



RIKANSRUD LAND AUCTION

+/- 253.41 Acres of Productive High Percentage Tillable & Well Located Highland Twp., Lincoln County, SD Land - Situated in an Excellent Agricultural Area Between Canton SD & Norway Center and adjacent to the Newton Hills Road and directly East of the Fairview Exit #56 on I-29

On behalf of the Heirs of Donald & Opal Rikansrud, Chuck Sutton Auctioneer & Land Broker, LLC will offer the following real property at auction at the land located from the west edge of Canton, SD (Jct. Hwy's. #11 & #18) – 6 miles south on Hwy. #11 to the NW Corner of the Land at the Jct. of Hwy. #11 & Co. Hwy. #140 (288th St.); from the Fairview, SD-Newton Hills Exit #56 on I-29 – 8½ miles east; from Norway Center – 5 miles north on Hwy. #11 to the SW corner of the land; or from Beresford, SD – 7 miles east on Hwy. #46 and 8 miles north on Hwy. 11 to the SW corner of the land.

THURSDAY MORNING NOVEMBER 2, 2017

SALE TIME: 10:00 AM

AUCTIONEERS NOTE: This auction awards an opportunity to purchase this land with a high percentage tillable which is located in an excellent agricultural area of Lincoln County 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 plan to attend this auction!! *Chuck Sutton*

This Choice +/- 253.41 Acres of Lincoln County, SD land will be offered TRACT #1 – The North 97.96 Acres, TRACT #2 – The South 155.45 acres or as TRACTS #1 & #2 Combined the 253.41 Acre Unit. The land being offered for sale on this auction is a choice parcel of land with some very high caliber soils and has a relatively high percentage tillable with the exception of some drainageway and the roadways which border three sides of the land. According to FSA information this 253.41 acre farm has approx. 245.50 acres of cropland, with a 124.10 acre corn base with a 137 bu. PLC yield and a 121.40 acre soybean base with a 39 bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. According to the Lincoln County Assessor this farm has excellent overall soil ratings with Tr. #1 at .871 and Tr. #2 at .874, similarly info. obtained from Surety AgriData, Inc. indicates this land has a Productivity Index of 87.3 on the property in it's entirety and is comprised of predominately Class I & II Soils (+/-99%) with some lower caliber soils in the drainage and lowland areas. The general topography of this land is gently rolling to rolling. According to Lincoln Co. P&Z this property has a total of 6 rural housing eligibilities - 2 on Tr. #1 & 4 on Tr. #2. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland or investors in the market for land. This is a very desirable parcel or parcels of land that must be seen to be appreciated!!

LEGAL DESC.: TR. #1 – The W½ NW¼ and the W. 30 Acres of the NE ¼ NW¼, exc. Rikansrud's Add'n. & Exc. Lots H-3 & H-4 – containing 97.96 acres more or less; TR. #2 – The SW¼, exc. Lot H-2 - containing 155.45 acres more or less; Sec. 22, T. 97N., R. 49W., (Highland Twp.), Lincoln Co., SD

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & the balance on or before Dec. 20, 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(s) will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres in this farm are based on the acres as stated on the county assessor's 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 in the amounts of \$2,457.52 on Tr. #1 & \$3,915.30 on Tr. #2, as well as all of the 2017 RE taxes payable in 2018 will be paid by the sellers. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lincoln.Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the heirs. **For addt'l information, contact the auctioneers or see www.suttonauction.com.**

HEIRS OF DONALD & OPAL RIKANSRUD, Owners
Marcia Holman – Trustee of the Rikansrud Revocable Trust

CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777 &
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527



USDA United States Department of Agriculture
 Farm Service Agency

October 11, 2016

Lincoln County, SD

PLSS: 22_97N_49W
Farm: 1009

1 inch equals 692 feet

- 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

Unit

Aerial Map



map center: 43° 12' 24.16, -96° 37' 7.36

0ft 830ft 1660ft

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AUCTIONEER & LAND BROKER
SUTTON, LLC

Map Provided By

surety
AGRI-INSURANCE ONLINE SERVICES

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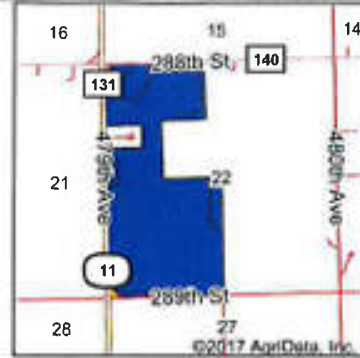
22-97N-49W
Lincoln County
South Dakota



9/26/2017

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

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **22-97N-49W**
 Township: **Highland**
 Acres: **253.42**
 Date: **9/26/2017**








CHUCK SUTTON, LLC
 REAL ESTATE & LAND BROKER

Maps Provided by

surety
 SURVEYING ENGINEERING MAPPING
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Area Symbol: SD083, Soil Area Version: 18

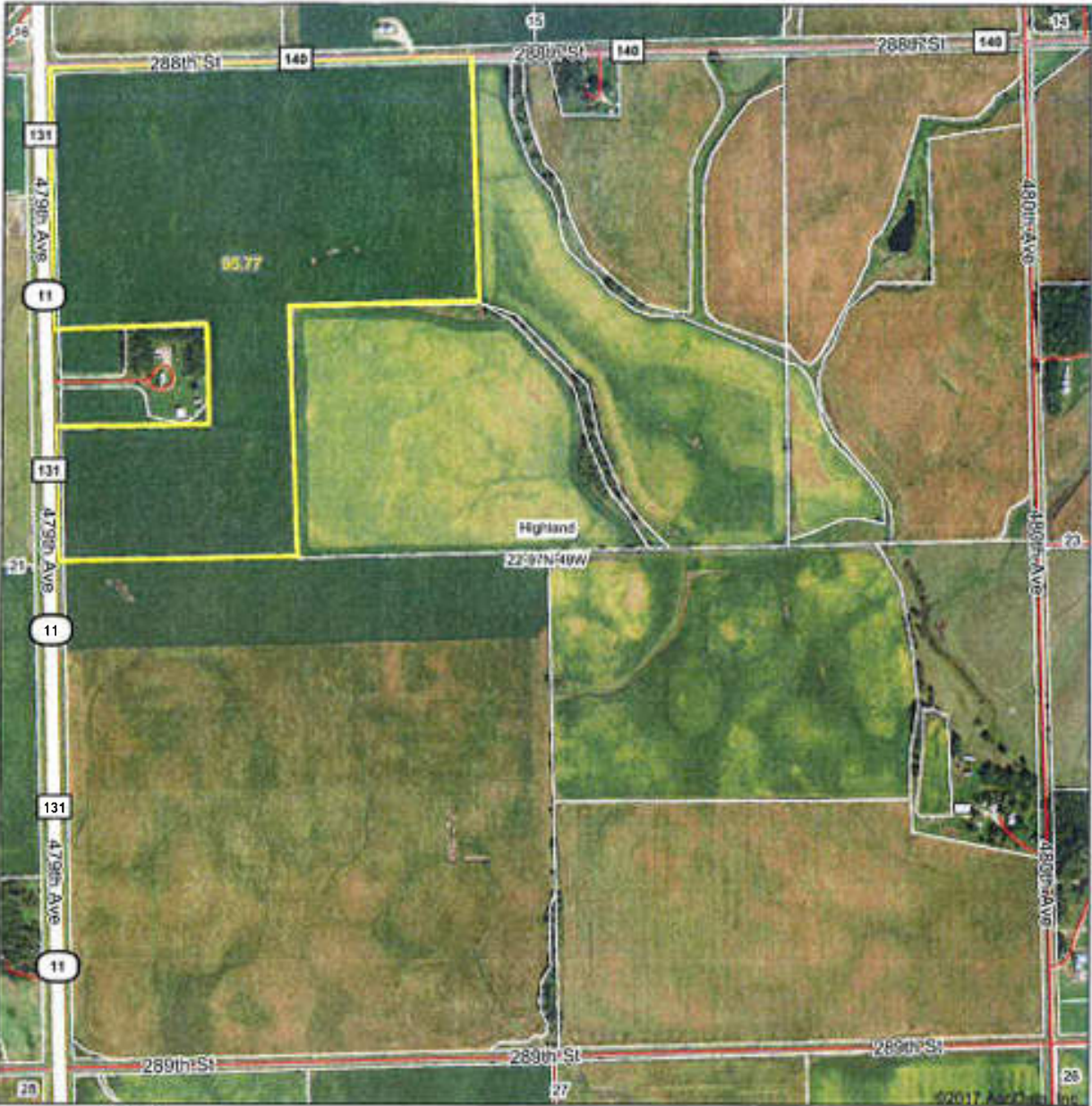
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	223.36	88.1%		Iw	88	4.1	98	64	37	36
EaB	Egan silty clay loam, 3 to 6 percent slopes	25.25	10.0%		Ile	82	4.5	90	63	34	35
Cd	Chancellor-Viborg silty clay loams	2.77	1.1%		Ilw	87	3.7	94	59	35	33
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	1.74	0.7%		Ilw	75					
EsC	Egan-Shindler complex, 6 to 9 percent slopes	0.18	0.1%		IIle	65	3.8	68	50	24	28
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.12	0.0%		IVw	59					
Weighted Average						87.3	4.1	96.4	63.4	36.4	35.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Tract #1

Aerial Map



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PROFESSIONAL LAND BROKER
SUTTON, LLC

Maps Provided By

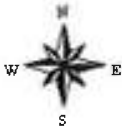
surety
SPECIALIZED ONLINE MAPPING

© AgriData, Inc 2017 www.AgrDataInc.com

map center: 43° 12' 24.16, -96° 37' 7.36

0ft 830ft 1660ft

22-97N-49W
Lincoln County
South Dakota



9/26/2017

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

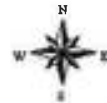
Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **22-97N-49W**
 Township: **Highland**
 Acres: **95.77**
 Date: **9/26/2017**



Maps Provided By



Soils data provided by USDA and NRCS.

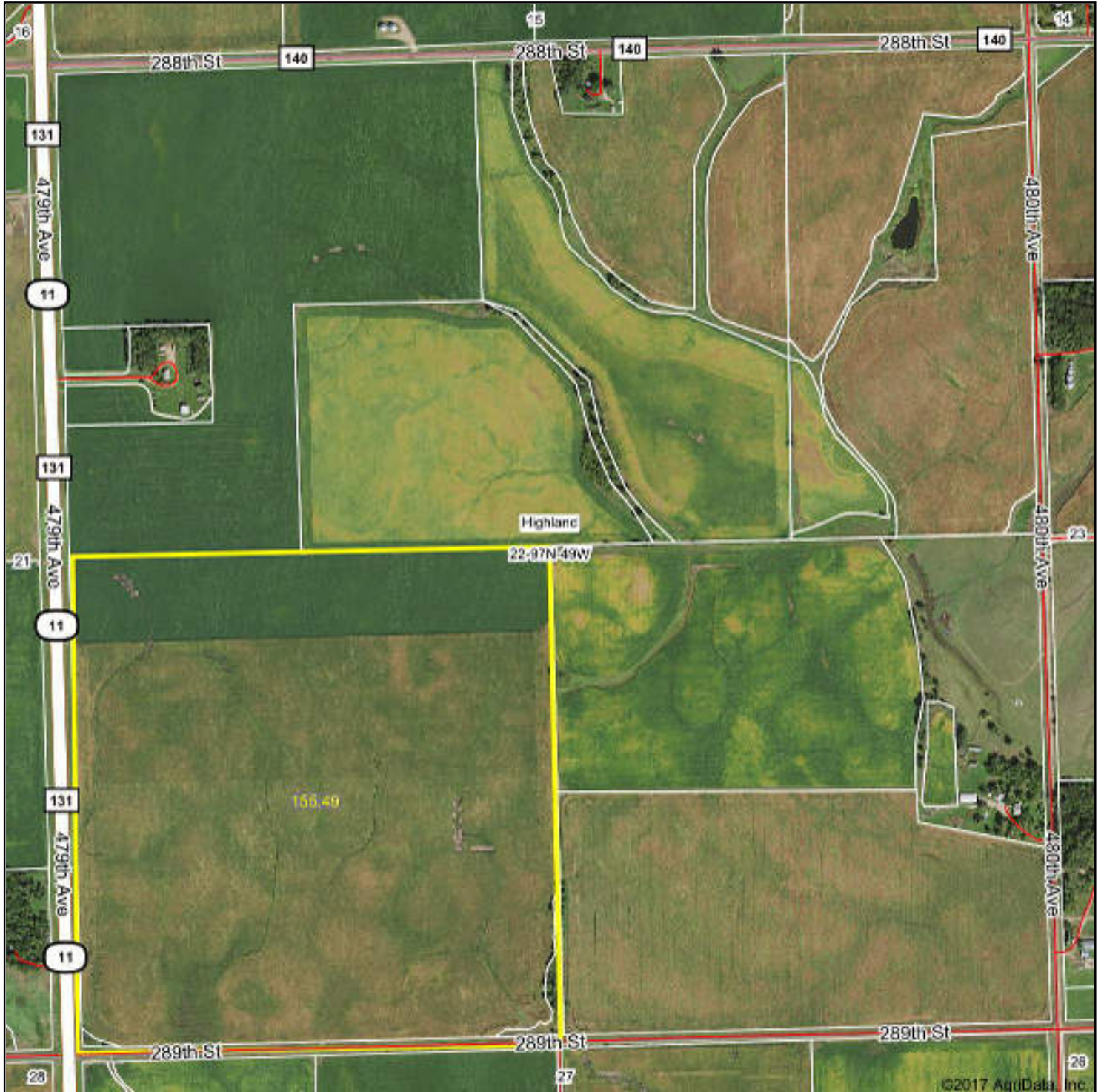
Area Symbol: SD083, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	76.55	79.9%		Iw	88	4.1	98	64	37	36
EaB	Egan silty clay loam, 3 to 6 percent slopes	16.22	16.9%		Ile	82	4.5	90	63	34	35
Cd	Chancellor-Viborg silty clay loams	2.11	2.2%		Iiw	87	3.7	94	59	35	33
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.76	0.8%		Iiw	75					
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.13	0.1%		IVw	59					
Weighted Average						86.8	4.1	95.6	63.1	36.1	35.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Aerial Map

Tract #2



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Maps Provided By:

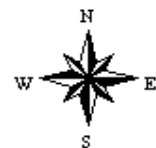
 **surety**
CUSTOMIZED ONLINE MAPPING

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map center: 43° 12' 24.12, -96° 37' 7.36

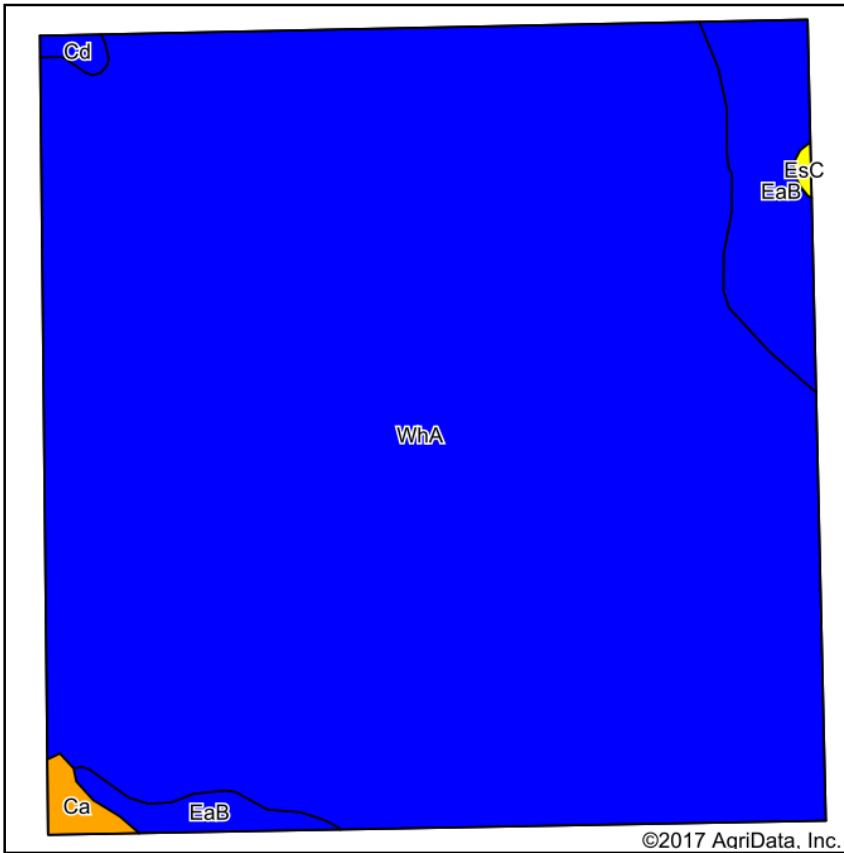
0ft 830ft 1660ft

22-97N-49W
Lincoln County
South Dakota

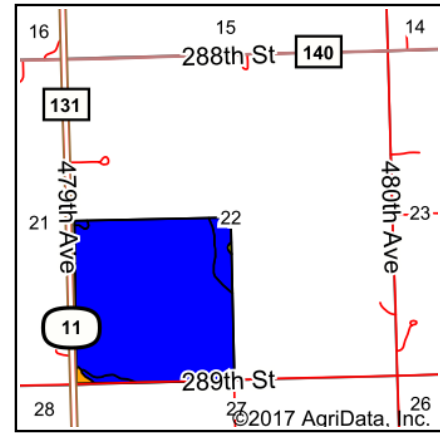


11/2/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lincoln**
 Location: **22-97N-49W**
 Township: **Highland**
 Acres: **155.49**
 Date: **11/2/2017**

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Maps Provided By:



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Area Symbol: SD083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	145.02	93.3%		lw	88	4.1	98	64	37	36
EaB	Egan silty clay loam, 3 to 6 percent slopes	8.89	5.7%		lle	82	4.5	90	63	34	35
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	0.93	0.6%		llw	75					
Cd	Chancellor-Viborg silty clay loams	0.49	0.3%		llw	87	3.7	94	59	35	33
EsC	Egan-Shindler complex, 6 to 9 percent slopes	0.16	0.1%		llle	65	3.8	68	50	24	28
Weighted Average						87.6	4.1	96.9	63.5	36.6	35.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.