WEDNESDAY

DECEMBER 12, 2018

10:00 AM

www.suttonauction.com

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

ESTATE LAND AUCTION

ELEANOR KUETER ESTATE

+/-168.95 Acres of Well Located Wellington Twp. Minnehaha County, SD Land

PARCEL #1 – +/-128.88 Acres with a High Percentage Tillable & 3 Remaining Rural Housing Eligibilities and PARCEL #2 - +/-40.07 Acres with 1 Rural Housing Eligibility and a Scenic Potential Rural Housing Site Combined with Acres of Hunting/Wildlife Production Habitat – This Land is Located Within 15 miles of Sioux Falls, SD & Within 2 Miles of SD Hwy. #42

We will offer the following real property at auction at the farm located from the Jct. of I-29 & W. 12th St. in Sioux Falls, SD (Exit #79 on I-29) – approx. 16 miles west on Hwy. #42 (W. 12th Street) and 1 mile north on 455th Ave. to the SE Corner of Parcel #1; from Humboldt, SD Exit #374 on I-90 – 7 miles south on Hwy. #19 to the Pumpkin Center Corner on Hwy. #42, then 1 mile west on Hwy. #42 and 1 mile north on 455th Ave.

WEDNESDAY MORNING DECEMBER 12, 2018
SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents a great opportunity to purchase 2 well located parcels of land that has been in the Kueter Family for decades and consists of 2 distinctly different parcels of land, each with desirable amenities, as Parcel #1 is well suited for row crop farming and Parcel #2 has a combination of a unique potential housing site with terrific viewing opportunities of wildlife, as well as some great hunting and recreational potential. This is an extremely interesting offering of rural property which has many excellent amenities, some of which are extremely difficult to find in rural Minnehaha County, SD, that will be of interest to a variety of buyers. This property has a very good location within minutes of Sioux Falls, SD, other area communities and points of interest. Please mark your calendars and make plans to attend this auction!

PARCEL #1 – Consists of +/-128.88 Surveyed Acres – Legal Desc.: The SE ¼ of Sec. 7, T. 101N., R. 52W., Minnehaha Co., SD, Exc. the N. 669.29' or the W. 1,462.78' thereof; and Exc. Tr. 2A of Kueter's Add'n. contained therein; and Exc. a portion commencing at the SW corner of the SE ¼ - thence east 40 rods, thence north 20 rods, thence west 40 rods, thence south 20 rods to the beginning.

This is a break-out off of a larger parcel, thus FSA information is estimated and not guaranteed, although subsequent to the recent survey of the property it contains a total of 128.88 acres, subsequently preliminary calculations based on FSA information, it appears that Parcel #1 has approx. 122.3 acres of cropland and an estimated FSA 58.6 acre corn base with a 144 bu. PLC yield and a 47.9 acre soybean base with a 42 bu. PLC yield; additionally this farm has 3.40 acres enrolled in CRP at a rate of $301.21 per acre which generates a total annual payment of $1,024.00 per year with the contract scheduled to expire on 9/30/2026. Information obtained from Surety Agri-Data, Inc. indicates this land has a very respectable Productivity Index of an 80.4.

According to Minnehaha Co. Planning & Zoning Parcel #1 has a total of 3 remaining rural housing eligibilities. The cropland acres on this farm have been enhanced by the installation approx. 5,000' of drain tile that was installed in this land by Loosbrock Drainage in 1999, with some additional tile added in more recent years. This property wraps around and excludes one housing site and the St. Joseph's Wellington Catholic Cemetery – both located in the SW corner of the property and also around 22.48 acres in the NW corner of the property that was sold to a family member that owns the adjacent NE¼. The current non-tillable acres on this farm consist of the existing CRP, water-way and roads. The general topography of the cropland on this farm is level to gently rolling. T-M Rural water has lines running along 264th St. on the South side of the land and along the east side of the land on 455th Ave.; for information concerning availability & cost, contact T-M Rural Water @ 605-297-3334. This farm would make an excellent addition to an area row crop farming operation or investment.

