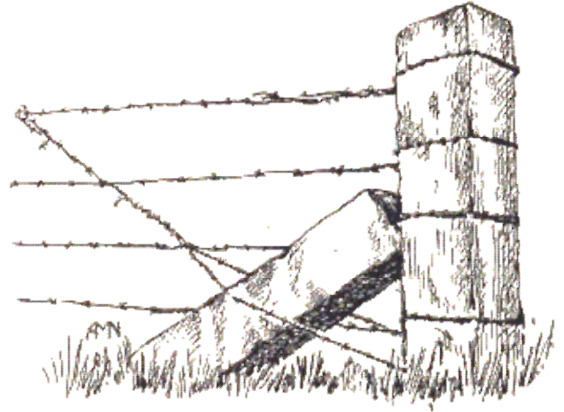


ESTATE LAND AUCTION



+/- 160 Acre Alliance Twp., Moody County, SD Crop & Livestock Farm with Portions being Extensively Tiled with High Quality Productive Soils, Pastureland and a Former Farmstead with the House Removed, Livestock Buildings, Other Incidental Improvements, Rural Water, Electricity and More!!

We will offer the following real property at auction at the land located from Flandreau, SD – 10 miles south on Hwy. #13 (481st Ave.) and 6 miles east on Co. Hwy. (240th St.), 1 mile south on 487th Ave. and 1 mile west on 241st St.; from Trent, SD – approx. 9 miles east on 240th St., 1 mile south on 487th Ave. and 1 mile west on 241st St.; from Pipestone, MN – approx. 6 miles southwest on Hwy. #23 to Ihlen, MN, approx. 5 miles west on Co. Hwy. #2 (41st St.), then 1 mile south on 487th Ave. and 1 mile west on 241st St.

THURSDAY MARCH 22, 2018

SALE TIME: 10:00 AM

Auctioneer's Note: In order to settle the Rodney "RJ" Falk estate we are privileged to offer this excellent crop & livestock farm at public auction. This auction presents a terrific opportunity to purchase a very desirable crop-livestock farm. This land is located in a highly regarded agricultural area of Moody County, SD. This farm features areas which have been extensively pattern tiled and cropland with excellent quality high producing soils. Additionally this farm features some very well fenced pasture, with an abundant water supply from a combination of sources. This land would be well suited to serve as an addition to a crop-livestock operation.

This 160 Acre farm will be offered as a unit. According to FSA information this farm has approximately 98.7 acres of cropland with an 84.7 acre corn base with a 142 bu. PLC yield and a .7 acre soybean base with a 40 bu. PLC yield. According to the Moody County Assessor this land has an Overall Soil Rating (OSR) of .567, comparatively info. obtained from Surety Agri-Data, Inc. indicates that this parcel in its entirety has an Overall Weighted Productivity Index of a 69.1. The cropland in the west portion of the farm has been extensively pattern tiled and includes approx. 55,456' of 5" tile, 2,302' of 6" tile and 1,447' of 8' tile – a total of over 59,000' of tile which was installed in 2011 at a cost of \$101,868.00. The farmstead includes a site from which the home has been recently removed, with remaining improvements including a metal machine shed (approx. 54'x90'), other incidental farm buildings, livestock yards with 2 automatic livestock waterers and a tree grove.

The property is serviced by Big Sioux Community Rural Water & Sioux Valley Rural Electric. The non-tillable portions of this land consists of +/- 61.3 acres comprised of a combination of pasture, farmstead, tree grove & roads. The pasture is very well fenced with water provided by a combination of sources including a creek & automatic waterers at the farmstead serviced by the rural water system. The 2017 RE Taxes payable in 2018 on this property are \$4,087.14 and have been paid by the estate. Crop-Livestock farms such as this one are difficult to find, so if you're in the market for a desirable crop-livestock farm, then be sure to inspect this property and make plans to be in attendance at this auction!

LEGAL DESC.: The NE ¼ of Sec. 20, T. 105N., R. 47W., (Alliance Twp.), Moody County, SD.

