

NELDA B. JOHNSON TRUST

ESTATE LAND AUCTION

+/-119.25 Acres of Productive Lyons Township Minnehaha County, SD Cropland – Very Well Located Adjacent to an County Hwy. Between Crooks & Lyons SD w/2 Rural Housing Eligibilities

In order to settle the Nelda Johnson Estate, we will offer the following real property at auction at the SW Corner of the land at the Jct. of 467th Ave. & 256th St.; from Crooks, SD – approx. ½ mile north on Co. Hwy. (470th Ave.) to the Hwy. Curve, then follow the Hwy. 2 ½ miles west on 256th St. to the SE Corner of the land; from Lyons, SD - approx. 3 miles south on Co. Hwy. #143 (467th Ave.) to the Sale Site at the SW Corner of the land; or only approx. 9 miles northwest of Sioux Falls, SD.

THURSDAY SEPTEMBER 27, 2018

Sale Time: 10:00 AM

Auctioneer's Note: Attention Row Crop Operators, Investors and Individuals Seeking a Well Located Property with Excellent Housing Potential for Establishment of a Rural Acreage Site(s). This is an extremely well located parcel of land with a rolling terrain that lies adjacent to an oil highway and conveniently located to Crooks, Lyons, Sioux Falls, SD I-29 & other points of Interest. This auction presents a great opportunity to purchase a very well located parcel of land with an extremely high percentage tillable. According to Minnehaha County Planning and Zoning this property has three rural housing eligibilities.

According to FSA info. this +/- 19.25 acre farm has approx. 114.83 acres of cropland with an FSA 57.2 acre corn base and a 138 bu. PLC yield and a 56.98 acre soybean base with a 46 bu. PLC yield. According to the M'haha. Co. Assessor this property has an overall soil rating of .772 and similarly information obtained from Surety Agri-Data, Inc. indicates this land has an overall soil productivity index of 77.1. The general topography of this land is gently rolling to somewhat undulating. The terrain of this land could present some areas that could provide some attractive locations for potential future development and use of the 3 rural housing eligibilities assigned to this land by M'haha. County Planning and Zoning – 1 available and 2 by conditional use – buyers are invited to contact M'haha. Co. P&Z for specifics concerning the housing eligibilities; additionally highway approaches will be subject to approval by the M'haha. Co. Highway Dept. Minnehaha Community Rural Water has a main line that is located on the west side of Hwy. #143, individuals interested in obtaining rural water should contact M'haha. Rural Water @ 605-428-3374. The 2017 RE taxes payable in 2018 on this property were \$3,241.85. This is a very desirable parcel of land with housing possibilities that would make an excellent addition to an area row crop-crop livestock operation or investment.

LEGAL DESC.: The S. 119.25 acres of the SW¼ of Sec. 32, T. 103N., R. 50W., (Lyons Twp.), Minnehaha Co., SD.

TERMS: CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before Nov. 30, 2018 with full possession for the 2019 crop year; possession will be subject to the existing tenant's rights under their current farm lease and their rights to harvest and grazing of the 2018 crops. Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres being sold 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 buyer(s) pursuant to SD Law. All of the 2017 RE taxes due in 2018 in the amount of \$3,241.85, as well as all of the 2018 RE taxes payable in 2019 will be paid by the trust. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Minnehaha County Zoning Ordinances. Sold subject to confirmation of the Personal Representative/Trustee.

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

NELDA B. JOHNSON TRUST, Owners

The First National Bank in Sioux Falls, SD Trust Department - Trustee
- Maggie Groteluschen – Vice President & Trust Officer – 605-335-5158

CHUCK SUTTON – Auctioneer & Land Broker –

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

JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates - Canton, SD – ph. 605-987-2404

