HEIRS OF SELMER &MABEL "JOHNSON" LIND

ESTATE LAND AUCTION
309.79 ACRES OF MINNEHAHA & LINCOLN COUNTY, SD LAND

AUCTION

Consisting of 2 Choice Farms – FARM #1 – 155.86 Acres of Extremely Well Located & Productive Brandon Township Minnehaha County, SD Land – Located Near the EROS Exit on I-90 and Bordered by 2 County Highways; FARM #2 – 153.93 Acres of High Producing and Well Located Dayton Township, Lincoln County, SD Land Located Between Harrisburg & Canton, SD and Bordered on the South by a County Highway

We will offer the following real property at auction "On Site" at each of the farm locations at the designated sale times on ….

SALE DATE: FRIDAY NOVEMBER 2, 2018
Sale Times:
FARM #1 – +/-155.86 Acres of Minnehaha County, SD Land – 10:00 AM
& FARM #2 – +/-153.93 Acres of Lincoln County, SD Land – 2:00 PM

AUCTIONEERS NOTE: Attention Row Crop Operators, Investors & Buyers Interested in Land With Some Prime Potential Rural Construction Sites! This is a historic and momentous auction, as according to the family the land being sold has been in the family for nearly 150 years, as the land was originally homesteaded in 1869 by Swedish ancestors of the present owners, although now due to multi-fractioned ownership of this land, the family has decided that the time has come to sell this land. Both of the farms offered for sale on this auction have superb locations and include multiple housing eligibilities. Both of these farms will be available to farm and full possession awarded for the 2019 Crop Year. If you are in the market for land inclusive of high caliber tillable cropland, some very desirable potential rural acreage construction sites and other excellent amenities, then mark your calendars, get your financing in order and make plans to attend this auction. **This Land will be offered with each farm to be offered in two individual parcels or as combined parcels in their entirety. This auction will take place at two separate auctions to be held on-site at each of the farm locations. **

FARM #1: 10:00 AM - +/-155.86 Acres of Brandon Twp., Minnehaha County, SD Land – LEGAL DESC.: The N ½ NW ¼ and the N ½ NE¼ of Sec. 18, T. 102N., R. 48W., Brandon Twp., Minnehaha County, SD. **AUCTION TO BE HELD ON SITE at the land** – Located from Sioux Falls, SD - Jct. North Cliff Ave. & I-90 - 3 miles east on I-90 to the EROS Exit #402, then 2½ miles north on Co. Hwy. (478th Ave.) to the NW Corner of the land (at the Jct. of 258th St. & 478th Ave.); from the Brandon-Corson, SD Exit #406 on I-90 - 2½ miles north on Hwy. #11 and 3 miles west on 258th St. to the NE corner of the land at the Jct. of 479th Ave. & 258th St.; or from the Renner Corner on Hwy. #115 – 3 miles east on 258th St.

FARM #1 will be offered as PARCEL 1 – The West +/-77.01 acres in the N½ NW¼; PARCEL 2 – The East +/-78.85 acres in the N½ NE¼; or PARCELS #1 & #2 Combined – The +/-155.86 acre unit. This auction presents the opportunity to purchase this extraordinary property which has been in the Johnson-Lind family for over 140 years. This property offers a great deal of potential to suit the needs of a variety of buyers - including those looking for Minnehaha County, SD land with a high percentage of productive cropland and also is inclusive of 4 rural housing eligibilities with a terrain & countryside views that could provide for some terrific areas for future establishment of a rural acreage housing site or sites. Land of this caliber in this locale of Minnehaha County, SD doesn't frequently become available on the market, so interested parties should get their financing in order and make plans to attend this auction! According to FSA information this farm has approx. 141.94 acres of cropland with a 70.95 acre corn base with a 129 bu. PLC yield and a 70.95 acre soybean base with a 32 bu. PLC yield. The nontillable acres are comprised of a grassed waterway & trees and some road. According to the M'haha Co. Assessor this farm as a unit has a soil rating of .774, which closely resembles the soils information obtained from Surety AgriData, Inc., which indicates that this property as a whole has a weighted productivity index of 78.6 (Parcel #1 the West Parcel – 84.1 and Parcel #2 the East Parcel – 73.3). The general topography of this land is gently rolling to rolling. According to Minnehaha County Planning & Zoning this property has a total of 4 rural housing eligibilities (2 on Parcel #1 & 2 on Parcel #2). This property is situated in the Brandon Valley School District.

According to M'haha. Community Rural Water existing lines are located …on the west side of 478th Ave. and adjacent to the east side of the property on the west side of 479th Ave., for information concerning availability and cost, contact M'haha. RW @ 605-428-3374. Properties such as this are extremely difficult to find within the Sioux Falls - Brandon market, especially with all of the amenities that this property has to offer. The RE taxes payable in 2018 on this property were $5,203.53. This property must be seen to be appreciated, so be sure to inspect this property prior to the auction and come prepared to bid!!

FARM #2: 2:00 PM - +/-153.93 Acres of Dayton Twp., Lincoln County, SD Land – LEGAL DESC.: The W½ SE¼ and the E½ SE¼ of Sec. 16, T. 99N., R. 49W., Dayton Twp., Lincoln Co., SD. **AUCTION TO BE HELD ON SITE at the land** – Located from Harrisburg, SD - 2 miles East on 273rd St., 3 miles south on Hwy. #11 (478th Ave.) and ½ mile east on 276th St.; from Canton, SD – 2 miles west on Hwy. #18, 6 miles north on Hwy. #11 (478th Ave.) and ½ mile east on 276th St.; from the Lennox-Parker, SD Exit #68 on I-29 – 8 miles east on 276 th St.; The SE Corner of the Land is at the Jct. of 276 th St. & 479th Ave.

FARM #2 will be offered as PARCEL 1 – The West +/-80.56 acres in the W½ SE¼; PARCEL 2 – The East +/-73.37 acres in the E½ SE¼; or PARCELS #1 & #2 Combined – The +/-153.93 acre unit. This auction presents the opportunity to purchase a high caliber parcel of farmland which has been in the Johnson-Lind family for over 140 years. This property offers a great deal of potential to suit the needs of a variety of buyers - including those looking for Lincoln County, SD land with a high percentage of productive cropland. According to Lincoln Co. Planning & Zoning this land has 3 remaining rural housing eligibilities. According to FSA information this farm has approx. 150.2 acres of cropland with a 74.9 acre corn base with a 134 bu. PLC yield and a 75.1 acre soybean base with a 36 bu. PLC yield. The nontillable acres are comprised of a corn crib site, some trees and roads. According to the Lincoln Co. Assessor this farm as a unit has a soil rating of .884, which closely resembles the soils information obtained from Surety AgriData, Inc., which indicates that this property as a whole has a weighted productivity index of 87.5 (Parcel #1 the West Parcel – 88.1 and Parcel #2 the East Parcel – 86.7). The general topography of this land is level to very gently rolling. According to Lincoln County Planning & Zoning this property has a total of 3 rural housing eligibilities (2 on Parcel #1 & 1 on Parcel #2). This property is situated in the Harrisburg School District. According to Lincoln County Rural Water existing lines are located along east side of 479th Ave. w/ no current lines along the south side of the property, for information concerning availability and cost, contact Lincoln RW @ 605-767-2966. Properties such as this are extremely difficult to find situated within 8 miles of Sioux Falls, SD & within 6 miles of Harrisburg, SD, especially with all of the amenities that this property has to offer. The RE taxes payable in 2018 on this property were $4,858.46. This property must be seen to be appreciated, so be sure to inspect this property prior to the auction and come prepared to bid!!

