



ESTATE LAND AUCTION

+/-160 Acres of Herman Township Lake County, SD Land

In order to settle the Bernice M. Nelson Estate, we will offer the following real property at auction at land located - from Madison, SD Jct. of Hwy's #81 & #34 (Pizza Ranch Corner) - 3 miles west on Hwy. #34 to the NW Corner of the Madison Golf Course, then 5 ½ miles south on 451st Ave. (Co. Hwy. #41) and ½ mile west on 238th St.; from Orland, SD - 3 miles north on 451st Ave. and ½ mile west on 238th St.; from Franklin, SD - 6 miles west on 241st St. to Orland, SD, then 3 miles north on 451st Ave. & ½ mile west on 238th St.; or from the Jct. of US Hwy. #81 & 241st St. - 10 miles east on 241st St. to Orland, SD, then 3 miles north on 451st Ave. & ½ mile west on 238th St.

WEDNESDAY DECEMBER 5, 2018 Sale Time: 10:00 AM

Auctioneer's Note: This auction presents an excellent opportunity to purchase some productive and well located Lake County, SD Land, with a mixture of attributes inclusive of a combination of some excellent row crop acres, along with areas that present some superb hunting and recreational opportunities - as the northwest corner of this land lies adjacent to Reynolds Slough which is a highly regarded hunting area in Lake County, SD. If you are in the market for a parcel of productive Lake Co., SD farmland with some hunting and recreational amenities, to add to a row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

This is a unique parcel of land which has a variety of excellent amenities, as this farm is inclusive of some productive cropland with some quality soils, along with a few acres that provide some wildlife habitat near Reynolds Slough in the northwest corner of the property, along with the accompanying hunting and recreational opportunities. This farm has a relatively high percentage of tillable acres as according to FSA information this +/-160 acre parcel of land has approximately 149.93 acres of cropland with a 54.0 acre corn base with a 123 bu. PLC yield and a 83.6 acre soybean base with a 39 bu. PLC yield and is enrolled in the County ARC election of the USDA farm program. The cropland on this farm has some eye appeal with some productive soils, with non-tillable acres are comprised of some lowland and hunting and/or wildlife production acres located in the north central and northwest corner of the property, a dugout, some waterway, a few acres of trees situated in the SW corner of the farm and road that borders along the south side of the land. This property has hunting prospects for a variety of wildlife, especially deer, waterfowl, pheasants & more! The general topography of this land is gently rolling to rolling. According to Lake Co. Assessor this farm has a soil rating of .798, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of an 80.2. The RE taxes payable 2018 on this property were \$3,750.62. This is a parcel of land that would make a very nice addition to an area row crop farming operation and/or an investment & recreational property.

LEGAL DESC: The SW ¼ of Sec. 33, T. 106N., R. 53W., (Herman Twp.) Lake Co., SD.

TERMS: Cash - A 10% non-refundable earnest money deposit on each farm sale day & the balance at closing on or before January 25, 2019 with possession. Full possession for the 2019 crop year. A Personal Representative's Deed will be conveyed and owner's title insurance will be provided with the cost of the owner's policy 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 this property are based on the acres as stated on the county tax records and are understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA yields, bases, payments & 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. The RE licensees in this transaction are acting as agents for the seller. This property is sold in "AS IS" condition & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Lake County zoning ordinances. Sold subject to confirmation of the Personal Representative.

BERNICE M. NELSON ESTATE

Larry Nelson - Personal Representative

**Max Merry – Dell Rapids Law Firm – Attorney & Closing Agent –
Dell Rapids, SD – ph. 605-428-5444**

CHUCK SUTTON – Auctioneer & Land Broker

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

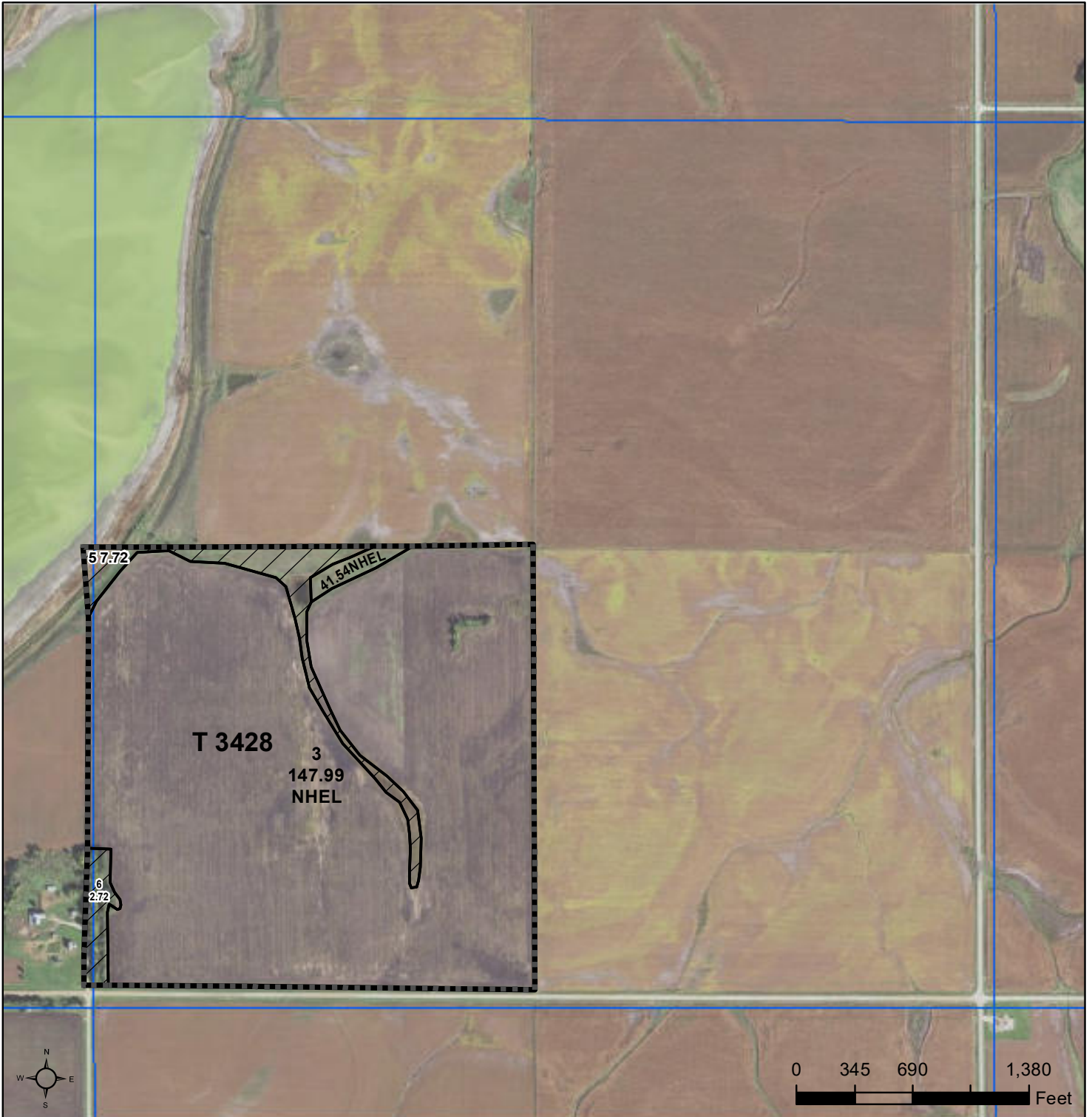
**WAYNE BESSMAN – RE & Personal Property Auctioneer –
Madison, SD – ph. 605-270-4980**

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



United States
Department of
Agriculture

Lake County, South Dakota



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

2018 Program Year

Map Created May 17, 2018

Farm 4734

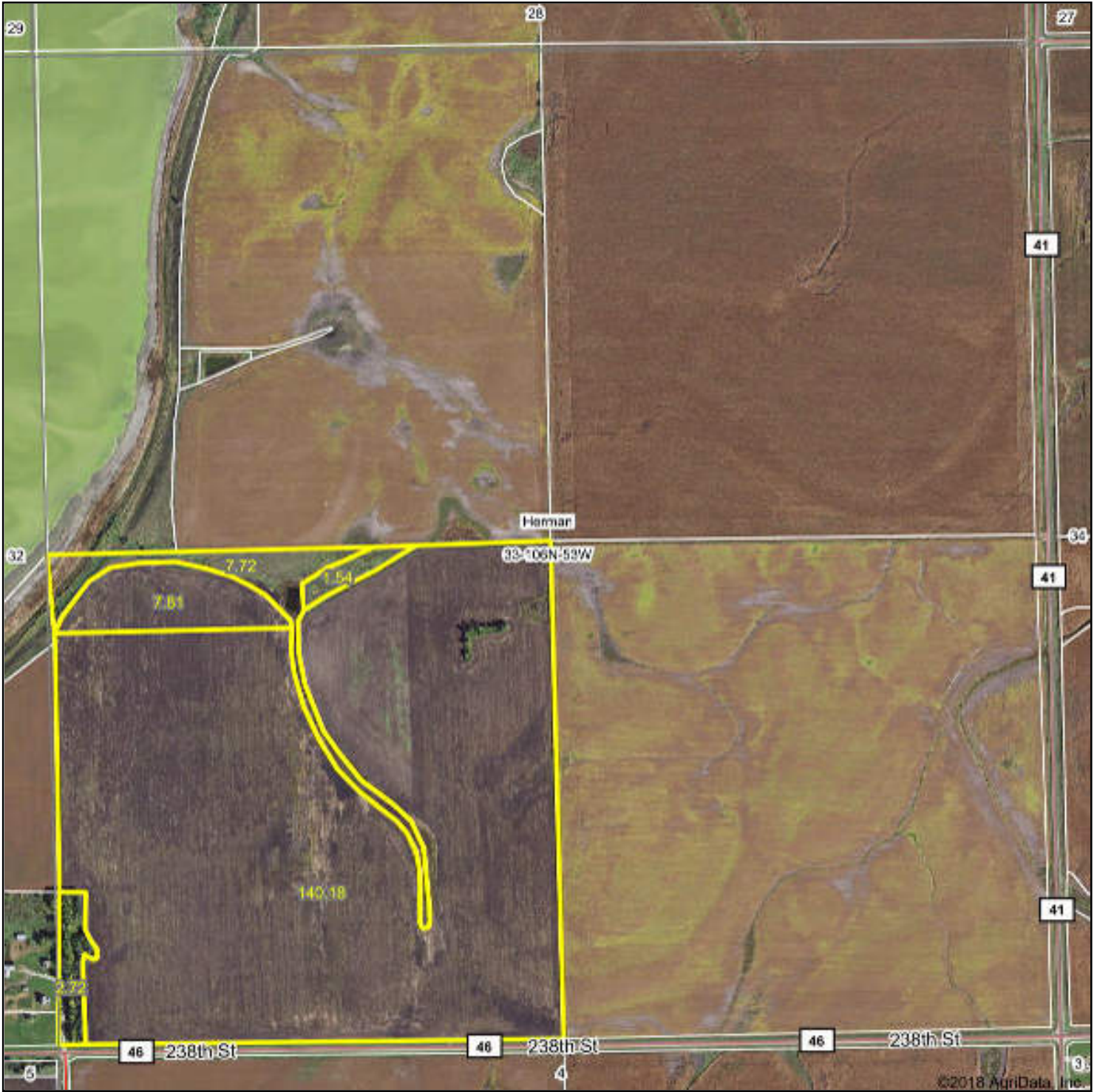
Wetland Determination Identifiers

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

33 -106N -53W

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).

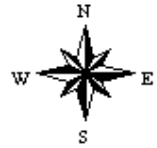
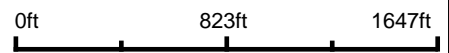
Aerial Map



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com

map center: 43° 56' 32.9, -97° 11' 57.55

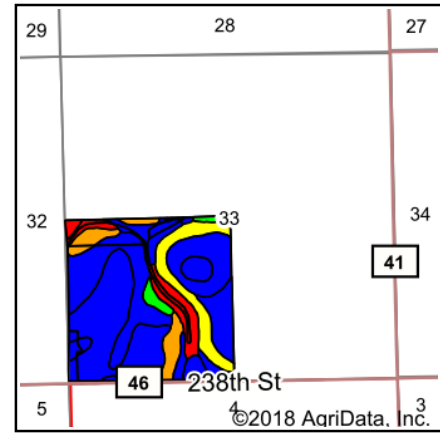
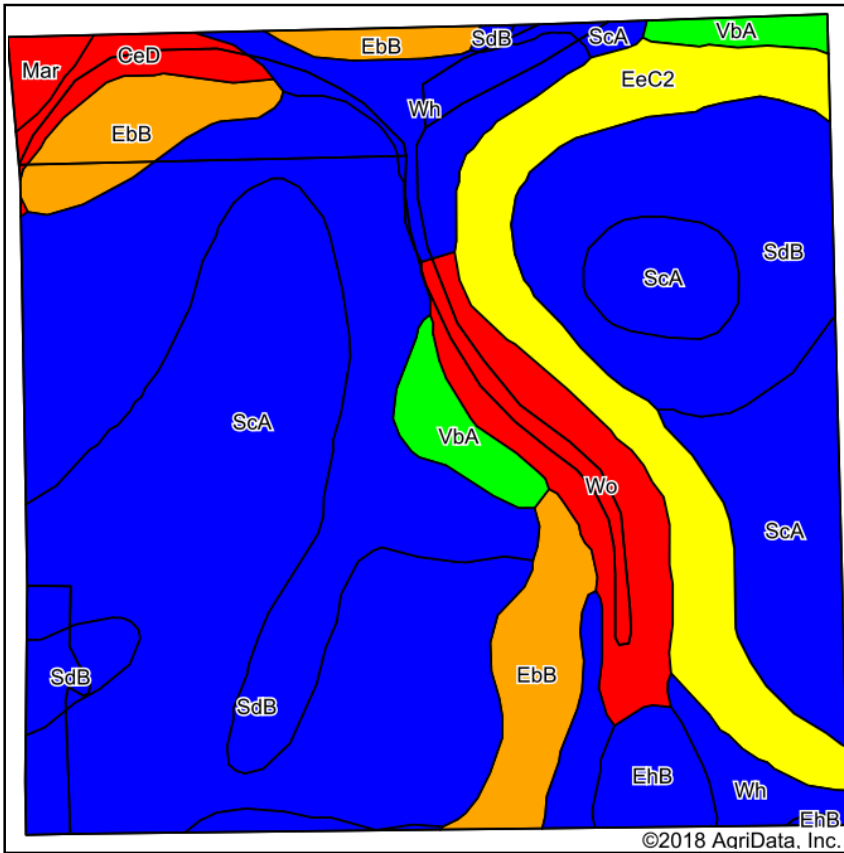


33-106N-53W
Lake County
South Dakota

11/7/2018

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

Soils Map



State: **South Dakota**
 County: **Lake**
 Location: **33-106N-53W**
 Township: **Herman**
 Acres: **159.97**
 Date: **11/7/2018**

CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

 CUSTOMIZED ONLINE MAPS
 © AgriData, Inc. 2018 www.AagriDataInc.com



Soils data provided by USDA and NRCS.

©2018 AagriData, Inc.

Area Symbol: SD079, 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
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	57.12	35.7%		lw	90	3.5	91	67	33	37	50
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	45.23	28.3%		lle	85	3.3	82	62	30	34	49
EeC 2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	15.63	9.8%		llle	66	2.9	65	51	23	28	49
EbB	Egan-Beadle complex, 2 to 6 percent slopes	11.56	7.2%		lle	78	3.3	81	61	30	33	59
Wh	Whitewood silty clay loam	10.75	6.7%		llw	83	2	87	54	32	30	59
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.19	5.7%		Vw	30						2
VbA	Viborg silty clay loam, 0 to 2 percent slopes	3.98	2.5%		lw	96	4.3	101	74	37	40	64
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	2.93	1.8%		lle	84						69
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	2.47	1.5%		IVe	45	2.1	39	36	14	20	52
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	1.11	0.7%		Vllw	10						2
Weighted Average						80.2	3	76.8	56.9	28	31.3	*n 48.5

*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