

LAND

AUCTION

133.69 Acres of High Producing Pleasant Twp., Hanson Co., SD Land

We will offer the following real property on . . .

Wednesday, November 29, 2017 @ 10:00

Located from Emery, SD - 3 miles west on Hwy. 262, $\frac{3}{4}$ mile north on 426th Ave. to the SE corner, or from Alexandria, SD - 5 miles east on Hwy. 262, $\frac{3}{4}$ mile north on 426th Ave. to the SE corner

Legal Desc.: SE $\frac{1}{4}$ (Less Lot A) 17-102-57 (Pleasant Twp.), Hanson Co., SD - consisting of 133.69 Acres M/L.

According to FSA information this choice tract of land has 131.04 tillable acres with the balance in highway right of way. The topography is level to nearly level. The majority soil types are Clarno and Clarno-Davison soils with a soil productivity rating of .768. The corn and soybean base acres will be determined by County F.S.A. office and are subject to County committee approval. 2017 Real Estate Taxes are \$2,514.50. This high producing tract of farmland is all tillable, has eye appeal, excellent soil types, well located near major grain elevators, and ready to farm for the 2018 crop season.

Terms: Cash sale with 10% non-refundable payment day of sale with the balance due and payable on or before December 28, 2017 with possession. 2017 Real Estate Taxes due in 2018 to be paid by seller. 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. 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 seller. 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 owner. For further information contact the auctioneers.

www.suttonauction.com

Owner: Donald Weber Estate – Maureen Weber

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

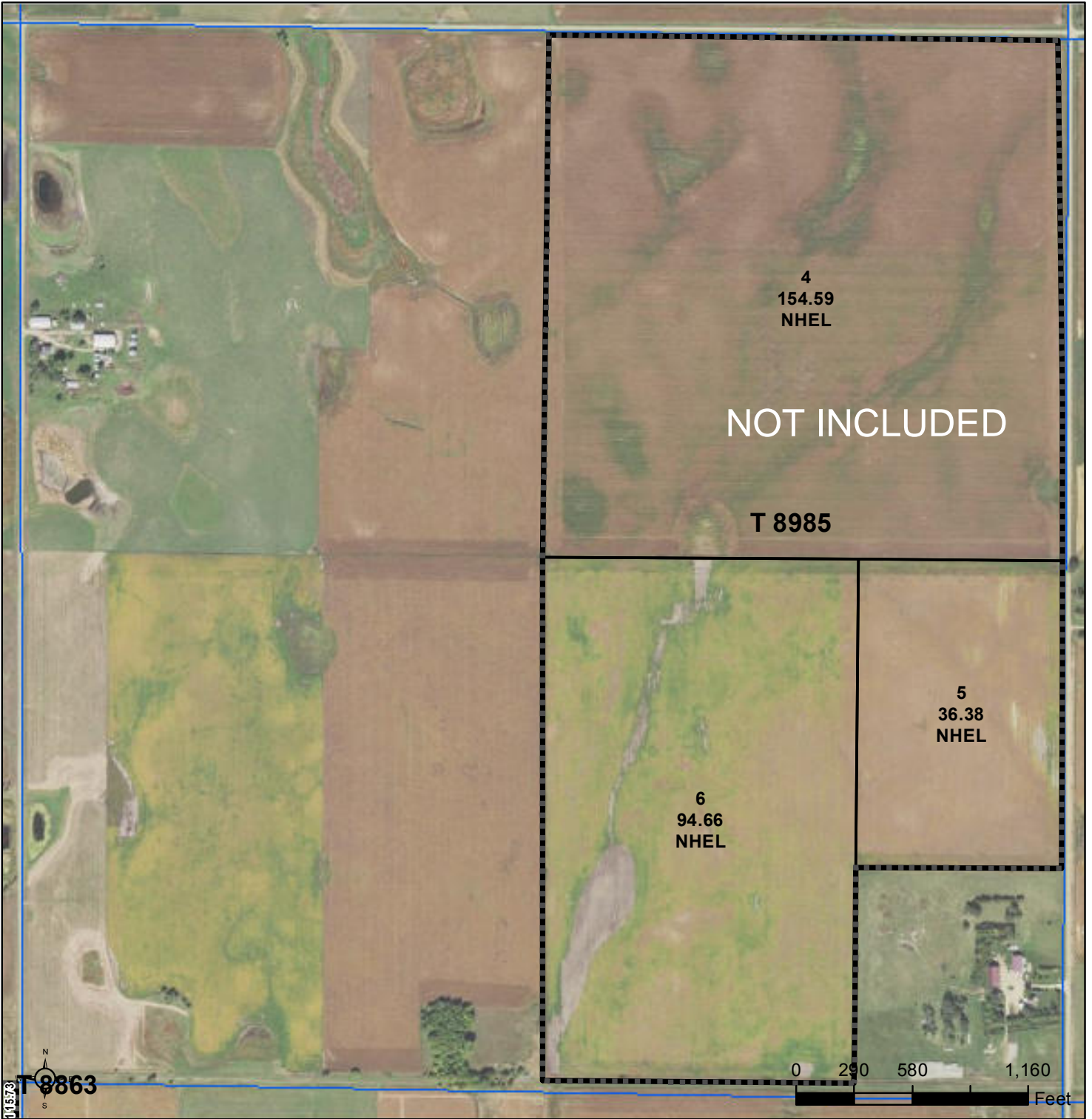
Chuck Sutton – Land Broker – Sioux Falls, SD – 605-336-6315,

