

ESTATE LAND AUCTION

153.56 Acres of Choice High Producing Extremely Well Located Lone Rock Township, Moody County, SD Land - Situated in the Garden Spot of Eastern South Dakota

We will offer the following real property at auction at the land located from Flandreau, SD – 3 miles south on Hwy. #13 (481st Ave.), 4 miles east on Hwy. #34 and 1 mile south on 485th Ave. to the Southwest Corner of the Land at the Jct. of 485th Ave. & 234th St.; from the Madison-Colman, SD Exit #109 on I-29 – 12 ½ miles east on Hwy. #34 and 1 mile south; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, then continue 2 ½ miles west on SD Hwy. #34 and 1 mile south on 485th Ave.

WEDNESDAY OCTOBER 18, 2017

SALE TIME: 10:00 AM

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a choice parcel of land which has been in the Yttreness/Crane family for over 63 years with ownership dating back to 1954. This auction includes a parcel of land that is virtually all tillable and inclusive of some extremely high caliber soils and choice high producing level cropland. Having been in the auction and real estate business for many years, I have sold thousands of acres of farmland, thus I believe it is especially noteworthy, **THAT I BELIEVE THIS IS ONE OF THE FINEST FARMS THAT I HAVE OFFERED FOR SALE IN MY AUCTION CAREER!!** This is an Extremely Choice parcel of land located in what is one of the most highly regarded agricultural areas of Eastern SD. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

This +/-153.56 Acre Moody County, SD farm will be offered as TRACT #1 the West +/-73.56 Acres, TRACT #2 the East +/-80 Acres, or as a Combined +/-153.56 Acre Unit. The land being offered for sale on this auction consists of a parcel of land with an extremely high percentage tillable and inclusive of choice high caliber cropland with some extremely high caliber soils. According to FSA 156EZ on this property, this farm has approximately 151.43 acres of cropland, with a 113.02 acre corn base with a 159 bu. PLC yield and a 37.68 acre soybean base with a 50 bu. PLC yield and is enrolled in the ARC County farm program election. According to the Moody County Assessor this farm has an excellent overall soil rating/parcel rating of .880, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 89.5 - with the predominate soils on the cropland comprised of Moody-Trent silty clay loams (MtA) – Class I, Moody silty clay loams (MoB) – Class II and Wakonda-Chancellor silty clay loams (Wa) – Class II, The general topography of the cropland is level to level to very gently rolling with excellent eye appeal. This land is very well suited for row crop production and there is believed to be some existing older drain tile installed in areas of the farm. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated!

LEGAL DESC.: The SW $\frac{1}{4}$, Exc. Lots 1 & 2 of Outlot 1 of Ellefson Add'n. in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 8, T. 106N., R. 47W., (Lone Rock Twp.), Moody Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale on each farm and the balance on or before December 15, 2017 with full possession. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost divided 50-50 between the buyer and seller. All of the 2016 RE taxes payable in 2017 in the amount of \$4,768.54, as well as all of the 2017 RE taxes payable in 2018 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the county tax records with the acres understood to be "more or less" and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners.

