

HAMMER ESTATE LAND AUCTION

NOTICE

**437.18 Acres of Summit Twp. Lake Co. SD Land
FARM #1- Containing – +/-320.91 Acres & Farm
#2- Containing - +/-116.27 Acres**

We will offer the following land at public auction at FARM #1- from Madison, SD (Prostrollo Corner) – 8 miles east on Hwy. #34 (Dakota Ethanol Plant), then 9 miles north on 463rd Ave. to 226th St., then 2 miles east on 226th St. to the Sale Site at the Jct. of 226th St. & 465th Ave. – The Southeast Corner of FARM #1; from Rutland SD – 3 miles east on 228th St. and 2 miles north on 465th St.; from Nunda, SD – 5 miles east on 223rd St. and 3 miles south on 465th Ave.

THURSDAY OCTOBER 11, 2018

Sale Time: 10:00 AM

Auctioneer's Note: This auction presents an excellent opportunity to purchase some productive and well located Lake County, SD Cropland and Pasture, with one parcel having a history of being in the Hammer Family since 1944. These farms are well located in the northeast corner of Lake County and situated within 1 mile of the Lake-Moody County Line and in a close proximity to the Lake-Brookings County Line, and also conveniently located to some major grain terminals including the Dakota Ethanol Plant @ Wentworth, SD & the SD Soybean Processors Plant @ Volga, SD and other area grain markets, area communities and points of interest. Each of these farms will be offered individually. If you are in the market for a parcel or parcels of productive Lake Co., SD farmland to add to a row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

FARM #1: +/- 320.91 Acres – To Be Offered as TR. #1A - +/- 153.33 Acres – The Majority in SE ¼, Exc the Bin Site & Pasture in the NW Corner & the Driveway along the North Border of the Quarter; and inclusive of a Strip of Cropland along the east side of Parcel 1B in a Portion of the SW 1/4; & TR. #2 - +/- 167.58 Acres – Mostly in the SW ¼ and the Bin Site & Pasture in the NW ¼ SE ¼; or as TRACTS #1A & #1B Combined – The +/-320.91 Acre Unit.

LEGAL DESC. OF FARM #1 IN IT'S ENTIRETY: The S ½, Exc. Hwy., Sec. 35, T.108N., R. 51W., (Summit Twp.) Lake Co., SD. If Subdivided, the Property Will be Sold as Two Surveyed & Platted Parcels.

This farm could be a nice addition to either a row crop or crop-livestock operation, as Tr. #1A has a high percentage tillable and Tr. #1B has a mixture of cropland & pasture. According to the Lake Co. FSA information this +/-320.91 acre farm as a unit has approximately 240.33 acres of cropland (Approx. 148.27 acres of cropland on TR. #1A & 92.06 Acres of cropland on TR. #1B), with the nontillable acres comprised of a former farmstead, pasture & roads; FSA indicates that this farm has a 107.7 acre corn base with a 151 bu. PLC yield and a 109.7 acre soybean base with a 41 bu. PLC yield and is enrolled in the County ARC election of the USDA farm program. The abandoned farmstead on this property consists of some remnants of buildings, a well, electricity, trees and a former bin site (Grain Bins, if present, are NOT included, as prior to his death the owner sold these bins to be moved). The general topography of this land is gently rolling to rolling. The Lake Co. Assessor indicates this land has an OSR of .741, comparatively Surety Agri-Data info. Indicates the land has a Productivity Index in Parcel #1A of 75.74, in Parcel #1B of a 72.5 and overall on Farm #1 of a 74. The 2017 taxes payable 2018 on this property are \$7,024.64.

FARM #2: +/-116.27 Acres – The NW Corner of Farm #2 is at the Jct. of 465th Ave. & 224th St.; located from the Sale Site on Farm #1 – 1¼ miles north on 465th Ave.; or from Nunda- SD - 5 miles east and 1 mile south.

LEGAL DESC: The NW¼ NW¼ (40 acres) & the SW¼ NW¼ & the NW¼ SW¼, Exc. Hammers Add'n., (76.27 acres), all in Sec. 25, T. 108N., R. 51W., (Summit Twp.) Lake Co. SD.

Farm #2 has a relatively high percentage of tillable acres as according to FSA information this 116.27 acre parcel of land has approximately 111.08 acres of cropland with a 54.3 acre corn base with a 151 bu. PLC yield and a 54.4 acre soybean base with a 41 bu. PLC yield and is enrolled in the County ARC farm program election. The non-tillable acres comprised of a +/-1.5 acre area situated in the NE corner of the farm and roads. This farm has very good eye appeal with the general topography being gently rolling to rolling. According to Lake Co. Assessor this farm has a soil rating of .640 on the 76.27 acre parcel and .417 on the 40 acre parcel comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a combined Productivity Index on the +/-116.27 acre parcel of a 54.8. The 2017 RE taxes payable in 2018 on this farm are \$1,983.60. This is a parcel of land that would make a nice addition to an area row crop farming operation.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before December 14, 2018 w/possession. Full possession for the 2019 crop year. Personal Representative's Deeds will be conveyed and owner's title insurance will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. All of the 2018 RE taxes payable in 2019 will be paid by the estate. The acres in FARM #1 are based on surveyed acres and the acres in FARM #2 are based on the acres as stated on the county tax records, which in either case are understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA yields, bases, payments & other information is estimated and not guaranteed and is subject to County committee approval. 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 in "AS IS" condition & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lake County zoning ordinances. Sold subject to confirmation of the Personal Representative.

RAY G. HAMMER ESTATE

Jimmy Krsnak – Personal Representative – ph. 605-201-9291

Richard L. Ericsson – Attorney & Closing Agent for the Sellers –

Madison, SD – ph. 605-256-4597

CHUCK SUTTON – Auctioneer & Land Broker

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

WAYNE BESSMAN – RE & Personal Property Auctioneer –

Madison, SD – ph. 605-270-4980

CHIP WOSJE - RE & Personal Property Auctioneer -

Nunda, SD - ph. 605-480-2847

JARED SUTTON – RE Auctioneer & Broker Associate –

Flandreau, SD – ph. 605-864-8527

SALE DRAWING - PARCEL 1A AND PARCEL 1B

IN THE SOUTH HALF OF SECTION 35, T108N, R51W OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.



OWNERS: RAY GORDON HAMMER ESTATE
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

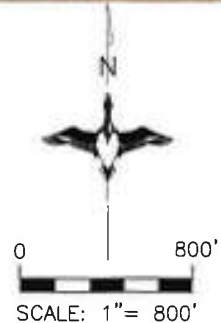
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- FD. FOUND (MONUMENT)
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #18-616
DRAWN BY: AJR

TOTAL ACRES FOR PARCEL 1A AND 1B
320.91 ACRES±
[INCLUDING 8.69 AC.± OF R/W (EASEMENT)]

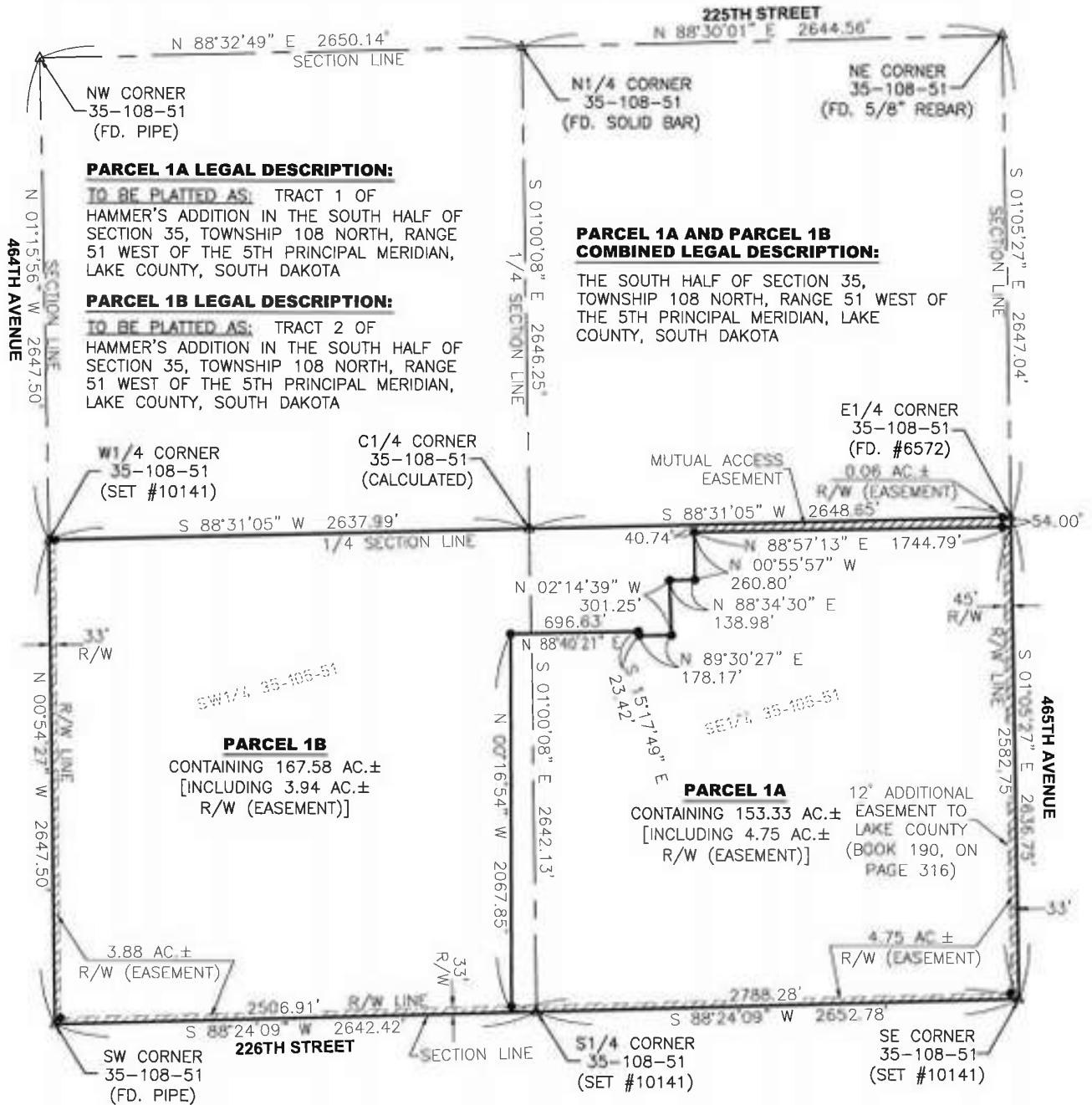
PREPARED BY:

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) 274-8954



SALE DRAWING - PARCEL 1A AND PARCEL 1B

IN THE SOUTH HALF OF SECTION 35, T108N, R51W OF THE 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.



OWNERS: RAY GORDON HAMMER ESTATE
CLIENT: SUTTON AUCTION SERVICE

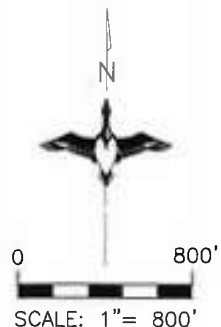
LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- FD. FOUND (MONUMENT)
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

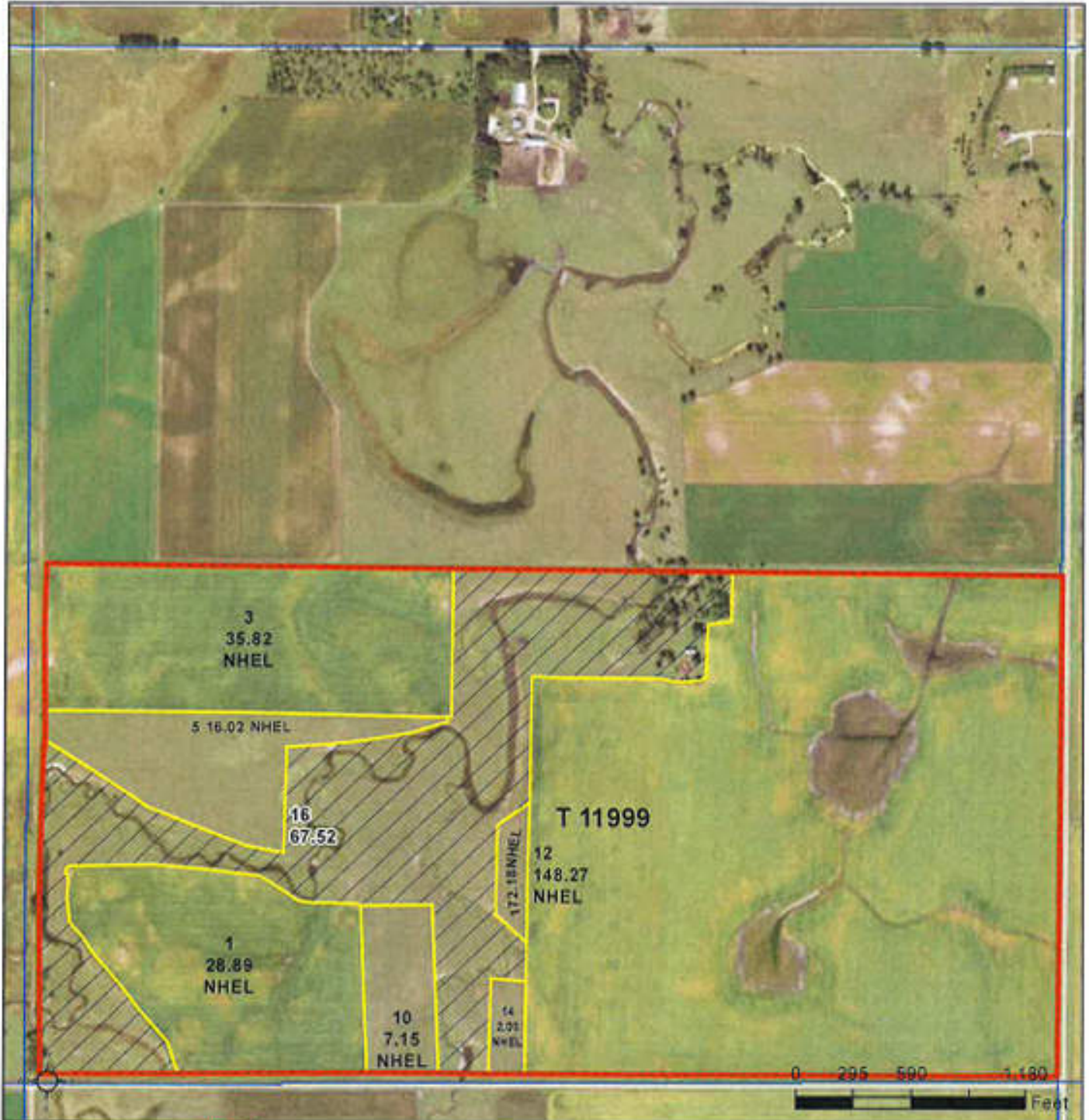
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NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #18-616
DRAWN BY: AJR



Common Land Unit Tract Boundary
 PLSS

 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2018 Program Year

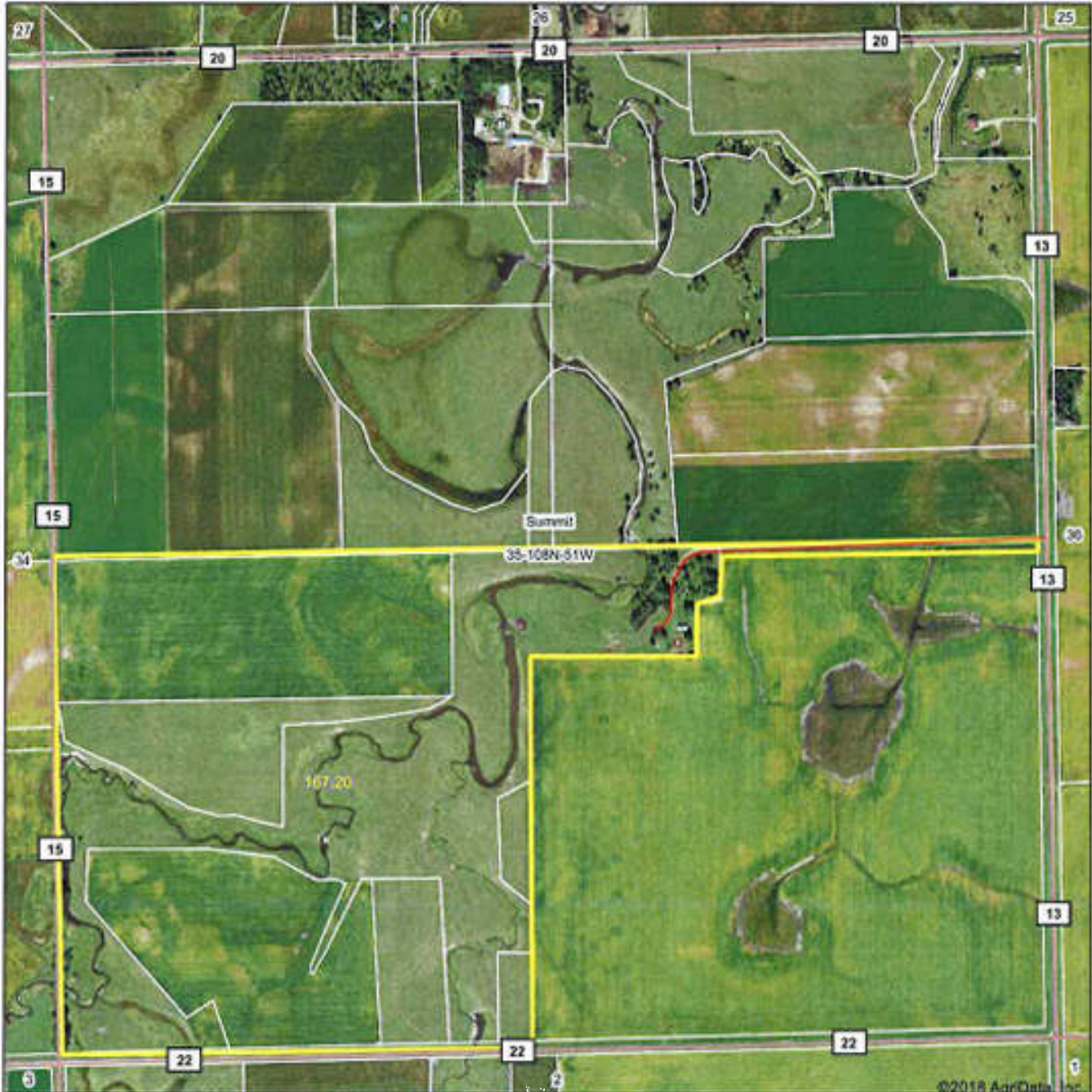
Map Created November 21, 2017

Farm 6601

35 -108N -51W

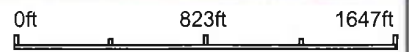
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Aerial Map



©2018 AgriData, Inc.

map center: 44° 7' 0.36, -96° 55' 8.01

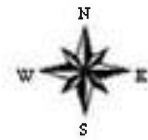


CHUCK
 BROUGHTON — LAND BROKER
SUTTON, LLC

Map Provided by:

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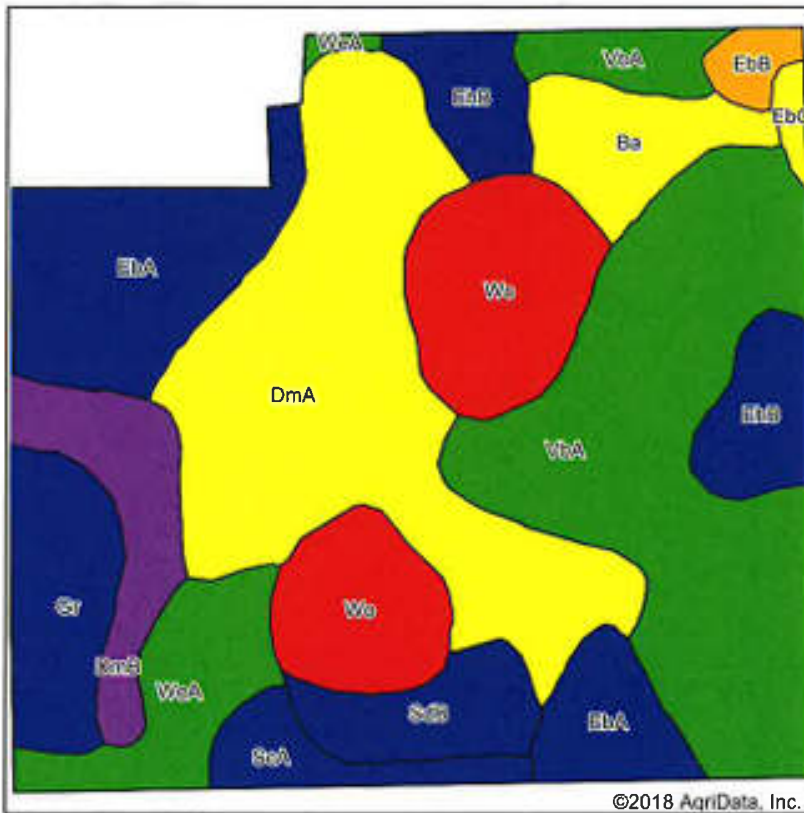
35-108N-51W
Lake County
South Dakota



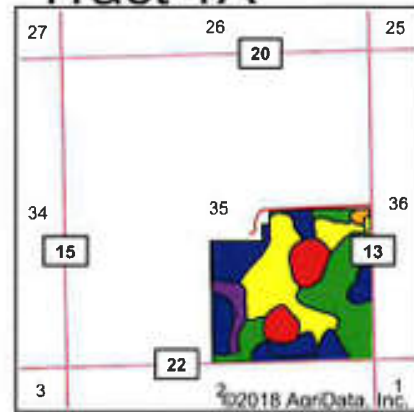
8/22/2018

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

Soils Map



Tract 1A



State: **South Dakota**
 County: **Lake**
 Location: **35-108N-51W**
 Township: **Summit**
 Acres: **153.26**
 Date: **8/22/2018**



Soils data provided by USDA and NRCS

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Area Symbol: SD079 Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oat s	Soybeans	Spring wheat	NCCPI Soybeans
VbA	Viborg silty clay loam, 0 to 2 percent slopes	35.78	23.3%		Iw	96	4.3	101	74	37	40	64
DmA	Dempster silt loam, 0 to 2 percent slopes	33.10	21.6%		Ils	67	2.9	66	56	25	31	52
EbA	Egan-Beadle complex, 0 to 2 percent slopes	17.47	11.4%		Is	87	3.4	89	66	33	36	59
Wo	Worthing silty clay loam, 0 to 1 percent slopes	17.28	11.3%		Vw	30						2
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	8.75	5.7%		Ile	84						69
Gr	Graceville silty clay loam	7.93	5.2%		Is	85	3.5	90	68	33	37	63
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	7.77	5.1%		I	92						70
DmB	Dempster silt loam, 2 to 6 percent slopes	7.25	4.7%		Ile	55	2.7	58	52	22	29	52
Ba	Badus silty clay loam	6.19	4.0%		IVw	64	0.6	67	35	21	20	20
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	5.49	3.6%		Ile	85	3.3	82	62	30	34	49
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	3.79	2.5%		Iw	90	3.5	91	67	33	37	50
EbB	Egan-Beadle complex, 2 to 6 percent slopes	1.61	1.1%		Ile	78	3.3	81	61	30	33	58
EbC	Egan-Beadle complex, 6 to 9 percent slopes	0.85	0.6%		Ille	66	2.9	68	53	25	29	57
Weighted Average						75.7	2.6	64.5	49.1	23.7	26.9	51.1

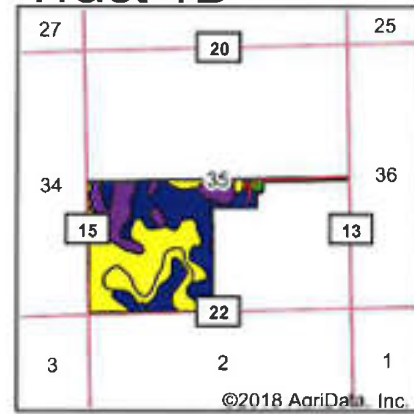
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Soils Map



Tract 1B



State: **South Dakota**
 County: **Lake**
 Location: **35-108N-51W**
 Township: **Summit**
 Acres: **167.2**
 Date: **8/22/2018**



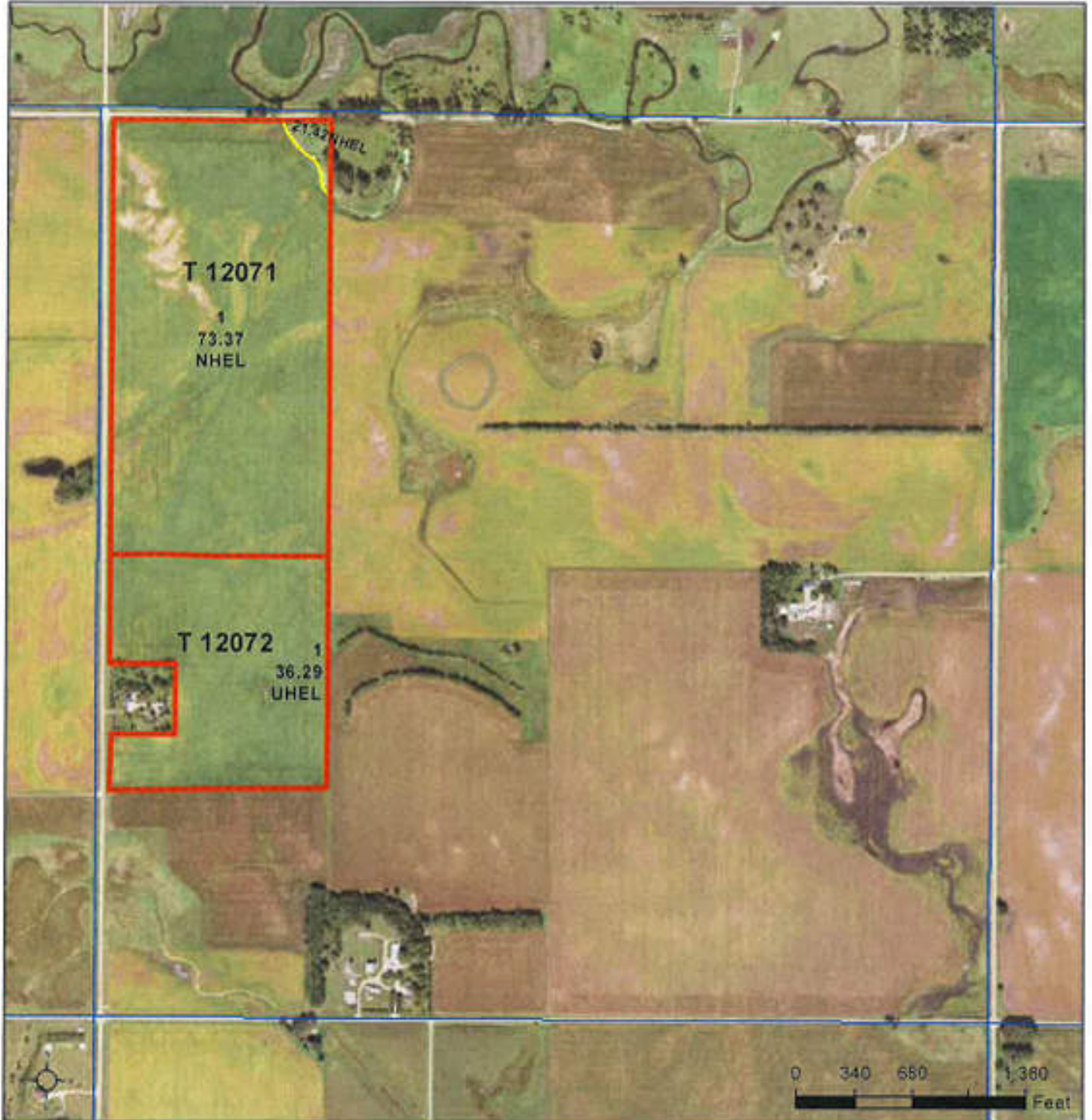
Soils data provided by USDA and NRCS

Area Symbol: SD079. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oat s	Soybeans	Spring wheat	NCCPI Soybeans	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	52.47	31.4%	Yellow	llw	llw	70						72	
Gr	Graceville silty clay loam	40.26	24.1%	Purple	ls		85	3.5	90	68	33	37	63	
DmB	Dempster silt loam, 2 to 6 percent slopes	20.92	12.5%	Blue	lle		55	2.7	58	52	22	29	52	
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	18.48	11.1%	Yellow	llle		66	2.9	65	51	23	28	48	
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	9.18	5.5%	Blue	lle		84						69	
EnA	Enet loam, 0 to 2 percent slopes	8.38	5.0%	Purple	lls		59	2.5	54	47	20	26	42	
EbA	Egan-Beadle complex, 0 to 2 percent slopes	5.04	3.0%	Blue	ls		87	3.4	89	66	33	36	59	
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	3.74	2.2%	Blue	lle		87	3.8	91	67	34	37	62	
DmA	Dempster silt loam, 0 to 2 percent slopes	3.62	2.2%	Yellow	lls		67	2.9	66	56	25	31	52	
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	2.59	1.5%	Green			92						70	
VbA	Viborg silty clay loam, 0 to 2 percent slopes	1.20	0.7%	Green	lw		96	4.3	101	74	37	40	64	
TdE	Talmo-Delmont loams, 6 to 21 percent slopes	1.10	0.7%	Red	Vle		12	1	5	11	2	6	27	
EbB	Egan-Beadle complex, 2 to 6 percent slopes	0.22	0.1%	Orange	lle		78	3.3	81	61	30	33	58	
Weighted Average								72.5	1.9	45.8	36.3	16.9	19.9	61.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2018 Program Year
Map Created November 21, 2017

Farm 6601

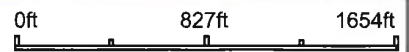
25 -108N -51W

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Aerial Map



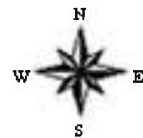
map center: 44° 7' 52.63, -96° 53' 55.33



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
surety
CUSTOMER-DRIVEN ONLINE MAPPING
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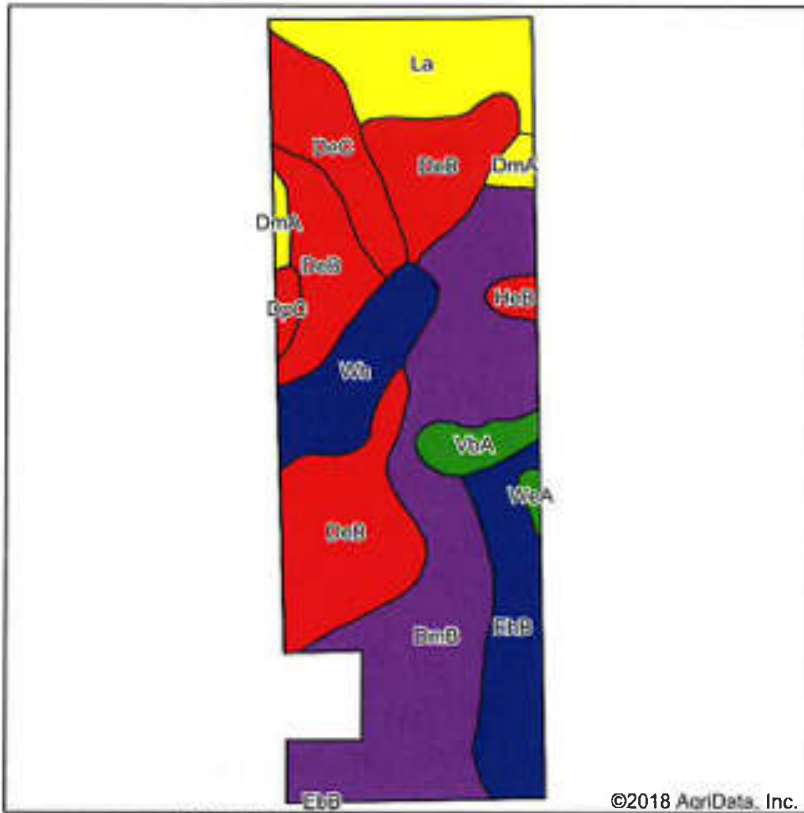
25-108N-51W
Lake County
South Dakota



8/22/2018

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

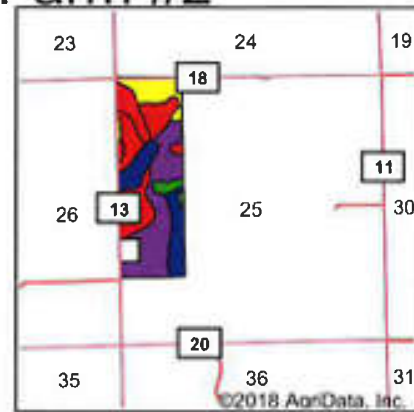
Soils Map



Soils data provided by USDA and NRCS

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Farm #2



State: **South Dakota**
 County: **Lake**
 Location: **25-108N-51W**
 Township: **Summit**
 Acres: **116.31**
 Date: **8/22/2018**

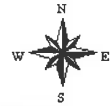


Maps Provided by:



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Area Symbol: SD079. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oat s	Soybeans	Spring wheat	NCCPI Soybeans	
DmB	Dempster silt loam, 2 to 6 percent slopes	37.54	32.3%		Ile		55	2.7	58	52	22	29	52	
DeB	Delmont-Talmo loams, 2 to 6 percent slopes	30.33	26.1%		IVs		32	1.6	18	24	7	13	30	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	12.17	10.5%		IIw	IIw	70						72	
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	11.40	9.8%		Ile		84						69	
Wh	Whitewood silty clay loam	8.99	7.7%		IIw		83	2	87	54	32	30	59	
DeC	Delmont-Talmo loams, 6 to 9 percent slopes	8.24	7.1%		IVe		27	1.4	13	19	5	11	30	
VbA	Viborg silty clay loam, 0 to 2 percent slopes	2.97	2.6%		Iw		96	4.3	101	74	37	40	64	
DmA	Dempster silt loam, 0 to 2 percent slopes	1.94	1.7%		IIs		67	2.9	66	56	25	31	52	
DpC	Dempster-Delmont complex, 6 to 9 percent slopes	1.08	0.9%		IIIe		40	2.2	39	39	15	22	45	
HeB	Henkin loam, 3 to 9 percent slopes	1.08	0.9%		IVe		45	2.6	56	46	21	25	44	
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	0.57	0.5%		I		92						70	
Weighted Average								54.8	1.7	35.6	32.2	13.4	17.8	49.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

NOTES