PARCEL #2 – Consisting of +/-40.07 Surveyed Acres – Located – From the SE Corner of Farm #1 (Jct. of 264th St. & 455th Ave.) – 1 mile north and ½ mile west on 263rd St.; from the Humboldt, SD Exit #374 on I-90 – 5 miles south on Hwy. #19 and 1 ½ miles west on 263rd St. **Legal Desc.:** The NE ¼ NW ¼ of Sec. 7, T. 101N., R. 52W., Minnehaha Co., SD, Incl. that portion of Kueter Tr. #1 of Kueter Add'n. contained therein

This parcel is an extremely rare find, as parcels of land with a potential site for establishment of a rural acreage, combined with a combination of scenic and recreational amenities all in one parcel is difficult, if not impossible to find in today's market in rural Minnehaha County, SD. This parcel has a cropland area in the NE corner of the parcel, which according to FSA info. has approx. 5.99 acres of cropland which is assigned a small 1.12 acre corn base with a 144 bu. yield; this area could potentially be a superb location for establishment of a rural acreage and for the utilization of the 1 remaining M'haha. County rural housing eligibility that is included with this parcel of land, the remainder of this parcel of land that lies south and west of the potential housing site is nearly all water & wildlife habitat which is under a perpetual WRP easement which prohibits filling, burning, draining and other restrictions and limitations, although this nontillable wetland allows for viewing of a myriad of wildlife and provides areas for wildlife production for the owners private hunting habitat - inclusive of waterfowl, pheasants deer and other wildlife. The hunting and recreational aspects of this property are enhanced by the fact that this land is situated near other large existing US Fish & Wildlife Production Areas that are located within a close proximity of this property. The new owner will need to install a driveway for access to the cropland/potential housing site, as the existing access is through a driveway on the NE ¼. According to Minnehaha Community Rural Water existing lines are located at the Jct. of 263rd & 456th Ave./Hwy. #19; TM Rural water is in the vicinity serving the farmstead in the same section at 26325 455th Ave. - for information concerning availability & cost, contact M'haha. RW @ 605-428-3374 or T-M Rural Water @ 605-297-3334. If you are in the market for land with a variety of attributes including – a potential housing construction site, along with areas with hunting & recreational prospects, then make plans to inspect this property.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before February 1, 2019 w/full possession for the 2019 crop year. A Personal Representative(s) Deed will be conveyed and owners title insurance will be provided w/the cost of the owners policy divided 50-50; also a closing agents fee, if any, will be 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 the respective tracts are based on surveyed acres as determined by Midwest Land Surveying, Inc., with the survey costs paid by the estate. 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 purchaser(s) pursuant to SD Law. The buyer will receive 100% of the payment on the CRP acres payable in 2019 with no proration, and will be obligated to succeed to the contract and comply with all the remaining terms and provisions of the existing CRP contract; furthermore any buyouts or penalty due for cancellation or non-compliance with the terms of the CRP contract will be the responsibility of the new owner(s). FSA yields, bases, payments & other information is estimated and not guaranteed and are 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 any existing easements, restrictions, reservations or highways of record if any, as well as any or all Minnehaha County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Co-Personal Representative(s).