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & the balance on a short term installment sale, with an additional 40% on Dec. 28, 2018 with possession, and the remainder payable on Jan. 3, 2019 with full possession for the 2019 crop year. Marketable Title will be conveyed and owner's title insurance provided with the cost of the owner's policy to be divided 50-50 between the buyer and seller. This land is sold based on the acres as determined by a recent survey completed by Midwest Land Surveying, Inc., with all of the survey and platting costs paid by the sellers, with the acres sold being understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true 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 are subject to County Committee approval. All of the 2017 RE Taxes payable in 2018 have been paid by the sellers, also all of the 2018 RE taxes payable in 2019 will be paid by the sellers. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable M'haha. Co. and Lincoln Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the owners. Sold subject to confirmation of the owners. **To view surveys, aerial photos, soils or other information see www.suttonauction.com or contact the auctioneers.**

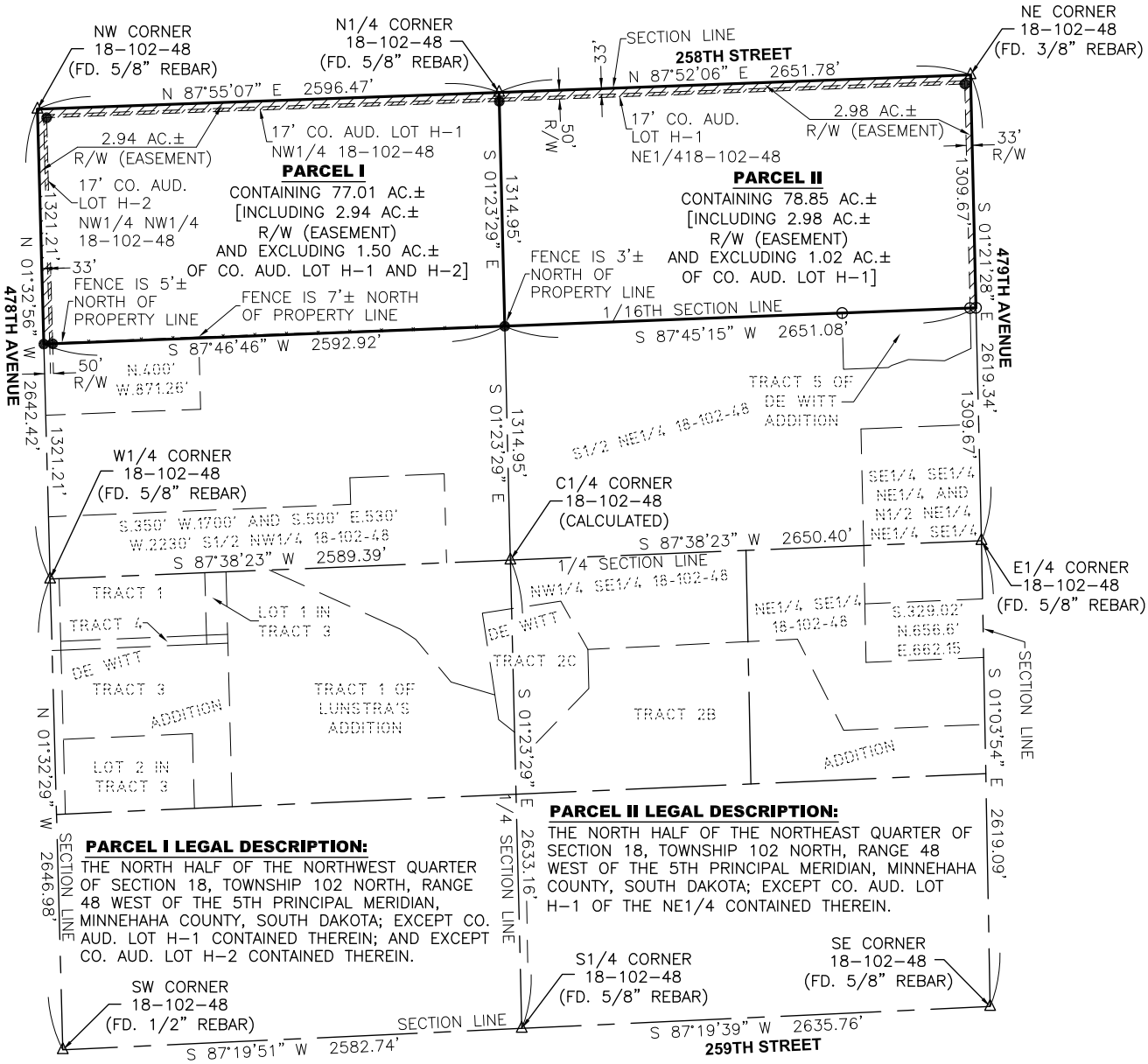
HEIRS OF SELMER & MABEL "JOHNSON" LIND, Owners

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

Farm #1

SALE DRAWING - PARCEL I AND PARCEL II

IN THE N1/2 NW1/4 AND IN THE N1/2 NE1/4 OF SECTION 18, T102N, R48W, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL I LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT CO. AUD. LOT H–1 CONTAINED THEREIN; AND EXCEPT CO. AUD. LOT H–2 CONTAINED THEREIN.

PARCEL II LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 102 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT CO. AUD. LOT H–1 OF THE NE1/4 CONTAINED THEREIN.

OWNERS: LIND/JACOBSON FAMILY TRUST
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 AND PARCEL II
155.86 ACRES±
[INCLUDING 5.92 AC.± OF R/W (EASEMENT) AND EXCLUDING 2.52 AC.± OF CO. AUD. LOT H–1 AND LOT H–2]

N

0 900'

SCALE: 1"= 900'

NOTES:
BASIS OF BEARINGS IS UTM–ZONE 14.
PROJECT #18–629
DRAWN BY: AJR

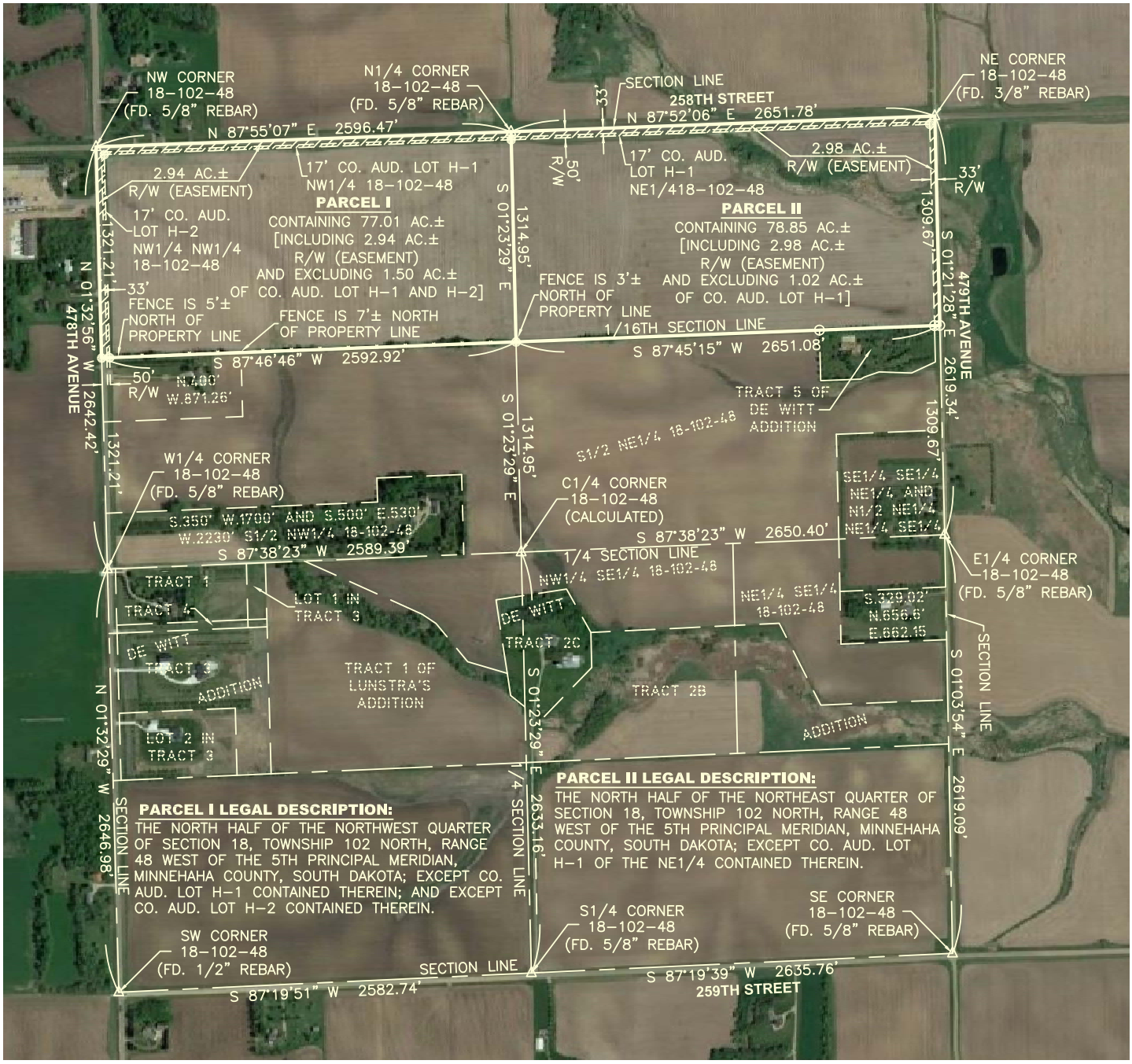
PREPARED BY:

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

Farm #1

SALE DRAWING - PARCEL I AND PARCEL II

IN THE N1/2 NW1/4 AND IN THE N1/2 NE1/4 OF SECTION 18, T102N, R48W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: LIND/JACOBSON FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
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SCALE: 1"= 900'

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United States Department of Agriculture

Minnehaha County, South Dakota

Farm #1

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 August 27, 2018

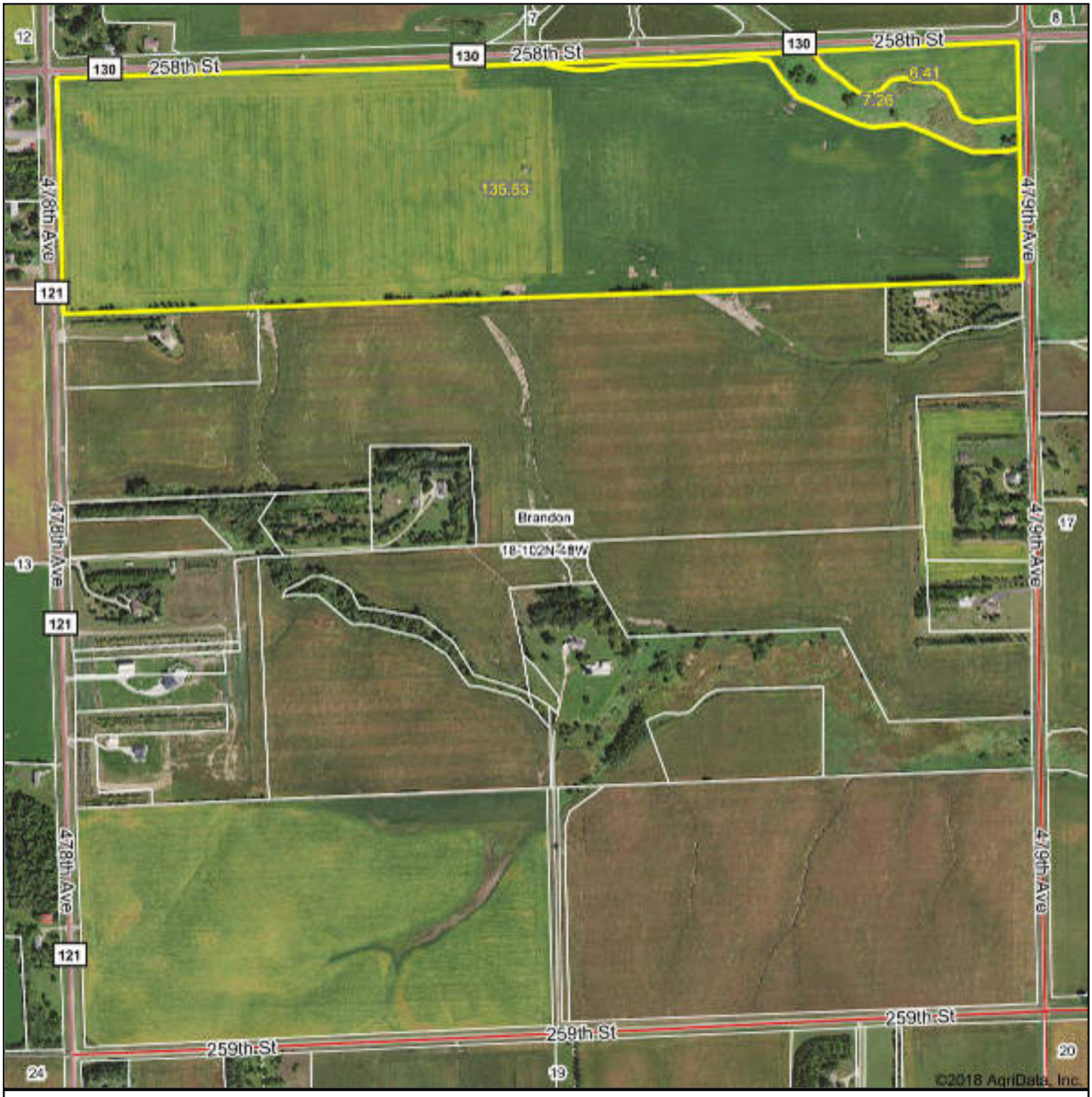
Farm **183**

18-102-48

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

Farm #1



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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map center: 43° 38' 16.89, -96° 38' 30.21

0ft 830ft 1660ft

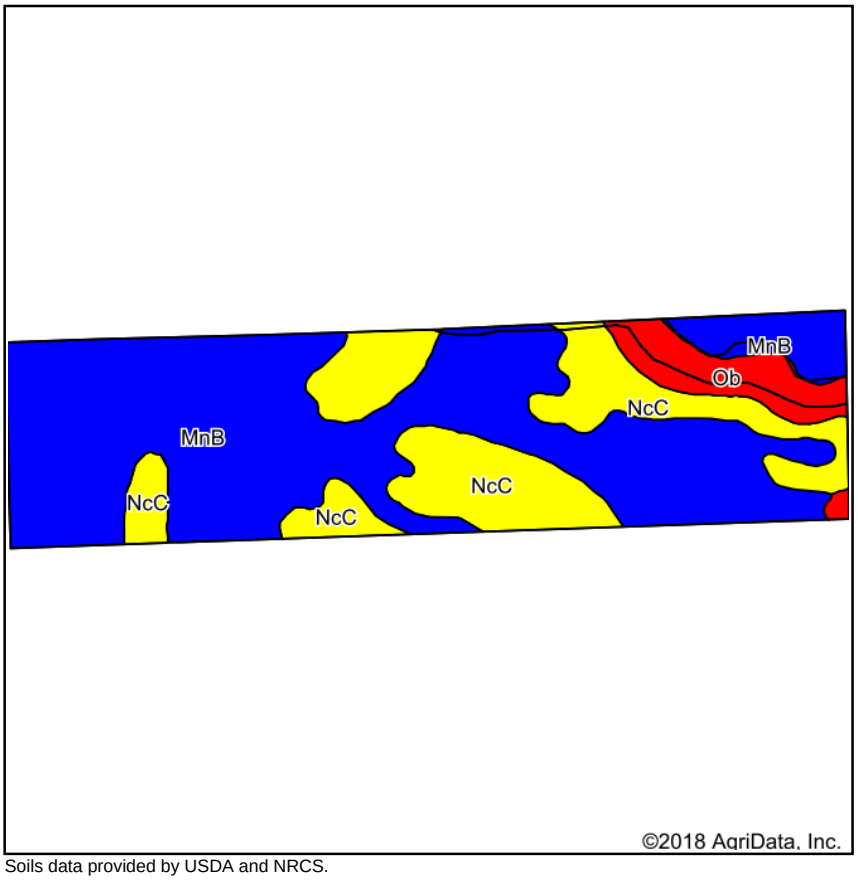
18-102N-48W
Minnehaha County
South Dakota

N
W E
S

9/28/2018

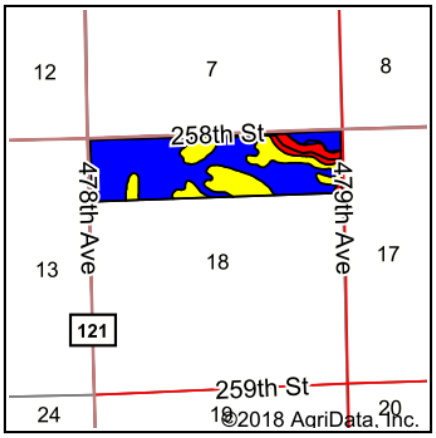
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

Farm #1 - Unit



State: **South Dakota**
County: **Minnehaha**
Location: **18-102N-48W**
Township: **Brandon**
Acres: **149.2**
Date: **9/28/2018**

CHUCK SUTTON, LLC — AUCTIONEER — LAND BROKER

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

N W E S

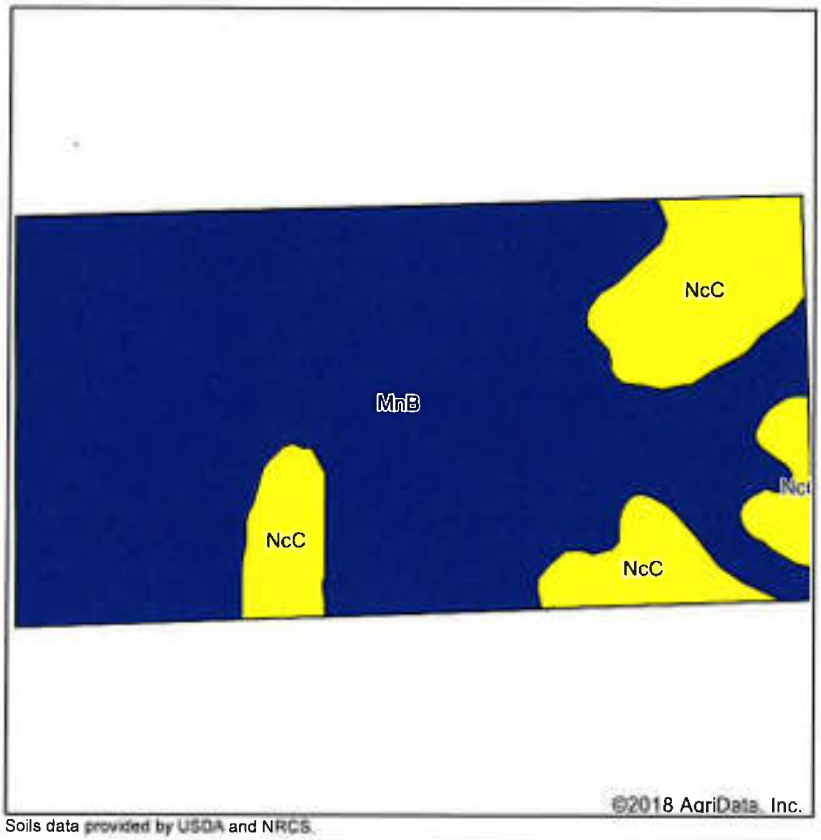
Area Symbol: SD099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn	Oats	Soybeans	Spring wheat	NCCPI Soybeans
MnB	Moody-Nora complex, 2 to 6 percent slopes	98.81	66.2%		IIe	IIIe	88					73
NcC	Nora-Crofton complex, 6 to 9 percent slopes	40.34	27.0%		IIIe	IVe	68					74
Ob	Obert silty clay loam, 0 to 1 percent slopes	10.05	6.7%		Vw		29	29	5	9	3	21
						Weighted Average	**78.6**	**2**	**0.3**	**0.6**	**0.2**	**69.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

Farm #1 - Parcel #1

State: **South Dakota**
County: **Minnehaha**
Location: **18-102N-48W**
Township: **Brandon**
Acres: **77.18**
Date: **9/17/2018**

CHUCK SUTTON, LLC

Maps Provided By: surety®

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N W E S

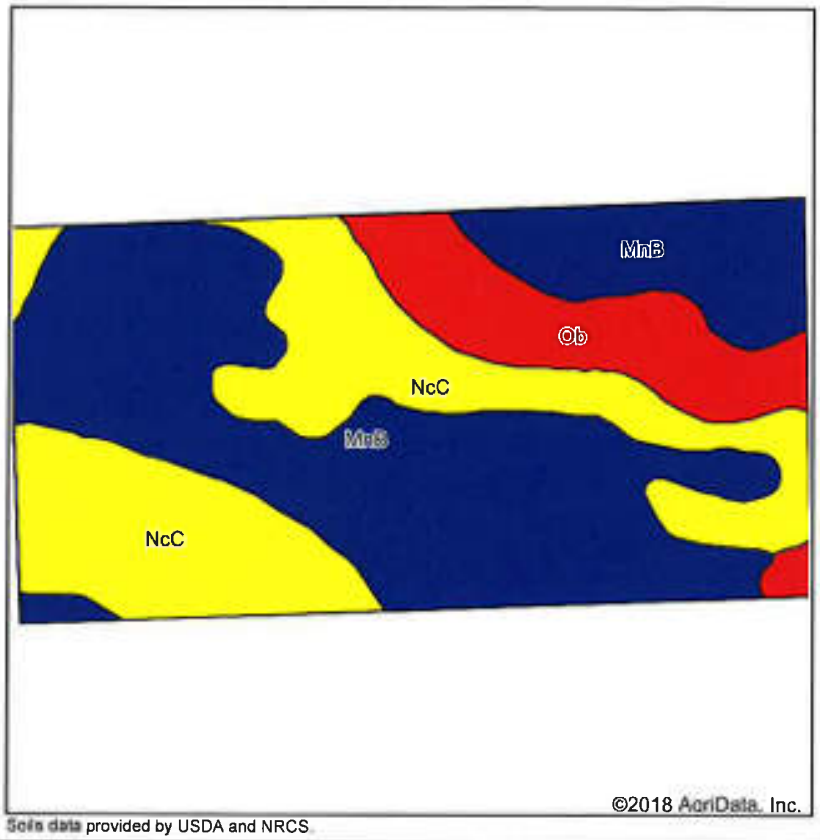
Area Symbol: SD099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	NCCPI Soybeans
MnB	Moody-Nora complex, 2 to 6 percent slopes	61.96	80.3%		IIe	IIIe	88	73
NcC	Nora-Crofton complex, 6 to 9 percent slopes	15.22	19.7%		IIIe	IVe	68	74
						Weighted Average	**84.1**	**73.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method

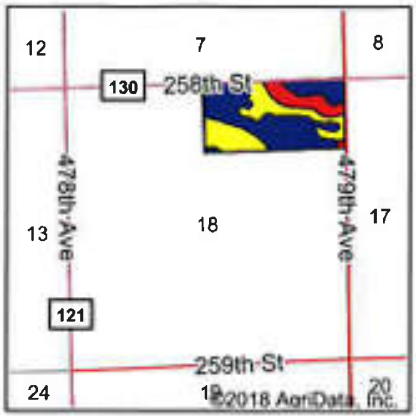
Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.

Farm #1 - Parcel #2



State: **South Dakota**
County: **Minnehaha**
Location: **18-102N-48W**
Township: **Brandon**
Acres: **78.97**
Date: **9/17/2018**

CHUCK SUTTON, LLC
AUCTIONEER – LAND BROKER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

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	Corn	Oats	Soybeans	Spring wheat	NCCPI Soybeans
MnB	Moody-Nora complex, 2 to 6 percent slopes	41.87	53.0%		IIe	IIIe	88					73
NcC	Nora-Crofton complex, 6 to 9 percent slopes	26.44	33.5%		IIIe	IVe	68					74
Ob	Obert silty clay loam, 0 to 1 percent slopes	10.66	13.5%		Vw		29	29	5	9	3	21
					Weighted Average		**73.3**	**3.9**	**0.7**	**1.2**	**0.4**	**66.3**

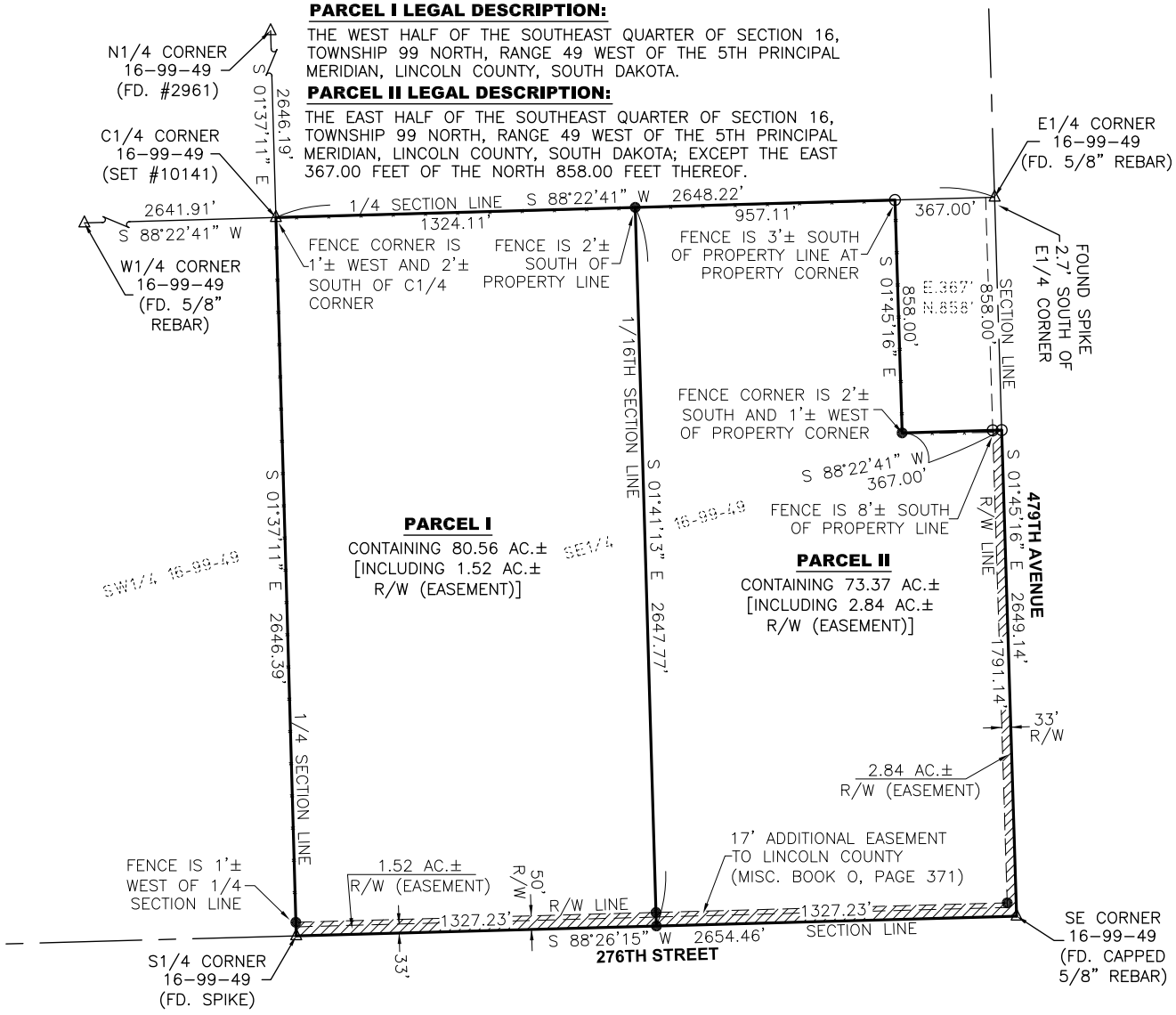
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - PARCEL I AND PARCEL II

Farm #2

IN THE SE1/4 OF SECTION 16, T99N, R49W, LINCOLN COUNTY, SOUTH DAKOTA.



OWNERS: JACOBSON FAMILY TRUST
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 AND PARCEL II

153.93 ACRES±
[INCLUDING 4.36 AC.± OF R/W (EASEMENT)]

N

0 600'

SCALE: 1"= 600'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #18-612
DRAWN BY: AJR

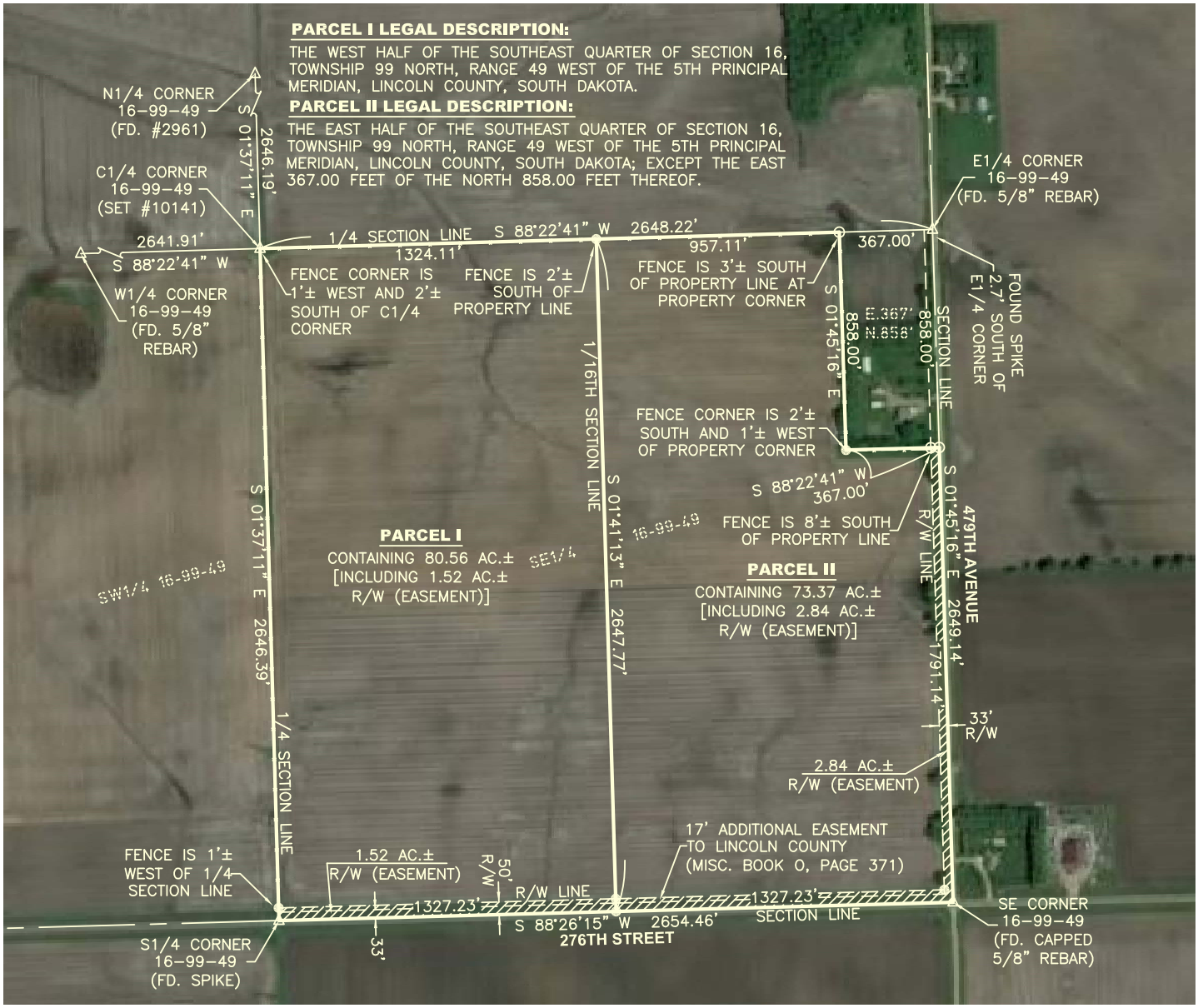
PREPARED BY:

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

SALE DRAWING - PARCEL I AND PARCEL II

Farm #2

IN THE SE1/4 OF SECTION 16, T99N, R49W, LINCOLN COUNTY, SOUTH DAKOTA.



OWNERS: JACOBSON FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
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TOTAL ACRES FOR PARCEL I AND PARCEL II

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[INCLUDING 4.36 AC.± OF R/W (EASEMENT)]

N

0 600'

SCALE: 1"= 600'

NOTES:
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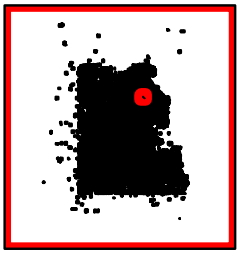


United States Department of Agriculture

Lincoln County, SD

PLSS: 16_99N_49W

Farm: 285

Program Year 2018

1 inch equals 700 feet

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Common Land Units

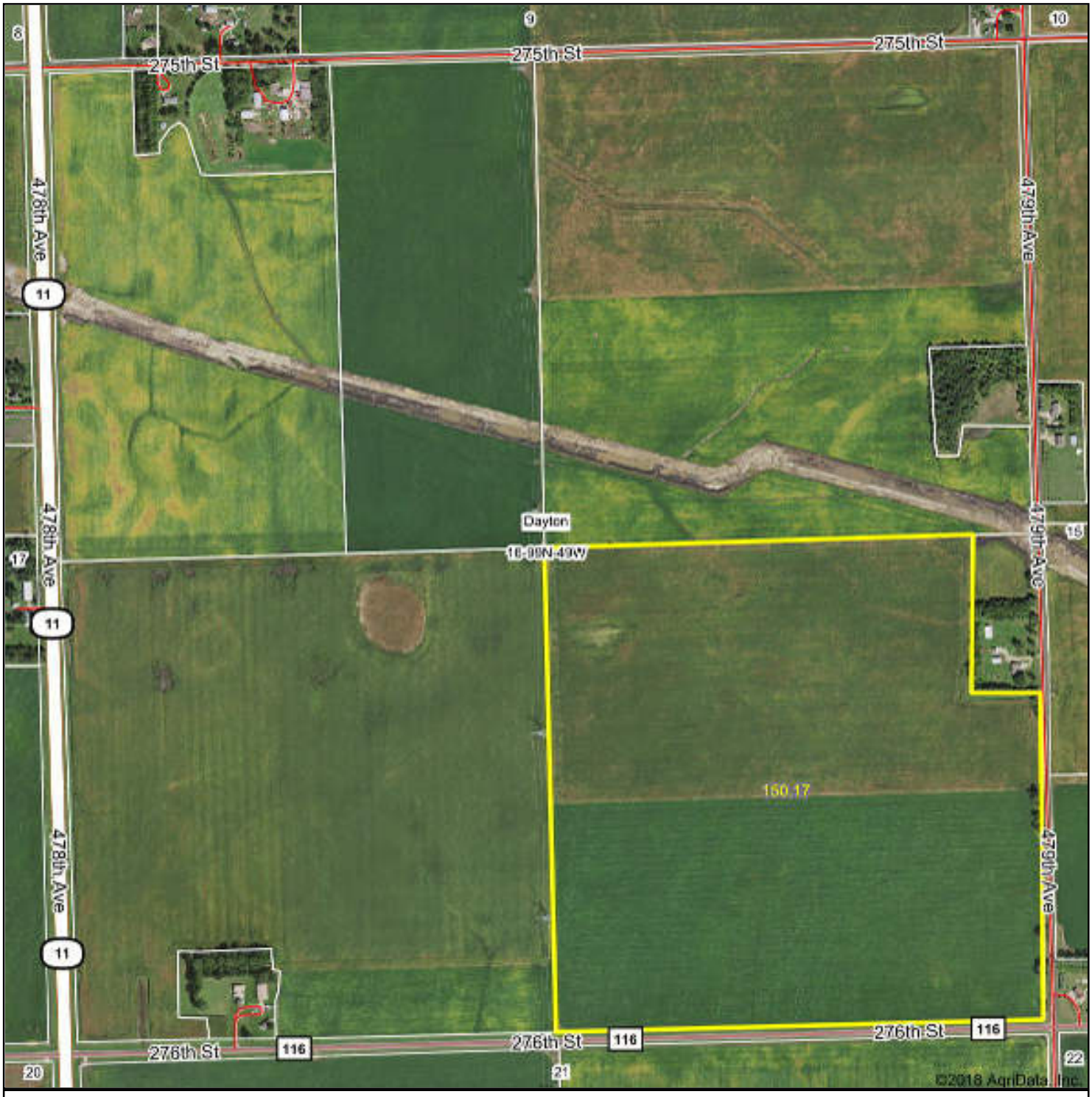
Non Cropland

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 indentifiers 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.

2016 Ortho-Photography - Not to Scale

November 21, 2017

Aerial Map Farm #2 - Unit



CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

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

map center: 43° 23' 42.93, -96° 38' 18.68

0ft 830ft 1660ft

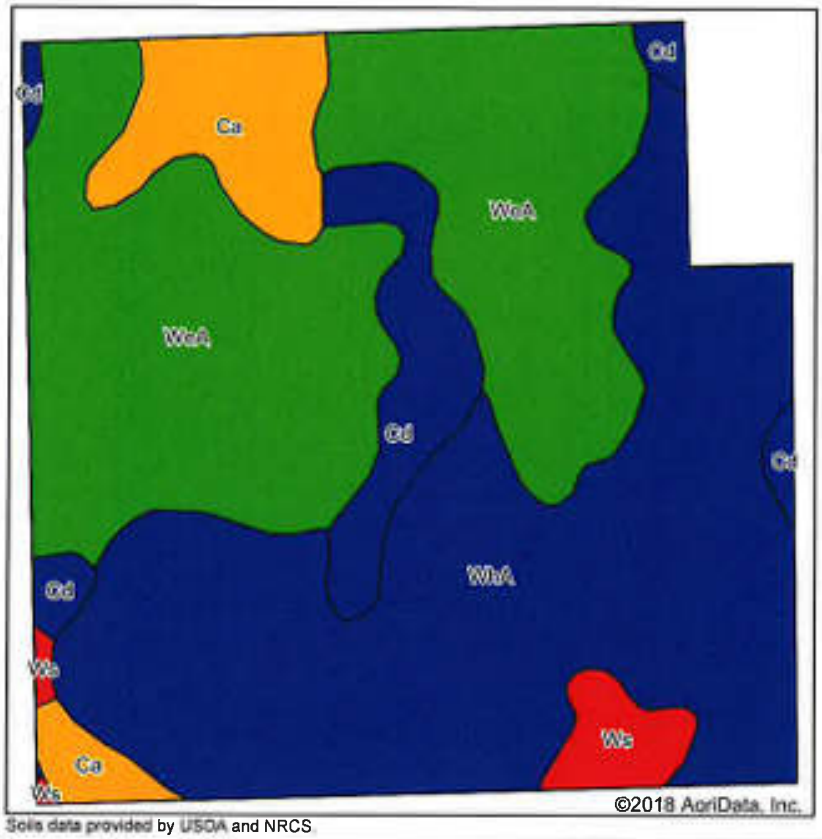
16-99N-49W
Lincoln County
South Dakota

N W E S

9/28/2018

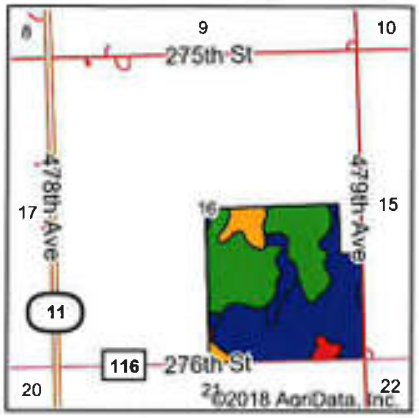
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS

Farm #2 - Unit



State: **South Dakota**
County: **Lincoln**
Location: **16-99N-49W**
Township: **Dayton**
Acres: **153.73**
Date: **9/17/2018**

CHUCK SUTTON, LLC
AUCTIONEER – LAND BROKER

Maps Provided By:
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Area Symbol: SD083, Soil Area Version: 19

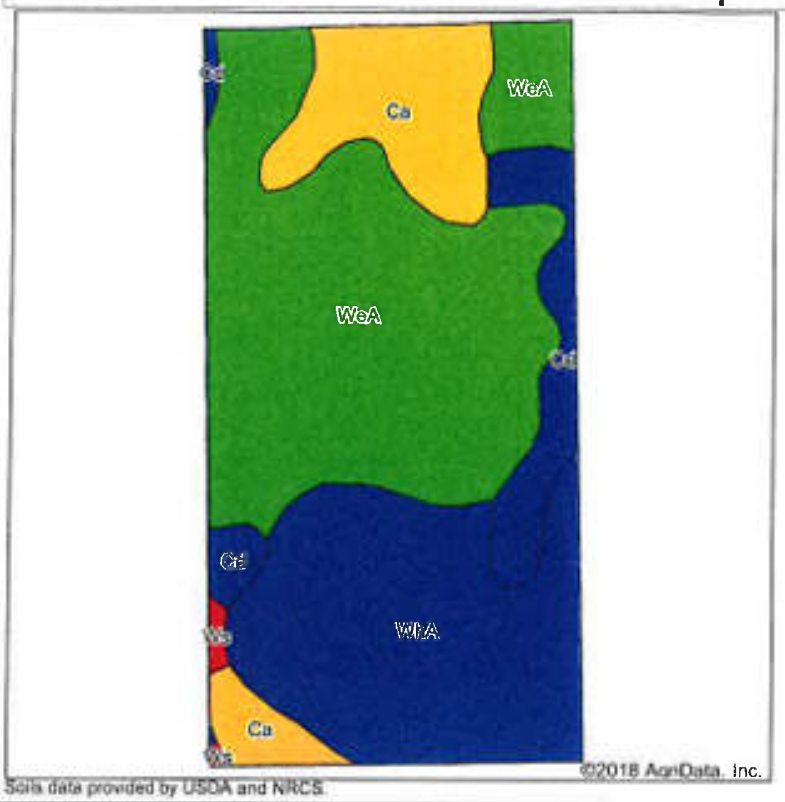
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	66.05	43.0%		Iw	88	4.1	98	64	37	36	54
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	60.96	39.7%		I	93						70
Cd	Chancellor-Viborg silty clay loams	11.52	7.5%		IIw	87	3.7	94	59	35	33	44
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	11.38	7.4%		IIw	75						34
Ws	Worthing silty clay loam, 0 to 1 percent slopes	3.82	2.5%		Vw	30						2
					Weighted Average	**87.5**	**2**	**49.1**	**31.9**	**18.5**	**17.9**	**56.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

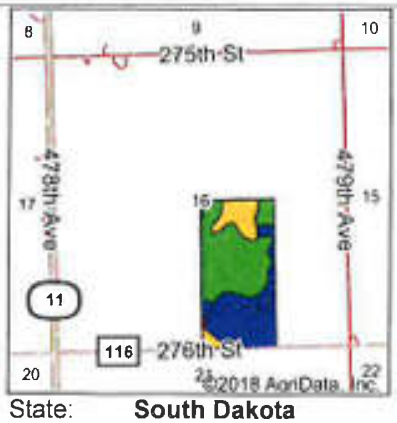
Soils data provided by USDA and NRCS

Farm #2 - Parcel #1

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lincoln**
Location: **16-99N-49W**
Township: **Dayton**
Acres: **80.84**
Date: **9/17/2018**

CHUCK SUTTON, LLC

Maps Provided By: surety®

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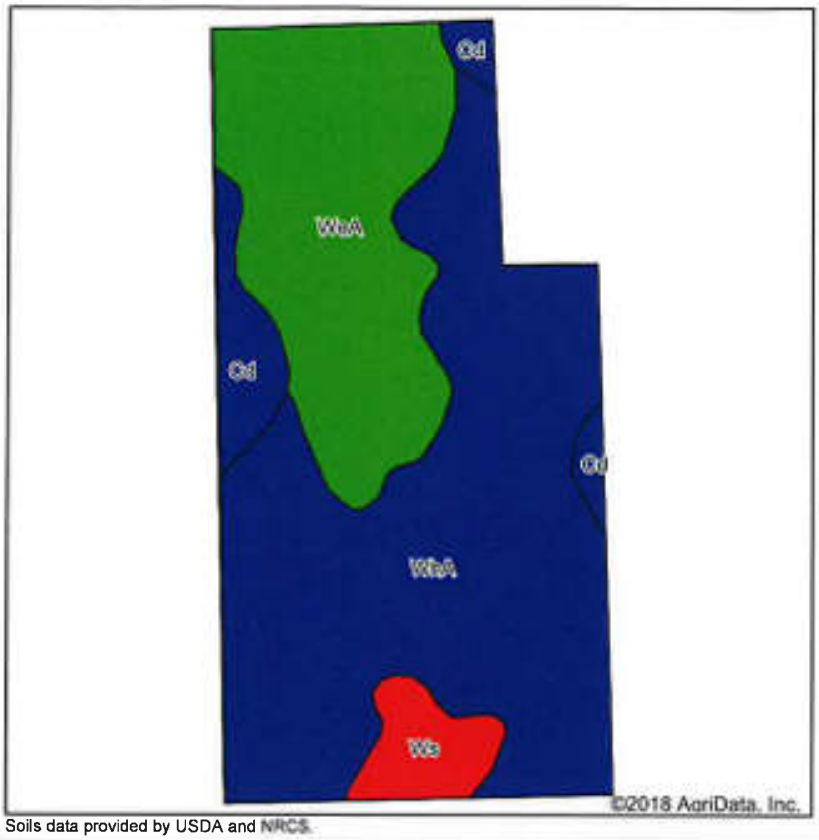
N W E S

Area Symbol: SD083, Soil Area Version: 19

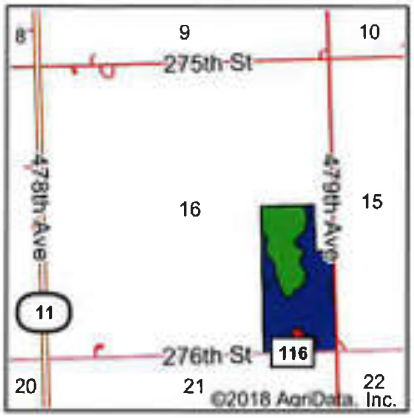
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	NCCPI Soybeans
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	38.20	47.3%		I	93						70
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	23.96	29.6%		Iw	88	4.1	98	64	37	36	54
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	11.34	14.0%		IIw	75						34
Cd	Chancellor-Viborg silty clay loams	6.88	8.5%		IIw	87	3.7	94	59	35	33	44
Ws	Worthing silty clay loam, 0 to 1 percent slopes	0.46	0.6%		Vw	30						2
					Weighted Average	**88.1**	**1.5**	**37**	**24**	**13.9**	**13.5**	**57.6**

Soils Map



Soils data provided by USDA and NRCS.

Farm #2 - Parcel #2



State: **South Dakota**
County: **Lincoln**
Location: **16-99N-49W**
Township: **Dayton**
Acres: **73.36**
Date: **9/17/2018**

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AUCTIONEER – LAND BROKER

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N W E S

Area Symbol: SD083, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	42.91	58.5%		Iw	88	4.1	98	64	37	36	54
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	22.37	30.5%		I	93						70
Cd	Chancellor-Viborg silty clay loams	4.65	6.3%		IIw	87	3.7	94	59	35	33	44
Ws	Worthing silty clay loam, 0 to 1 percent slopes	3.43	4.7%		Vw	30						2
					Weighted Average	**86.7**	**2.6**	**63.3**	**41.2**	**23.9**	**23.1**	**55.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

NOTES

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