

## ESTATE LAND AUCTION

# 40 Acres of Well Located Productive Pleasant Twp., Lincoln Co., SD Land

We will offer the following real property at auction at the land located from Beresford, SD (Jct. of Hwy. #46 & 472<sup>nd</sup> Ave. – 3 miles north on Co. Hwy. #117 (472<sup>nd</sup> Ave.), 3 miles east on Co. Hwy. #152 (294<sup>th</sup> St.) and ½ mile north 475<sup>th</sup> Ave. to the Southeast Corner of the Land; from Norway Center – 4 miles west on 294<sup>th</sup> St. and ½ mile north 475<sup>th</sup> Ave.; or from the Centerville-Hudson, SD Exit #50 on I-29 – 4 ½ miles east on 294<sup>th</sup> St. and ½ mile north on 475<sup>th</sup> Ave.

**MONDAY NOVEMBER 20, 2017**

**SALE TIME: 10:00 AM**

**AUCTIONEERS NOTE:** This auction presents the opportunity to purchase a smaller sized parcel of land that could serve as an excellent addition to an area row crop farming operation or investment. This parcel is well located in a prominent agricultural area between Beresford and Norway Center in Lincoln County, SD. Make plans to inspect this property and be in attendance at this auction.

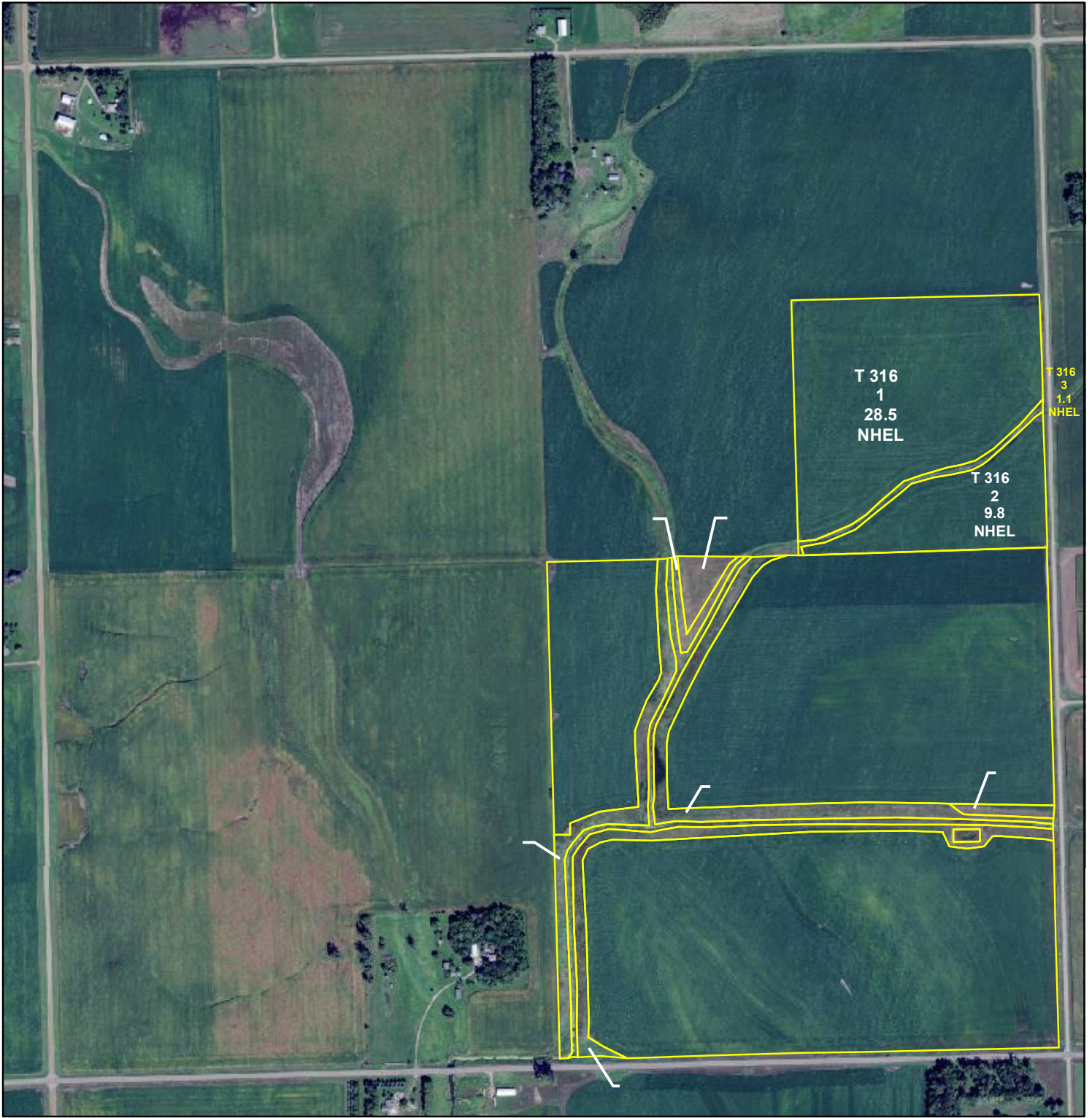
This +/- 40 Acre Parcel of Lincoln County, SD farm will be offered as unit. This 40 acre parcel of land has a high percentage tillable, as according to FSA information this farm has approximately 38.3 acres of cropland, with the nontillable acres comprised of a drainage ditch and road, with an FSA 17.7 acre corn base with a 158 bu. PLC yield, a 16.3 acre soybean base with a 46 bu. PLC yield and a 8/10ths of an acre oats base and is enrolled in the ARC County election of the USDA farm program. According to the Lincoln County Assessor this farm has an overall soil rating/parcel rating of .682, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 61.1. The general topography of the cropland is gently rolling to rolling. This land is very well suited for row crop production and there is believed to be some existing 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 SE ¼ NE ¼ ,Sec. 14, T. 96N., R. 50W., (Pleasant Twp.), Lincoln Co., SD.

