LAND AUCTION

BABCOCK LIVING TRUST

534.03 +/- ACRES OF HIGHLY PRODUCTIVE FARMLAND IN GROVENA & CLARE TWPS., MOODY CO., SD

THURSDAY JUNE 21, 2018

SALE TIME: 10:00 am

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

LAND AUCTION

534.03 +/- ACRES OF HIGHLY PRODUCTIVE FARMLAND IN GROVENA & CLARE TWPS., MOODY CO., SD

In order to settle the Donald and Judith Babcock Estate, we will offer the following described real estate at Public Auction conducted at the Tract IV location from Flandreau, SD, 4 miles south on Hwy. 13 and ¼ mile east on 234th St.

THURSDAY, JUNE 21, 2018 SALE TIME: 10:00 A.M.

This auction presents a rare opportunity to purchase up to 534.03 +/- acres of nearly all tillable Grovena & Clare Townships, Moody County, SD land. This land is located in what's known as the "Agricultural Garden Spot" of eastern South Dakota all within a few miles from Flandreau, SD. This land has been in the Babcock family for many years. Now is the time if you are in the market for land that could serve as an outstanding addition to a row crop farming operation or investment opportunity.

Tract I – 79.04 +/- Acres This farm is located from Flandreau, SD, 3 miles south on Hwy. 13 and ½ mile east on Hwy. 34. This highly-productive inside farm is all tillable and has predominately Moody Silty Loam and Grovena Loam Soils. According to Surety AgriData, this farm has an impressive productivity index of 85.9. This farm lays level with excellent eye appeal has a corn base of 65.87 acres with a PLC yield of 141 bushels. The new buyer will be credited on 78.82 tillable acres at $275 per acre or $21,676 at closing.
Legal Description: W ½ of SE ¼ Excluding Lots H-1 & H-2 of Section 3, T-106-N, R-48-W, Grovena Twp., Moody Co., SD

Tract II – 80 +/- Acres Located from Flandreau, SD, 5 miles west on Hwy. 32, 2 ¼ miles north on 475th Ave. or from I-29 Flandreau Exit 114, 2 ½ miles east on Hwy. 32, then 2 ¼ miles north on 475th Ave. This choice, highly-productive, inside 80 acres is all tillable and has predominately Moody-Trent Complex and Moody Silty Clay Loam with Surety AgriData productivity index of 89.2. The farm has a corn base of 79.26 acres with a 154 bushel corn yield. The new buyer will be credited on 79.67 tillable acres at $275 per acre or $21,910 at closing.
Legal Description: N ½ of SE ¼ of Section 9, T-107-N, R-49-W, Clare Twp, Moody Co., SD.

Tract III – 60 +/- Acres Located ¾ mile north of Tract II on 475th Ave. This inside 60 acres is all tillable and has predominately Moody Silty Clay Loam and Wakonda-Chancellor Complex soils and according to Surety AgriData has a productivity index of 86.3. This is another highly-productive corn and soybean farm. The new buyer will be credited on 58.75 tillable acres at $275 per acre or $16,157 at closing.
Legal Description: N 60 Rods of N ½ of SE ¼ of Section 4, T-107-N, R-49-W, Clare Twp., Moody Co., SD

Tract IV – 155.27 +/- Acres The auction will be held at this site from Flandreau, SD, 4 miles south on Hwy. 13, ¼ mile east on 234th St. This 155 +/- acre farm has app. 151.95 tillable acres. The farm has predominately Grovena-Bonilla and Doland Loam soils. The farm has gentle slope to the south and is joined to the west by Hwy. 13. The new buyer will be credited on 151.95 tillable acres at $275 per acre or $41,787 at closing.
Legal Description: SW ¼ Exc. N 381.31' of W 557.04'of Section 10, T-106-N, R-48-W, Grovena Twp., Moody Co., SD.

Tract V – 159.72 +/- Acres This farm joins Tract IV to the east. It has approximately 143.5 +/- tillable acres. Tracts IV & Tract V will be offered individually or as a unit. Both tracts have a combined corn base of 296.8 with a PLC yield of 152 bushels. According to Surety AgriData, both tracts have an average productivity index of 78.8. The new buyer will be credited on 143.5 tillable acres at $275 per acre or $39,463 at closing.
Legal Description: SE ¼ Inc. OL A Exc. S 208' of N 429' of E 142' of Section 10, T-106-N, R-48-W, Grovena Twp., Moody Co., SD Tracts IV & Tract V are surveyed.