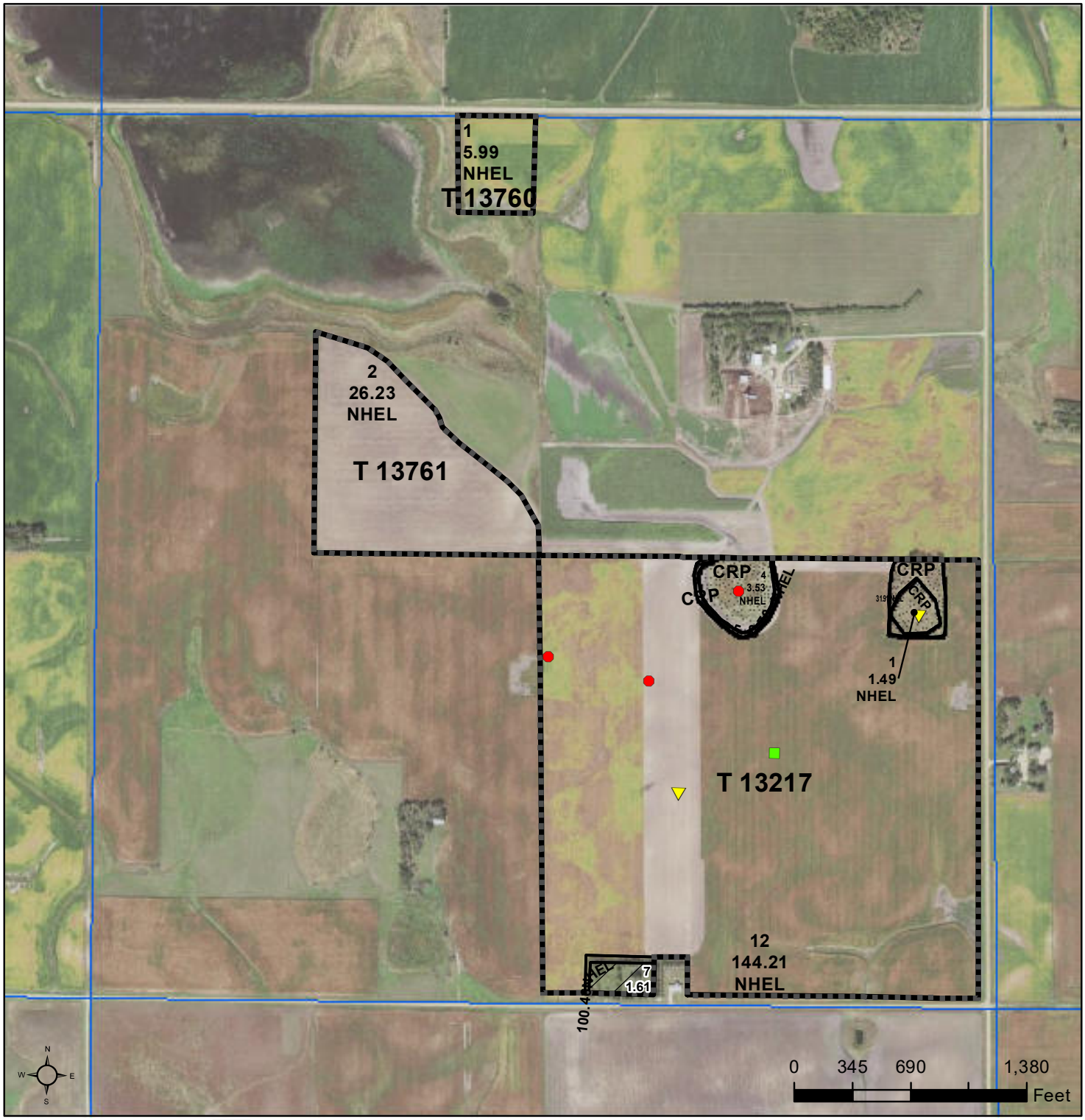
ELEANOR KUETER ESTATE

Maricarrol Kueter and Sharon Kueter Klein- Co-Personal Representatives
William D. Kunstle – Kading, Kunstle & Goodhope, LLP – Attorney for the Estate
- Sioux Falls, SD – ph. 605-336-1730

CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777;
TOM & TED SOUVIGNIER – Auctioneers & Broker Associates – Canton, SD – ph. 605-987-2404
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

