

# LAND AUCTION

**98.18 Acres of Unimproved  
Jasper Twp., Hanson Co., SD Farmland**

**Thursday November 16, 2017  
Sale Time: 10:00 am**

Located from the north edge of Alexandria, SD - 3 miles north on 421<sup>st</sup> Ave., 2½ miles west on Hwy. 38 to the NW corner or from Chef Louies Steak House Mitchell, SD - 9 miles east on Hwy. 38 to the NW corner or from the south edge of Fulton, SD - 1½ miles south on 419<sup>th</sup> Ave., ½ mile west on Hwy. 38 to the NW corner.

**Legal Description:** Lot D of H. Schulz First Addition NE¼ 30-103-58 (Jasper Twp.), Hanson Co., SD consisting of 98.18 acres M/L.

According to FSA information this high producing tract of farmland has 97.10 acres of tillable land with the balance in small shelterbelt of trees and highway right of way. The topography is level to nearly level. The majority soil types are Clarno and Prosper-Stickney soils with an adjusted soil productivity rating of .797. This farmland has a 40.30 acre corn base with a 162 bu. PLC yield and a 40.30 acre soybean base with a 36 Bu. PLC yield. This choice tract of land has many attributes including excellent location along hard surface highway, high producing soil types, nearly all tillable acres, and ready to farm for the 2018 crop season. This property would make a nice addition to any row crop operation or for the investor looking for high quality farmland.

**Terms:** Cash - 10% non-refundable payment sale day with the balance due & payable on or before December 18, 2017 with possession. 2017 Real Estate taxes due in 2018 to be paid by sellers. A warranty deed will be conveyed and owners title insurance provided with the cost split equally between the buyer and seller as well as any closing costs incurred. This property is based on acres stated on a recent survey, with the acres understood to be "more or less". All survey costs and related platting costs to be paid by the sellers. Information contained herein is deemed to be correct but is not guaranteed. Real Estate Auctioneers in this transaction stipulate that they are acting as agents for the sellers. This property is sold subject to existing easements, restrictions, 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.

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

**Heirs of Helen Schulz—Owner**

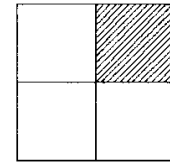
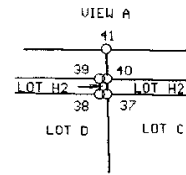
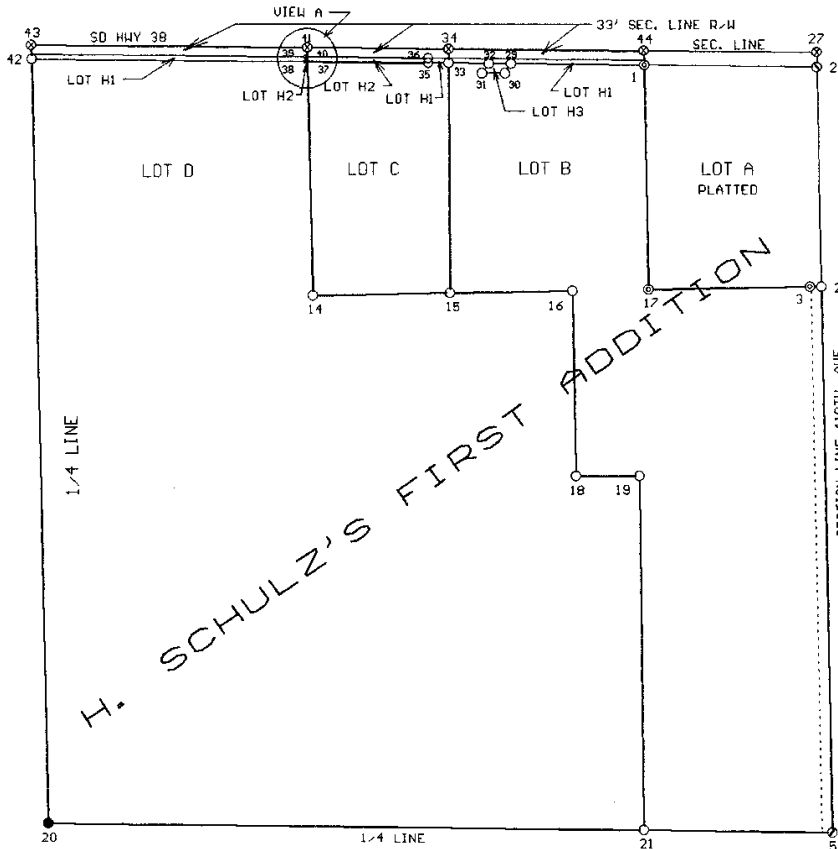
**Ronald Schulz – Ruth Olinger – Carolyn Klinkhammer**

**Terry Haiar – Real Estate Auctioneer – Alexandria, SD – 605-239-4626**

**Chuck Sutton – Auctioneer & Land Broker – Sioux Falls, SD – 605-336-6315**

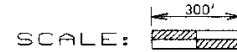
**Jared Sutton – Auctioneer & RE Broker Associate - Flandreau, SD – 605-864-8527**

PLAT OF LOTS B, C AND D OF H. SCHULZ'S FIRST ADDITION, IN THE NE 1/4 OF SECTION 30, T103N, R58W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA.



SECTION 30, T103N, R58W

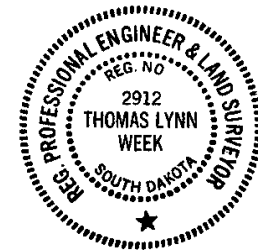
- ⊙ FOUND P-K NAIL
- ⊗ SET P-K NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912
- CORNER POST
- ⊙ FOUND 5/8" REBAR WITH CAP
- ⊗ FOUND ALUM MONUMENT



TOTAL ACRES IN LOT B = 41.92 ACRES  
 LESS LOT H 3 = 0.053 ACRES  
 NET ACRES = 41.867 ACRES OF WHICH 2.147 ACRES IS HIGHWAY R/W.

TOTAL ACRES IN LOT C = 8.95 ACRES  
 LESS LOT H 2 = 0.150 ACRES  
 NET ACRES = 8.80 ACRES OF WHICH 0.386 ACRES IS HIGHWAY R/W.

TOTAL ACRES IN LOT D = 98.183 ACRES  
 LESS LOT H 2 = 0.003 ACRES  
 NET ACRES = 98.18 ACRES OF WHICH 1.054 ACRES IS HIGHWAY R/W.



LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
<b>LOT B</b>								
17-03	543.61'	N 89-03-35 E	44-01	49.55'	S 01-02-58 E	01-17	757.13'	S 01-02-58 E
05-21	632.07'	N 89-17-27 W	03-28	37.95'	N 89-03-35 E	28-05	1844.95'	S 01-03-10 E
18-16	626.65'	N 01-09-08 W	21-19	1195.95'	N 00-40-47 W	19-18	213.08'	S 89-57-52 W
33-34	49.51'	N 00-20-29 W	16-15	412.12'	S 89-00-45 W	15-33	775.37'	N 00-20-29 W
29-30	36.84'	S 35-08-31 W	34-44	658.74'	S 89-27-39 E	32-29	76.00'	S 89-27-39 E
29-01	448.04'	S 89-27-25 E	30-31	76.00'	N 89-27-39 W	31-32	36.84'	N 35-08-31 E
<b>LOT C</b>								
33-15	775.37'	S 00-20-29 E	41-34	475.36'	S 89-27-39 E	34-33	49.51'	S 00-20-29 E
37-40	16.51'	N 01-09-55 W	15-14	463.29'	S 89-00-54 W	14-37	787.95'	N 01-09-55 W
36-35	16.50'	S 00-32-21 W	40-41	33.02'	N 01-09-55 W	40-36	407.02'	S 89-27-39 E
35-33	68.11'	S 89-27-39 E	35-37	406.53'	N 89-27-39 W	37-40	16.51'	N 01-09-55 W
<b>LOT D</b>								
40-39	7.98'	N 89-27-39 W	43-41	930.36'	S 89-27-39 E	41-40	33.02'	S 01-09-55 E
37-14	787.95'	S 01-09-55 E	39-38	16.50'	S 00-32-20 W	38-37	8.47'	S 89-27-39 E
16-18	626.65'	S 01-09-08 E	14-15	463.29'	N 89-00-54 E	15-16	412.12'	N 89-00-45 E
21-20	2009.55'	N 89-17-29 W	18-19	213.08'	N 89-57-52 E	19-21	1195.95'	S 00-40-47 E
<b>OTHER LINES</b>								
02-28	742.14'	S 01-03-10 E	44-27	581.74'	S 89-27-39 E	27-02	49.52'	S 01-03-11 E