**TERMS: Cash** - A 15% nonrefundable earnest money payment sale day & the balance on or before Jan. 10, 2018 with full possession for the 2018 crop year. 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 \$432.20, 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](http://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  
**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates - Canton, SD – ph. 605-987-2404**  
**JARED SUTTON – Auctioneer & RE Broker Associate– Flandreau, SD – ph. 605-864-8527**



**USDA** United States Department of Agriculture  
Farm Service Agency

October 11, 2016

**Lincoln County, SD**

**PLSS: 14\_96N\_50W**

1 inch equals 696 feet

**Farm: 7221**

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

**2016 Ortho-Photography - Not to Scale**



# Aerial Map



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

Maps Provided By:

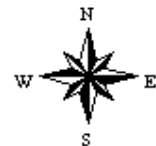
 **surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2017      www.AgriDataInc.com

map center: 43° 8' 11.21, -96° 42' 34.17

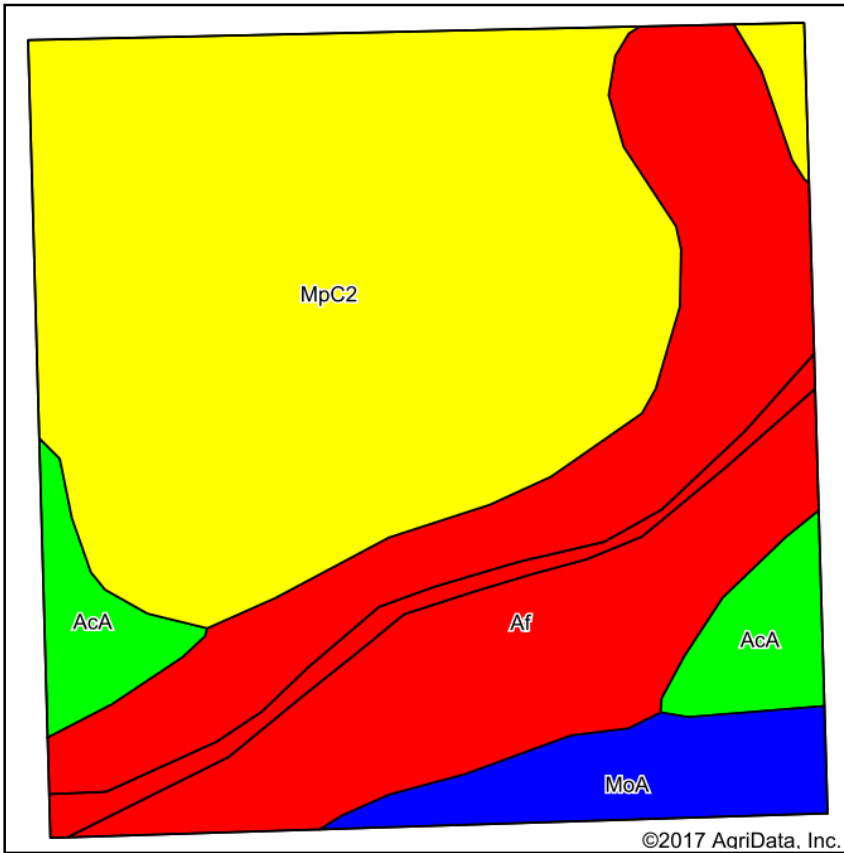
0ft      351ft      702ft

**14-96N-50W**  
**Lincoln County**  
**South Dakota**

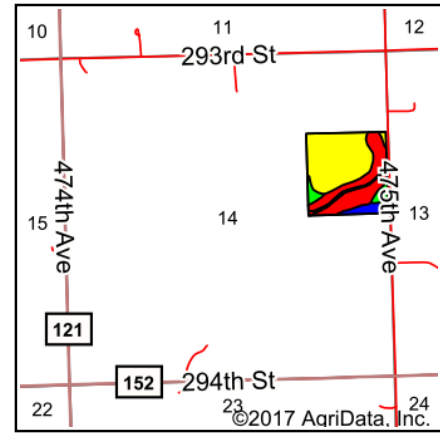


10/24/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Lincoln**  
 Location: **14-96N-50W**  
 Township: **Pleasant**  
 Acres: **39.34**  
 Date: **10/24/2017**

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

Maps Provided By:



© AgriData, Inc. 2017

www.AgriDataInc.com



Area Symbol: SD083, Soil Area Version: 18

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	
MpC2	Moody-Nora silty clay loams, 6 to 10 percent slopes, eroded	20.15	51.2%		IIle	IVe	70	4.6	91	62	33	35	
Af	Alcester silty clay loam, channeled	14.33	36.4%		VIw		38	2.2	36	18	13	10	
AcA	Alcester silty clay loam, 0 to 2 percent slopes	2.49	6.3%		I	I	97						
MoA	Moody silty clay loam, 0 to 2 percent slopes	2.37	6.0%		Ile	Ile	87						
<b>Weighted Average</b>								<b>61.1</b>	<b>3.2</b>	<b>59.7</b>	<b>38.3</b>	<b>21.6</b>	<b>21.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

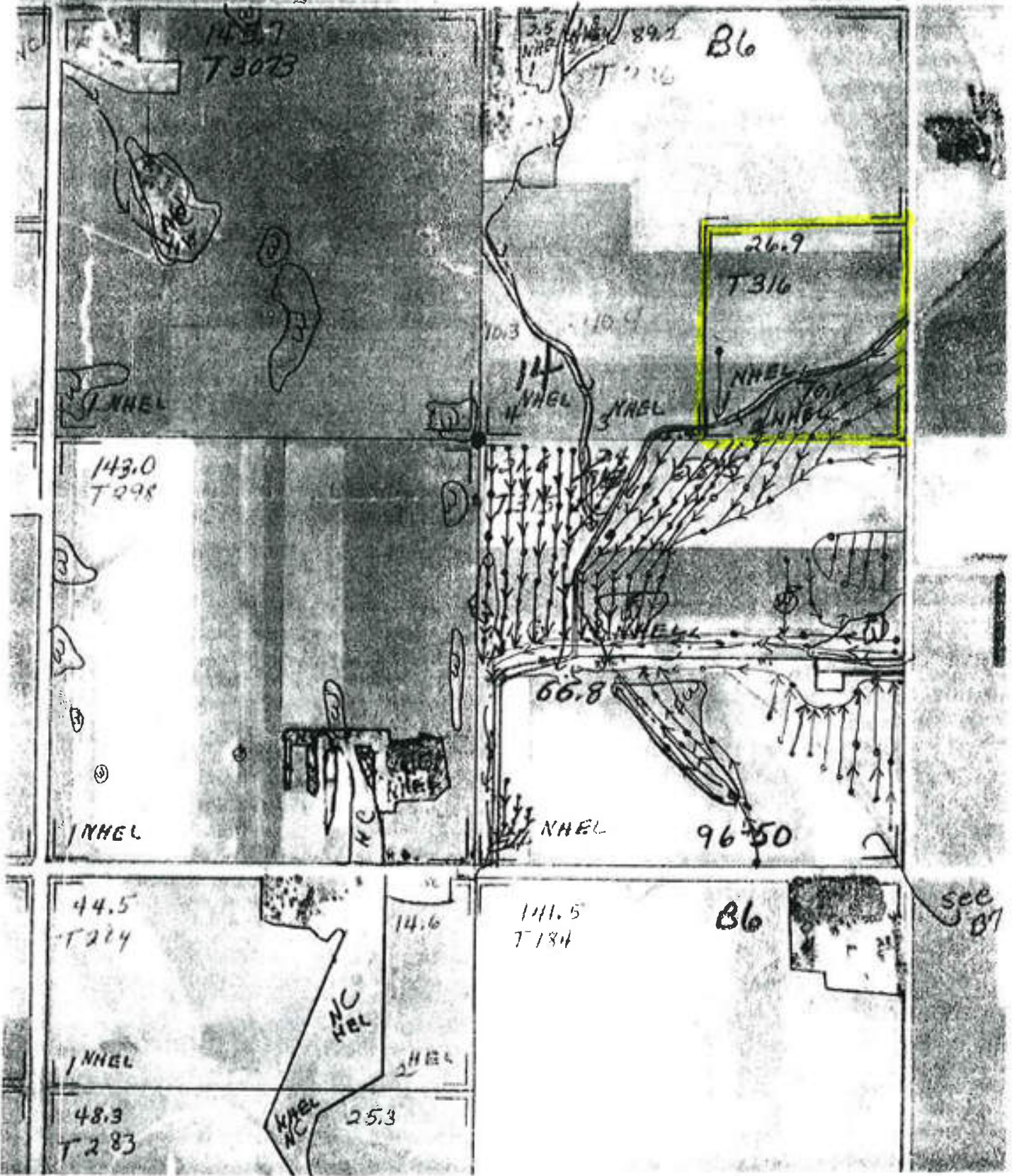
Soils data provided by USDA and NRCS.



**NOT**

- (W) Wetland
- (FW) Ditched or tilled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CW) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tilled prior to 12-23-85
- (---w---) Wetland in a channel

**OFFICIAL WETLAND DETERMINATION**  
for Highlighted Tracts Only





# NOTES