United States Department of Agriculture

Minnehaha County, South Dakota



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

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

2019 Program Year

Map Created October 24, 2018

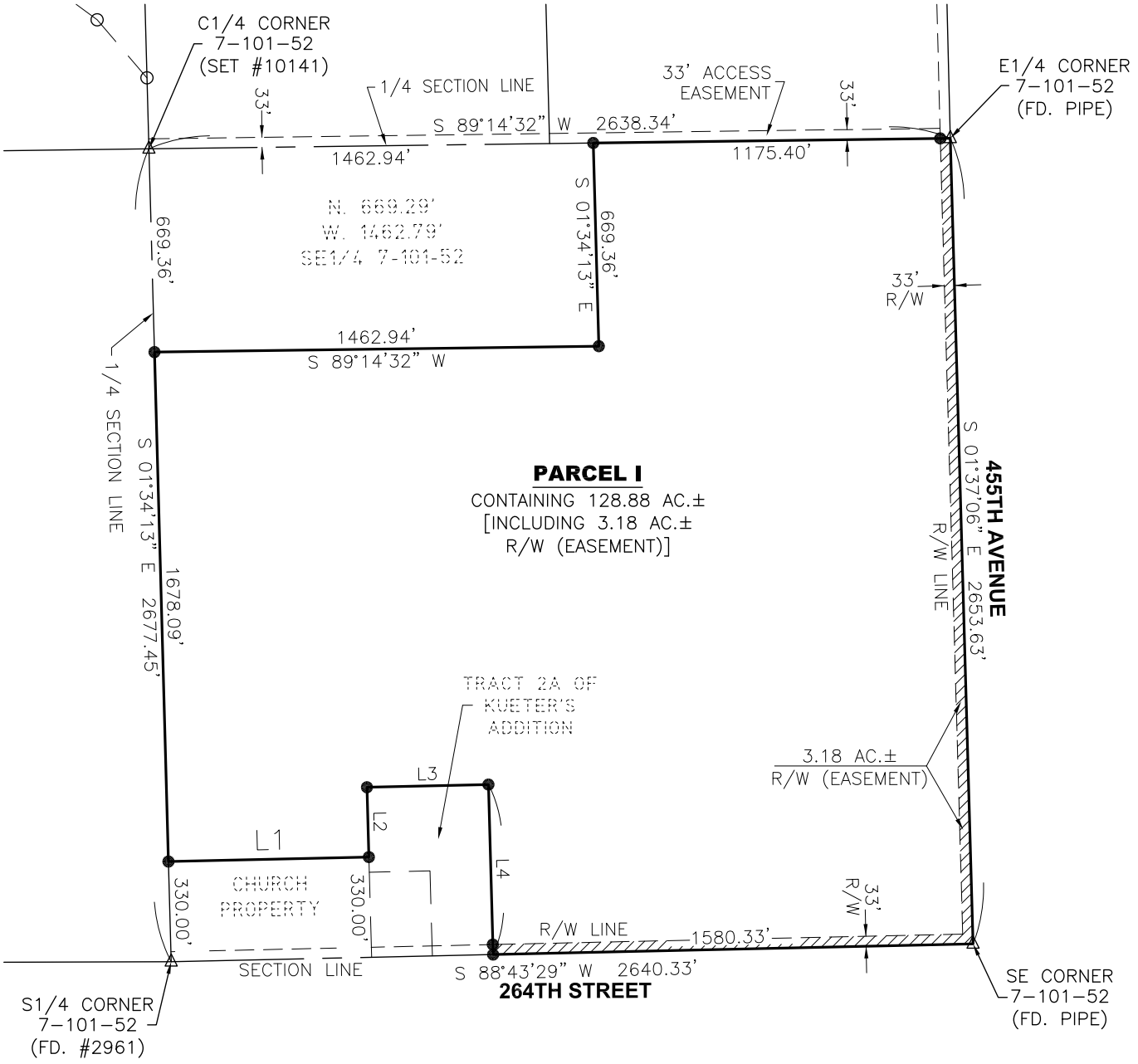
Farm **11967**

7 -101N -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).

SALE DRAWING - PARCEL I

IN THE NW1/4 AND IN THE SE1/4 OF SECTION 7, T101N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: KUETER

CLIENT: SUTTON AUCTION SERVICE

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
128.88 ACRES±
[INCLUDING 3.18 AC.± OF R/W (EASEMENT)

N

0 500'

SCALE: 1"= 500'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #18-664
DRAWN BY: AJR

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) 274-8951

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OWNERS: KUETER

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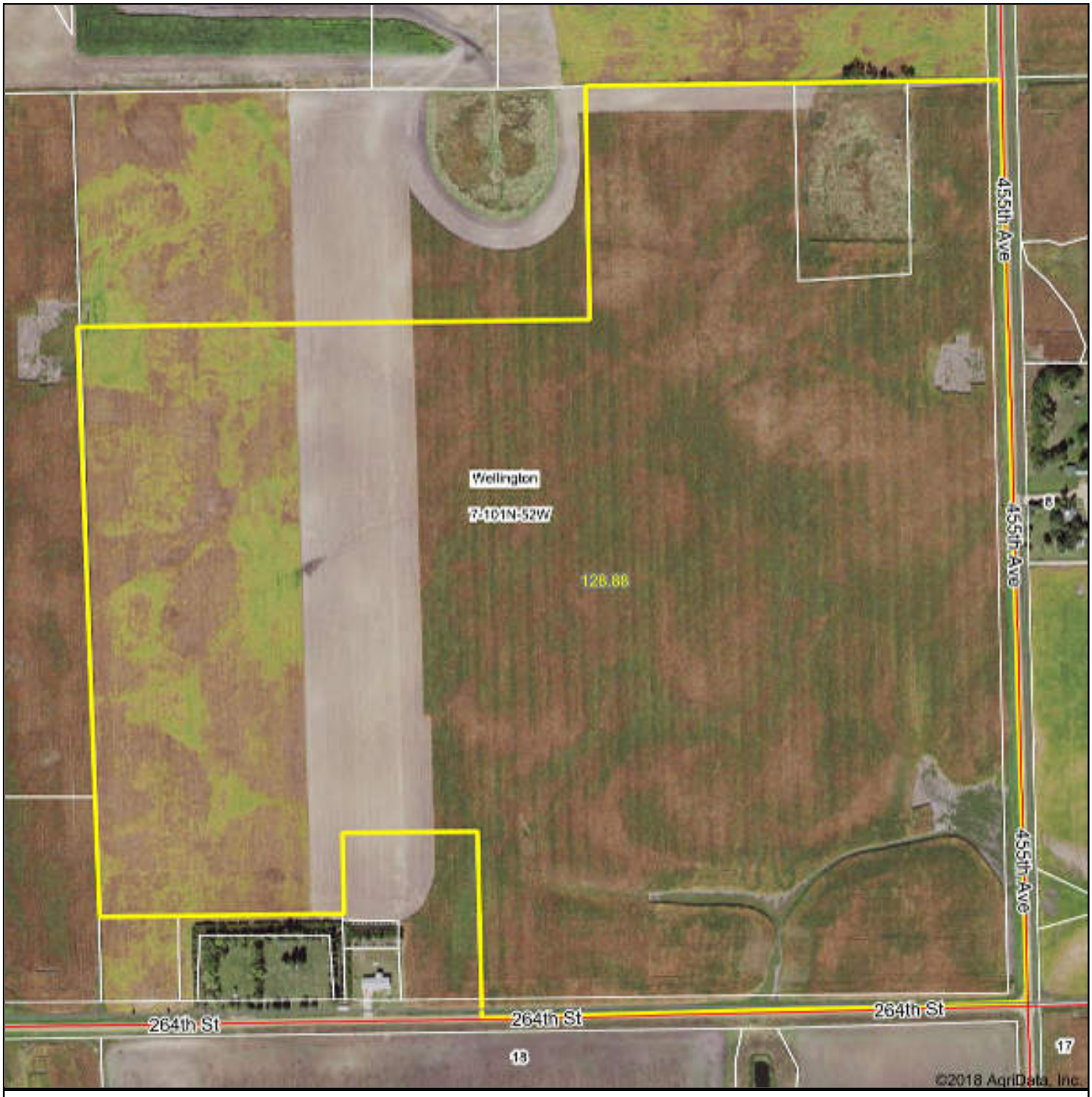
Aerial Map