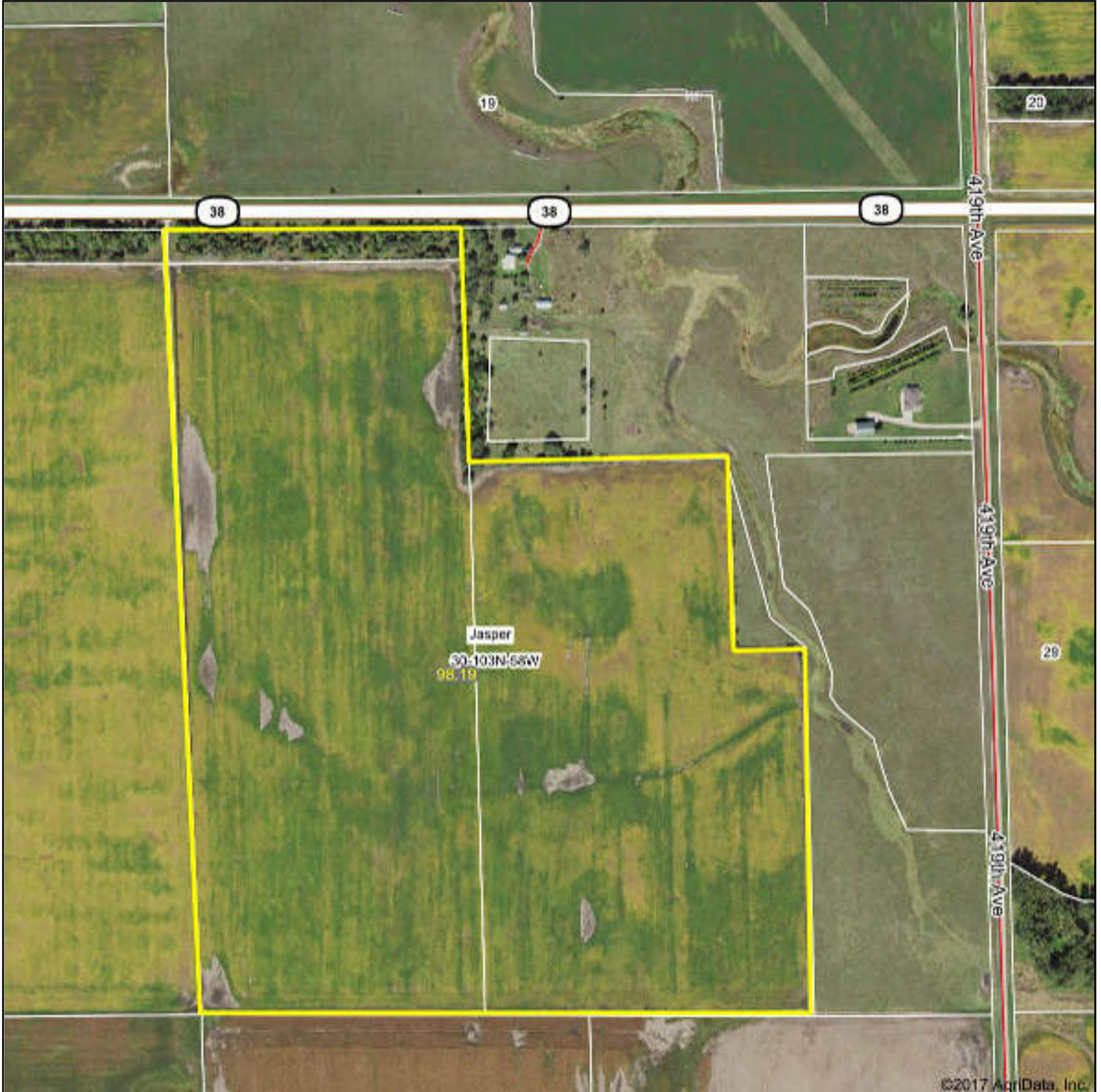
**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOTS B, C AND D OF H. SCHULZ'S FIRST ADDITION, IN THE NE 1/4 OF SECTION 30, T103N, R58W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 16TH. DAY OF OCTOBER, 2017.

*Thomas Lynn Week*  
 THOMAS LYNN WEEK  
 REGISTERED LAND SURVEYOR  
 REG. NO. 2912

# Aerial Map



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

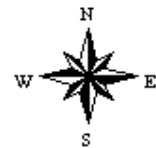
Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 43° 41' 58, -97° 49' 57.95

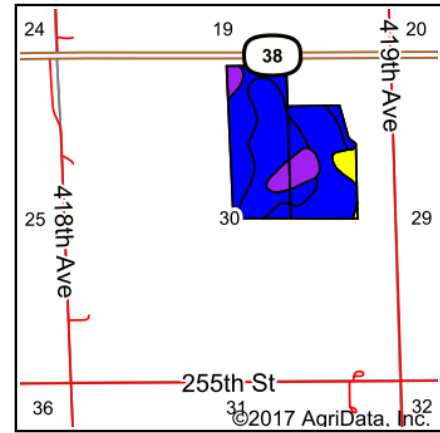
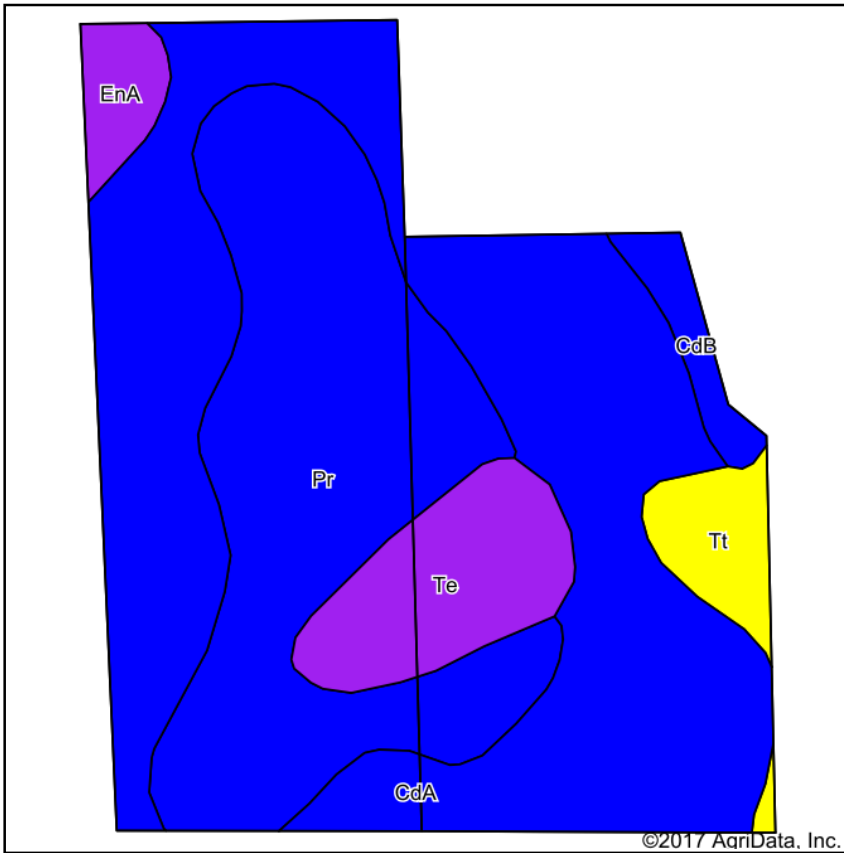
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**30-103N-58W**  
**Hanson County**  
**South Dakota**



10/18/2017

# Soils Map









State: **South Dakota**  
 County: **Hanson**  
 Location: **30-103N-58W**  
 Township: **Jasper**  
 Acres: **97.1**  
 Date: **10/18/2017**

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

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: SD602, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	48.29	49.7%		IIc	88				
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	32.26	33.2%		IIc	85	3.5	77	84	30
Te	Tetonka silt loam, 0 to 1 percent slopes	8.25	8.5%		IVw	56				
Tt	Tetonka-Harps complex	3.69	3.8%		IVw	67				
EnA	Enet loam, 0 to 2 percent slopes	2.38	2.5%		IIIs	59	2.5	54	62	27
CdB	Clarno loam, 2 to 6 percent slopes	2.23	2.3%		IIe	82				
<b>Weighted Average</b>						<b>82.6</b>	<b>1.2</b>	<b>26.9</b>	<b>29.4</b>	<b>10.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.