

LAND AUCTION

**154.61 Acres of Franklin Township Lake County SD Land –
Situated along the Southern Tier of Lake County and Adjacent
to the Minnehaha County Line -**

**ATTENTION!! – Row Crop Operators, Hunting & Wildlife
Enthusiasts, Investors & Others in the Market for a
Multifaceted Piece of Land**

We will offer the following real property at auction at the land located from Madison, SD – 1½ miles east on Hwy. #34, then 9 ½ miles south on Hwy. #19 and 2 miles east on 244th St. to the SE Corner of the Land at the Jct. of 459th Ave. & 244th St.; from the Franklin Corner on Hwy. #19 – 3 miles south on Hwy. #19 and 2 miles east on 244th St.; from Chester, SD - 3 miles west on 241st St., 3 miles south on Co. Hwy. (461st Ave.) and 2 miles west on 244th St.; from Colton, SD – 3 miles west on Co. Hwy. (248th St.), 4 miles north on 461st Ave. (Hwy. #155) to the County Line, then 2 miles east on 244th St.

THURSDAY NOVEMBER 8, 2018

SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a productive parcel of Lake County, SD land that has been in the Haugmo & Roling families for many decades. This is farm that has a mixture of productive cropland, along with some areas that may provide a haven for deer, pheasants, waterfowl and other wildlife, thus this property affords a combination of income, hunting and recreational opportunities, uncommonly found on one parcel of land. According to FSA information this +/-154.61 acre farm has approx. 134.77 acres of cropland, with an FSA 125.06 acre corn base with a 143 bu. PLC yield and a 3.74 acre soybean base with a 44 bu. PLC yield, with this farm enrolled under the ARC County election of the USDA farm program. The nontillable portion of this farm are comprised of some pasture, grassland, creek, lowland and roads. According to the Lake Co. Assessor this parcel has an Overall Soil Rating of .706, info. obtained from Surety Agri Data, Inc. indicates that this farm has an overall productivity index of 70.7. This general topography of this land is level to gently rolling, with some low lying land in the lowland and drainage areas. The 2017 RE taxes payable in 2018 on this property were \$2,960.00. This land is located in Franklin Twp. in southern Lake County bordering Taopi Twp. in Minnehaha County, which is a highly regarded agricultural and recreational/hunting area. This is a farm that could serve as an excellent addition to an area row crop farming operation and/or investment property, complemented by some excellent hunting and recreational opportunities.

LEGAL DESC.: The SE ¼, Exc. Lot 1 & Lot 2 of Henry Laun Add'n., in Sec. 35, T. 105N. R. 52W., (Franklin Twp.), Lake Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & the balance on or before Dec. 20, 2018. Warranty Deeds will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. Jay Leibel, Attorney at Law or his designee will act as the closing agent for this transaction, with the legal costs and closing agent's fees to be paid by the sellers. All of the 2018 RE taxes payable in 2019 will be paid by the sellers. This property will be sold based on the acres stated on the county tax records, with acres understood to be more or less. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Lake Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owner. **For add'l information contact the auctioneers or see www.suttonauction.com.**

HAUGMO & ROLING FAMILY HEIRS, Owners

Jay Leibel – Leibel Law Firm, Prof. LLC

- Attorney for the Sellers & Closing Agent – Madison, SD – ph. 605-427-1805

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. 605-256-4980 &

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



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 May 17, 2018

Farm 411

35 -105N -52W

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).

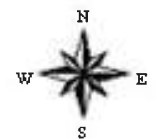
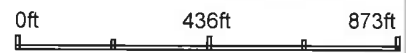
Aerial Map



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
surety
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map center: 43° 51' 6.7, -97° 2' 2.26

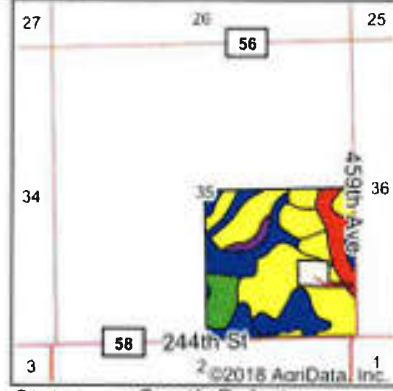
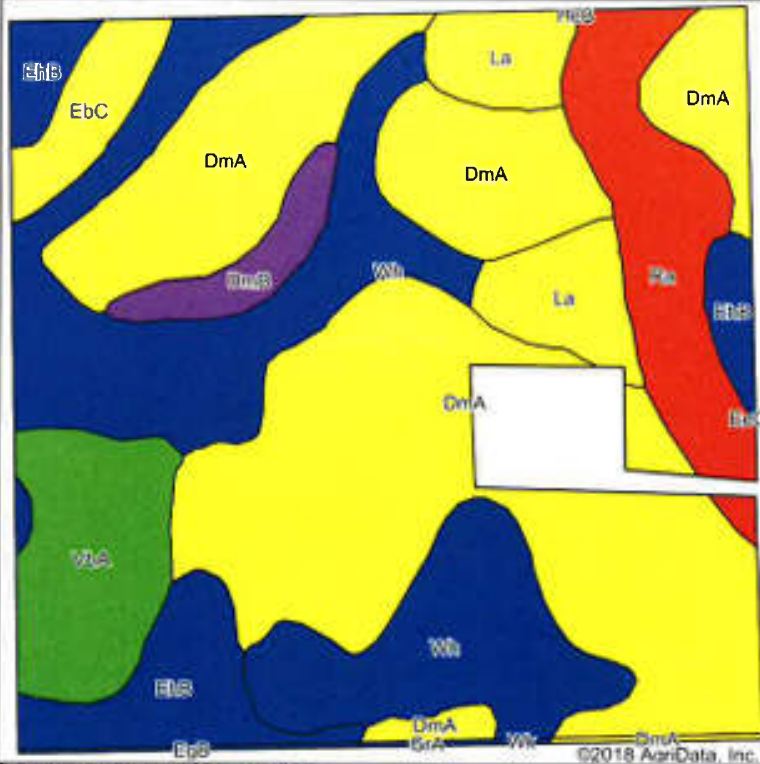


35-105N-52W
Lake County
South Dakota

10/2/2018

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

Soils Map



State: **South Dakota**
 County: **Lake**
 Location: **35-105N-52W**
 Township: **Franklin**
 Acres: **154.6**
 Date: **10/2/2018**


CHUCK
 ANDERSON - LAND BROKER
SUTTON, LLC














Maps Provided by

surety
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Soils data provided by USDA and NRCS. ©2018 AgriData, Inc.

Area Symbol: SD079, Soil Area Version: 20
 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	State Productivity Index	NCCPI Soybeans	
DmA	Dempster silt loam, 0 to 2 percent slopes	66.46	43.0%		Ils		67	60	52	
Wh	Whitewood silty clay loam	34.85	22.5%		IIw		83	75	59	
Ra	Rauville silty clay loam	13.05	8.4%		Vw		30	27	12	
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	11.25	7.3%		Ile		84	76	69	
VbA	Viborg silty clay loam, 0 to 2 percent slopes	11.06	7.2%		Iw		96	86	64	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	8.91	5.8%		IIw	IIw	70	63	72	
EbC	Egan-Beadle complex, 6 to 9 percent slopes	4.21	2.7%		IIIe		66	59	57	
DmB	Dempster silt loam, 2 to 6 percent slopes	3.67	2.4%		Ile		55	50	52	
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	0.43	0.3%		Ile		84	80	70	
DmA	Dempster silt loam, 0 to 2 percent slopes	0.36	0.2%		Ils		66	63	56	
GrA	Graceville silty clay loam, 0 to 2 percent slopes	0.20	0.1%		Is		86	82	65	
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	0.09	0.1%		IIw		84	80	61	
HeB	Henkin loam, 3 to 9 percent slopes	0.06	0.0%		Ive		45	41	44	
Weighted Average								70.7	63.6	53.7