

LAND AUCTION

78.58 Acres of High Percentage Tillable Productive Wittenberg Twp., South, Hutchinson County, SD Land

We will offer the following real property at auction at the land located from Olivet, SD – 2 miles west to the Jct. of Hwy's. #18 & #25, then 3 miles north on Hwy. #25 and 1 ¾ miles west on 283rd St.; from Tripp, SD – ½ mile north, then approx. 12 ¾ miles east on Hwy. #18, then 3 miles north on Hwy. #25 and 1 ¾ miles west on 283rd St.; or approx. from Parkston, SD – (Jct. Hwy. #37 & #44) - 14 miles east on Hwy. #44, 7 miles south on Hwy. #25 and 1 ¾ miles west on 283rd St.

FRIDAY NOVEMBER 16, 2018

SALE TIME: 10:00 AM

This productive and high percentage tillable parcel of Hutchinson County, SD land will be offered as a unit According to a survey and plat as prepared by McLaury Engineering, Inc., this property contains a total of +/-78.58 acres, which according to FSA information has approximately 77.31 acres of cropland with a 14.9 acre corn base with a 156 bu. PLC yield, a 6.6 acre soybean base with a 32 bu. PLC yield, a 4.7 acre wheat base with a 26 bu. yield and a small oats base and is enrolled under the County ARC farm program election. According to the Hutchinson County Assessor this farm has an overall soil rating/parcel rating of .752, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 71.6. The general topography of the cropland is level to gently rolling. This land would make an excellent addition to a row crop farming operation and/or investment property as this farm has a very high percentage tillable. This is a desirable parcel of Hutchinson County, SD land that truly must be seen to be appreciated!

LEGAL DESC.: Gov't Lot 1, Exc. that portion of Dangel Tract 1 contained therein & Gov't Lot 2, all in the NW ¼ of Sec. 30, T. 98N., R. 58W., (Wittenberg Twp. South), Hutchinson Co., SD - (essentially the W½ NW¼, exc. a small portion of the acreage site).

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & the balance on or before January 11, 2019; Full Possession for the 2019 Crop Year. 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 in this farm are based on the acres as stated on a survey and plat as prepared by McLaury Engineering, Inc. of Parkston, SD, 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 \$1,214.32, as well as all of the 2018 RE taxes payable in 2019 will be paid by the sellers. 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 Hutchinson Co. Zoning Ordinances. Sold subject to confirmation of the Owners. **For additional information, contact the auctioneers or see www.suttonauction.com**

BRIAN & ROBIN DANGEL, Owners—Ph. 605-366-6341

CHUCK SUTTON - Auctioneer & Land Broker -

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

TERRY HAIAR - RE & Per. Property Auctioneer – Alexandria, SD – ph. 605-239-4626

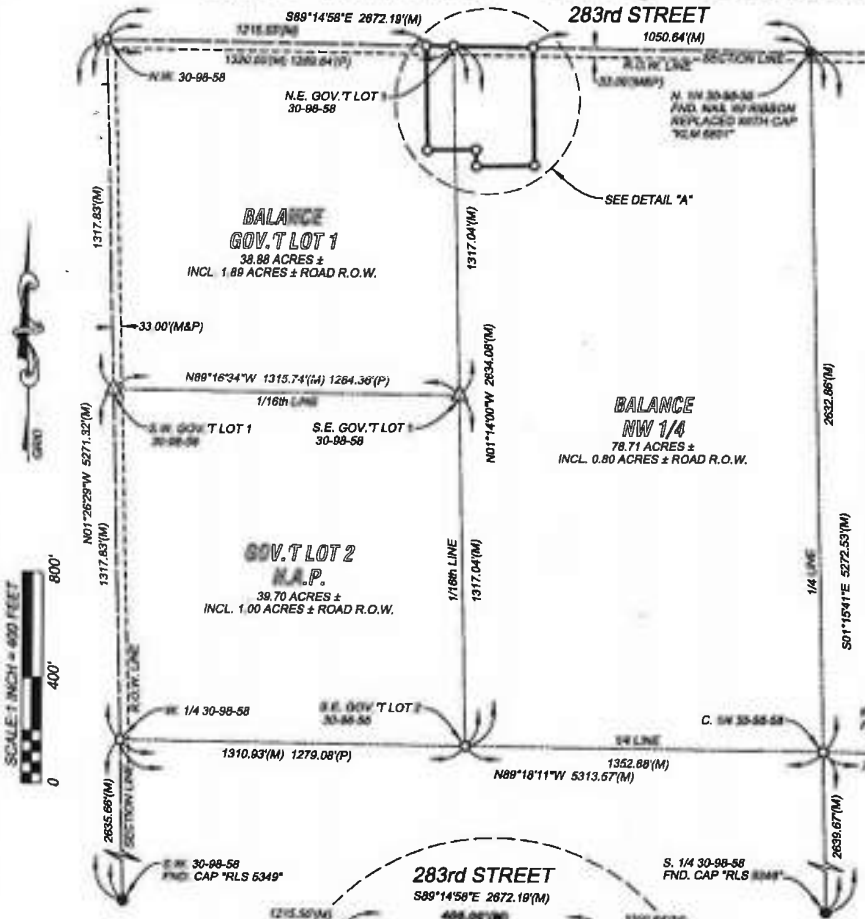
JARED SUTTON – RE Auctioneer & Broker Assoc. - Flandreau, SD - ph. 605-864-8527

SURVEY PLAT

OF

DANGEL TRACT 1

IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 98 NORTH, RANGE 58 WEST OF THE
5th P.M., HUTCHINSON COUNTY, SOUTH DAKOTA

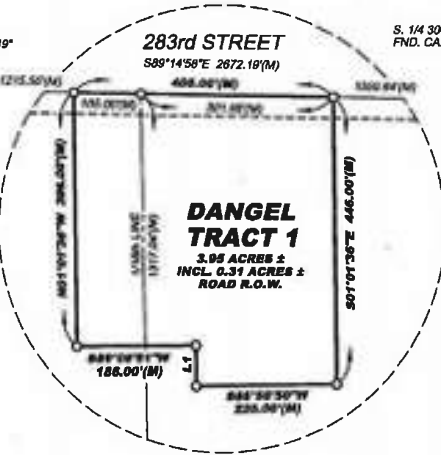


SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW ENCUMBRANCES OF RECORD, IF ANY.
2. THE ACREAGE OF DANGEL TRACT 1 IN GOVERNMENT LOT 1 IS 0.86 ACRES ± AND 2.99 ACRES ± IN THE BALANCE OF THE NORTHWEST QUARTER.
3. THE DEED FOR DONALD AND DOROTHY DANGEL SHOWS THAT THEY OWN THE WEST HALF OF THE NORTHWEST QUARTER. THIS IS A COMMON MISTAKE CALLING OUT PLATTED GOVERNMENT LOT AS ALIQUOT PORTIONS OF THE SECTION. THE GOVERNMENT LOTS FOR THIS QUARTER ARE SLIGHTLY DIFFERENT IN WHOLE COMPARED TO THE EAST HALF OF THE NORTHWEST QUARTER.

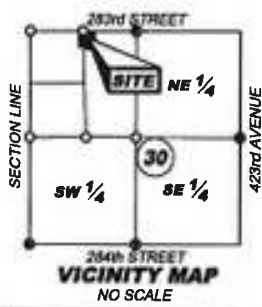


- LEGEND**
- IRON MONUMENT FOUND TYPE NOTED
 - IRON MONUMENT SET 5/8" x 18" REBAR W/CAP "SDRLS KLM 5801"
 - △ CALCULATED CORNER
 - (M) MEASURED DISTANCE
 - (P) PLATTED DISTANCE
 - R.O.W. RIGHT OF WAY
 - N.A.P. NOT A PART OF THIS SURVEY



LINE TABLE

NAME	LENGTH	DIRECTION
L-1	92.50	WEST/SOUTH/W

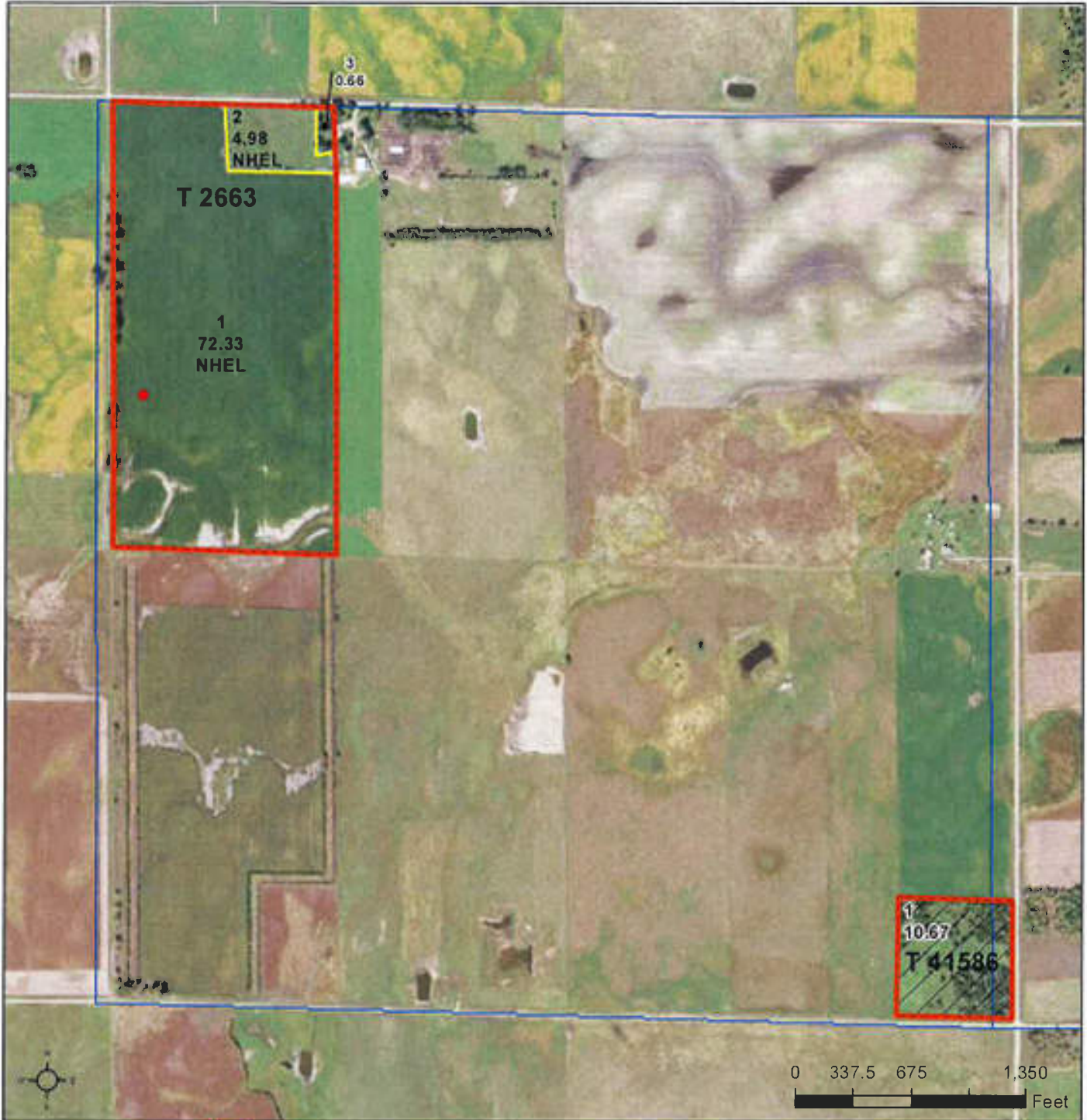


SURVEY CREW: TAA/MSB 01/24/12 DRAWN BY: TAA 01/30/12 PROJECT NO. 22120104 SCALE: 1" = 400'



McLaury Engineering, Inc.

P.O. BOX 616
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676 PAGE 1 OF 2



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 September 21, 2017

Farm 7714

30 -98N -58W

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



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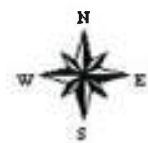
CHUCK
AUCTIONEER - LAND BROKER
SUTTON, LLC

map center: 43° 16' 52.71, -97° 45' 15.88

0ft 436ft 873ft

Map Provided by
surety
CUSTOMIZED ONLINE MAPPING
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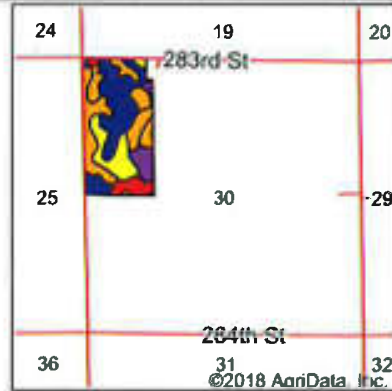
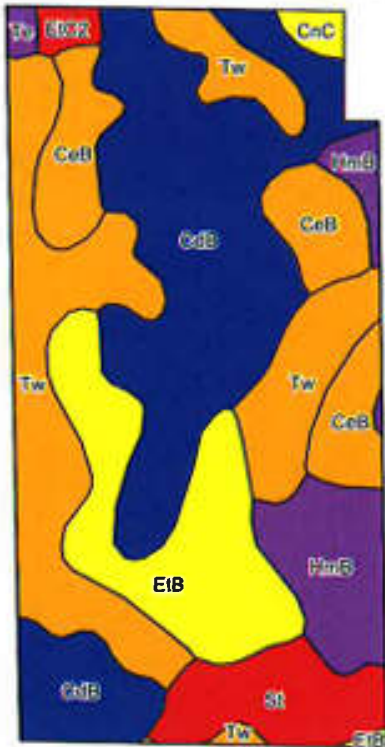
30-98N-58W
Hutchinson County
South Dakota



10/10/2018

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

Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **30-98N-58W**
 Township: **Wittenberg**
 Acres: **78.57**
 Date: **10/10/2018**



Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	NCCPI Soybeans	
CdB	Clarno loam, 2 to 6 percent slopes	25.66	32.7%		Ile		82					65	
Tw	Tetonka and Whitewood silty clay loams	19.30	24.6%		IIw		74					38	
EtB	Ethan-Betts loams, 3 to 6 percent slopes	11.23	14.3%		IIIe		61	2.9	57	64	21	49	
CeB	Clarno-Davison loams, 2 to 4 percent slopes	8.56	10.9%		Ile	IIIe	79	3.1	72	75	27	50	
HmB	Henkin fine sandy loam, 2 to 6 percent slopes	6.56	8.3%		IIIe		55	2.3	54	52	18	38	
St	Arlo loam	5.27	6.7%		IVw		48	0.3	37		11	13	
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	0.80	1.0%		VIe		49					41	
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.74	0.9%		IIIe		69					64	
Te	Tetonka silt loam, 0 to 1 percent slopes	0.45	0.6%		IVw		56					9	
Weighted Average								71.6	1	23	21.7	8.2	48.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



NOTES