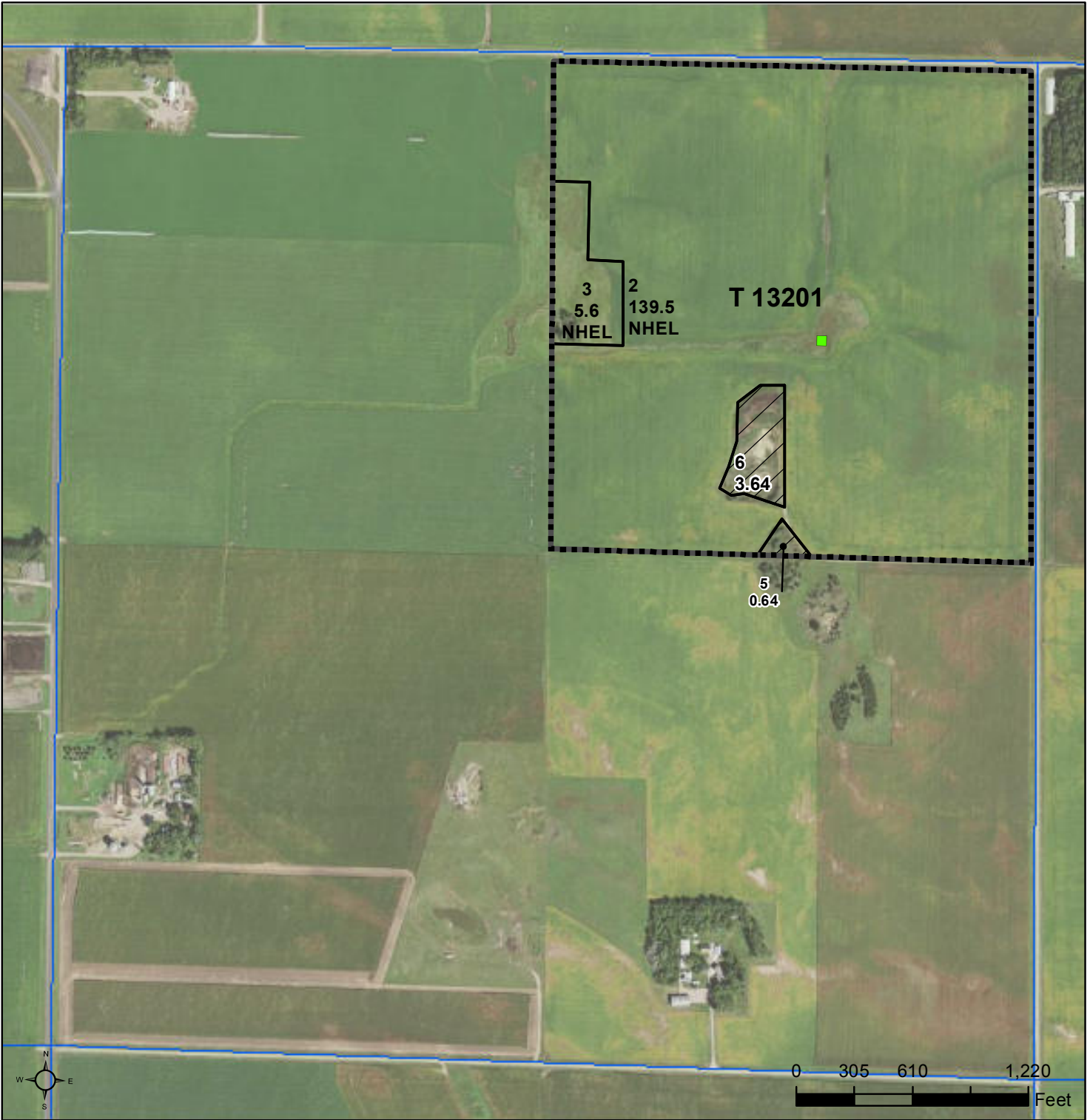
www.AgrDataInc.com

Area Symbol: SD099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
DxB	Dobalt loam, 2 to 6 percent slopes	16.21	40.7%		Ile	80	4.2	93	64	34	36
GsB	Grovena loam, 2 to 6 percent slopes	9.22	23.1%		Ile	86	4.3	97	67	35	38
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	8.65	21.7%		Iw	93	4.6	106	71	38	40
DyA	Dobalt-Bonilla loams, 0 to 2 percent slopes	4.60	11.5%		Is	91	4.5	103	69	37	39
FtB	Flandreau-Thurman complex, 2 to 6 percent slopes	1.17	2.9%		Ile	63	3.6	73	53	27	30
Weighted Average						85	4.3	97.3	66.5	35.2	37.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

2017 Program Year
Map Created August 03, 2017

Farm 11935

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Provisions

2-104-48

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Aerial Map



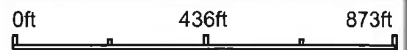
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 AUCTIONEER - LAND BROKER
SUTTON, LLC

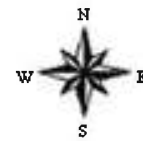
Maps Provided By

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map center: 43° 50' 39.03, -96° 33' 23.38



2-104N-48W
Minnehaha County
South Dakota

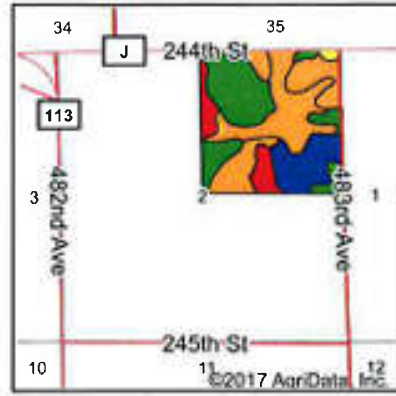
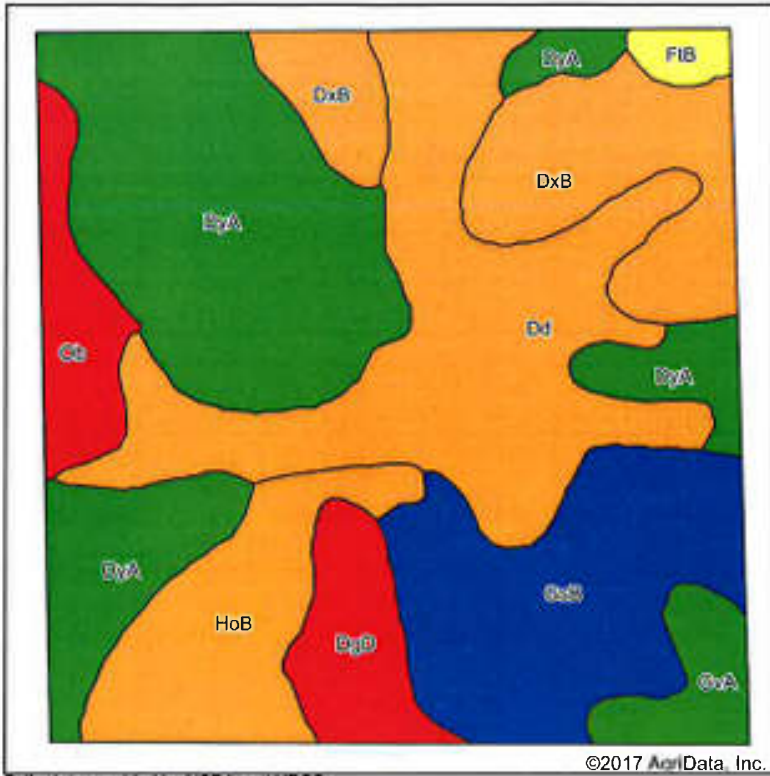


9/17/2017

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

PARCEL #3

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **2-104N-48W**
 Township: **Logan**
 Acres: **155.01**
 Date: **9/17/2017**



