CAMPBELL LAND AUCTION

+/- 109.15 Acres of Productive Jones Township Gregory County, SD Land

We will offer the following real property at auction on site at the land - Located from Burke, SD - 1 ¾ miles south on Hwy. #47, 2 miles west on 293rd St. and ¼ mile south on 342nd Ave.; from Gregory, SD (Jct. Hwy's. #18 - #47 - #251/337th Ave.) **–** Approx. 5 miles east-southeast on Hwy #18 and 3 ¼ miles south on 342nd Ave. to the NE ¼ of the land.

FRIDAY OCTOBER 27, 2017 Sale Time: 10:00 AM

Auctioneer's Note: Attention Row Crop & Crop-Livestock Operators, Hunters & Wildlife Enthusiasts! This auction presents an excellent opportunity to purchase +/- 109.15 Acres of Gregory County Land that is situated in the Burke-Gregory, SD area, which is a highly regarded hunting area for pheasants, deer and other wildlife. This land would be a terrific addition to a row crop farming operation or investment. Be sure to mark your calendars and make plans to be in attendance at this auction!

This +/- 109.15 Acre Farm will be offered as unit. This is a very desirable parcel of land that has a high percentage tillable and excellent eye appeal. According to FSA info. this farm has approx. 101.03 acres of cropland, with the nontillable portions comprised of an area that once was a small lakebed, trees, fencelines and road; this farm has an FSA 45.89 acre corn base with a 109 bu. PLC yield, a 34.05 acre soybean base with a 36 bu. PLC yield and a 11.86 acre wheat base with a 40 bu. PLC yield. This entire farm was planted to soybeans in 2017. According to the Gregory County Assessor this farm has a soil rating of .827, similarly information obtained from Surety Agri-Data, Inc. indicates that this land has a very respectable weighted average productivity index of a 86.1. The general topography of this land is level to gently rolling. The 2016 RE taxes payable in 2017 on this property were $1,672.32. This farm could make a nice addition to an area row crop or crop-livestock operation, or investment property with some areas that could provide some hunting habitat.

LEGAL DESC.: The NE ¼, Less the N. 496.75' and less the W. 421.73' in Sec. 10, T. 96N., R. 72W., (Jones Twp.), Gregory Co., SD.

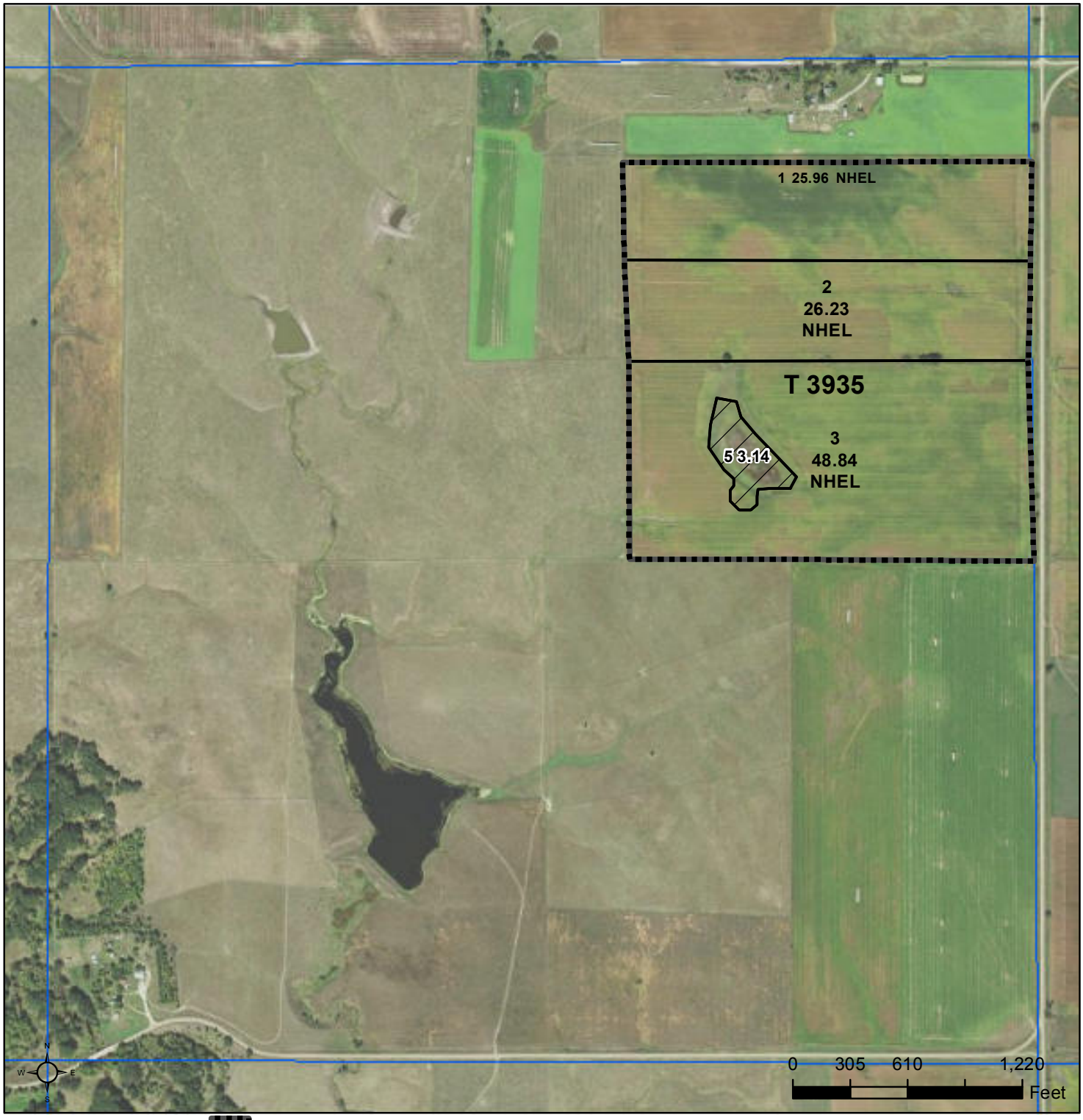
TERMS: CASH - A 10% nonrefundable earnest money payment on sale day & the balance on a short term installment sale with an additional 40% on December 28, 2017 with possession and the remaining 50% on Jan. 3, 2018. The buyer will receive possession of this land for the 2018 crop year. Marketable Title will be conveyed and owner's title insurance provided with the cost of the owner's policies 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. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD law. FSA cropland acres, yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee approval. All of the 2017 RE taxes payable in 2018 will be paid by the sellers. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Gregory Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the owners. This property is sold subject to confirmation of the Owners. **For Farm Maps or Additional Information, contact the auctioneers or see www.suttonauction.com.**