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



United States
Department of
Agriculture

Hanson County, South Dakota



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

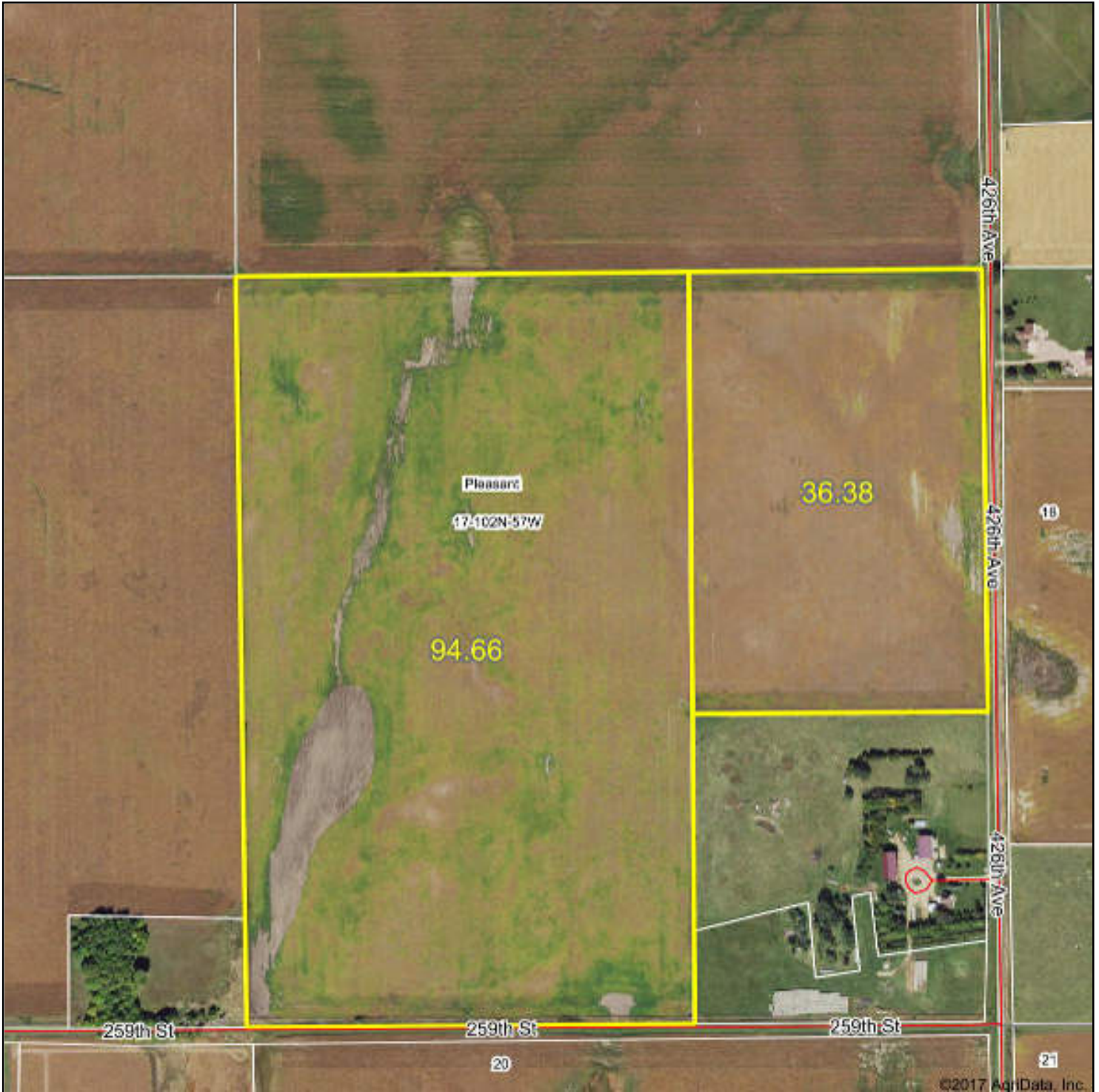
Map Created October 03, 2017

Farm 3038

17 -102N -57W

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Aerial Map



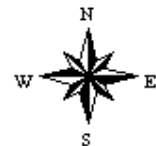
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
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map center: 43° 38' 4.92, -97° 41' 31.86

0ft 541ft 1083ft

17-102N-57W
Hanson County
South Dakota



11/1/2017

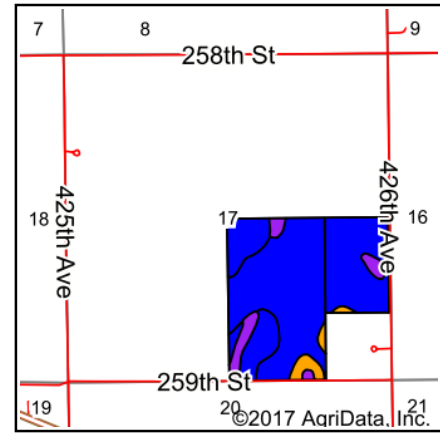
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Hanson**
 Location: **17-102N-57W**
 Township: **Pleasant**
 Acres: **131.04**
 Date: **11/1/2017**

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 AUCTIONEER — LAND BROKER
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Area Symbol: SD602, 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	
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	95.92	73.2%			IIc	88					
CdB	Clarno loam, 2 to 6 percent slopes	21.65	16.5%			IIe	82					
Te	Tetonka silt loam, 0 to 1 percent slopes	8.65	6.6%			IVw	56					
CeB	Clarno-Davison loams, 2 to 4 percent slopes	4.82	3.7%			IIe	79	3.1	72	75	27	
Weighted Average								84.6	0.1	2.6	2.8	1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.