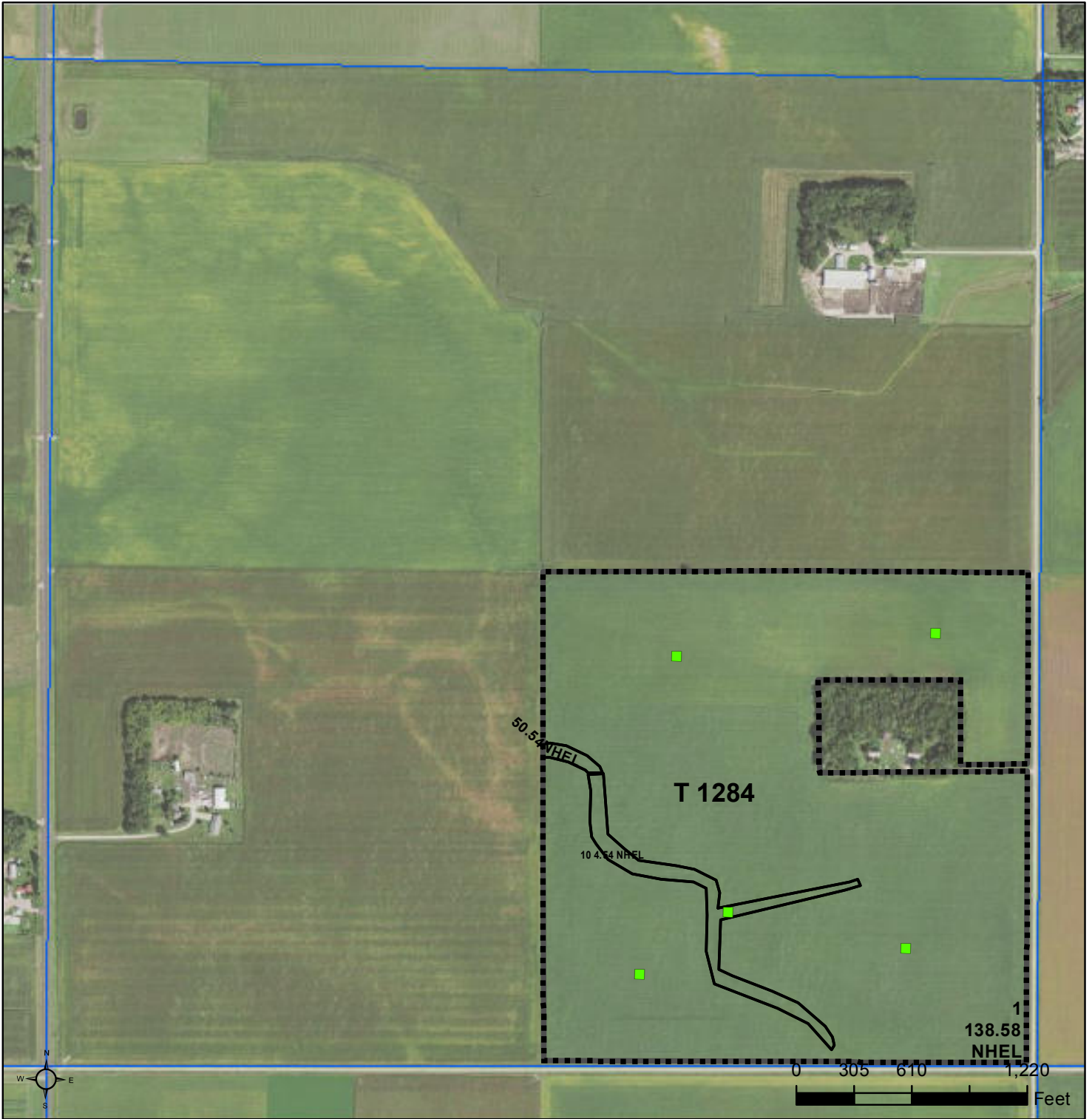
Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
DyA	Dobalt-Bonilla loams, 0 to 2 percent slopes	43.83	28.3%		Is	91	4.5	103	69	37	39
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	34.97	22.6%		IIw	76	2.7	82	50	28	28
GsB	Grovana loam, 2 to 6 percent slopes	23.17	14.9%		Ile	86	4.3	97	67	35	38
DxB	Dobalt loam, 2 to 6 percent slopes	18.88	12.2%		Ile	80	4.2	93	64	34	36
HoB	Houdek clay loam, 2 to 6 percent slopes	13.86	8.9%		Ile	80	3.9	86	60	31	34
DgD	Delmont-Talmo complex, 9 to 15 percent slopes	7.34	4.7%		Vle	17	1.3	6	11	3	7
Ob	Obert silty clay loam, 0 to 1 percent slopes	6.60	4.3%		Vw	29		29	5	9	3
GvA	Grovana-Bonilla loams, 0 to 2 percent slopes	4.72	3.0%		Iw	93	4.6	106	71	38	40
FtB	Flandreau-Thurman complex, 2 to 6 percent slopes	1.64	1.1%		Ile	63	3.6	73	53	27	30
Weighted Average						78.2	3.6	86.7	57.4	30.9	32.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2017 Program Year

Map Created July 18, 2017

Farm 11565

14-104-48

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Aerial Map

PARCEL #4

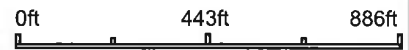


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AUCTIONEER — LAND BROKER
SUTTON, LLC

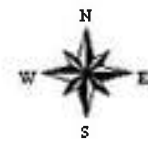
Maps Provided By
surety
SURETY ONLINE MAPPING

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map center: 43° 48' 28.91, -96° 33' 25.29



14-104N-48W
Minnehaha County
South Dakota

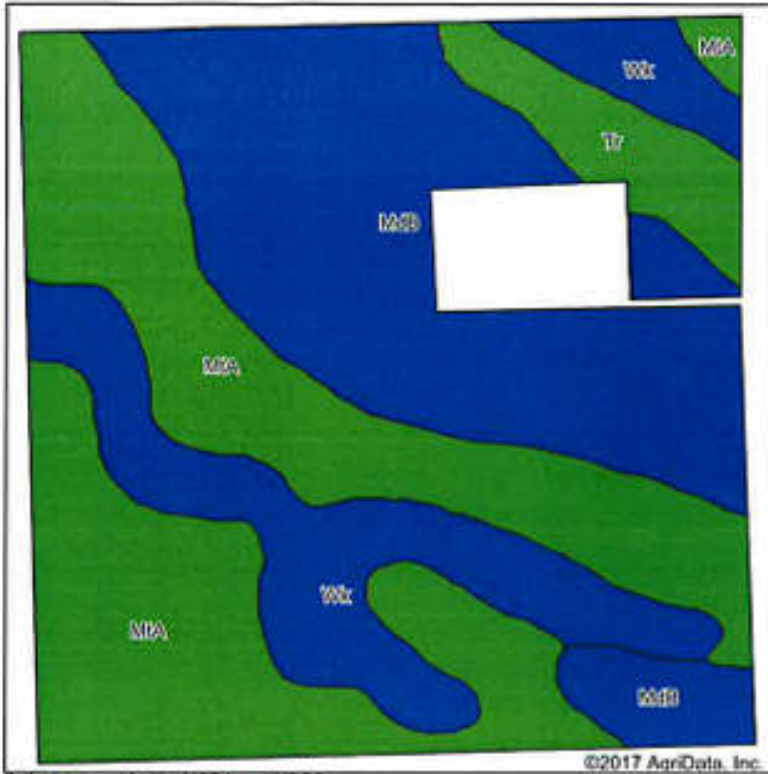


9/20/2017

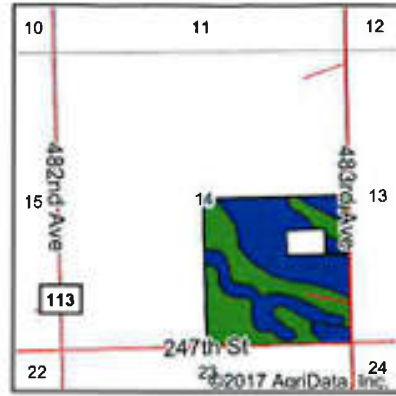
Field borders provided by Farm Service Agency as of 5/21/2008.

PARCEL #4

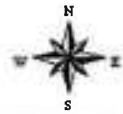
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **14-104N-48W**
 Township: **Logan**
 Acres: **149.51**
 Date: **9/20/2017**



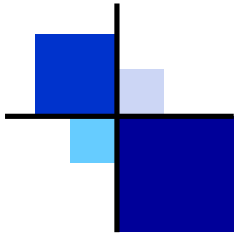
Area Symbol: SD099, Soil Area Version: 19

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
MtA	Moody-Trent complex, 0 to 2 percent slopes	61.87	41.4%			I	95					
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	52.26	35.0%			IIe	87					
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	27.20	18.2%			IIw	84	2.5	96	55	34	31
Tr	Trent silty clay loam, 0 to 3 percent slopes	8.18	5.5%			I	98					
Weighted Average							90.4	0.5	17.5	10	6.2	5.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES



SOLD! It's a SUTTON Thing!