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before July 26, 2018. Title insurance and closing fee split 50/50 between buyer & sellers. Sellers to pay 2017 real estate taxes in 2018. Buyer will pay all 2018 real estate taxes payable in 2019. This property is sold subject to easements and restrictions, if any, and is sold subject to confirmation of Trustee and all tracts have some tile. Information contained herein and all statements made herein are believed to be accurate but not guaranteed. Auctioneers represent the sellers in this transaction.

DONALD BABCOCK LIVING TRUST – Owner
JUDITH BABCOCK LIVING TRUST – Owner
First Bank & Trust – Trustee, Mark Stevenson – Trust Officer

AUCTIONEERS & REALTORS
Lenny Burlage 605.690.0379
Tyler Burlage 605.695.3874
Jim Peterson 605.690.2674
Scott Peterson 605.690.0505
Burlage Peterson Auctioneers & Realtors, LLC
317 4th St, Brookings, SD 605-692-7102
www.burlagepeterson.com

AUCTIONEERS/LAND BROKER
Chuck Sutton 605.336.6315
Jared Sutton 605.864.8527
Flandreau & Sioux Falls SD
www.suttonauction.com

Aerial Map

Tract 1

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 44° 0' 39.73, -96° 34' 27.8

0ft 430ft 860ft

3-106N-48W
Moody County
South Dakota

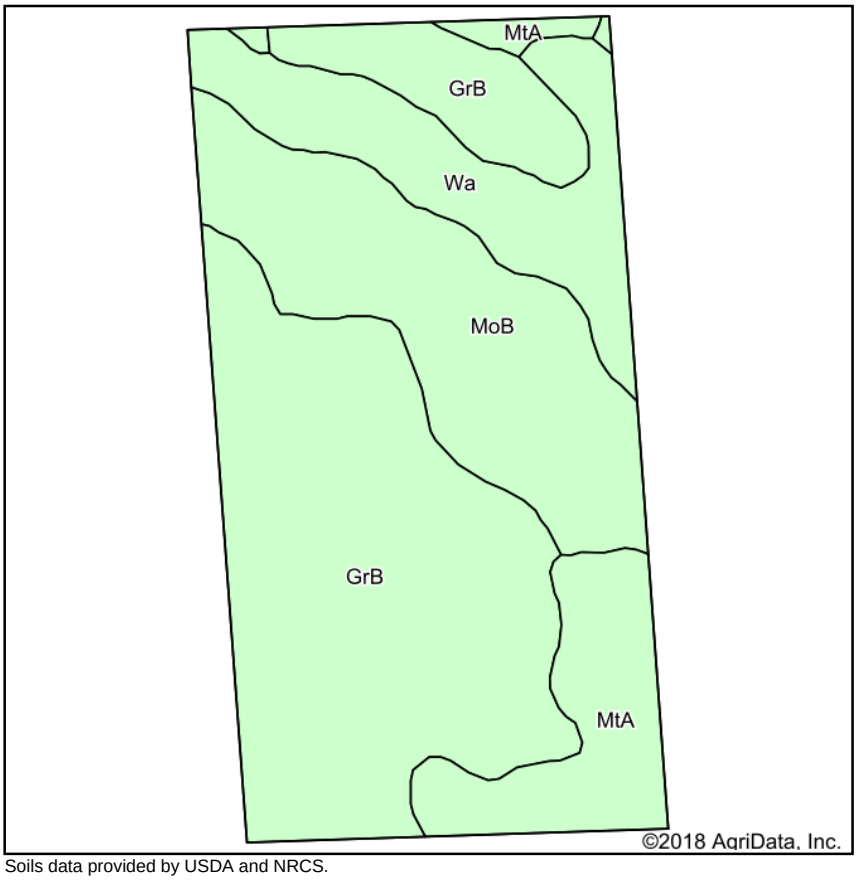
N
W E
S

4/26/2018

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

Soils Map

Tract 1



Soils data provided by USDA and NRCS.

State: **South Dakota**
County: **Moody**
Location: **3-106N-48W**
Township: **Grovena**
Acres: **78.82**
Date: **4/26/2018**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety
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N W E S

Area Symbol: SD101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
GrB	Grovena loam, 2 to 6 percent slopes	38.72	49.1%	IIe		84
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	18.99	24.1%	IIe		87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	11.62	14.7%	IIs		83
MtA	Moody-Trent complex, 0 to 2 percent slopes	9.49	12.0%	I	I	95
					Weighted Average	**85.9**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map Tract II

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
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map center: 44° 5' 9.25, -96° 42' 48.87

0ft 433ft 866ft

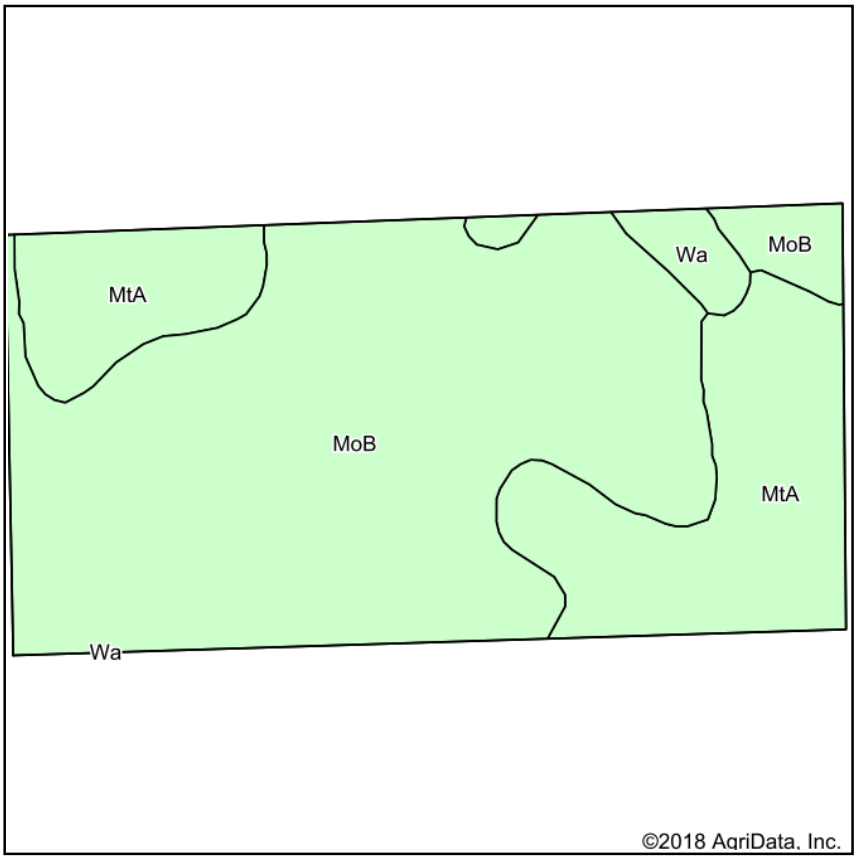
9-107N-49W
Moody County
South Dakota

N
W E
S

4/26/2018

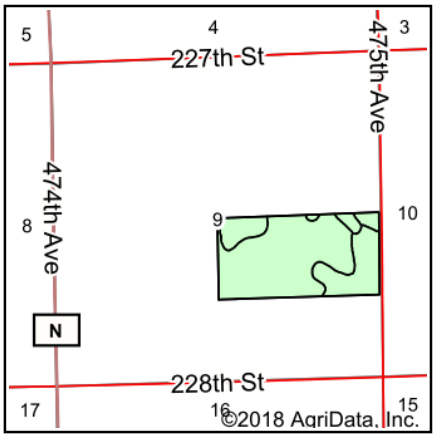
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Tract II



State: **South Dakota**
County: **Moody**
Location: **9-107N-49W**
Township: **Clare**
Acres: **79.67**
Date: **4/26/2018**

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N
W E
S

Area Symbol: SD101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	54.58	68.5%	IIe		87
MtA	Moody-Trent complex, 0 to 2 percent slopes	22.89	28.7%	I	I	95
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	2.20	2.8%	IIs		83
					Weighted Average	**89.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Tract III

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Maps Provided By:
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map center: 44° 6' 2.79, -96° 42' 49.07

0ft 430ft 860ft

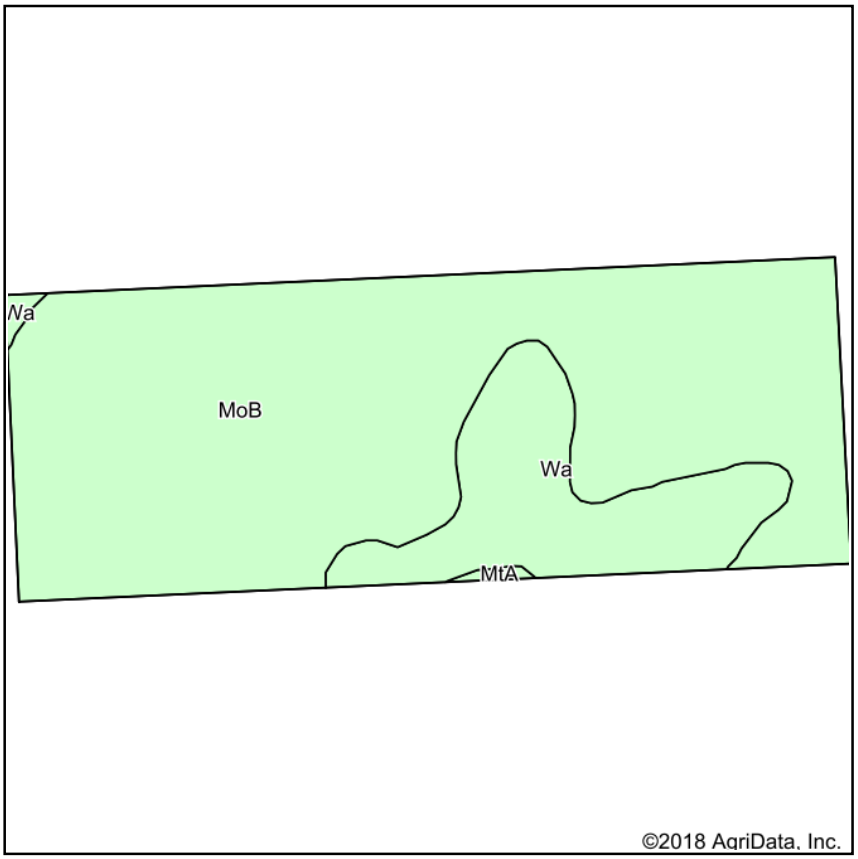
4-107N-49W
Moody County
South Dakota

N
W E
S

4/26/2018

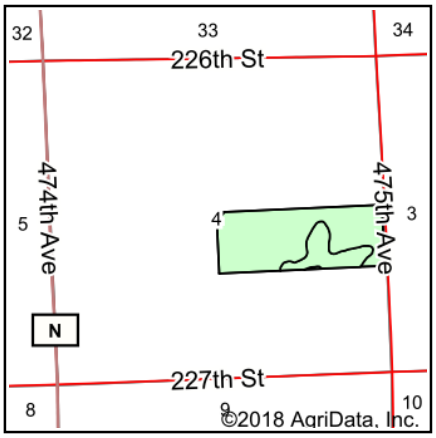
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Tract III



State: **South Dakota**
County: **Moody**
Location: **4-107N-49W**
Township: **Clare**
Acres: **58.75**
Date: **4/26/2018**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

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

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	47.59	81.0%	IIe		87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	10.98	18.7%	IIs		83
MtA	Moody-Trent complex, 0 to 2 percent slopes	0.18	0.3%	I	I	95
					Weighted Average	**86.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - PARCEL I AND PARCEL 2

IN THE SW1/4 AND IN THE SE1/4 OF SECTION 10, T106N, R48W, MOODY COUNTY, SOUTH DAKOTA.

PARCEL I LEGAL DESCRIPTION

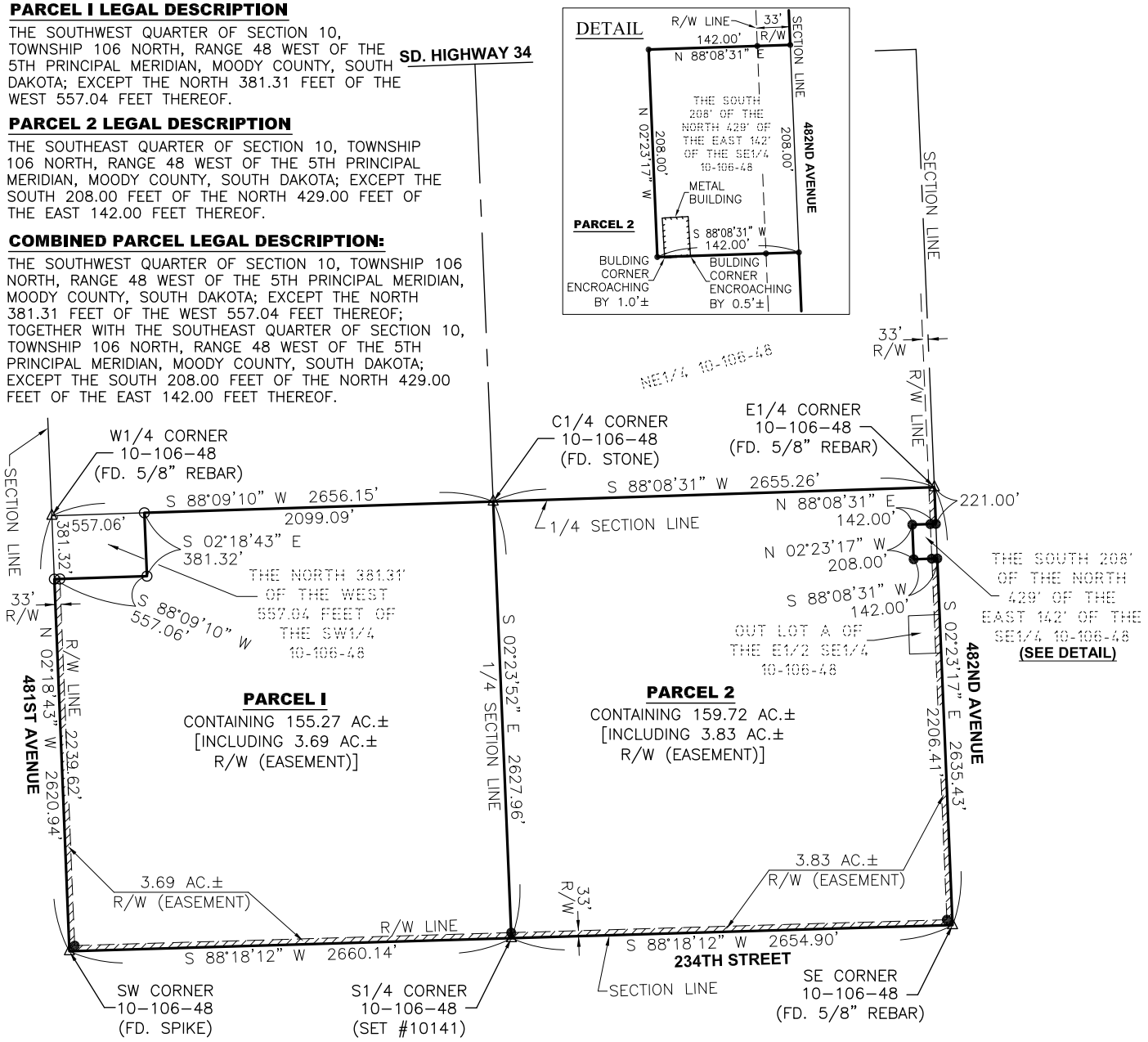
THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 381.31 FEET OF THE WEST 557.04 FEET THEREOF.

PARCEL 2 LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT THE SOUTH 208.00 FEET OF THE NORTH 429.00 FEET OF THE EAST 142.00 FEET THEREOF.

COMBINED PARCEL LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 381.31 FEET OF THE WEST 557.04 FEET THEREOF; TOGETHER WITH THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT THE SOUTH 208.00 FEET OF THE NORTH 429.00 FEET OF THE EAST 142.00 FEET THEREOF.



OWNERS: DONALD BABCOCK MARITAL TRUST

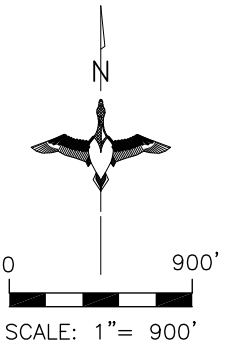
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

TOTAL ACRES FOR PARCEL I AND PARCEL 2

314.99 ACRES±
[INCLUDING 7.52 AC.± OF R/W (EASEMENT)]



NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #18-279
DRAWN BY: AJR

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

SALE DRAWING - PARCEL I AND PARCEL 2

IN THE SW1/4 AND IN THE SE1/4 OF SECTION 10, T106N, R48W, MOODY COUNTY, SOUTH DAKOTA.

OWNERS: DONALD BABCOCK MARITAL TRUST

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 #18-279
DRAWN BY: AJR

TOTAL ACRES FOR PARCEL I AND PARCEL 2

314.99 ACRES±
[INCLUDING 7.52 AC.± OF R/W (EASEMENT)]

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

N

0 900'

SCALE: 1"= 900'

Aerial Map Tracts IV & V

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 59' 47.88, -96° 34' 36.06

0ft 817ft 1634ft

10-106N-48W
Moody County
South Dakota

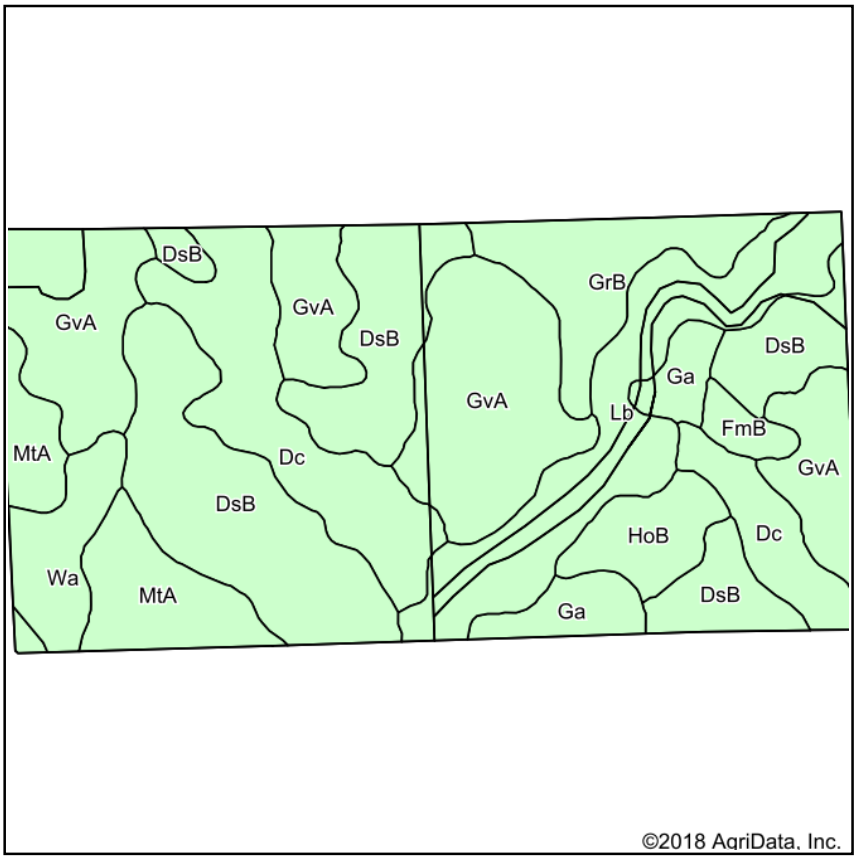
N
W E
S

4/26/2018

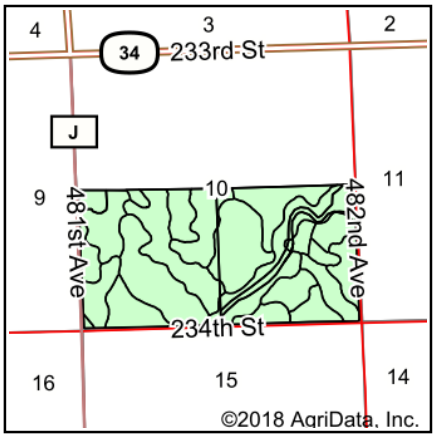
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Tracts IV & V



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **10-106N-48W**
Township: **Grovena**
Acres: **312.59**
Date: **4/26/2018**

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N W E S

Area Symbol: SD101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
DsB	Doland loam, 2 to 6 percent slopes	76.68	24.5%	IIe		82
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	75.61	24.2%	Is		90
Dc	Davison-Crossplain clay loams	41.96	13.4%	IIs		80
Lb	Lamo silty clay loam, frequently flooded	37.65	12.0%	VIw		34
MtA	Moody-Trent complex, 0 to 2 percent slopes	22.78	7.3%	I	I	95
GrB	Grovena loam, 2 to 6 percent slopes	19.19	6.1%	IIe		84
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	12.26	3.9%	IIs		83
Ga	Graceville silty clay loam	11.98	3.8%	Is		85
HoB	Houdek clay loam, 2 to 6 percent slopes	10.75	3.4%	IIe		82
FmB	Flandreau-Maddock complex, 2 to 6 percent slopes	3.73	1.2%	IIe		60
					Weighted Average	**78.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES

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