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

DOROTHY "YTTRENESS" CRANE ESTATE TRUST, Owner

**Robert Pesall – Attorney for the Sellers –
Flandreau, SD – ph. 605-573-0274**

**CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777**

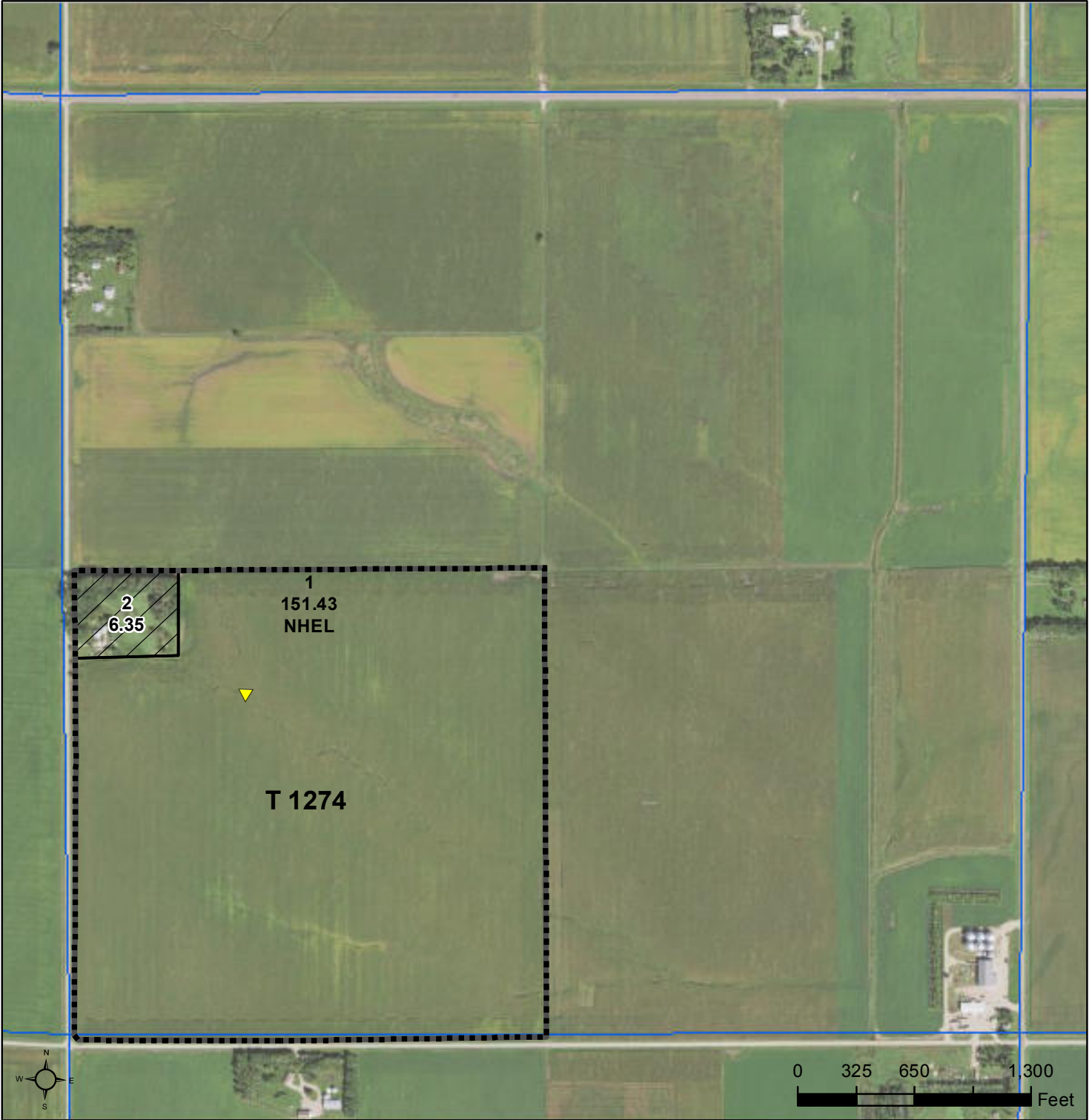
**DEAN STOLTENBERG - Auctioneer & RE Broker Associate –
Jasper, MN – ph. 507-348-7352**

