

173.01 ACRES CANTON TWP., LINCOLN COUNTY LAND AUCTION

Offering a Prime 63.85 Acre or 109.16 Acre or 173.01 Acre Unit of Highly Productive Canton Twp., Lincoln County SD Farmland

The Clarence and Thelma Sullestad Family Heirs have decided to offer both of these very productive farm parcels of well located, Canton Twp. land at Public Auction. Farm 1 is located from Canton SD (Canton Firehall and Stoplight on US Hwy 18), go 3 miles north on County Rd 135 (481st Ave.) to 279th St; Farm #2 is 1 mile further east on 479th St, then 1/8 miles south on 482nd Ave. or 2.5 miles north of US Hwy 18 on 482nd Ave.

WEDNESDAY, OCTOBER 3RD, 2018 10:00 AM

This is truly a fine offering of Lincoln County SD farm land that has been offered in recent history as the land is virtually all tillable and the soils some of the best for the soil quality, topography, tillable cropland acres and productivity of this land offering. These farms will be offered as: Farm 1: 63.85 acres; Farm 2: 109.16 acres or as a 173.01 acre unit.

FARM 1: This land consists of +-63.85 acres of farmland containing 57.10 cropland acres which according to County FSA information there is an estimated corn base of 42.43 acres with 86 bu. PLC yield, soybean base of 3.19 acres with 32 bu. PLC yield. According to the County Assessor the primary soils found are Chancellor-Tetonka complex, Wentworth silty clay loam, Egan silty clay loam and Chancellor-Viborg silty clay loam, all Class I and II soils with a county soil rating of .828 while similar information from Surety Agri-Data states a Productivity Index of 83.1. The topography is level to only slightly rolling with a high percentage of tillable acres excepting road right of way, livestock dugout and small waterway and is available for the 2019 crop year. Property contains 1 rural housing eligibility by permitted use. The 2017 RE taxes paid in 2018 are \$1,591.84

Legal Desc: North 63.85 acres in Gov't Lot 2, Northwest 1/4, Section 1, Twp. 98, R49 (Canton Twp.), Lincoln County, SD

Farm 2: This land consists of 109.16 acres of farmland containing 108.90 cropland acres which has a corn base of 77.65 acres with 86 bu. PLC yield and a soybean base of 5.84 acres with 32 bu. PLC yield. The County soil survey list the primary soils as: Wentworth and Wentworth-Chancellor silty clay loam (Class I soils); Chancellor-Viborg silty clay loam (Class II soil); Tetonka silt loam (Class IV soil); and Egan silty clay loam (Class II soil) providing a County soil rating of .901 while Surety Agri-Data states a 90.2 Productivity Index. The topography very level and virtually all tillable except for road right of ways and is also available for the 2019 crop year. Property contains 2 rural housing eligibilities. The 2017 RE taxes paid in 2018 are \$2,959.12.

Legal Desc: Gov't Lots 1 and 2 in the Northeast 1/4 except Sullestad Tracts 1 and 2, Section 1, Twp. 98, R. 49 (Canton Twp.), Lincoln County, SD.

UNIT: 173.01 total acres

If you are in the market for high caliber, productive and well located Lincoln County SD farm land; whether a farm operator or land investment, make plans to inspect these farms and then attend this great land offering being sold at auction on Farm 2 site. For aerial and soil maps visit www.souvignierauctions.com or contact the Auctioneers for information.

Terms: CASH. A 10% non-refundable earnest money payment day of sale with balance due on or before November 20th, 2018 with full possession subject to present tenant's lease ending December 31st, 2018. A clear deed and Owner's Title Insurance policy will be provided with the cost of the policy and the closing agents fee (Lincoln County Title) to be split 50/50 between the sellers and buyers. Seller to pay all 2018 RE taxes due in 2019 with buyer to assume 2019 tax year. Property is sold by the acres stated at the County Courthouse with the acres understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or highways of record, if any. FSA yields, bases and payments and other information are estimated and not guaranteed and are subject to county committee approval. Property has had a staked survey to establish the corners with the Sellers not guaranteeing that existing fences lie on the true and correct boundaries. The Licensees/Auctioneers in this transaction are acting solely as agents for the Sellers with property sold subject to confirmation of the Sellers.

JEAN KRAMME and LINDA BERTRAND, OWNERS



TOM SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 987-2404

CHUCK SUTTON, AUCTIONEER & LAND BROKER,
SIOUX FALLS SD (605) 336-6315

TED SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 660-3962

JARED SUTTON, RE AUCTIONEER, FLANDREAU, SD
(605) 864-8527



Program Year 2018



United States Department of Agriculture
Lincoln County, SD
PLSS: 1_98N_49W
Farm: 4879

1 inch equals 708 feet

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

SALE DRAWING - PARCEL I AND PARCEL II

IN THE N1/2 OF SECTION 1, T198N, R49W, LINCOLN COUNTY, SOUTH DAKOTA.



OWNERS: LINDA BERTRAND / JEAN KRAMME
CLIENT: SOUVIGNIER REAL ESTATE AND AUCTION

LEGEND:

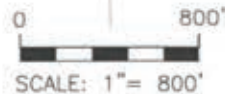
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

TOTAL ACRES FOR PARCEL I AND PARCEL II
 173.49 ACRES±
 [INCLUDING 5.55 AC.± OF R/W (EASEMENT)]

PREPARED BY:

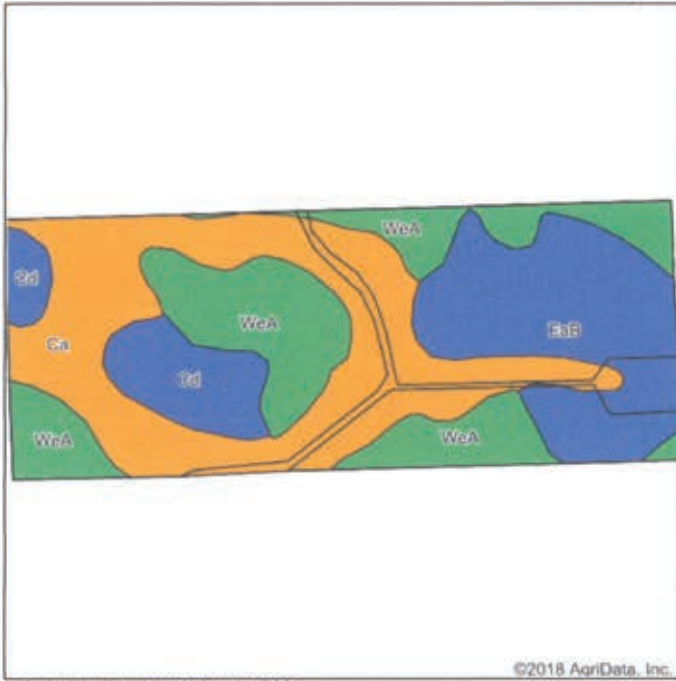


Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX:(605) 274-8951



NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14,
 PROJECT #18-611
 DRAWN BY: AJR

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **1-98N-49W** **FARM 1**
 Township: **Canton**
 Acres: **60.14**
 Date: **9/5/2018**



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	FI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	NCCPI Soybeans
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	22.19	36.9%		llw	75													34
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	17.39	28.9%		I	93													70
EaB	Egan silty clay loam, 3 to 6 percent slopes	14.70	24.4%		lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	62
Cd	Chancellor-Viborg silty clay loams	5.86	9.7%		llv	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	44
Weighted Average						83.1	1.5	16.8	1.4	1.6	31.2	3.7	18.1	21.1	11.7	11.8	464	13	52.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **1-98N-49W**
 Township: **Canton**
 Acres: **108.93**
 Date: **9/5/2018**

FARM 2



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	NCCPI Soybeans
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	59.85	54.9%		I	93													70
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	36.36	33.4%		Iv	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	54
Cd	Chancellor-Viborg silty clay loams	10.99	10.1%		Iv	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	44
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	1.62	1.5%		Iv	59													21
EaB	Egan silty clay loam, 3 to 6 percent slopes	0.11	0.1%		Ib	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	62
Weighted Average						90.2	1.7	21.8	1.9	2	42.3	5	24.6	27.4	15.9	15.4	629.9	16.7	61.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman

Agency: USDA-NRCS
 Certified Date: 9-26-11

Legal Desc: N1NW4 less T3418 & S2NE4 & S2N2NE4 Section 1-98-49

Tract 3417



Legend

- Certified Wetland Determination Boundary
- Wetland
- Wetland
- Ditch
- NI
- NI Ditch
- Tie

W Wetland
 FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
 PC Prior Converted
 NW Non Wetland
 NI Not Inventoried Potential Waters of the US
 See NRCS CPA-026E for definitions and additional info.



Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: T3418 in N2NW4 Section 1 98-49

Agency: USDA-NRCS
 Certified Date: 9-26-11
 Tract 3418



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- ditch
- ditch
- ditch
- ditch

- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1995, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Invenoried Potential Waters of the US

See NRCS CPA-D26E for definitions and additional info.





Real Estate & Personal Property Auctioneer

210 E. 5th
Canton, SD 57013
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www.southernauctions.com