Parcel #1



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgriDataInc.com

map center: 43° 33' 40.68, -97° 6' 51.63

0ft 443ft 886ft

7-101N-52W
Minnehaha County
South Dakota

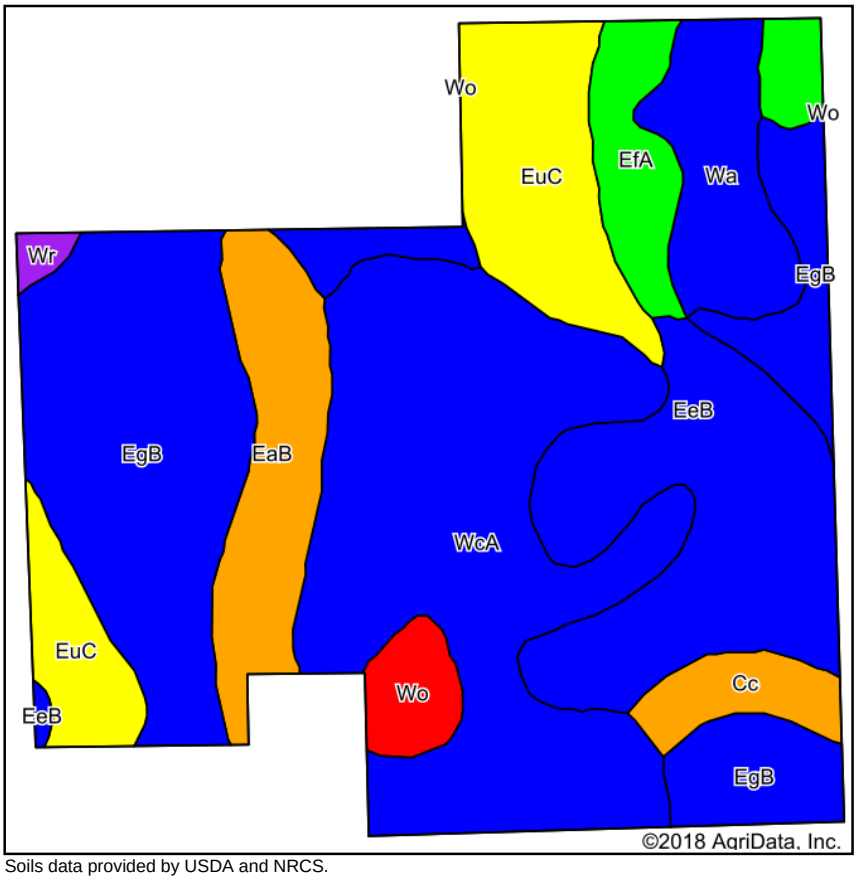
N
W E
S

11/15/2018

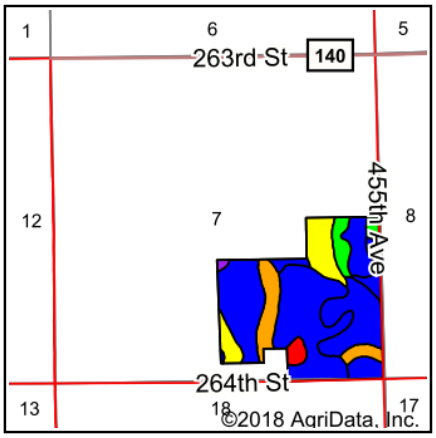
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Parcel #1



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **7-101N-52W**
Township: **Wellington**
Acres: **128.88**
Date: **11/15/2018**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

Maps Provided By: surety — CUSTOMIZED ONLINE MAPPING — © Agridata, Inc. 2018 — www.AgriDataInc.com

N W E S

Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	34.68	26.9%		Iw	88	3.5	93	61	33	35	54
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	31.29	24.3%		IIe	84						70
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	18.92	14.7%		IIe	81	4.1	87	63	31	36	60
EuC	Ethan-Egan complex, 6 to 9 percent slopes	14.16	11.0%		IVe	61	3.2	64	49	23	28	58
EaB	Egan-Ethan complex, 2 to 6 percent slopes	9.44	7.3%		IIe	76	3.7	80	59	29	34	61
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	7.55	5.9%		IIs	83						64
EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	6.33	4.9%		Ie	92	4.5	99	70	37	40	63
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	3.24	2.5%		IIw	75						35
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.67	2.1%		Vw	30						2
Wr	Worthing-Davison complex, 0 to 2 percent slopes	0.60	0.5%		Vw	57	1.4	53	25	18	15	24
					Weighted Average	**80.4**	**2.4**	**55.8**	**38.9**	**20**	**22.3**	***n 59.1**

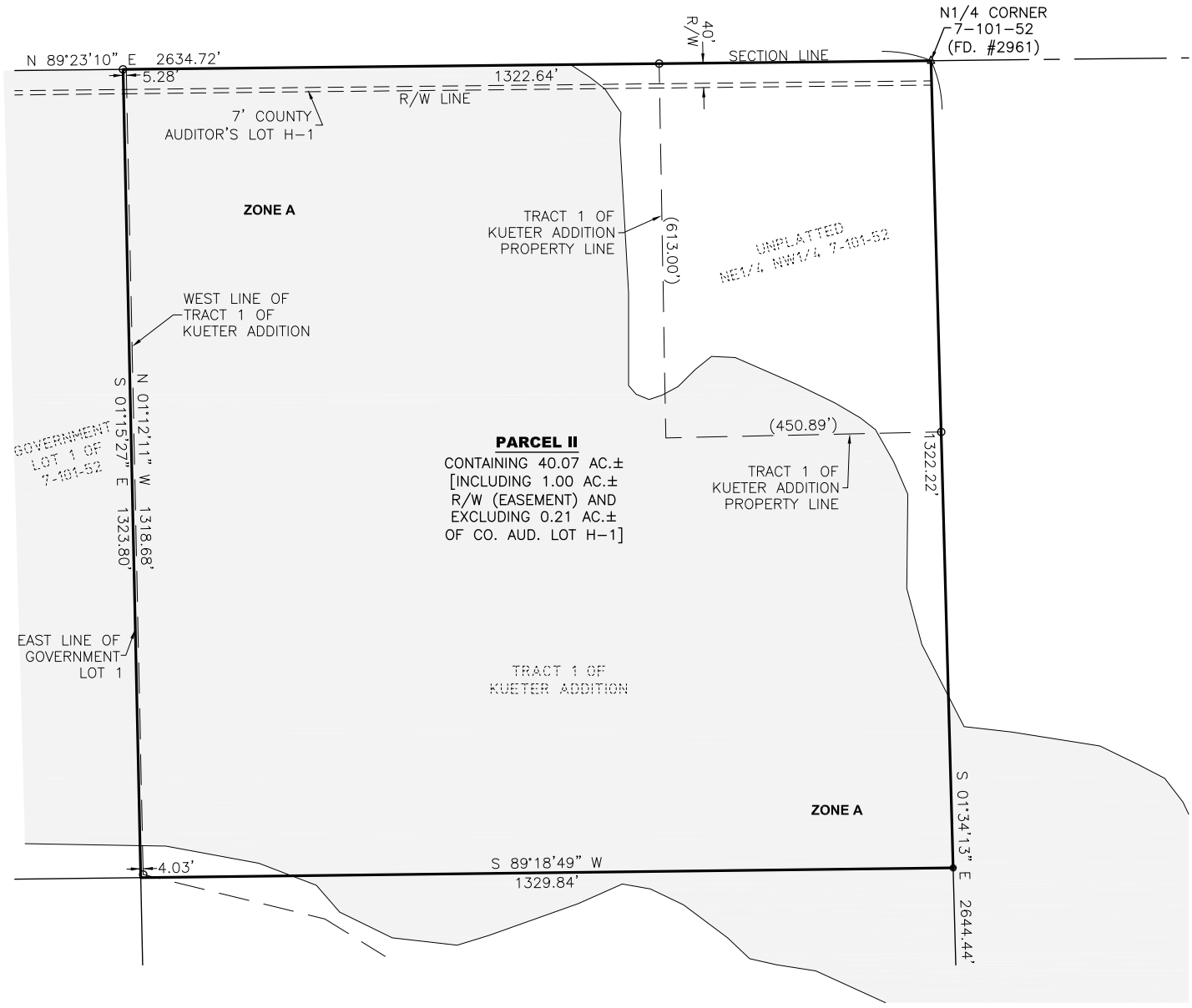
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - PARCEL II