**JARED SUTTON - Auctioneer & RE Broker Associate
Flandreau, SD - ph. 605-864-8527**



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit Tract Boundary

Non-Cropland

Cropland

PLSS

2017 Program Year

Map Created April 24, 2017

Farm 949

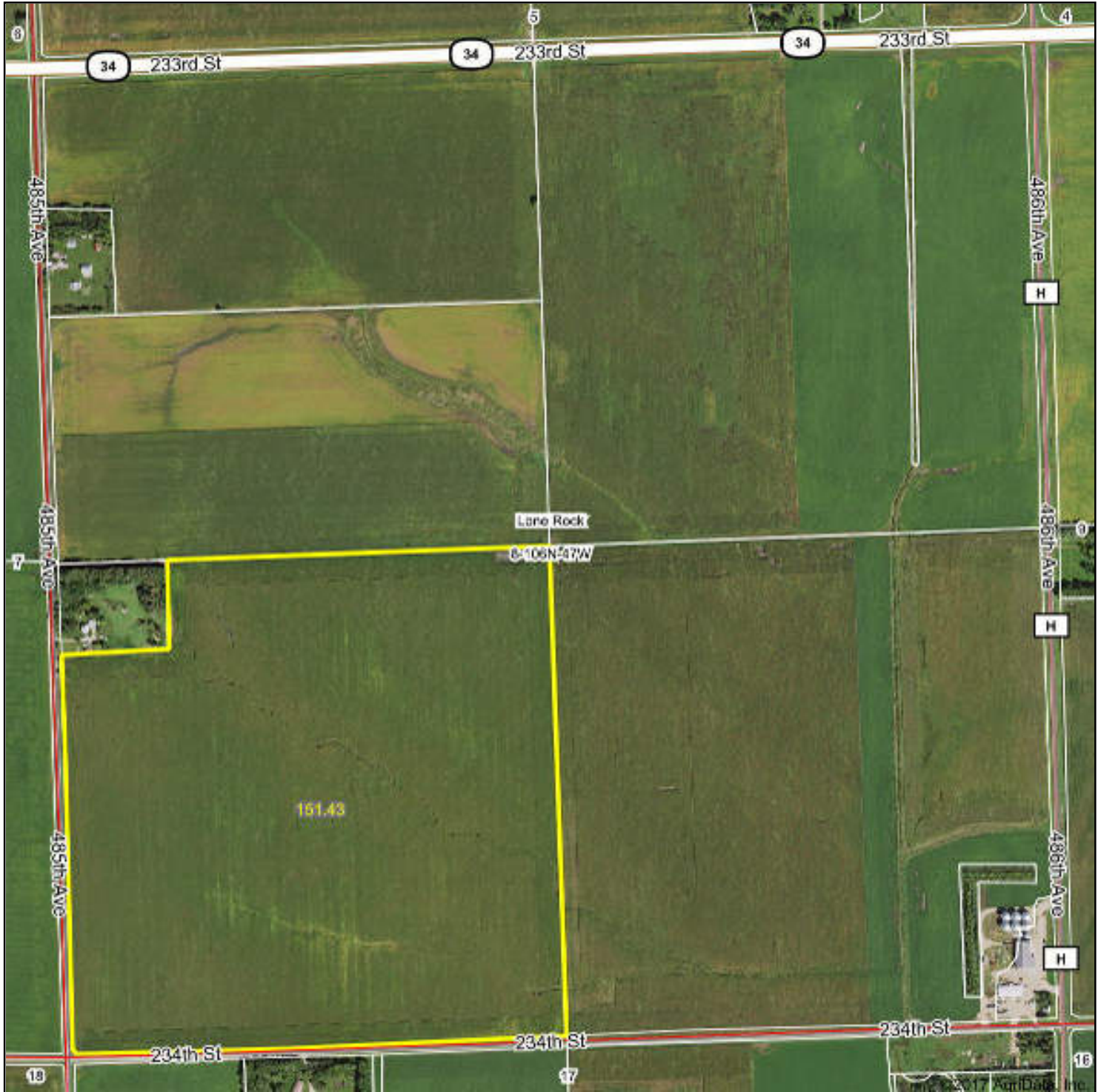
Wetland Determination Identifiers

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

8 -106N -47W

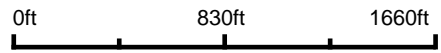
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

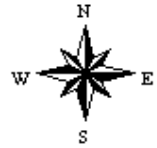
map center: 43° 59' 58.91, -96° 29' 44.48



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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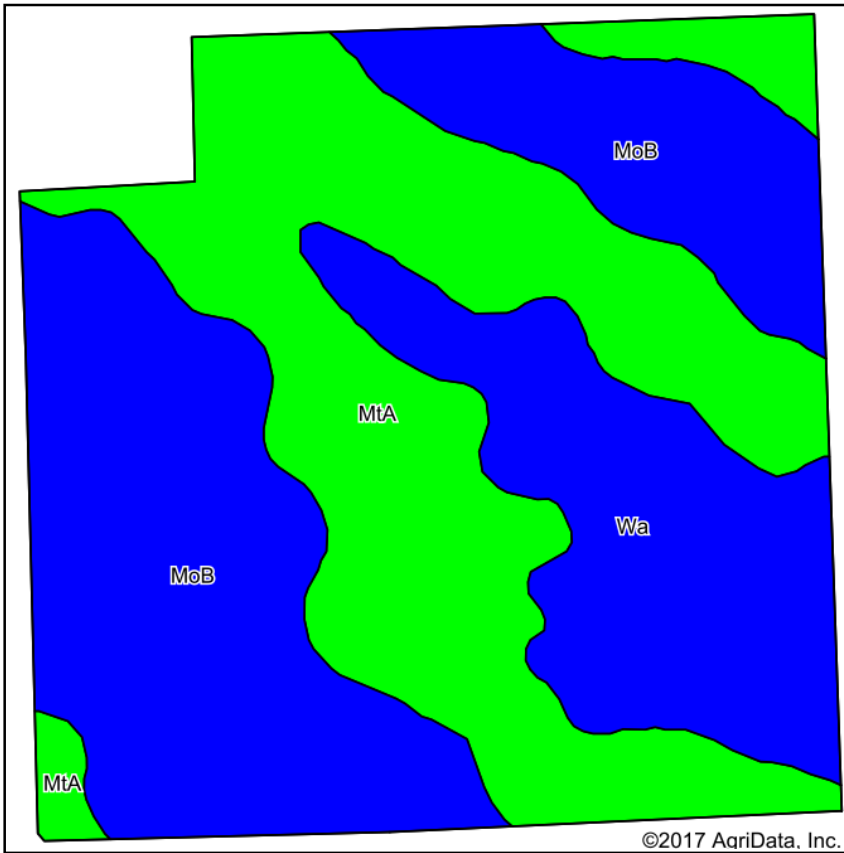
8-106N-47W
Moody County
South Dakota



9/25/2017

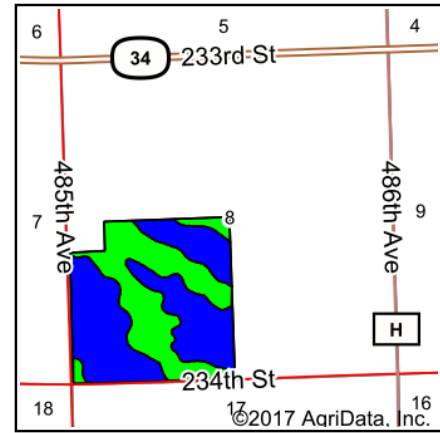
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Moody**
 Location: **8-106N-47W**
 Township: **Lone Rock**
 Acres: **151.43**
 Date: **9/25/2017**

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Maps Provided By:



Area Symbol: SD101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
MtA	Moody-Trent complex, 0 to 2 percent slopes	62.12	41.0%			I	95
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	59.18	39.1%			Ile	87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	30.13	19.9%			Ils	83
Weighted Average							89.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

Sutton Auction
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Sioux Falls, SD 57104
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www.suttonauction.com



**Remember—
Successful Auctions don't Just Happen -
They're Planned!
Call us today to plan yours!**