

LAND AUCTION

+/-80 Acres of Unimproved Spring Lake Twp., Hanson County, SD Land with a Mixture of Productive Cropland & Hunting & Wildlife Habitat

In order to settle the Eugene Paradeis Estate, we will offer the following real property at auction at the land located from the Epiphany, SD Corner on Hwy. #25 – 1 mile east thru Epiphany on 244th St. & ½ mile south on 428th Ave.; from the Emery-Farmer, SD Exit #350 & Hwy. #25 on I-90 – 11½ miles north on Hwy. #25, 1 mile east on 245th St. and ¼ mile north on 428th Ave.

TUESDAY OCTOBER 30, 2018

Sale Time: 10:00 am

This ±80 acre farm will be offered as a unit. This property is conveniently located to Epiphany, SD, Mitchell, SD, I-90 and other area communities and points of interest. This property consists of a tract of land that provides a mixture of productive cropland, along with some hunting and recreational hunting & wildlife production attributes. According to FSA information this +/-80 acre farm has approx. 71.34 acres of cropland with the non-tillable portion comprised of an excellent somewhat secluded area with excellent hunting habitat located in the NE corner of the farm and roadway that borders the west side of the land; with an FSA 32 acre corn base with a 105 bu. PLC yield, a 12.4 acre soybean base with a 31 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. According to the Hanson Co. Assessor this farm has an overall soil rating of .663, comparatively according to info. obtained from Surety Agri-Data, Inc., this land is indicated to have an overall productivity index of 70.6. The general topography of the cropland on this farm is level to gently rolling, with lower quality soils in the hunting and lowland area located in the NE corner of the farm. This is a parcel of land that would serve as an excellent addition to an area row crop/crop-livestock farming operation or as an investment.

LEGAL DESC.: The N½ SW¼ of Sec. 2, T. 104N., R. 57W., (Spring Lake Twp.), Hanson Co., SD.

TERMS: A 10% nonrefundable downpayment sale day & balance on or before Dec. 14, 2018 with full possession for the 2019 crop year. Marketable Title will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. All of the 2017 RE taxes payable in 2018 in the amount of \$1,238.16, as well as all of the 2018 RE taxes payable in 2019 will be paid by the trust. This property is sold based on the acres as stated on the county tax record, with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and 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. This property is sold in "AS IS" condition and subject to existing easements, restrictions, reservations & highways of record, if any, as well as any existing Hanson County Zoning ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee. For add'l information contact the auctioneers or see www.suttonauction.com

EUGENE PARADEIS CREDIT EXEMPTION TRUST

Debra K. Paradeis, Trustee

CHUCK SUTTON - Auctioneer & Land Broker

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

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

& JARED SUTTON – RE Auctioneer & Broker Assoc. –

Flandreau, SD – ph. 605-864-8527

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United States
Department of
Agriculture

Hanson County, South Dakota



- Common Land Unit**
- Tract Boundary
 - PLSS
 - Non-Cropland
 - Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2018 Program Year

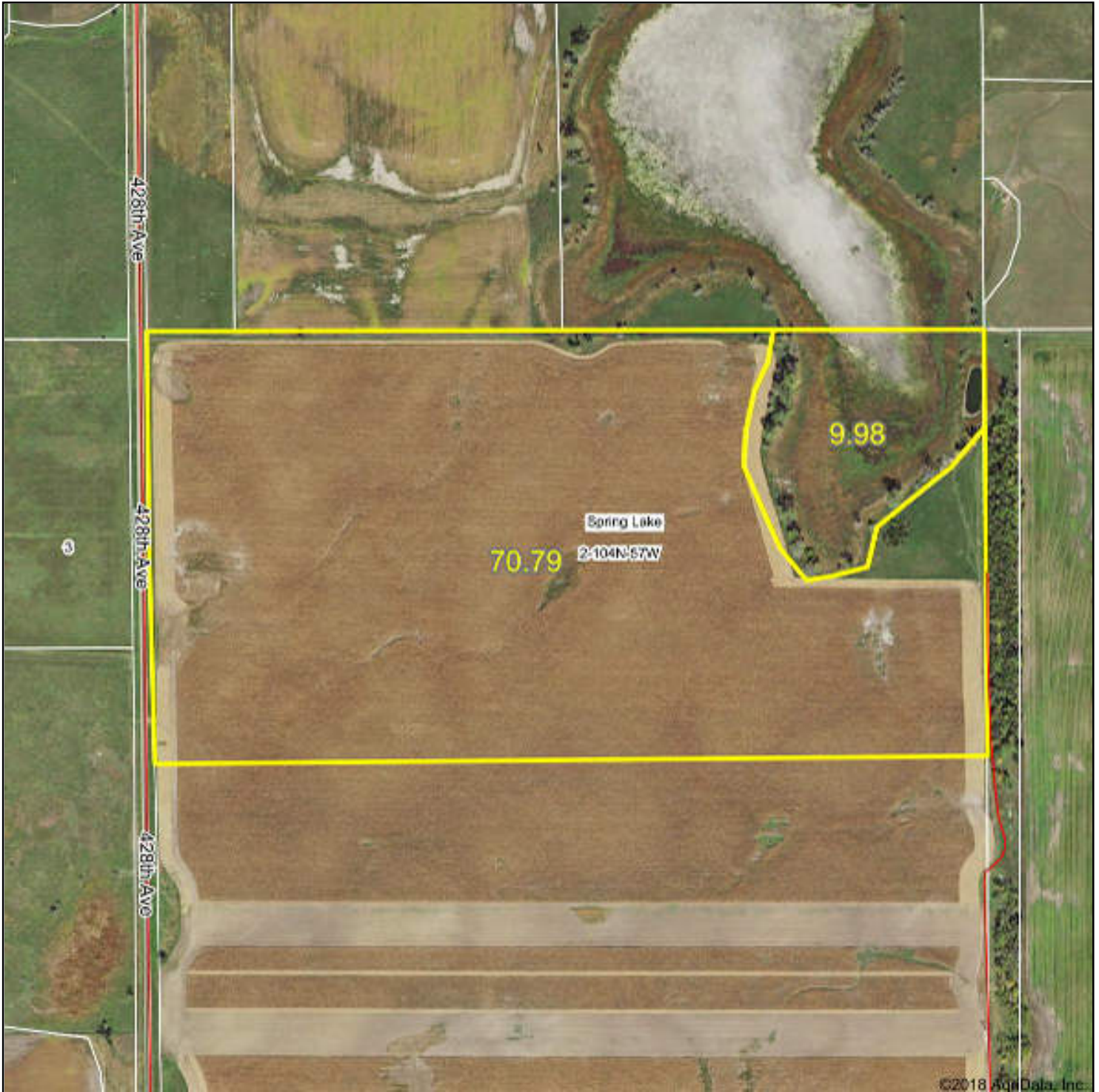
Map Created April 03, 2018

Farm 4040

2 -104N -57W

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Aerial Map



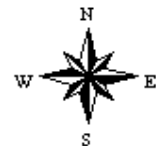
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 50' 17.7, -97° 38' 37.88

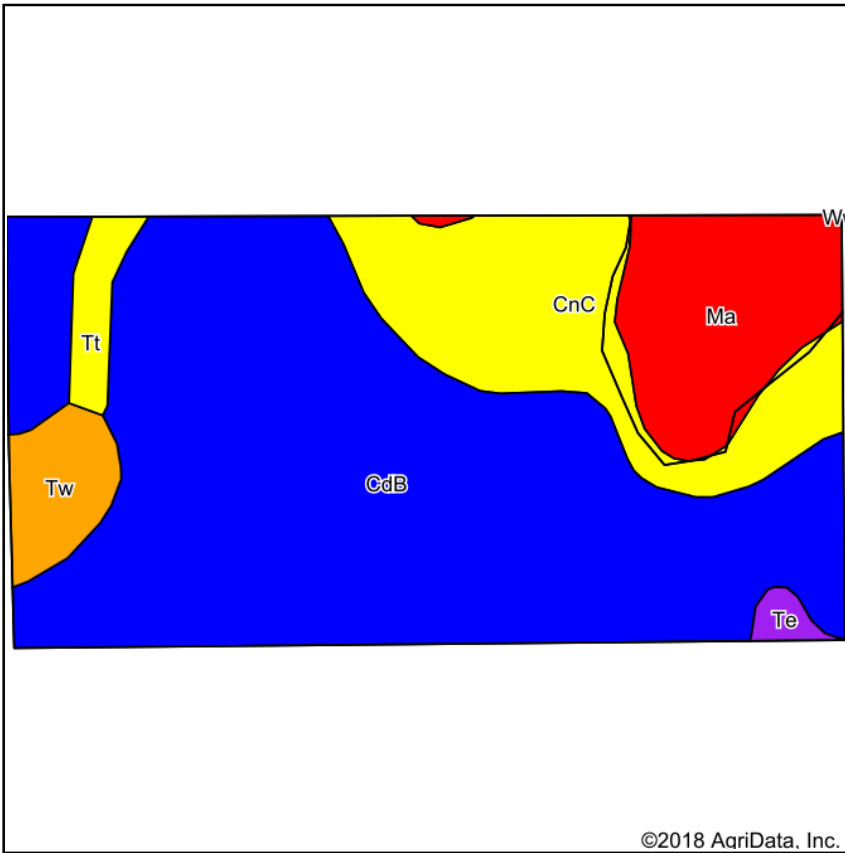
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2-104N-57W
Hanson County
South Dakota

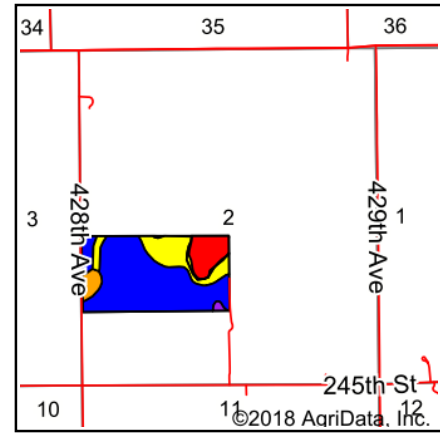


10/3/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hanson**
 Location: **2-104N-57W**
 Township: **Spring Lake**
 Acres: **80.77**
 Date: **10/3/2018**







CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	State Productivity Index	NCCPI Soybeans
CdB	Clarno loam, 2 to 6 percent slopes	52.35	64.8%		Ile	82	71	65
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	13.28	16.4%		IIle	69	60	64
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	9.42	11.7%		VIIIw	10	9	2
Tw	Tetonka and Whitewood silty clay loams	3.26	4.0%		IIw	74	64	38
Tt	Tetonka-Harps complex	1.82	2.3%		IVw	67	58	30
Te	Tetonka silt loam, 0 to 1 percent slopes	0.64	0.8%		IVw	56	49	9
Weighted Average						70.6	61.2	55.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.