TERMS: Cash - A 10% non-refundable downpayment on the day of the sale and the balance on or before May 17, 2018 w/full possession of the cropland & pasture. Fall tillage which has been completed will pass to the buyer at "no cost". Title will be conveyed by a Personal Representative's Deed with an owner's title insurance provided w/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 tax 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 purchaser(s) pursuant to SD Law. FSA yields, bases, payments & other information is estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Moody Co. SD Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Personal Representative. **For additional information, contact the auctioneers or see www.suttonauction.com.**

RODNEY "RJ" FALK ESTATE - Owner

Polly Hoogeveen, Personal Representative – ph. 269-760-5260

John Shaeffer – Attorney & Closing Agent for the Estate –

Flandreau, SD – ph. 605-997-3721

CHUCK SUTTON - Auctioneer & Land Broker -

Sioux Falls, SD - ph. 605-336-6315 &

Flandreau, SD - ph. 605-997-3777

DEAN STOLTENBERG - Auctioneer & RE Broker Associate –

Jasper, MN – ph. 507-348-7352

JARED SUTTON - Auctioneer & RE Broker Associate –

Flandreau, SD - ph. 605-864-8527



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

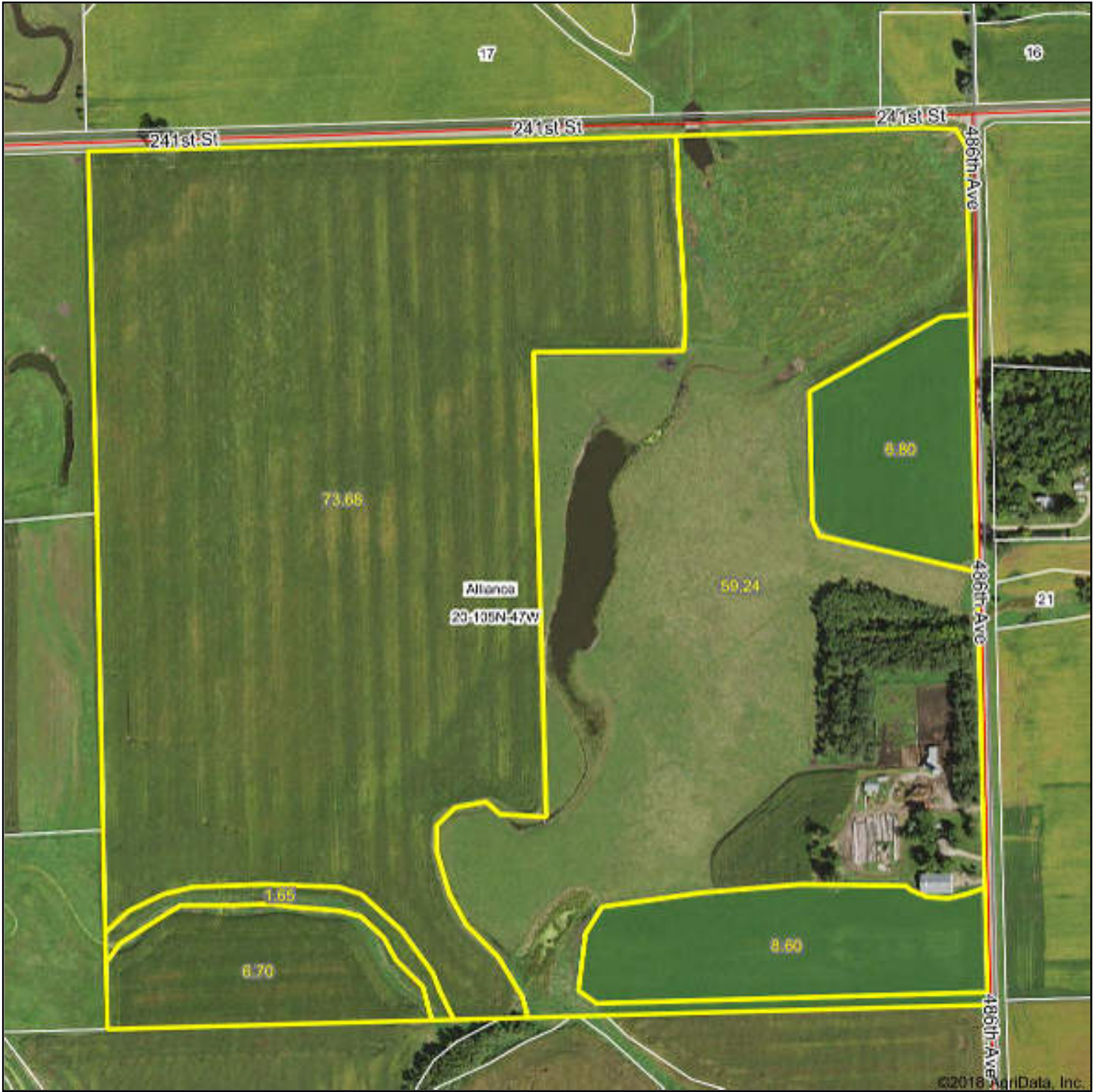
2018 Program Year
Map Created November 21, 2017

Farm 69

20 -105N -47W

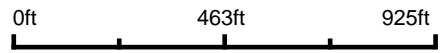
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

Aerial Map



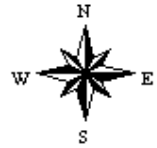
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

map center: 43° 53' 15.63, -96° 29' 29.42



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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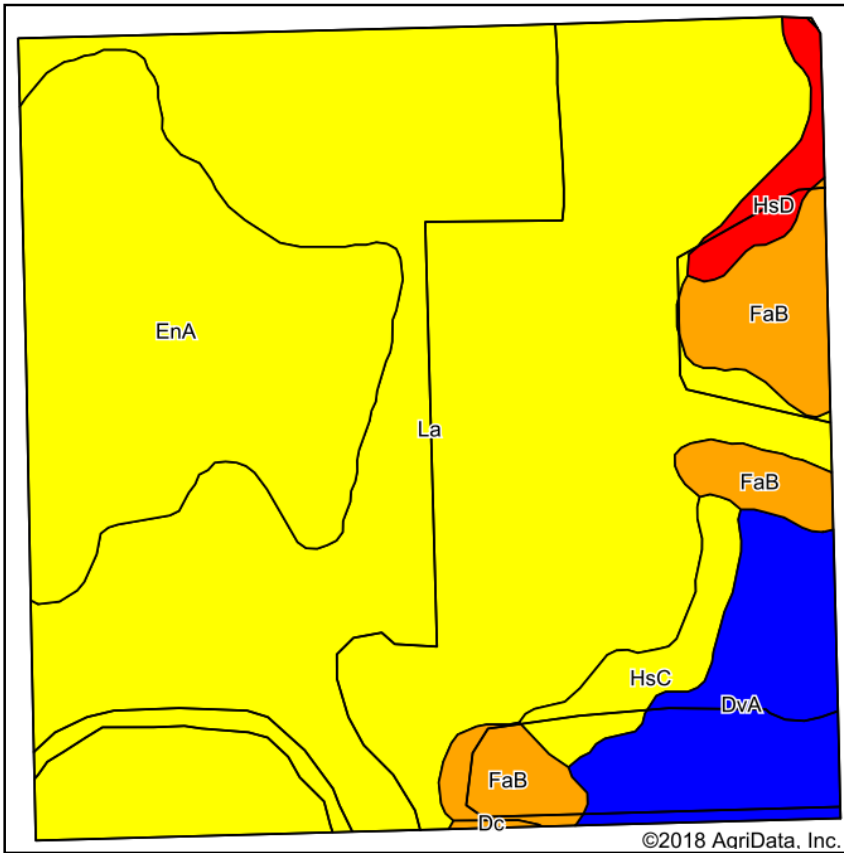
20-105N-47W
Moody County
South Dakota



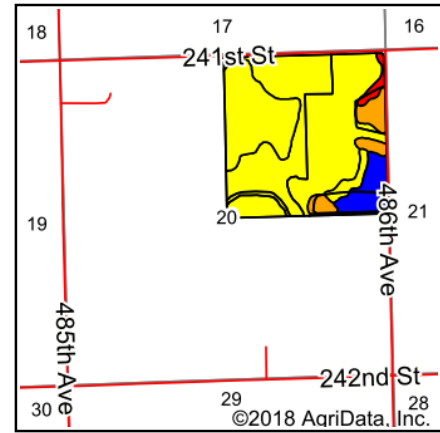
2/14/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **20-105N-47W**
 Township: **Alliance**
 Acres: **156.67**
 Date: **2/14/2018**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
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Area Symbol: SD101, Soil Area Version: 21

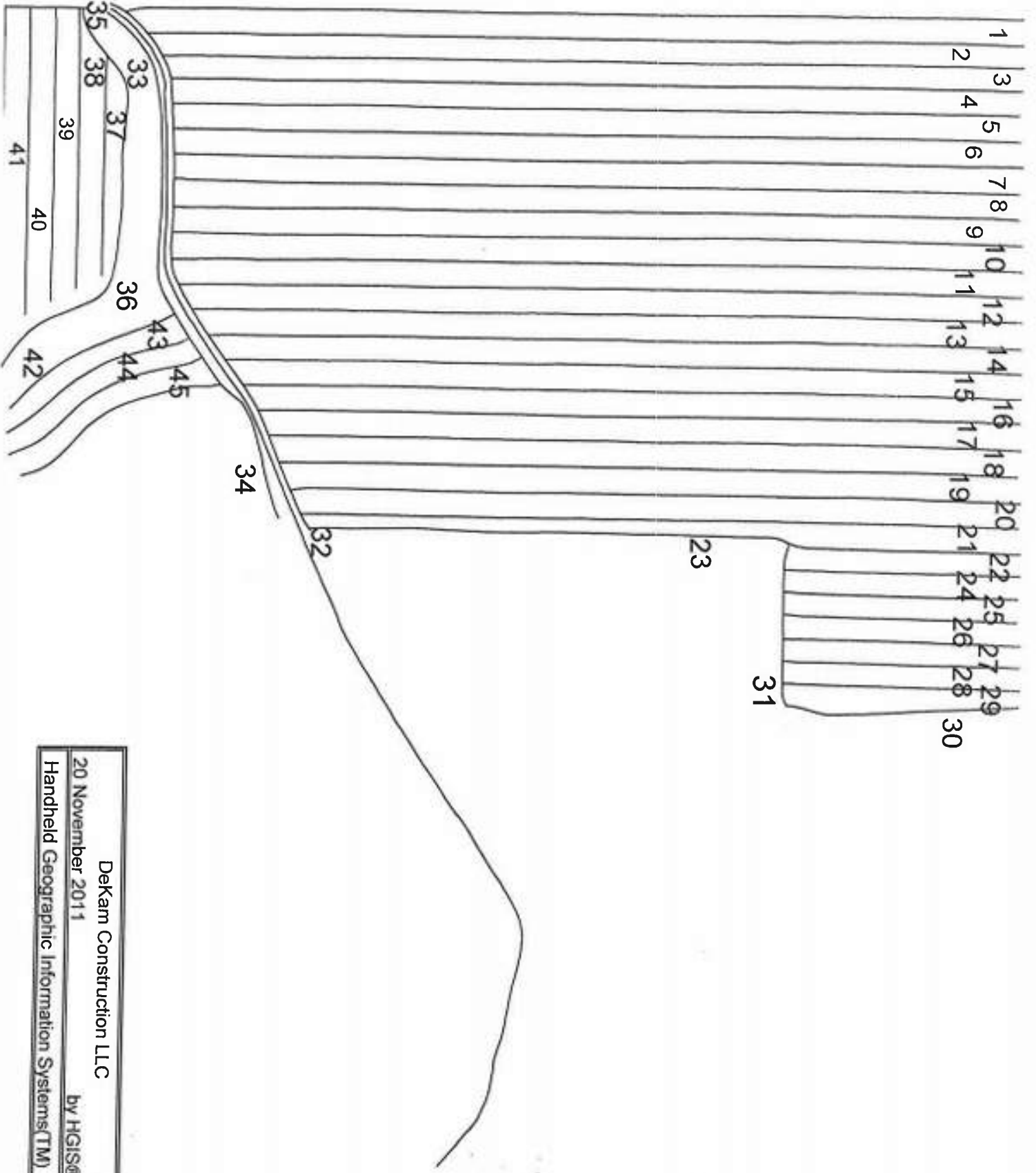
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	96.39	61.5%		IIw	IIw	70	64					
EnA	Enet loam, 0 to 2 percent slopes	31.61	20.2%		IIs		61	56	3	58	49	21	28
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	12.00	7.7%		Is		89	82	4	101	70	36	39
FaB	Flandreau loam, 2 to 6 percent slopes	9.99	6.4%		Ile		71	65	3.3	80	59	29	33
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	4.05	2.6%		IIIe		63	58	3	67	50	23	28
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	2.48	1.6%		IVe		41	38	2.5	45	37	15	21
Dc	Davison-Crossplain clay loams	0.15	0.1%		IIs		80	74	2.6	88	52	28	29
Weighted Average							69.1	63.3	1.2	27.1	20.9	9.7	11.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tile Number	8" Footage	6" Footage	5" Footage
1			2260
2			2195
3			2157
4			2132
5			2120
6			2120
7			2126
8			2114
9			2115
10			2131
11			2129
12			2111
13			2076
14			2039
15			1996
16			1946
17			1907
18			1883
19			1849
20			1829
21			1798
22			554
23		1215	
24			601
25			595
26			593
27			603
28			600
29			604
30			593
31		404	
32	1447		
33		683	
34			702
35			215
36			1074
37			541
38			693
39			727
40			762
41			847
42			481
43			524
44			550
45			564
Total	1447	2302	55456

DEAN 5



DeKam Construction LLC
20 November 2011
Handheld Geographic Information Systems(TM)
by HGIS®

