

**ROBERT RAE  
FARM PARTNERSHIP, ETAL**

*LINCOLN COUNTY*

**LAND AUCTION**

**74.11 Acres of Very Well Located Dayton  
Township Lincoln County, SD Land  
- This Is a High Caliber Parcel of Farmland with High  
Quality Productive Soils, an Extremely High  
Percentage Tillable and an Excellent Location  
Situated Within 5 Miles of Harrisburg, SD &  
Worthing, SD, Within 10 Miles of Sioux Falls, SD &  
Within 8 Miles of the SD/IA State Line & Inclusive  
of 1 Rural Housing Eligibility**

*WEDNESDAY MARCH 28, 2018*

*SALE TIME: 10:00 AM*

CHUCK SUTTON AUCTIONEER & LAND  
BROKER, LLC  
1116 N. West Ave.  
Sioux Falls, SD 57104



[www.suttonauction.com](http://www.suttonauction.com)

## LINCOLN COUNTY SD LAND AUCTION

**74.11 Acres of Very Well Located Dayton Township Lincoln County, SD Land  
- This Is a High Caliber Parcel of Farmland with High Quality Productive Soils,  
an Extremely High Percentage Tillable and an Excellent Location Situated Within 5 Miles  
of Harrisburg, SD & Worthing, SD, Within 10 Miles of Sioux Falls, SD & Within 8 Miles of the SD/IA State Line  
and Inclusive of 1 Rural Housing Eligibility**

Due to the death of one of the owners, Jeraldine "Jerry" Johnson, we will offer this choice parcel of farmland at public auction, with the auction to be held "on site" at the land located from the Harrisburg SD High School – approx. ½ mile west on 273<sup>rd</sup> St., 6 miles south on Hwy. #115 and 2 miles east on 279<sup>th</sup> St. to the SW Corner of the Land at the Jct. of 476<sup>th</sup> Ave. & 279<sup>th</sup> St.; from the Lennox-Parker Exit #68 on I-29 – 3½ miles east on Hwy. #116 (276<sup>th</sup> St.), 3 miles south on Hwy. #115 (474<sup>th</sup> Ave.) and 2 miles east on 279<sup>th</sup> St.; from the Worthing, SD Exit #64 on I-29 – 5½ miles east on 280<sup>th</sup> St. & 1 mile north on 476<sup>th</sup> Ave.; from the Canton, SD Exit #63 - 5½ miles east on Hwy. #18 and 3 miles north on 476<sup>th</sup> Ave. or from Sioux Falls, SD (Schulte Subaru & Wal-Mart) at the Jct. of 85<sup>th</sup> St. & Minnesota Ave./Hwy. #115 – 9 miles south & 2 miles east on 279<sup>th</sup> St.

**WEDNESDAY MARCH 28, 2018**

**SALE TIME: 10:00 AM**

**This auction presents an excellent opportunity to purchase a high caliber parcel of Lincoln County, SD land which has an extremely high percentage tillable, very productive soils and excellent eye appeal. Furthermore this property has 1 remaining housing eligibility and a superb location conveniently located to the area communities of Harrisburg, Worthing, Canton and Sioux Falls, SD. If you are in the market a very desirable parcel of land with many excellent amenities to add to a row crop farming operation or as an addition to your investment portfolio, then make plans to inspect this property and be in attendance at this auction or contact the auctioneers to make arrangements for absentee bidding.**