**REMEMBER . . . SUCCESSFUL AUCTIONS
DON'T JUST HAPPEN— THEY'RE PLANNED!
Call us today—605-336-6315**





Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

Wetland Determination Identifiers

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

2018 Program Year

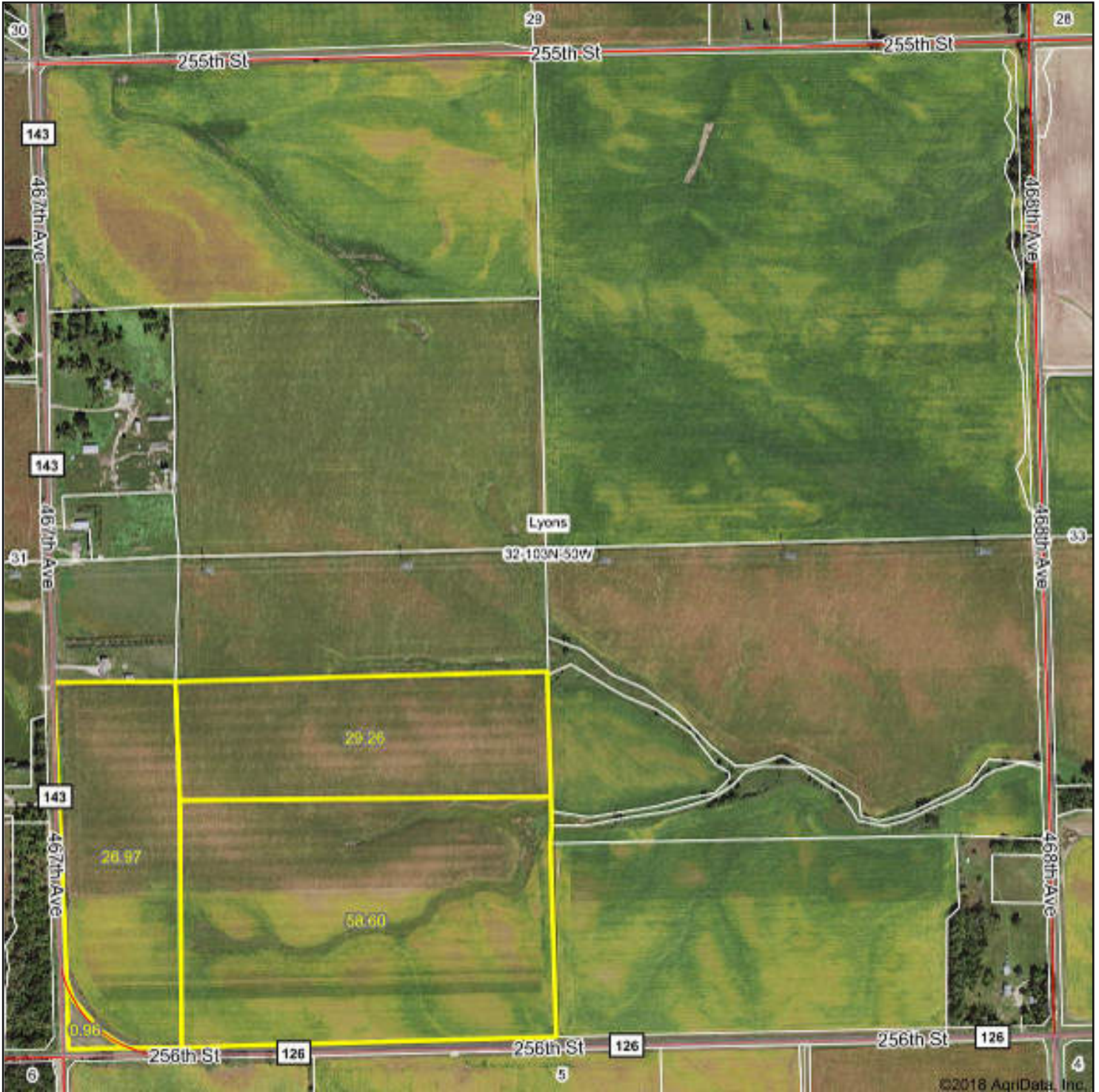
Map Created March 19, 2018

Farm 1315

32-103-50

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



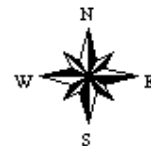
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

map center: 43° 40' 53.25, -96° 51' 39.72

0ft 827ft 1654ft

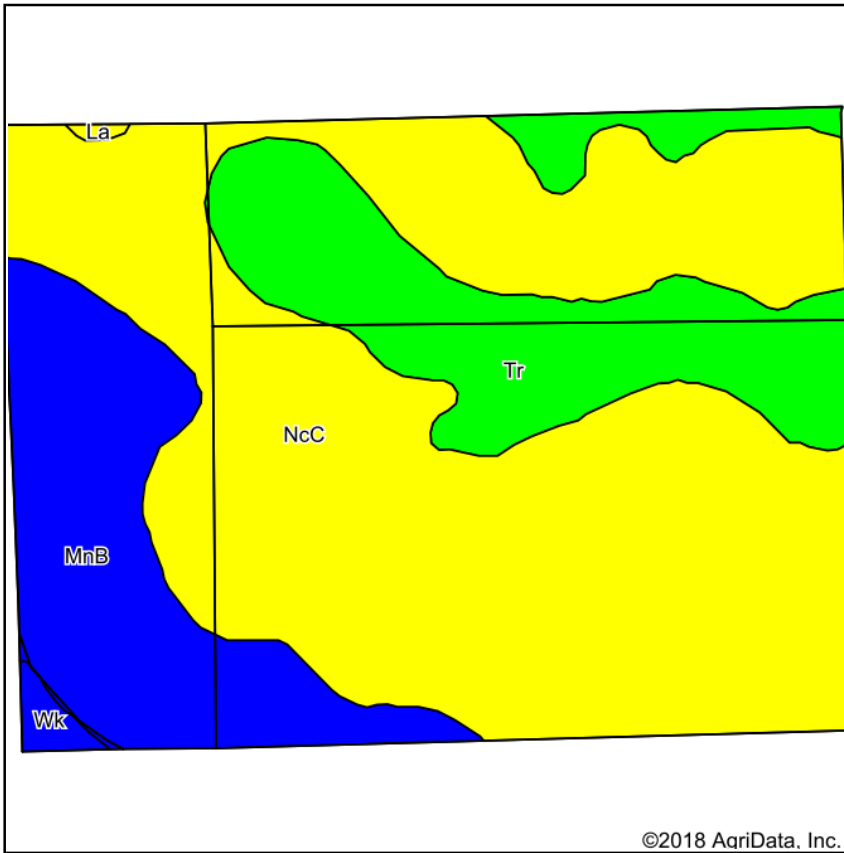
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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32-103N-50W
Minnehaha County
South Dakota

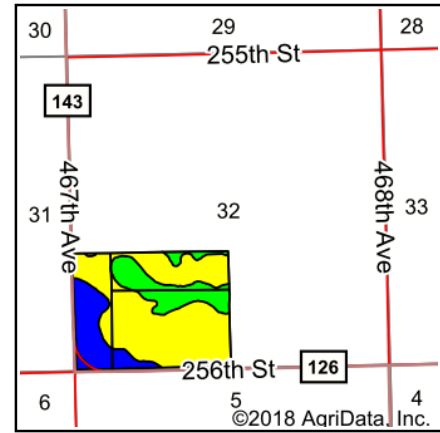


8/30/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **32-103N-50W**
 Township: **Lyons**
 Acres: **115.79**
 Date: **8/30/2018**



Area Symbol: SD099, Soil Area Version: 20

| 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 | NCCPI Soybeans | |
|-------------------------|---|-------|------------------|-----------|------------------|--------------|--------------------|-------------|------|------|----------|--------------|----------------|------|
| NcC | Nora-Crofton complex, 6 to 9 percent slopes | 73.58 | 63.5% | | IIIe | IVe | 68 | | | | | | 74 | |
| Tr | Trent silty clay loam, 0 to 3 percent slopes | 21.62 | 18.7% | | I | I | 98 | | | | | | 75 | |
| MnB | Moody-Nora complex, 2 to 6 percent slopes | 19.56 | 16.9% | | Ile | IIIe | 88 | | | | | | 73 | |
| Wk | Whitewood silty clay loam, 0 to 2 percent slopes | 0.86 | 0.7% | | IIw | | 84 | 2.5 | 96 | 55 | 34 | 31 | 61 | |
| La | Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded | 0.17 | 0.1% | | IIw | IIw | 70 | | | | | | 72 | |
| Weighted Average | | | | | | | | 77.1 | *- | 0.7 | 0.4 | 0.3 | 0.2 | 73.9 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES