

87.42 Acres Pleasant Township Hanson County LAND AUCTION

We will offer the following real property on

Wednesday, September 26, 2018 - 10:00 A.M.

Located from the north edge of Alexandria, SD 3 miles east on 257th St., 1 mile south on 424th Ave. to the S.W. corner or from the south edge of Alexandria, SD 3 miles east on SD Hwy. 262, $\frac{3}{4}$ mile north on 424th Ave. to the S.W. corner.

Legal Description: W $\frac{1}{2}$ SW $\frac{1}{4}$ Incl. Govt Lots 3-4 7-102-57 Hanson Co., SD consisting of 87.42 acres M/L.

According to FSA information this tract of farmland has 84.71 tillable acres with the balance in low laying areas and highway right of way. The topography is gently rolling to rolling. This parcel has a 33.1 acre soybean base with a 32 Bu. PLC yield, a 28.4 acre corn base with a 123 Bu. PLC yield, and a 13 acre wheat base with a 37 Bu. PLC yield. The majority soil types are Clarno, Ethan-Clarno, and Clarno-Ethan soils with a productivity soil rating of .608. 2018 Real Estate taxes are \$1,264.58. The new buyer can farm this unit for the 2019 crop season. This parcel is well located and a short distance from major grain elevators. This tract of farmland would made a nice addition to any row crop operation or as an investment in agriculture.

Terms: Cash Sale- 10% non-refundable payment day of sale with the balance due & payable on or before Nov. 1, 2018. Full possession will be given Dec. 1, 2018 or when the current tenant crops are harvested. 2018 Real Estate taxes due in 2019 to be paid by sellers. A warranty deed will be conveyed and owners title insurance provided with the cost split equally between the buyer and seller, as well as any closing costs incurred. Information contained herein is deemed to be correct but is not guaranteed. Real Estate Auctioneers in this transaction stipulate that they are acting as agents for the sellers. This property is sold subject to existing easements, restrictions, and highways of record, as well as any or all county zoning ordinances. Sold subject to confirmation of the owners. For further information contact the Auctioneers.

www.suttonauction.com

Owners: Heirs of Clarence (Ike) and Bernice Kewley

AUCTIONEERS: Terry Haiar - RE Auctioneer – Alexandria, SD - 605-239-4626; Chuck Sutton – Auctioneer & Land Broker - Sioux Falls, SD - 605-336-6315; Jared Sutton – Auctioneer & RE Broker Associate – Flandreau, SD - 605-864-8527





United States
Department of
Agriculture




Hanson County, South Dakota



Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year

Map Created April 03, 2018

Farm 3529

7 -102N -57W

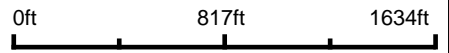
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Aerial Map



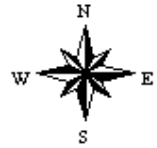
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

map center: 43° 39' 7.2, -97° 42' 58.86



Maps Provided By
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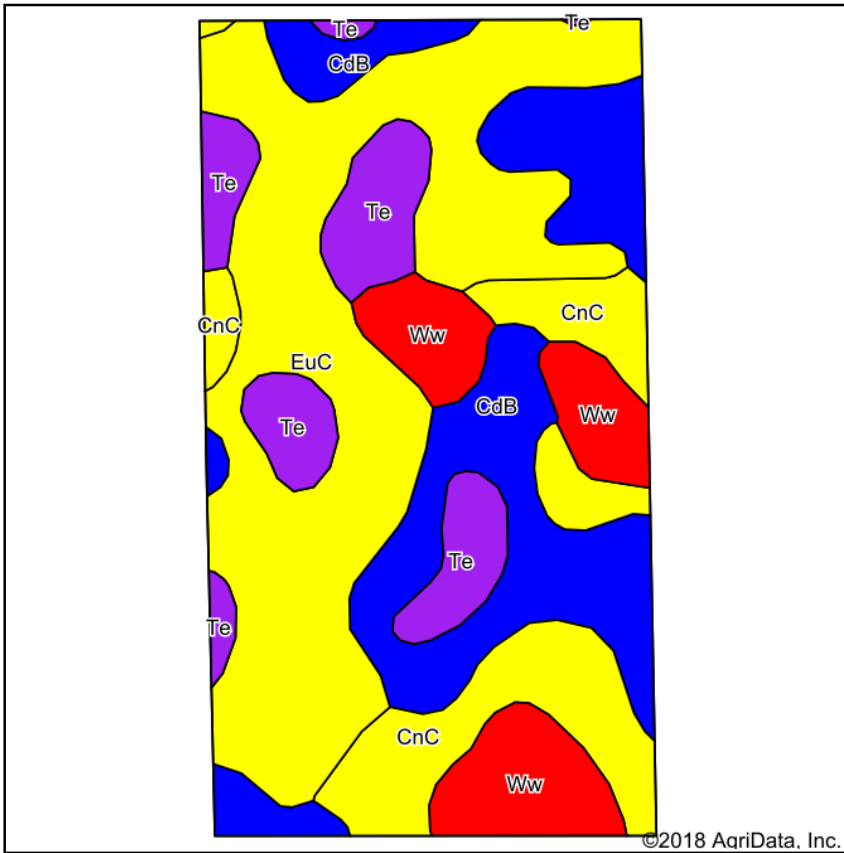
7-102N-57W
Hanson County
South Dakota



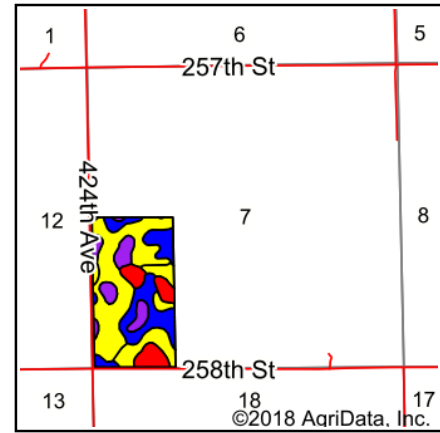
8/28/2018

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hanson**
 Location: **7-102N-57W**
 Township: **Pleasant**
 Acres: **84.71**
 Date: **8/28/2018**






CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

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Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	NCCPI Soybeans
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	32.47	38.3%		IVe	64	63
CdB	Clarno loam, 2 to 6 percent slopes	20.19	23.8%		Ile	82	65
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	12.77	15.1%		IIle	69	64
Te	Tetonka silt loam, 0 to 1 percent slopes	9.69	11.4%		IVw	56	9
Ww	Worthing silty clay loam, 0 to 1 percent slopes	9.59	11.3%		Vw	30	2
Weighted Average						64.3	50.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.