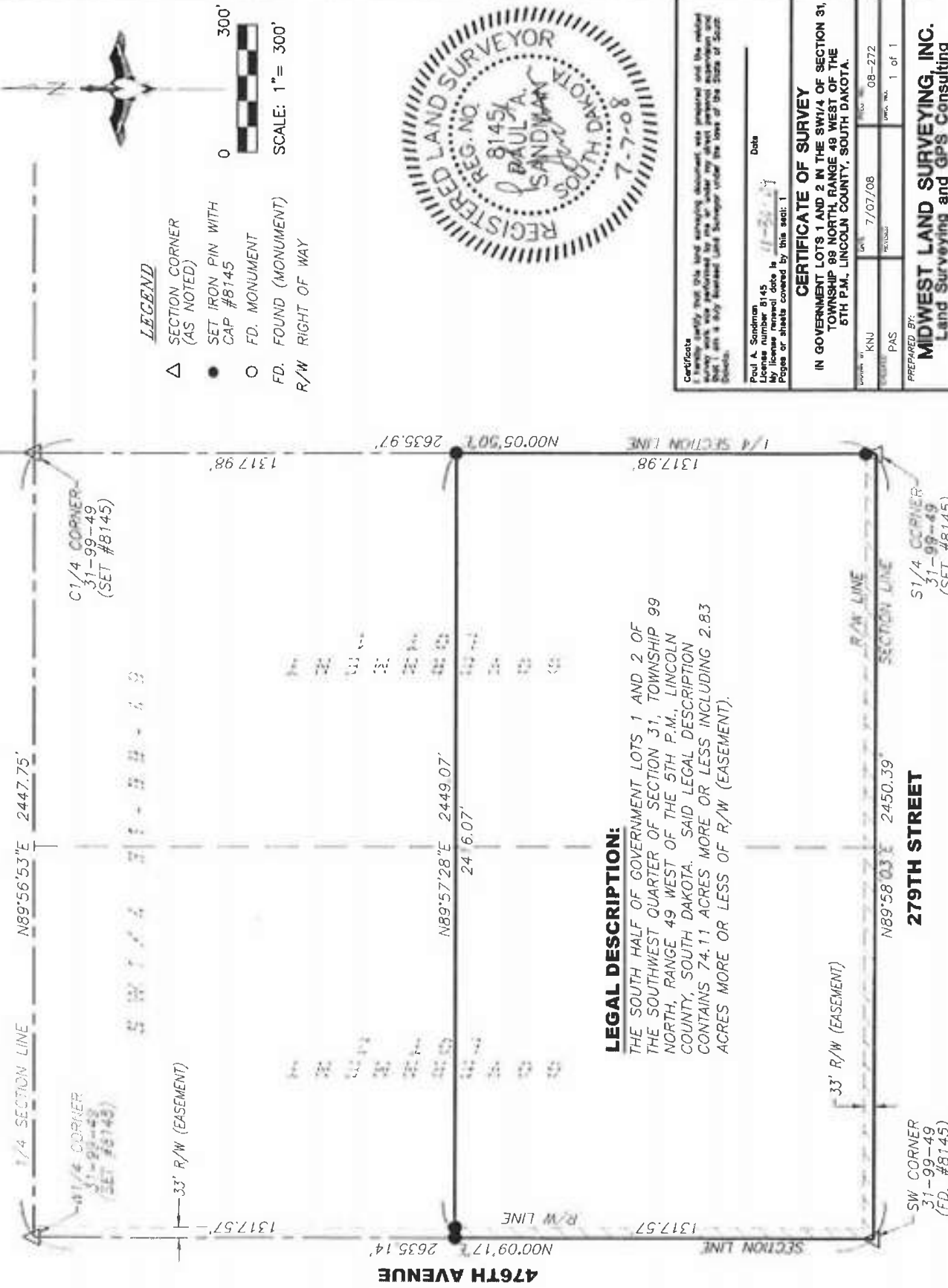
According to a survey of the property completed in 2008 by Midwest Land Surveying, Inc., this property consists of a total of 74.11 acres. FSA information on this property indicates that this farm is estimated to contain approximately 70.2 acres of cropland, with the nontillable acres comprised of roads, waterway and a small area of shrubs situated in the NE corner of the farm, with an FSA 22.45 acre corn base with a 115 bu. PLC yield and a 22.45 acre soybean base with a 45 bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. According to the Lincoln County Assessor this land has a very respectable overall soil rating of .873, similarly info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 87. This land has excellent eye appeal with a nearly level topography. According to Lincoln County Planning and Zoning this property has 1 rural housing eligibility. This land has an excellent location conveniently located to the Farmers Coop Society Grain terminal, several other area grain terminals and ethanol facilities and is located within a close proximity to I-29 and several progressive area communities. This land is available for a new owner to farm or lease as they desire in 2018.

**LEGAL DESC.:** The S ½ of Gov't. Lots 1 & 2 of the SW ¼ (Essentially the S½ SW¼) of Sec. 31, T. 99N., R. 49W., (Dayton Twp.), Lincoln C., SD.

**TERMS: Cash** – A 10% non-refundable earnest money payment sale day & balance on or before May 11, 2018 with full possession for the 2018 crop year. Marketable title will be conveyed with an owners title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. All of the 2017 RE taxes payable in 2018 in the amount of \$1,773.64 will be paid by the sellers. This property has been previously surveyed and is sold based on the acres as stated on the survey, with the acres understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. 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 seller. Sold subject to confirmation of the owners. To view aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.

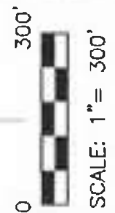
**ROBERT RAE FARM PARTNERSHIP, ETAL - Owners**

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315  
TOM SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-987-2404  
TED SOUVIGNIER – Auctioneer & RE Broker Associate – Canton, SD – 605-660-3962  
& JARED SUTTON – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-864-8527**



**LEGEND**

- △ SECTION CORNER (AS NOTED)
- SET IRON PIN WITH CAP #8145
- FD. MONUMENT
- FD. FOUND (MONUMENT)
- R/W RIGHT OF WAY



**CERTIFICATE OF SURVEY**  
 IN GOVERNMENT LOTS 1 AND 2 IN THE SW1/4 OF SECTION 31, TOWNSHIP 99 NORTH, RANGE 49 WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA.

PREPARED BY:	DATE:
MIDWEST LAND SURVEYING, INC.	7/07/08
Land Surveying and GPS Consulting	
800 W. 43rd Street, Suite 101 Sioux Falls, South Dakota 57105	
Phone: (605) 339-8801 FAX: (605) 274-8881	

**LEGAL DESCRIPTION:**

THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 99 NORTH, RANGE 49 WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA. SAID LEGAL DESCRIPTION CONTAINS 74.11 ACRES MORE OR LESS INCLUDING 2.83 ACRES MORE OR LESS OF R/W (EASEMENT).



United States Department of Agriculture  
Farm Service Agency

October 11, 2016

**Lincoln County, SD**

**PLSS: 31\_99N\_49W**  
**Farm: 6220**

1 inch equals 692 feet

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

# Aerial Map

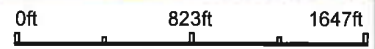


**CHUCK**  
AUCTIONEER - LAND BROKER  
**SUTTON, LLC**

Provided by  
**surety**  
www.AgrData.com

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map center: 43° 21' 6.15, -96° 40' 41.02



**31-99N-49W**  
**Lincoln County**  
**South Dakota**



1/24/2018

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

## Soils Map



State: **South Dakota**  
 County: **Lincoln**  
 Location: **31-99N-49W**  
 Township: **Dayton**  
 Acres: **73.97**  
 Date: **1/24/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: SD083, Soil Area Version: 19

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	
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	31.84	43.0%		I		93						
EaB	Egan silty clay loam, 3 to 6 percent slopes	27.64	37.4%		IIe		82	4.5	90	63	34	35	
Cd	Chancellor-Viborg silty clay loams	7.93	10.7%		IIw		87	3.7	94	59	35	33	
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	4.00	5.4%		Iw		88	4.1	98	64	37	36	
EsC	Egan-Shindler complex, 6 to 9 percent slopes	1.87	2.5%		IIIe		65	3.8	68	50	24	28	
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.46	0.6%		IVw		59						
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	0.23	0.3%		IIw	IIw	70						
<b>Weighted Average</b>								<b>87</b>	<b>2.4</b>	<b>50.7</b>	<b>34.6</b>	<b>19.1</b>	<b>19.3</b>

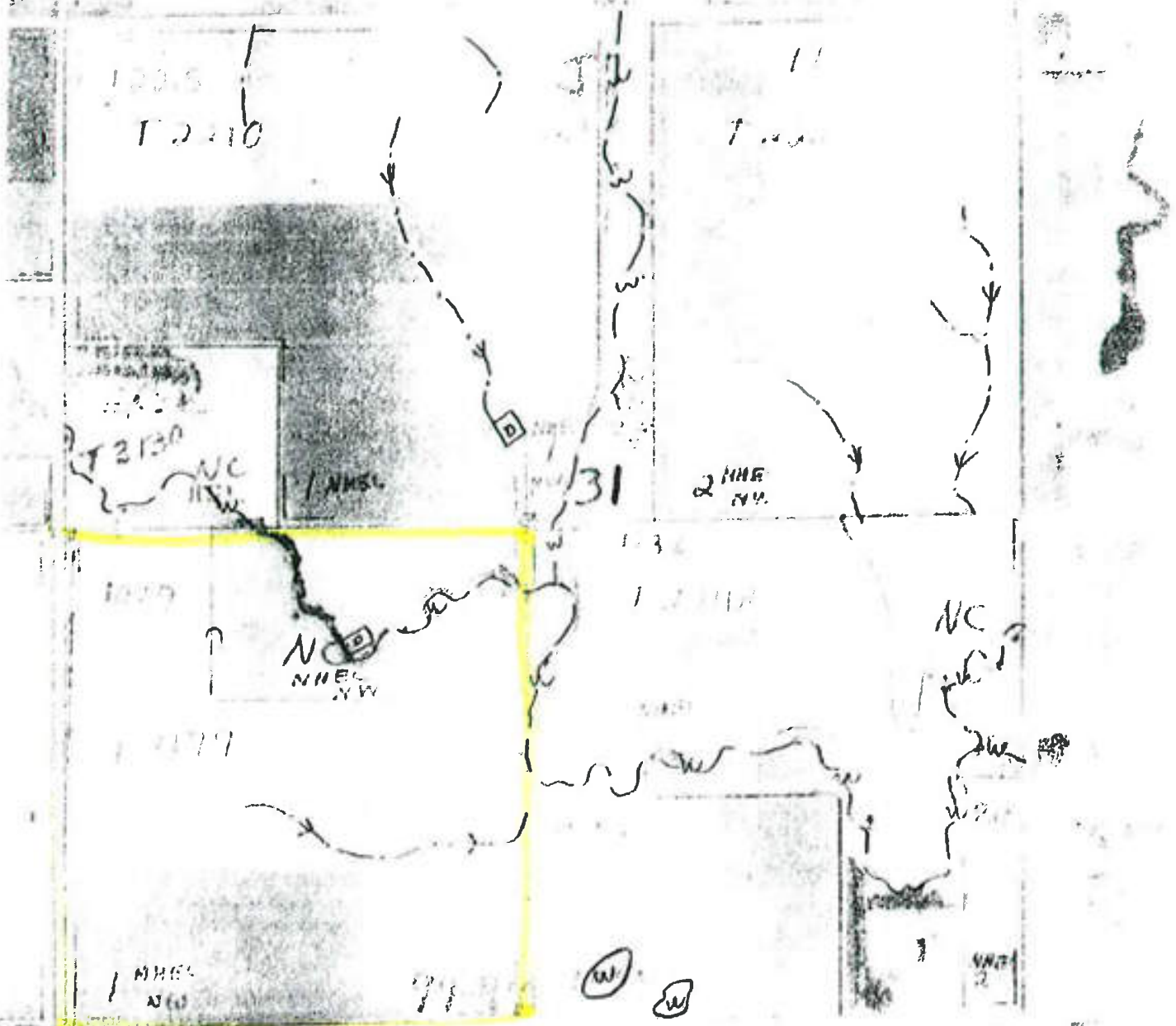
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

- (M) Wetland
- (FM) Ditched or tilled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CM) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tilled prior to 12-23-85
- (---W---) Wetland in a channel

SCALE ↑

OFFICIAL WETLAND DETERMINATION  
for Highlighted Tracts Only



# NOTES