IN THE NW1/4 AND IN THE SE1/4 OF SECTION 7, T101N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



SURVEYOR'S NOTE:

THE LOCATION OF FLOOD ZONE A SHOWN ON THIS DRAWING WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP PANEL 400 OF 650, MAP NUMBER 46099C0400D, MAP EFFECTIVE DATE: SEPTEMBER 2, 2009.

THE ACCURACY OF SAID FLOOD ZONE IS APPROXIMATE AND NOT BASED ON ANY FLOOD ELEVATION OR A FIELD SURVEY. NO WARRANTY IS PROVIDED FOR THE EXACT LOCATION OF THE FLOOD PLAIN THAT A SUBSEQUENT FLOOD ELEVATION SURVEY MAY DISCLOSE.

OWNERS: KUETER

CLIENT: SUTTON AUCTION SERVICE

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 II

40.07 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)
EXCLUDING 0.21 AC.± CO. AUD. LOT H-1]

N

0 250'

SCALE: 1"= 250'

NOTES:
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EXCLUDING 0.21 AC.± CO. AUD. LOT H-1]

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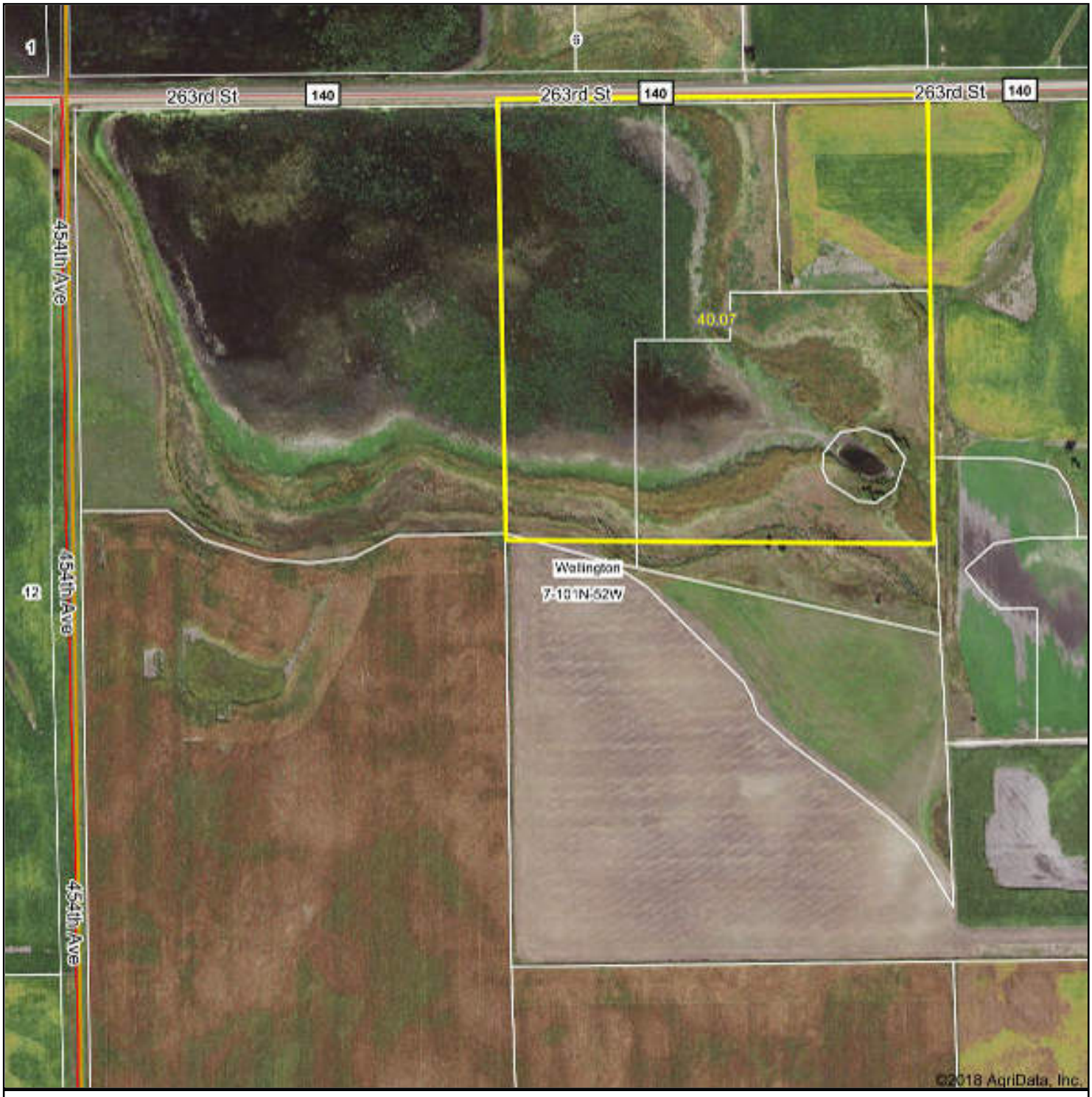
Aerial Map

Parcel #2



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map center: 43° 34' 6.45, -97° 7' 25.9

0ft 469ft 938ft

7-101N-52W
Minnehaha County
South Dakota

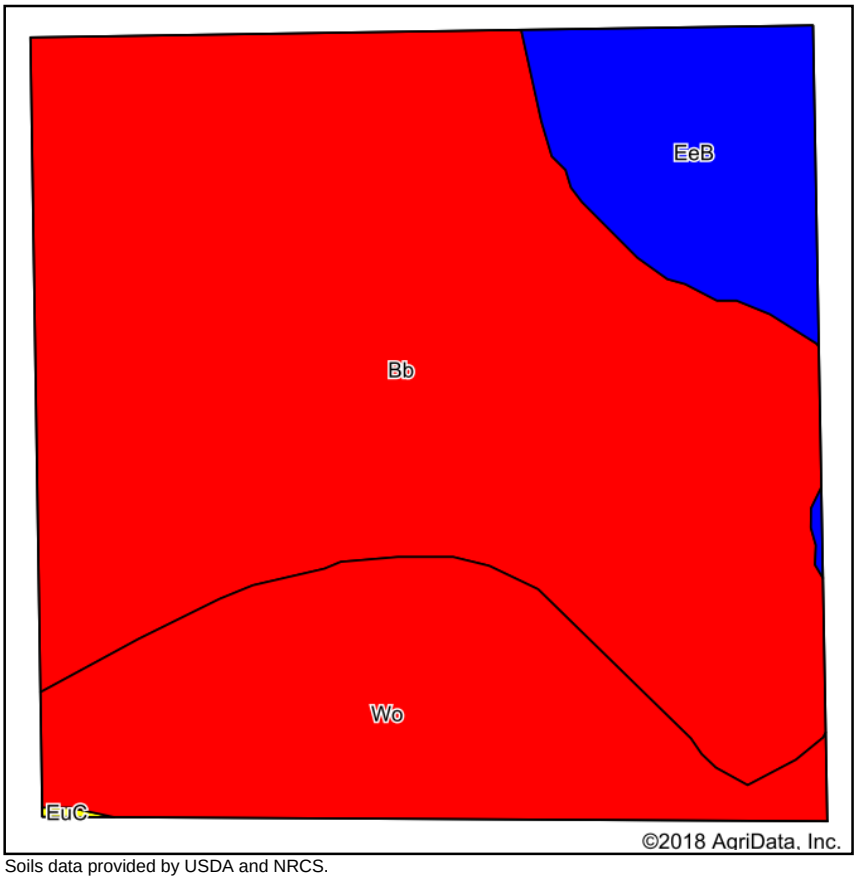
N
W E
S

11/13/2018

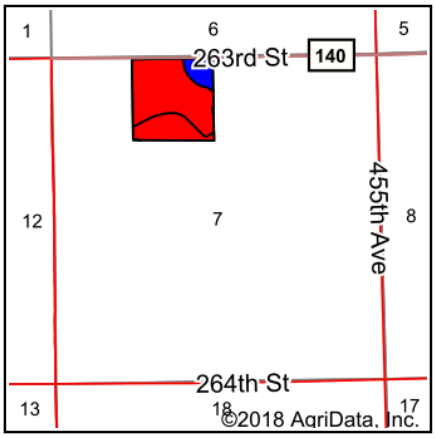
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Parcel #2



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **7-101N-52W**
Township: **Wellington**
Acres: **40.07**
Date: **11/13/2018**

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Maps Provided By: surety — CUSTOMIZED ONLINE MAPPING — © Agridata, Inc. 2018 — www.AgriDataInc.com

N W E S

Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
Bb	Baltic silty clay loam, ponded	26.54	66.2%		VIIIw	9		5	1	2	1	2
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.17	22.9%		Vw	30						2
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	4.36	10.9%		IIe	81	4.1	87	63	31	36	60
					Weighted Average	**21.6**	**0.4**	**12.8**	**7.5**	**4.7**	**4.6**	***n 8.3**

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES