HEIRS OF MYRA "Daggett" Knox

LAND AUCTION

+/- 163.16 Acres of Productive Union Twp., Davison County, SD Land – This property Includes a Relatively High Percentage of Choice Level Cropland and +/-17.5 Acres of Hay Meadow Grassland/Pasture; This is a High Caliber Farm With Excellent Eye Appeal

We will offer the following real property at auction at the land located from Mitchell SD (Exit #332 & Hwy. #37) – 13 miles west on I-90 to the Mount Vernon, SD Exit #319 on I-90, then 2 ½ miles south on Co. Hwy. (397th Ave.) and 2 ½ miles west on 257th St. to the SE Corner of the Land.

WEDNESDAY DECEMBER 20, 2017 Sale Time: 10:00 AM

AUCTIONEERS NOTE: If you are in the market for a productive parcel of Davison County, SD Land as an addition to an area row crop or crop-livestock operation or land for an investment, then make plans to inspect this property and be in attendance at this auction. This farm features land with Excellent Eye Appeal, Productive Soils and Other Excellent Features, as well as a few acres of hay meadow/grassland pasture with a dugout. This is auction presents the opportunity to purchase a parcel of land that has been owned by the Daggett/Knox Family for several decades with family ownership dating back over 60 years, thus this auction truly presents a "Once in a Lifetime" Opportunity to purchase this high quality parcel of land.

According to FSA information this farm has approximately 139.59 acres of cropland, with a 64.57 acre corn base with an 82 bu. PLC yield, a 34.57 acre soybean base with a 28 bu. PLC yield, an 11.94 acre oats base with an 80 bu. PLC yield as well as a small wheat and grain sorghum base and is enrolled under the County ARC farm program election. According to the Davison County Assessor this farm has an excellent overall soil rating/parcel rating of .683, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 65 with the cropland comprised of predominately Class II & III Soils, with lower quality soils in the grassland and areas along the creek. The general topography of the cropland acres is level to nearly level. The hay meadow-grassland/pasture has a dugout, is traversed by a creek and has a gently rolling to rolling topography. This property is situated in the Mt. Vernon School District. The total RE Taxes payable in 2017 on this property were $2,831.60. If you are in the market for a very desirable parcel of Davison County, SD land, make plans to inspect this property and be in attendance at this auction as this land truly must be seen to be appreciated.

Legal Desc.: The SW¼ of Sec. 6, T. 102N., R. 62., Union Twp., Davison County, SD.

TERMS: CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before February 8, 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 of the owner's policy and title company closing fee to be divided 50-50 between the buyer and seller. The sales price of this property will be in accordance with acres as determined by a survey to be completed by Midwest Land Surveying, Inc., 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 pursuant to SD Law. 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 is 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 Davison Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Owners.

For additional information contact the auctioneers or the listing broker or see www.suttonauction.com or www.frarealestate.com

HEIRS OF MYRA "Daggett" KNOX, Owners

Fischer Rounds Real Estate – Denny Robinson, Listing Broker
- Mitchell, SD – ph. 605-770-7342

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777 &
TERRY HAIAR – RE Auctioneer & Broker Assoc. – Alexandria, SD – ph. 605-239-4626
JARED SUTTON - RE Broker Assoc. & Auctioneer – Flandreau, SD – ph. 605-864-8527

USDA United States Department of Agriculture

Davison County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

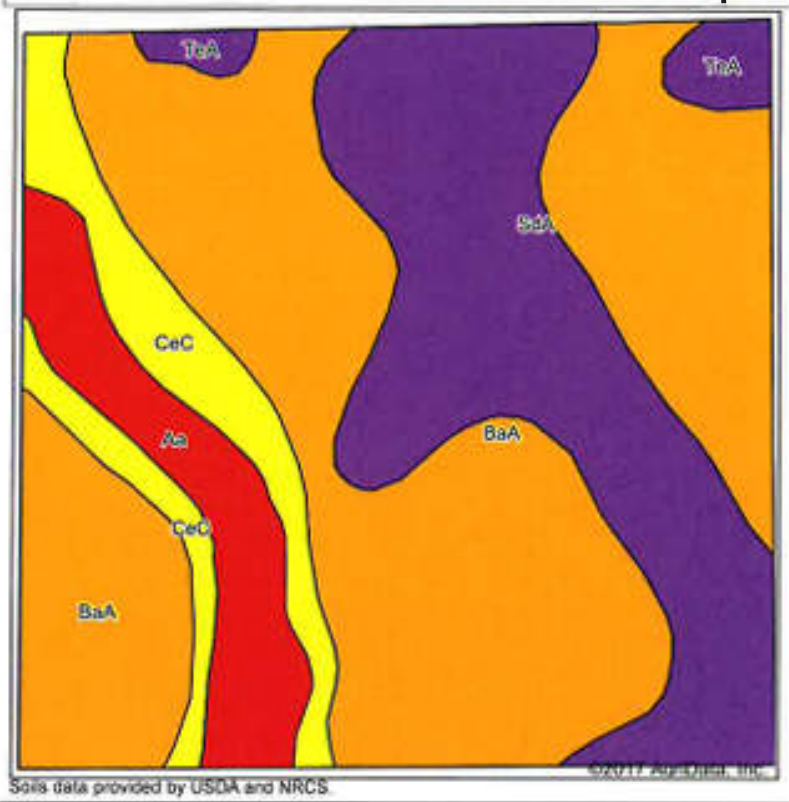
2018 Program Year
Map Created October 03, 2017

Farm **4620**

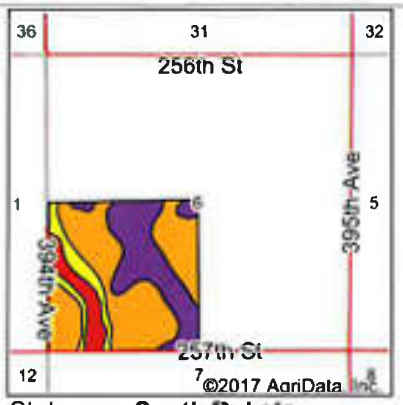
6 -102N -62W

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).

Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**
County: **Davison**
Location: **6-102N-62W**
Township: **Union**
Acres: **162.06**
Date: **11/28/2017**

CHUCK SUTTON, LLC

Maps Provided By surety

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Area Symbol: SD035, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Spring wheat
BaA	Beadle loam, 0 to 2 percent slopes	87.09	53.7%		IIs	75	2.8	50	57	31
SdA	Stickney-Dudley silt loams, 0 to 2 percent slopes	42.24	26.1%		IIIs	54				
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	15.17	9.4%		IIIe	69				
Aa	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	13.87	8.6%		VIw	34				
TeA	Tetonka silt loam, 0 to 1 percent slopes	3.69	2.3%		IVw	56				
					Weighted Average	**65**	**1.5**	**26.9**	**30.6**	**16.7**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS