

LINCOLN CO. SD LAND AUCTION

Offering Both a Prime 112.37 Acre and a 118.42 Acre Highly Productive Canton Twp. Farmland Tracts

CANTON TWP., LINCOLN COUNTY LAND AUCTION

The Romereim Family Trust has decided to offer both of these very productive farm parcels at Public Auction located from Canton SD, go 2 miles north of US Hwy 18 on West Ave. (480th Ave.); or from west edge of Canton SD (Security Savings Bank) on US Hwy 18, 2 miles north. From Intersection of 480th Ave. and 280th St; Farm 1 is to NW and Farm 2 is to SW.

TUESDAY, JANUARY 23RD, 2018 10:00 AM

This is truly one of the finest offerings of Lincoln County SD farm land to have been offered for many years as the land is virtually all tillable and the soils the best found most anywhere in Lincoln County SD. When comparing available land within SD there will be few that can match the soil quality, topography, cropland acres and productivity of this land offering. These farms are being offered individually only.

FARM 1: This land consists of +-112.37 acres of farmland containing 105.3 cropland acres which according to County FSA information there is an estimated corn base of 47.38 acres with 132 bu. PLC yield, soybean base of 43.15 acres with 36 bu. PLC yield and oats base of 3.94 acres with 49 bu. PLC yield. According to the County Assessor the primary soil found is Wentworth-Chancellor silty clay loam covering 105 acres of land with Chancellor-Wakonda complex and Chancellor-Tetonka silty clay loam providing the balance with an overall county soil rating of .870 while similar information from Surety Agri-Data states a Productivity Index of 87.7. The topography is level to only slightly rolling, high percentage of tillable acres excepting RR, road right of ways and small tract of trees and is available for the 2018 crop year. There is some drain tile installed. Property contains 2 rural housing eligibilities by conditional and permitted use. The 2016 RE taxes paid in 2017 were \$2,983.74.

Legal Desc: E1/2 of SE1/4 and NW1/4 of SE1/4 exc. 2.7 acres Railway and E 440' of S 488' of SE1/4 of SE1/4, Section 3, Twp. 98, R49 (Canton Twp.), Lincoln County, SD

Farm 2: This land consists of 118.42 acres of farmland containing 114.40 cropland acres which has a corn base of 51.32 acres (132 bu. PLC yield), soybean base of 46.75 acres (36 bu. PLC yield) and oats base of 4.26 acres (49 bu. PLC yield) the same PLC yields mentioned earlier as this farm was operated jointly with Farm 1. The County soil survey list the primary soils as: Wentworth and Wentworth-Chancellor silty clay loam Class I soils); Chancellor-Tetonka complex, Class II soil along with small soil tracts of Chancellor-Viborg, and Shindler-Egan complex. The County soil rating is .881 while Surety Agri-Data states a 88.1 Productivity Index. The topography very level and virtually all tillable except for road right of ways and is also available for the 2018 crop year. Property contains 2 rural housing eligibilities. The 2016 RE taxes paid in 2017 were \$3,175.16.

Legal Desc: N1/2 of NE1/4 exc. Romereim Tract and NE1/4 of NW1/4, Section 10, Twp. 98, R. 49 (Canton Twp.), Lincoln County, SD

If you are in the market for high caliber, productive and well located Lincoln County SD farm land; whether a farm operator or land investment, make plans to inspect these two farms and then attend this great land offering being sold at auction on site.

Terms: CASH. A 10% non-refundable earnest money payment day of sale with balance due on or before March 1st, 2018 with full possession. A clear deed and Owner's Title Insurance policy will be provided with the cost of the policy and the closing agents fee (Lincoln County Title) to be split 50/50 between the sellers and buyers. Seller to pay all 2017 RE taxes due in 2018 with buyer to assume 2018 tax year. Property is sold by the acres stated at the County Courthouse with the acres understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or highways of record, if any. FSA yields, bases and payments and other information are estimated and not guaranteed and are subject to county committee approval. The Licensees/Auctioneers in this transaction are acting solely as agents for the Sellers with property sold subject to confirmation of the Trustee.

ROMEREIM FAMILY TRUST, OWNER
Susan Lottman, Trustee, Canton SD

Tom Souvignier, R E Auctioneer & Broker Assoc., Canton, SD (605) 987-2404
Chuck Sutton, Auctioneer & Land Broker, Sioux Falls, SD (605) 336-6315
Ted Souvignier, RE Auctioneer & Broker Assoc., Canton, SD (605) 660-3962
Jared Sutton, R E Auctioneer, Flandreau, SD (605) 864-8527



United States Department of Agriculture
Lincoln County, SD
PLSS: 3_98N_49W
Farm: 5719

1 inch equals 704 feet

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provision
- 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

October 03, 2017

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **3-98N-49W**
 Township: **Canton**
 Acres: **110.53**
 Date: **9/8/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: S0083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PT Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring w heat	Sunflowers	Winter w heat
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	102.90	93.1%		lw	88	4.1	51	4.4	4.7	98	11.8	57	64	37	36	1480	39
Cd	Chancellor-Viborg silty clay loams	4.23	3.8%		llw	87	3.7	47	4.8	4.7	94	11.1	55	59	35	33	1400	35
Ch	Chancellor-Wakonda-Tetonka complex	3.01	2.7%		llw	78	2.6	36	3.9	3.9	81	9.6	48	44	28	25	1210	26
EaB	Egan silty clay loam, 3 to 6 percent slopes	0.39	0.4%		ll	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39
Weighted Average						87.7	4	50.4	4.4	4.7	97.4	11.5	56.7	63.3	36.7	35.6	1450.5	38.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

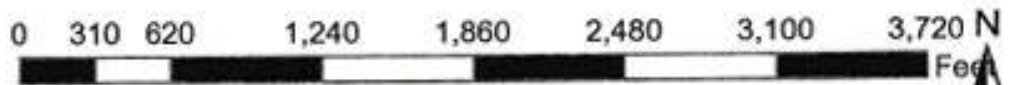
Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: N2SE4 & SE4SE4 Section 3 98-49

Agency: USDA-NRCS
 Certified Date: 4-23-09
 Tract: 5033



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands Ditch
- Wetlands Tile



W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-Q26E for definitions and additional info.





United States Department of Agriculture
Lincoln County, SD
PLSS: 10_98N_49W
Farm: 5719

1 inch equals 720 feet

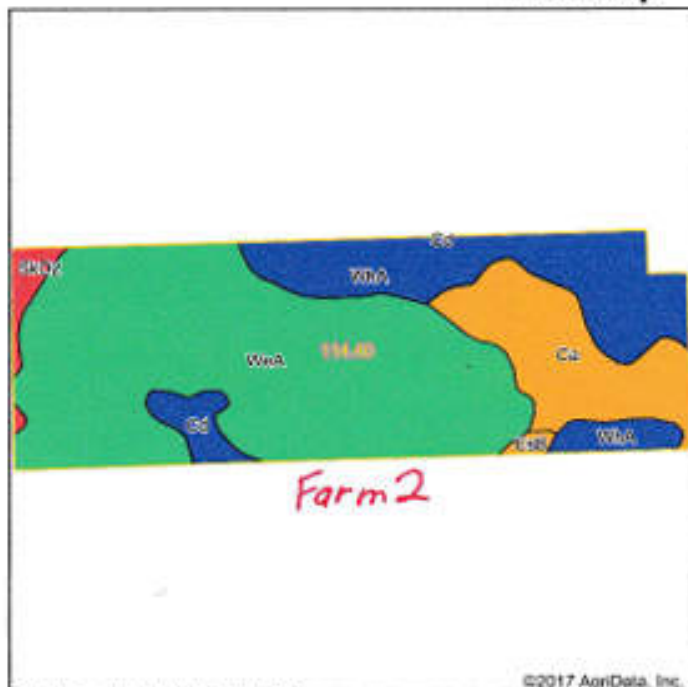
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provision
- Common Land Units
- Non Cropland

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-426 and attached maps) for exact boundaries and determinations or contact NRCS.

2016 Ortho-Photography - Not to Scale

October 23, 2017

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **10-98N-49W**
 Township: **Canton**
 Acres: **114.4**
 Date: **9/8/2017**



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: SD083, Soil Area Version: 18

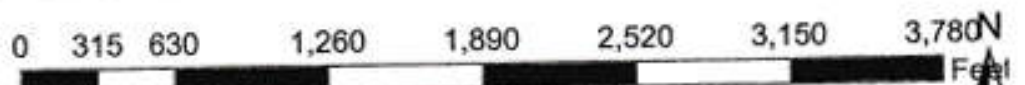
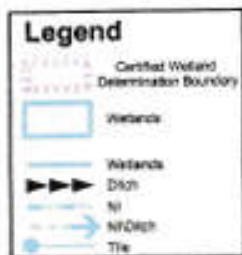
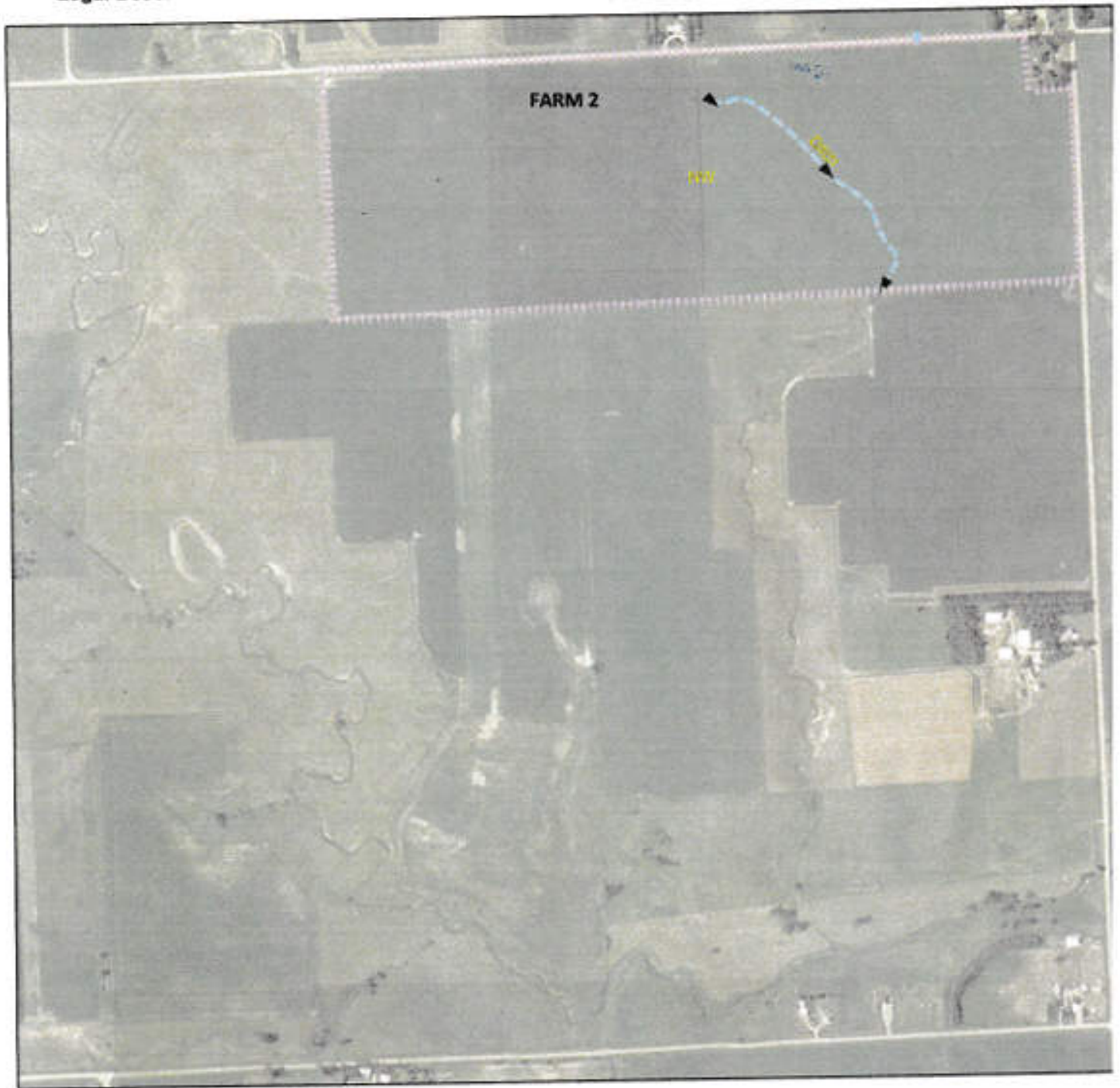
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat
WoA	Wentworth silty clay loam, 0 to 2 percent slopes	66.77	58.4%		I	93												
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	24.23	21.2%		Iv	88	4.1	51	4.4	4.7	98	11.8	57	64	37	36	1460	39
Ca	Chancellor-Tatonka complex, 0 to 2 percent slopes	17.25	15.1%		Iv	75												
Cd	Chancellor-Viborg silty clay loams	3.26	2.8%		Iv	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36
SkD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	2.21	1.9%		Vle	46	3.1	28	2.6	3.3	44	5.2	26	35	15	20	650	22
EsB	Egan-Shindler complex, 2 to 6 percent slopes	0.68	0.6%		Iv	77	4.2	46	3.7	4.4	81	9.6	47	58	29	33	1210	36
Weighted Average						88.1	1.1	13	1.1	1.2	24.8	2.9	14.4	16.3	9.3	9.1	368.9	9.9

'c: Using Capabilities Class Dominant Condition Aggregation Method

Certified Wetland Determination

Field Office: Canton FO
Certified By: Wayne Bachman
Legal Desc: NE4NW4 & N2NE4 Section 10 98-49

Agency: USDA-NRCS
Certified Date: 4-23-09
Tract: 5033



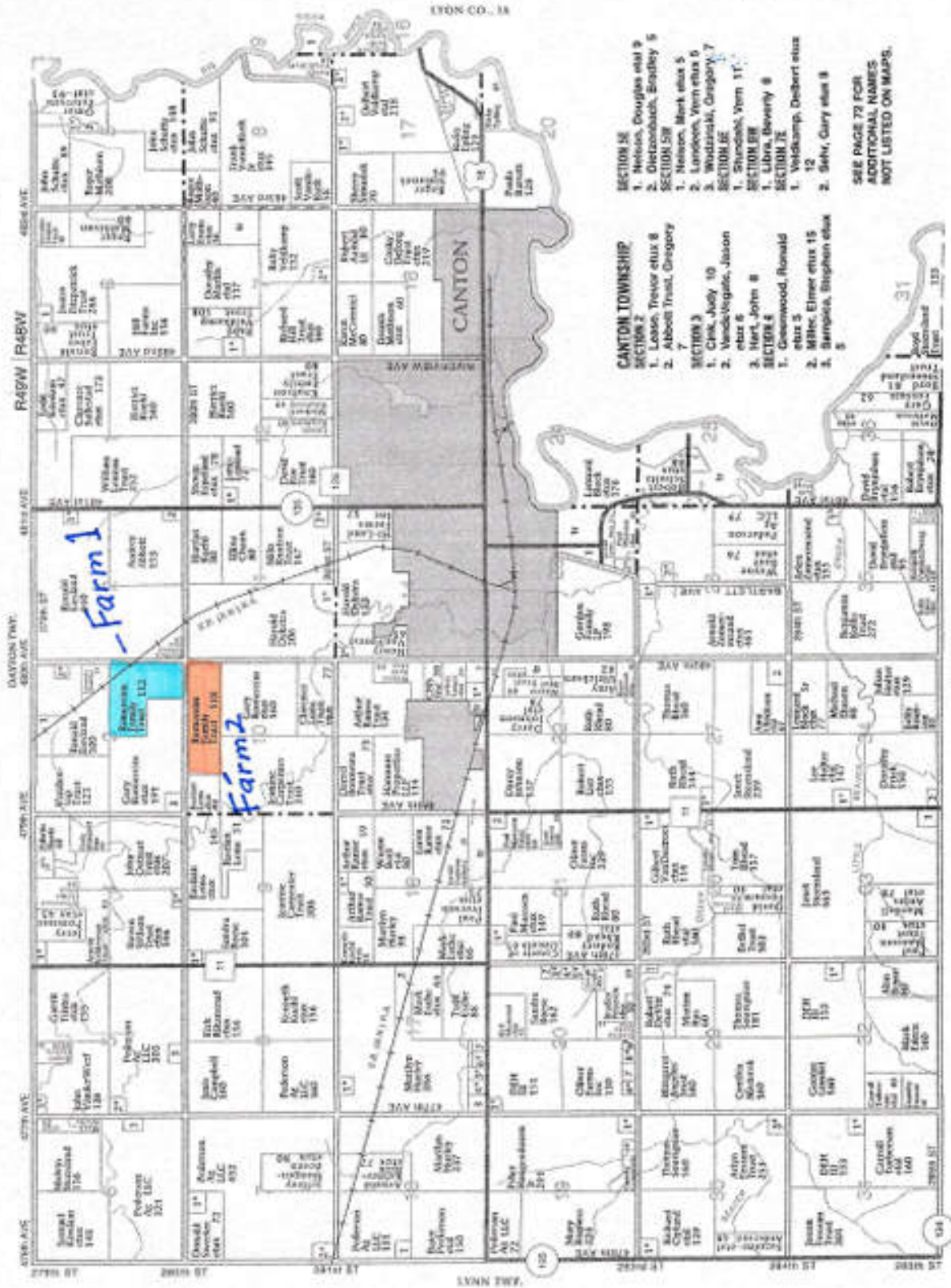
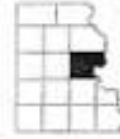
W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.



T-98-N

CANTON PLAT

R-48-49-W



- SECTION 36**
1. Nelson, Douglas et al 9
 2. Dietzschbach, Bradley 5
- SECTION 35B**
1. Nelson, Mark et al 5
 2. Landown, Vern et al 5
 3. Wadsworth, Gregory 7
- SECTION 35E**
1. Shonohki, Vern 11'
- SECTION 35B**
1. Libra, Beverly 8
- SECTION 35**
1. Vaidkamp, Deibert et al 12
 2. Selby, Gary et al 8
- SEE PAGE 79 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.

- CANTON TOWNSHIP**
- SECTION 2**
1. Leason, Trevor et al 8
 2. Abbott Trust, Gregory 7
- SECTION 3**
1. Crick, Judy 10
 2. Vance/Vogels, Jason et al 6
- SECTION 4**
1. Hart, John 8
- SECTION 5**
1. Greenwood, Ronald et al 5
 2. MHRc, Elmer et al 15
 3. Sampson, Brigham et al 5