RONALD & VIRGINIA CAMPBELL, Owners
Ph. 605-997-3102

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
MARK JOENS – RE Broker – Fischer, Rounds & Associates, Inc.
– Pierre, SD – ph. 800-456-2603 or Cell Ph. 605-280-7001 &
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

United States Department of Agriculture

Gregory 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

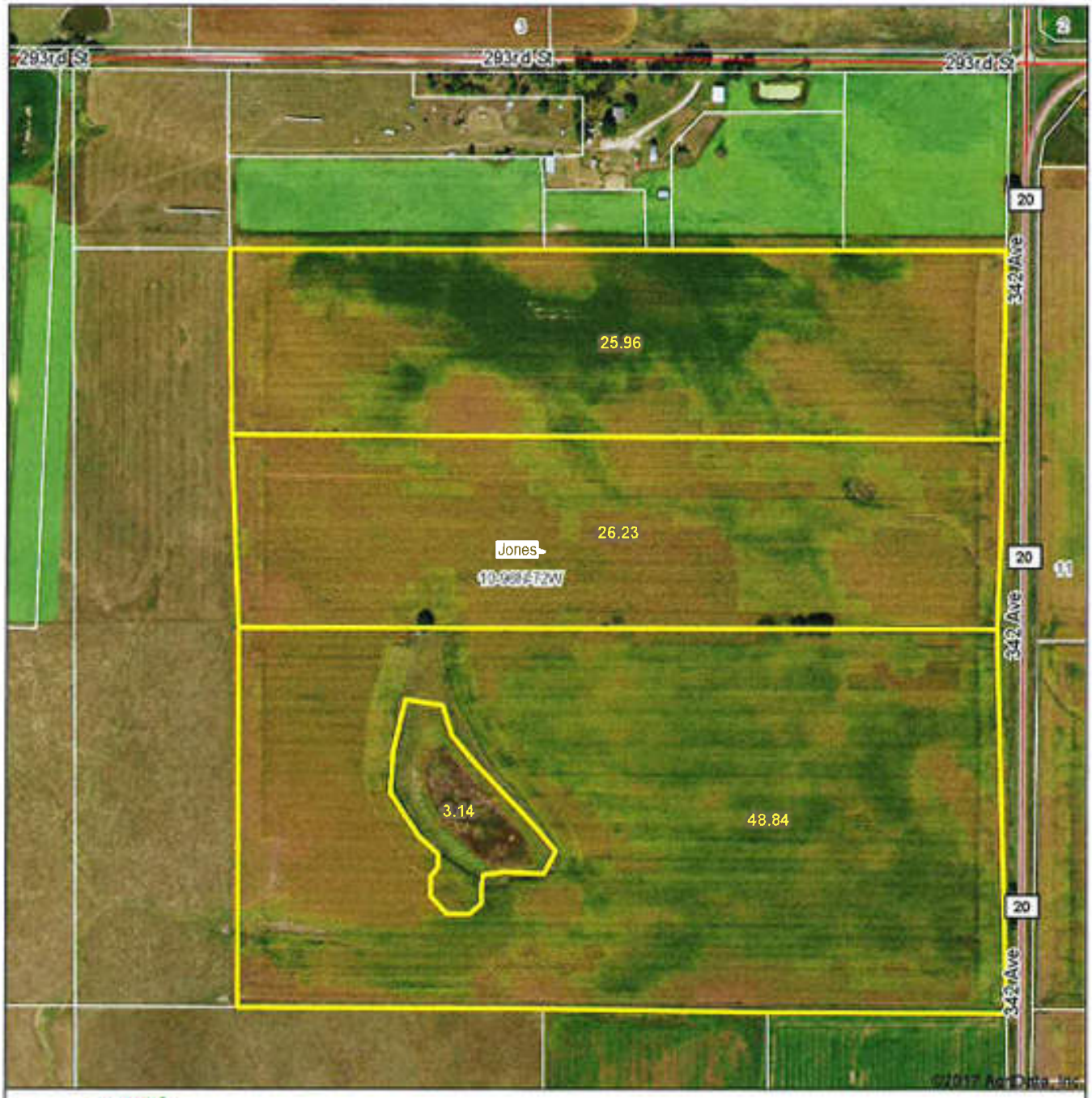
Map Created August 04, 2017

Farm **3565**

10 -96N -72W

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 SUTTON, LLC
AUCTIONEER – LAND BROKER

Maps Provided By
surety
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map center: 43° 9' 3.13, -99° 20' 28.98

0ft 430ft 860ft

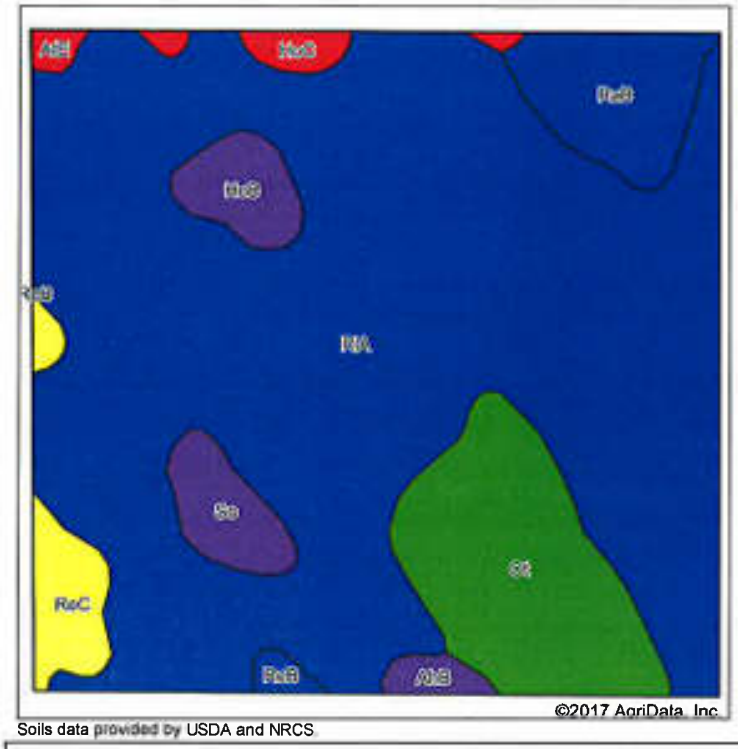
10-96N-72W
Gregory County
South Dakota

N
W E
S

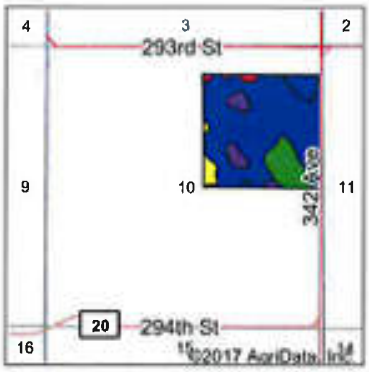
8/18/2017

Field borders provided by Farm Service Agency as of 5/2[illegible]2008.

Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**
County: **Gregory**
Location: **10-96N-72W**
Township: **Jones**
Acres: **109.02**
Date: **9/26/2017**

CHUCK SUTTON, LLC

Maps Provided By surety

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Area Symbol: SD053, 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	Spring wheat
RIA	Reliance silty clay loam, 0 to 3 percent slopes	80.56	73.9%		IIc	IIc	89				
Ot	Onita silt loam, moist	11.79	10.8%		IIc		95	2.8	60	63	29
RaB	Ree loam, 3 to 6 percent slopes	5.39	4.9%		IIe		84	1.8	36	55	23
ReC	Reliance silty clay loam, 6 to 9 percent slopes	3.08	2.8%		IIIe		70	2	40	43	
So	Scott silt loam	2.58	2.4%		IVw		57				
HoB	Holt fine sandy loam, 3 to 6 percent slopes	2.47	2.3%		IIIe	IIIe	53	1.4	32	32	
HoC	Holt fine sandy loam, 6 to 9 percent slopes	1.27	1.2%		IVe	IVe	45	1.3	28		
AhB	Anselmo-Holt fine sandy loams, 2 to 6 percent slopes	0.87	0.8%		IIIe		52	1.9	33	39	
ReB	Reliance silty clay loam, 3 to 6 percent slopes	0.55	0.5%		IIe		84	2.3	43	48	
AtE	Anselmo-Tassel fine sandy loams, 6 to 25 percent slopes	0.46	0.4%		VIe		13				
						Weighted Average	**86.1**	**0.5**	**10.9**	**12**	**4.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS