

LAND AUCTION

+/-271.38 Acres of High Producing Colman Township, Moody County, SD Land

We will offer the following real property at auction at the land located from Colman, SD – 2 miles west on Hwy. #34 and 1 mile south on 467th Ave. to the NW Corner of the land at the Jct. of 236th St. & 467th Ave.; from Wentworth, SD (Dakota Ethanol Plant on Hwy. #34) - 4 ½ miles east on Hwy. #34 to 467th Ave. and 1 mile south on 467th Ave.

FRIDAY FEBRUARY 23, 2018

SALE TIME: 10:00 AM

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a parcel or parcels of highly productive Colman Township, Moody County, SD land. This is a well located parcel of land situated just 1 mile south of SD Hwy. #34 and within 6 miles of the Dakota Ethanol Plant, as well as other area grain markets, I-29 and other area points of interest. This auction provides the opportunity to purchase a parcel or parcels of land that have been owned by the Park family for several decades. This property has some productive soils and the farmability of this land has been enhanced by some extensive waterway and drainage improvements. 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 make plans to be in attendance at this auction. *Chuck Sutton*

This +/-271.38 Acre Moody County, SD farm will be offered as **PARCEL #1 – +/- 150.96 Acres - The NW¼, Exc. the +/- 10.11 Acre Acreage Site; PARCEL #2 - +/-120.42 Acres - The W½ NE¼ & SE ¼ NE ¼; PARCELS #1 & #2 Combined – The +/-271.38 Acre Unit.** The land being offered for sale on this auction consists of a parcel of land inclusive of some productive cropland and a few nontillable acres comprised of a combination of grassland/hayland, waterway & roads. According to FSA information this farm as a unit has approximately 221.77 acres of cropland, with a 74.61 acre corn base with a 127 bu. PLC yield and an 86.49 acre soybean base with a 36 bu. PLC yield and is enrolled in the ARC County farm program election (note acres may vary slightly due to the recent survey and adjustment in the acres in the acreage site. According to the Moody County Assessor and prior to survey this farm was assessed as a single 273.20 acre parcel with an overall soil rating/parcel rating of .754, comparatively info. obtained from Surety Agri-Data, Inc. indicates this property as a unit has a Productivity Index of 75.4 with Parcel #1 - the NW¼ less exceptions, at a 72.3 and Parcel #2 - the W½ NE¼ & SE¼ NE¼ at a 79. The general topography of this land ranges from areas which are level to gently rolling and other sectors that are somewhat more undulating. The farmability of this land has been enhanced by completion of dirt work and waterway improvements resulting in improved drainage. The total 2017 RE taxes payable in 2018 on this property were \$6,960.00. This property has potential to fulfill the needs of a variety of buyers including those looking for productive cropland to add to their farming operation and/or their investment portfolio. This land must be seen to be appreciated!

LEGAL DESC.: The NW¼, Except Tract 1 of the Alice Park First Addition, Sec. 29, T. 106N., R. 50W.; and the W½ NE¼ and the SE¼ NE¼ of Sec. 29, T. 106N., R. 50W.; (Colman Twp.), Moody County, SD.

TERMS: Cash - A 10% non-refundable downpayment on the day of the sale and the balance on before April 12, 2018, with full possession for the 2018 crop year. Title will be conveyed by a Warranty Deed(s) and owner's title insurance will be provided w/the cost of the owner's policy divided 50-50 between the buyer(s) & sellers. All of the 2017 RE taxes payable in 2018 in the amount of \$6,960.00 will be paid by the sellers, with the buyer(s) to be responsible for all of the 2018 RE taxes payable in 2019. The acres being sold are based on the acres as determined by a survey 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 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 owners.

For additional information, contact the auctioneers or see www.suttonauction.com.

HEIRS OF RICHARD & ALICE PARK

Darrell Park & Keith Park, Owners

Max Merry – Vogt, Brown, Merry & Hammer

– Attorney for the Owners - Dell Rapids SD - ph. 605-428-5444

CHUCK SUTTON - Auctioneer & Land Broker -

Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

WAYNE BESSMAN – RE Auctioneer –

Madison, SD – ph. 605-270-4980

JARED SUTTON - Auctioneer & RE Broker Associate -

Flandreau, SD - ph. 605-864-8527



- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  Tract Boundary
 -  PLSS
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

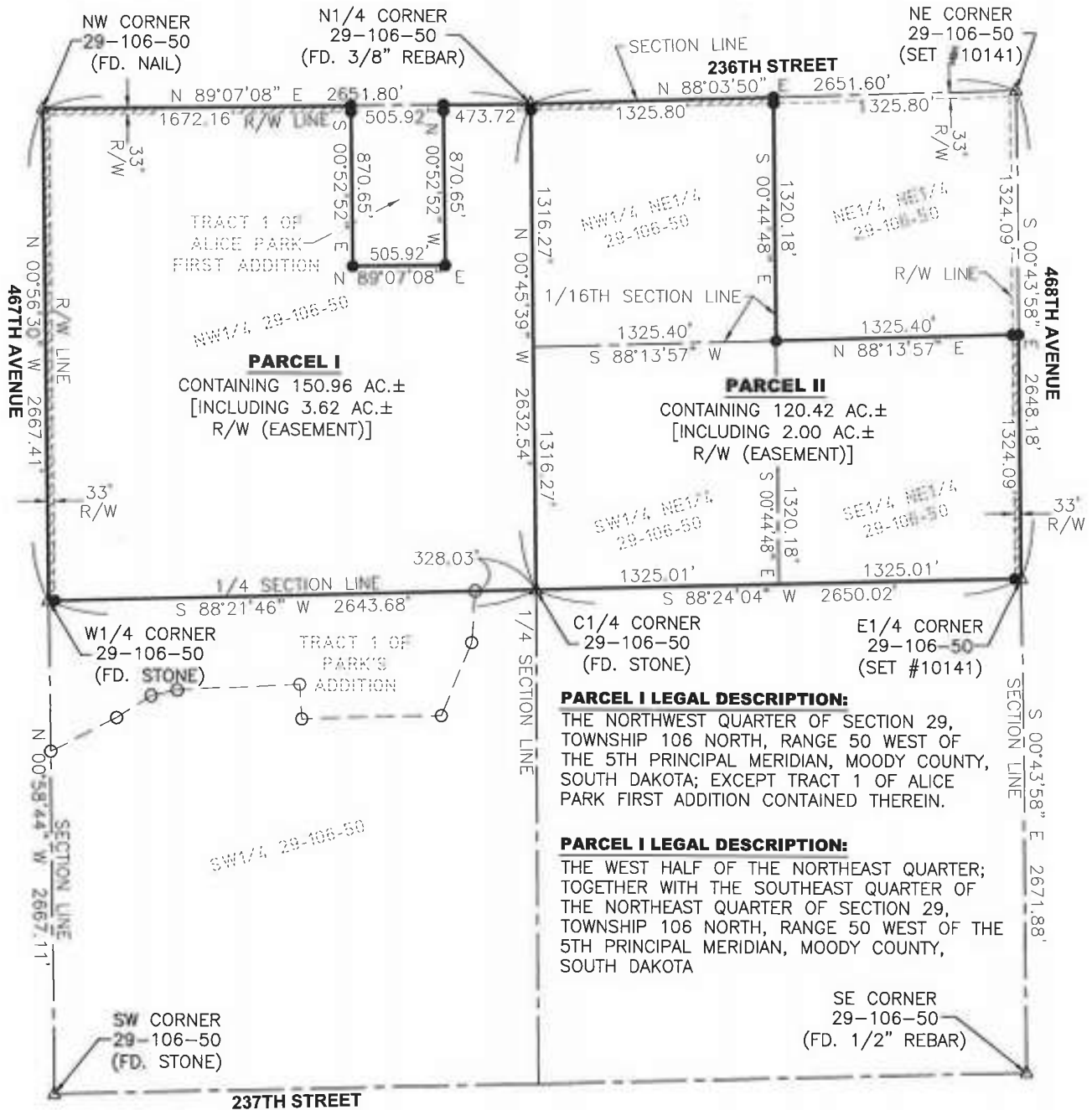
2018 Program Year
 Map Created October 06, 2017
Farm 507

29 -106N -50W

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).

SALE DRAWING - PARCEL I AND PARCEL II

IN THE NE1/4 AND THE NW1/4 OF SECTION 29, T106N, R50W, MOODY COUNTY, SOUTH DAKOTA.



PARCEL I LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 106 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT TRACT 1 OF ALICE PARK FIRST ADDITION CONTAINED THEREIN.

PARCEL II LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHEAST QUARTER; TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 106 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA

OWNERS: DARRELL D. PARK AND KEITH A. PARK
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14.
 PROJECT #17-855
 DRAWN BY: AJR

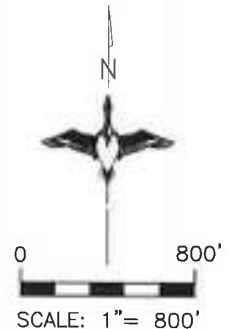
TOTAL ACRES FOR PARCEL I AND PARCEL II

271.38 ACRES±
 [INCLUDING 5.62 AC.± OF R/W (EASEMENT)]

PREPARED BY:



Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951



SALE DRAWING - PARCEL I AND PARCEL II

IN THE NE1/4 AND THE NW1/4 OF SECTION 29, T106N, R50W, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: DARRELL D. PARK AND KEITH A. PARK
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

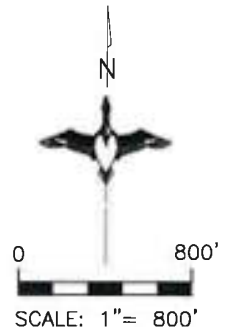
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
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TOTAL ACRES FOR PARCEL I AND PARCEL II
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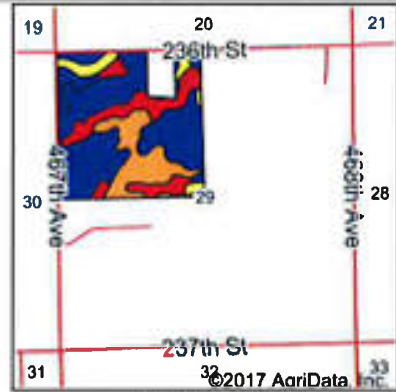
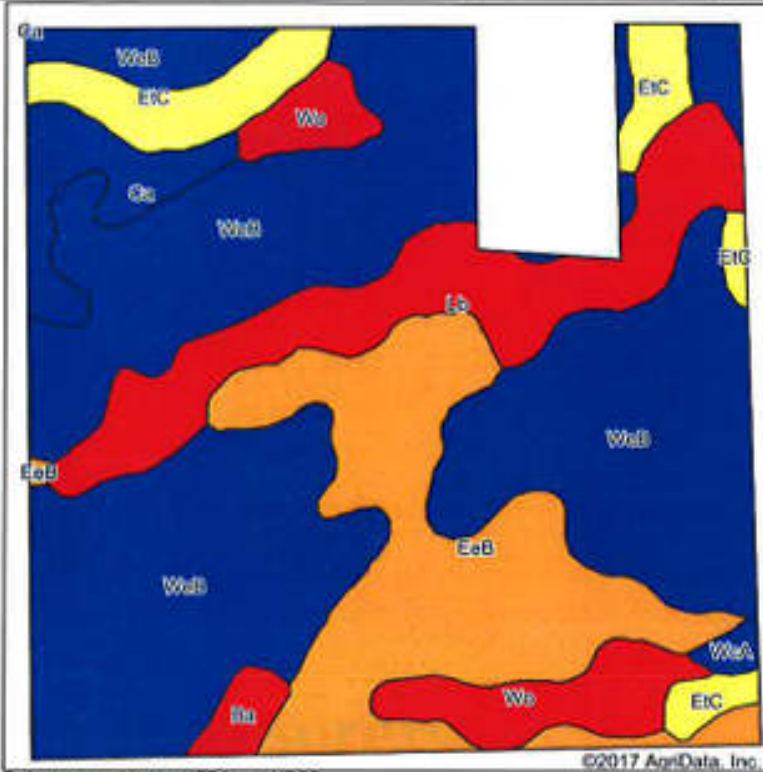
PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951



Parcel #1

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **29-106N-50W**
 Township: **Colman**
 Acres: **147.64**
 Date: **1/14/2018**

CHUCK
 ELECTRICIAN & LAND SURVEYOR
SUTTON, LLC

Map Provided by:
surety
 © AgriData, Inc 2017 www.AgriDataInc.com



Area Symbol: SD101, Soil Area Version: 21

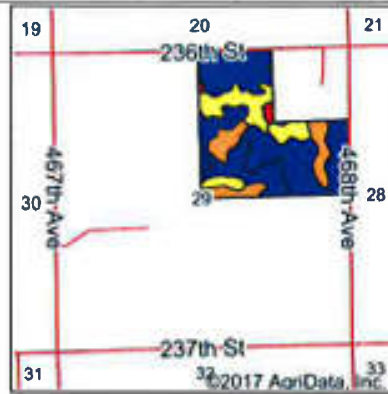
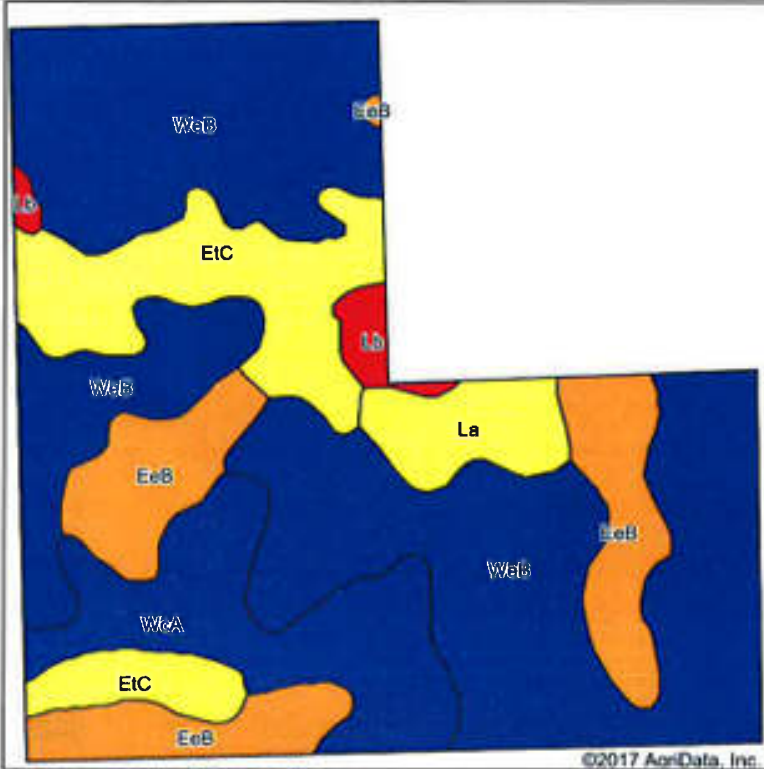
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	77.69	52.6%		Ile	84					
EeB	Egan-Ethan complex, 2 to 6 percent slopes	27.67	18.7%		Ile	79	3.4	84	61	30	34
Lb	Lamo silty clay loam, frequently flooded	17.11	11.6%		Vlw	34	0.4	39	12	12	7
EtC	Ethan-Egan complex, 5 to 9 percent slopes	9.24	6.3%		IVe	64	3	66	50	23	28
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.22	5.6%		Vw	30					
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.33	3.6%		Ilw	81					
Ba	Baltic silty clay loam	1.63	1.1%		Vw	34		31	6	10	4
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	0.75	0.5%		Iw	83	3.3	97	65	34	36
Weighted Average						72.3	0.9	25.2	16.3	8.7	9.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Parcel #2

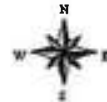
Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **29-106N-50W**
 Township: **Colman**
 Acres: **120.03**
 Date: **1/14/2018**



Maps Provided By:



Area Symbol: SD101, Soil Area Version: 21

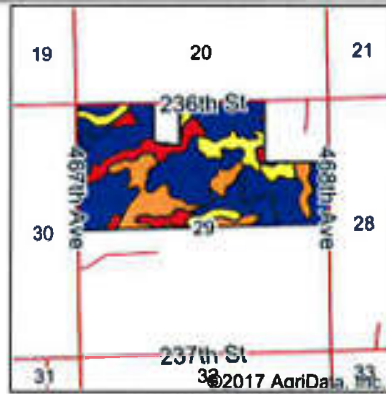
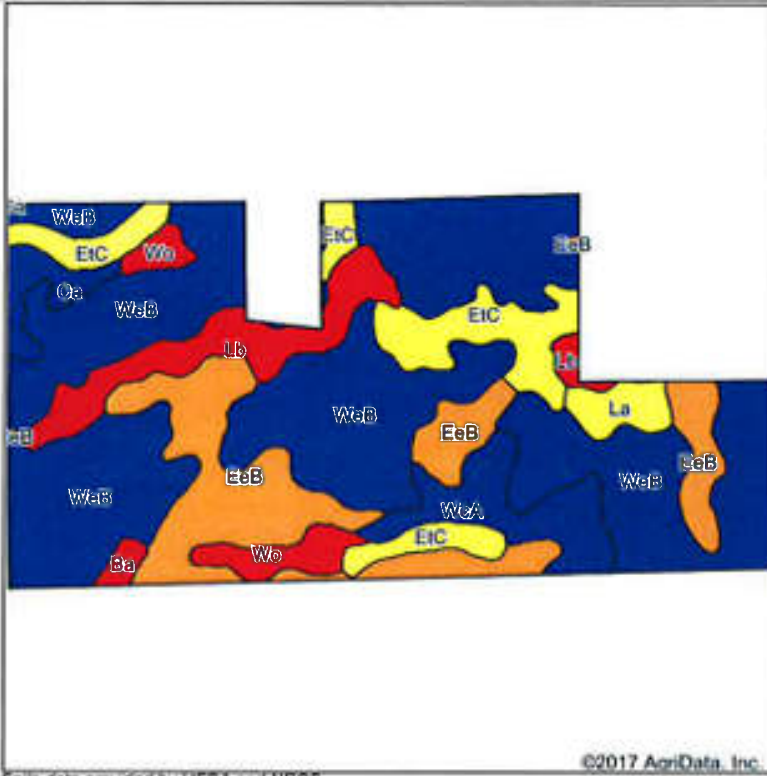
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	64.04	53.4%		Ile		84						
EeB	Egan-Ethan complex, 2 to 6 percent slopes	17.78	14.8%		Ile		79	3.4	84	61	30	34	
EtC	Ethan-Egan complex, 5 to 9 percent slopes	16.18	13.5%		IVe		64	3	66	50	23	28	
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	15.03	12.5%		Iw		83	3.3	97	65	34	36	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	5.08	4.2%		IIw	IIw	70						
Lb	Lamo silty clay loam, frequently flooded	1.92	1.6%		VIw		34	0.4	39	12	12	7	
Weighted Average								79	1.3	34.1	24.1	12	13.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Unit

Soils Map

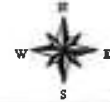


State: **South Dakota**
 County: **Moody**
 Location: **29-106N-50W**
 Township: **Colman**
 Acres: **270.33**
 Date: **1/14/2018**

CHUCK
 AUCTIONEER - LAND ENGINEER
SUTTON, LLC

Map Provided by










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Soils data provided by USDA and NRCS

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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	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	143.75	53.2%		Ile		84						
EeB	Egan-Ethan complex, 2 to 6 percent slopes	45.45	16.8%		Ile		79	3.4	84	61	30	34	
EtC	Ethan-Egan complex, 5 to 9 percent slopes	25.67	9.5%		Ive		64	3	66	50	23	28	
Lb	Lamo silty clay loam, frequently flooded	19.10	7.1%		Vlw		34	0.4	39	12	12	7	
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	15.69	5.8%		Iw		83	3.3	97	65	34	36	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.22	3.0%		Vw		30						
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.62	2.1%		Ilw		81						
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	5.14	1.9%		Ilw	Ilw	70						
Ba	Baltic silty clay loam	1.69	0.6%		Vw		34		31	6	10	4	
Weighted Average								75.4	1.1	29	19.7	10.1	11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Certified Wetland Determination

Field Office: Flandreau FO

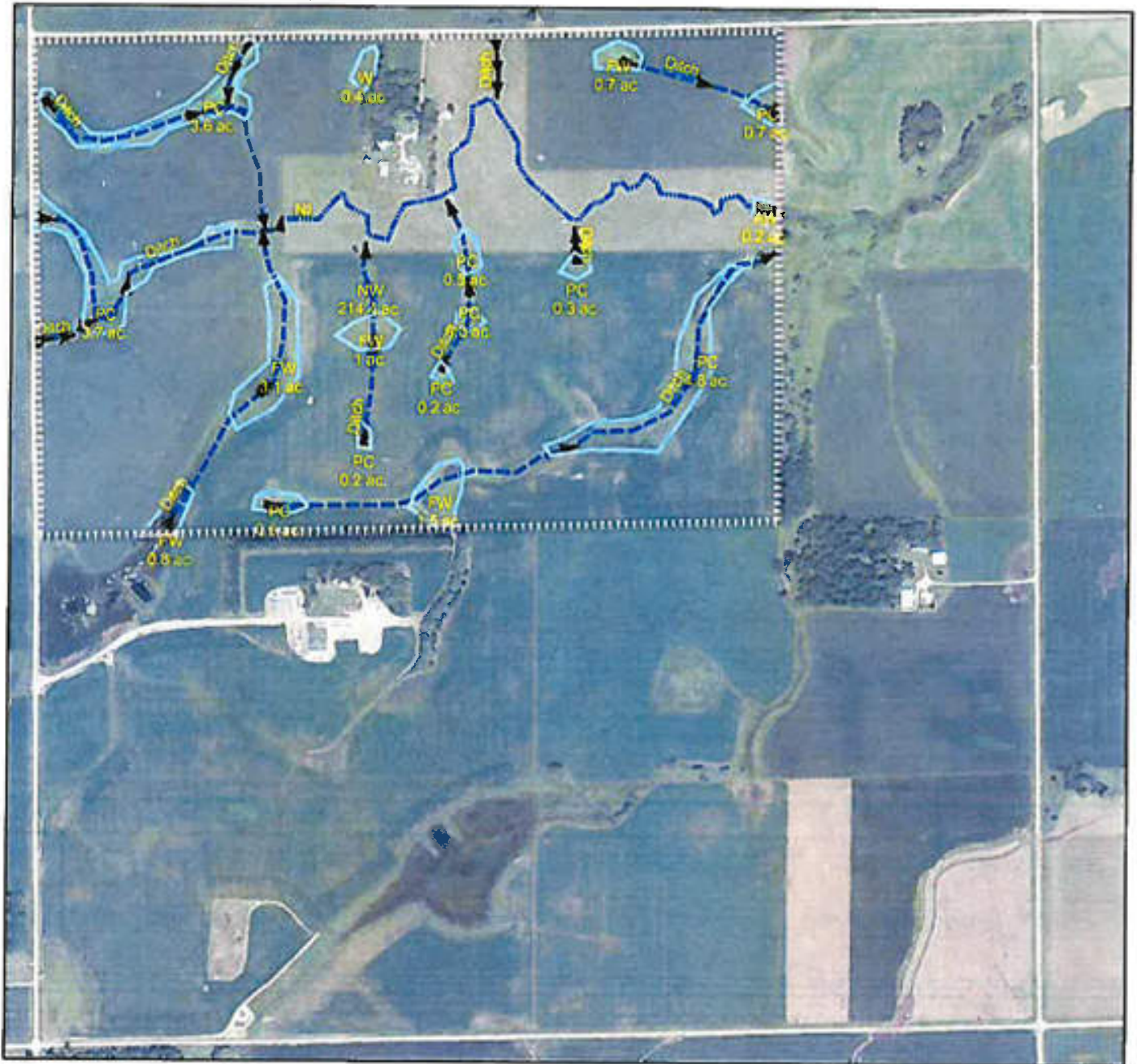
Certified By: Joel Curran

Legal Desc: S 29, T 106N, R 50W

Agency: USDA-NRCS

Certified Date: 06/12/09

Tract: 412



Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  NI
-  NI/Ditch
-  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-O26E for definitions and additional info.



Certified Wetland Determination

Field Office: Moody FO
Certified By: Craig Veldkamp
Legal Desc: 29-106-50

Agency: USDA-NRCS
Certified Date: 2/19/15
Tract: 412



Legend

- Total_Acres
- AOI
- Clipped_Wetlands
- Wetlands
- Ditch
- NI
- NI/Ditch
- 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
See NRCS CPA-026E for definitions and additional info.

