
ESTATE LAND AUCTION

+/- 148.87 Surveyed Acres of Well Located Badger Twp., Davison County, SD Land This Property Includes a Mixture Acres with a Cropland History, Native & Tame Grass Pasture/Hayland – Located Approx. 15 Miles Northwest of Mitchell, SD or 7 miles NW of Loomis, SD and Lying Adj. to the Davison-Sanborn County Line



In order to settle the Vicki Lynn Phillips Estate, we will offer the following real property at auction at the land - Located from Vern Eide Ford on the N. Side of Mitchell SD – 7 miles north on Hwy. #37, then 7 miles west on 245th St. and ½ mile north on 402nd Ave. to the SE Corner of the land (the NE Corner of the land is at the Jct. of 244th St. & 402nd Ave. from Loomis, SD – ½ mile north on 405th Ave., 1 mile west on 247th St., 2 miles north on 404th Ave. and ½ mile north on 402nd Ave.

WEDNESDAY NOVEMBER 28, 2018 Sale Time: 10:00 AM

AUCTIONEERS NOTE: If you are in the market for a parcel of Davison Co., SD Land as an addition to an area crop-livestock operation, investment land, land upon which to construct a new home, or a combination of these or other suitable utilizations, then make plans to inspect this property and be in attendance at this auction. This is a scenic parcel of land with a good location—just ½ mile from an oil road in northern Davison County. This property includes some hardy upland grass and is traversed by Firesteel Creek & would be extremely well suited for use in conjunction with a cow-calf operation.

ATTENTION LIVESTOCK PRODUCERS – This is an exceptional parcel of primarily upland grass pasture that would make an extremely nice addition to a cattle operation, an also is inclusive of areas that may be suitable for utilization as cropland/hayland acres. According to FSA this +/-148.87 acre farm has approx. 31.69 acres classified on their records as cropland, although there are no established bases or yields as the cropland acres have been utilized as hayland/pasture for many years. Currently this land is sowed to grass and utilized as pasture/hayland, although portions may be suitable for conversion to row crop use, subject to approval and compliance with the USDA sodbuster & swampbuster provisions of the farm program. The perimeter fence appears to be primarily 4 barbed wire fencing. Livestock water is provided from Firesteel Creek. According to the Davison County Assessor this farm has an overall soil rating/parcel rating of .60.8; info. from Surety Agri-Data, Inc. shows this land to have a Productivity Index of 59.4. The general topography of this land is gently rolling to rolling, with some lower lying areas along the creek and drainage. This property is situated in the Mitchell School District. The total RE Taxes payable in 2018 on this property were \$1,718.04. If you are in the market for a desirable parcel of Davison Co., SD land suitable for a variety of utilizations, then make plans to inspect this property and be in attendance at this auction.

Legal Desc.: Lot 1 & the S½ NE¼, Sec. 5, T. 104N., R. 61W., Badger Twp., Davison Co., SD.

TERMS: CASH - A 10% nonrefundable earnest money payment sale day & balance on or before Jan. 18, 2019, with full possession. A Personal Representative's Deed will be conveyed and an Owner's Title Insurance policy will be provided w/cost of the owner's policy divided 50-50 between the buyer and seller. Morgan-Theeler, LLP will act as the closing agent and attorney for the sellers, with the closing fees to be paid by the estate. The sales price of this property will be in accordance with acres as stated on a recent survey of the property by SPN & Associates, with the acres understood to be "more or less". 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 buyer pursuant to SD Law. All of the 2018 RE taxes payable in 2019 will be paid by the sellers. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. FSA cropland acres, yields, bases & other information is estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Davison Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Co-Personal Representatives. **For add'l information contact the auctioneers or see www.suttonauction.com.**

VICKI L. PHILLIPS ESTATE

Joshua Phillips & Lisa Swetson - Co-Personal Representatives

Morgan-Theeler LLP – Jack Theeler - Attorney & Closing Agent for the Estate— Mitchell, SD – ph. 605-996-5588

CHUCK SUTTON - Auctioneer & Land Broker—

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

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

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

WWW.SUTTONAUCTION.COM
PHILLIPS AUCTION

PROJECT NO. 18-15167



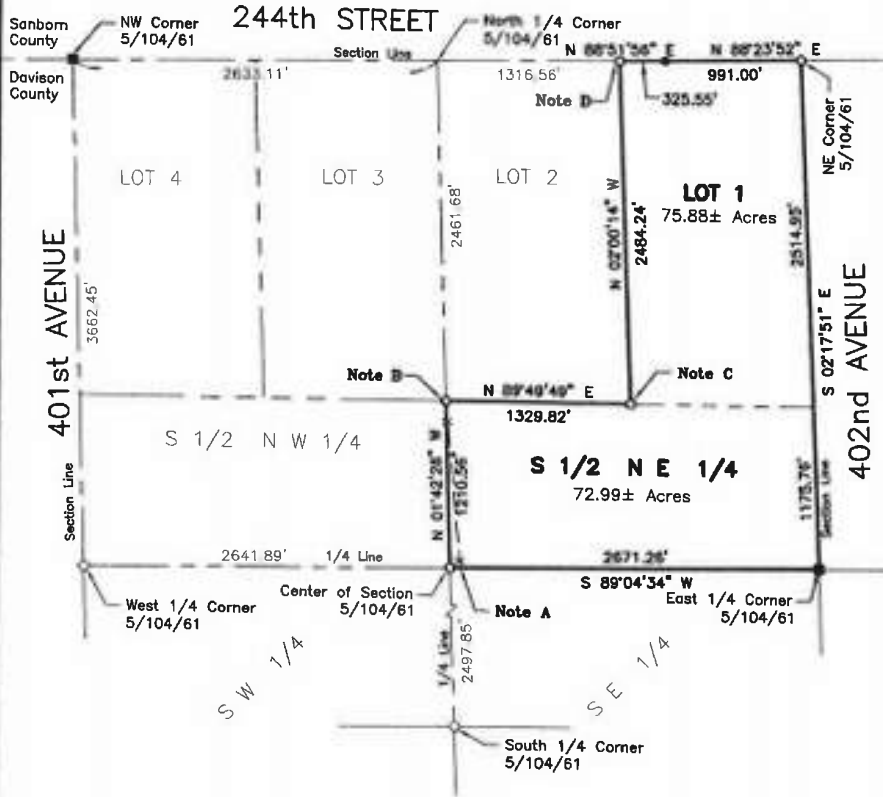
SCALE: 1" = 1000'

SURVEYOR'S AFFIDAVIT

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
REPORT OR TITLE COMMITMENT.
EXISTENCE OF RECORDS HERE HAS
RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 4702
- 100' (R) = RECORD BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- ◇ = SET 3/8" X 12" DRIVE W/WASHER PUR-4702
- = FOUND NAIL
- X— = EXISTING FENCE



NOTES:

- A THE FENCE CORNER IS 75.5' EAST OF THE PROPERTY CORNER
- B THE FENCE CORNER IS 6' WEST OF THE PROPERTY CORNER
- C THE FENCE CORNER IS 2.7' WEST AND 2.8' NORTH OF THE PROPERTY CORNER
- D THE FENCE CORNER IS 4.6' WEST AND 2.1' SOUTH OF THE PROPERTY CORNER



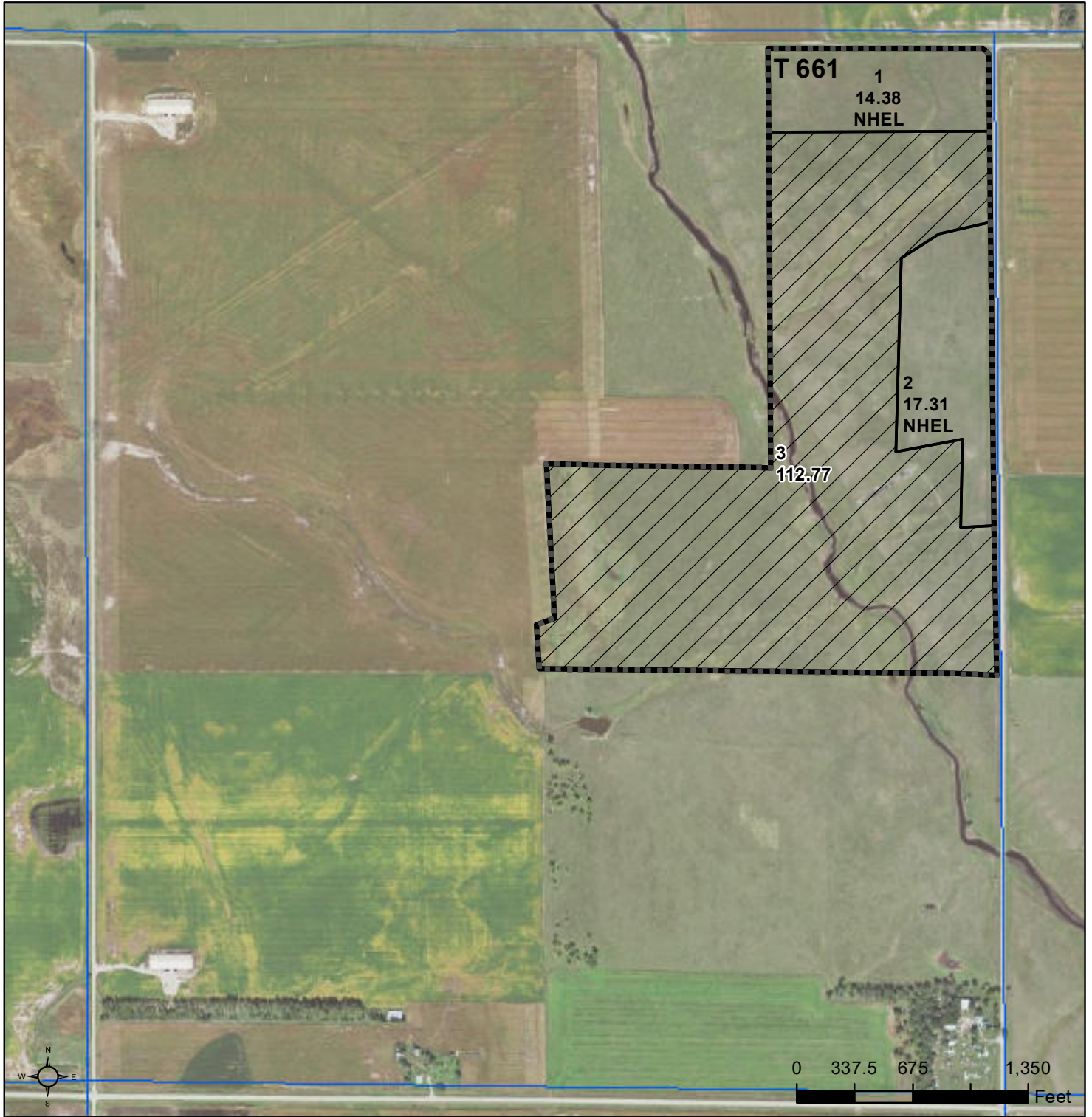
SPN & Associates
 Engineers, Planners and Surveyors
 2100 North Saylor Blvd., P.O. Box 200 Mitchell, South Dakota 57361
 Phone: (605) 996-7761 Fax: (605) 996-0815

EXHIBIT "A"
PAGE 2 OF 2



United States
Department of
Agriculture

Davison County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2018 Program Year

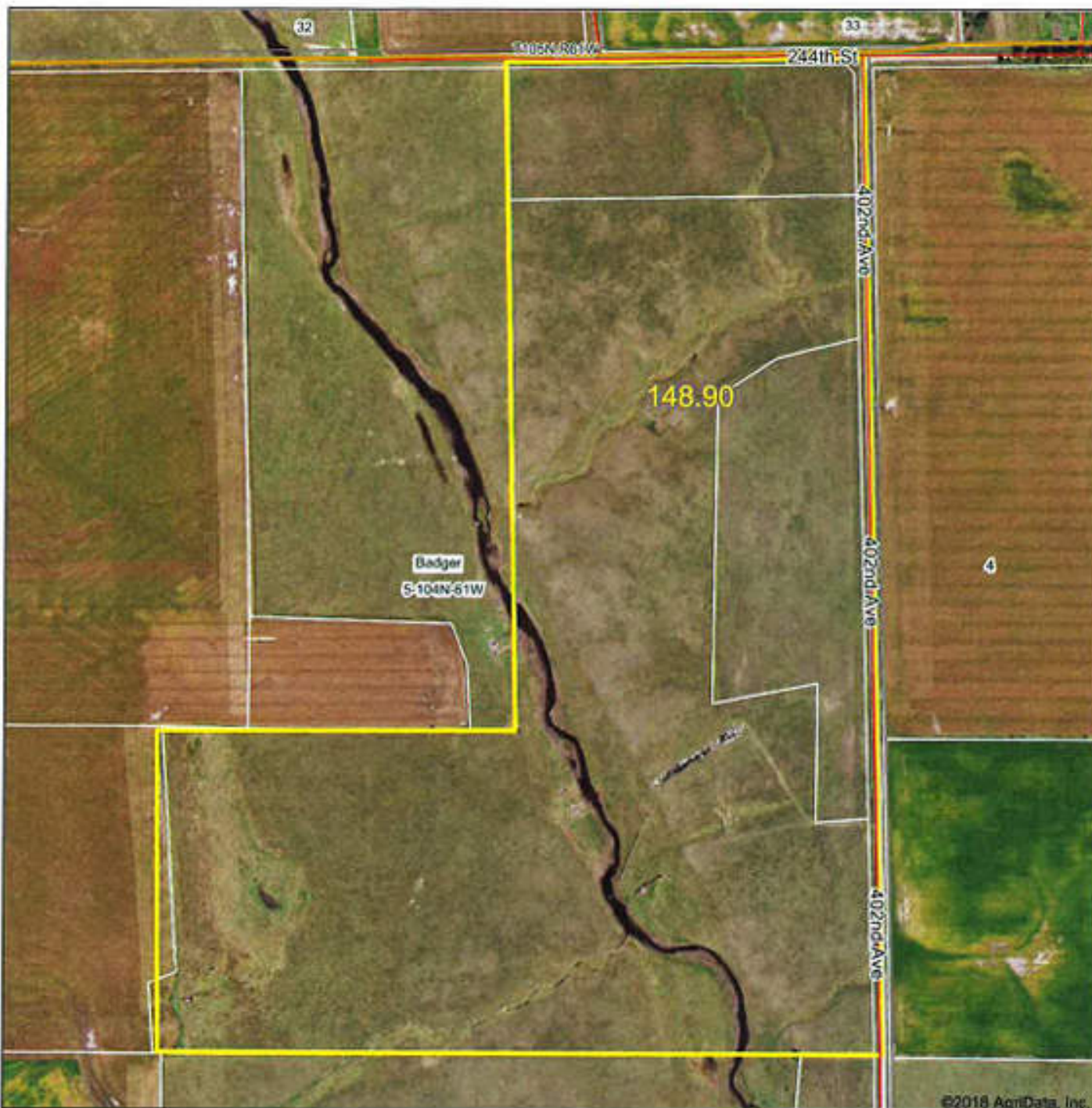
Map Created March 23, 2018

Farm 4747

5 -104N -61W

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



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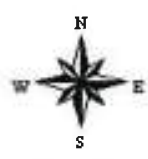
CHUCK
AUCTIONEER - LAND BROKER
SUTTON, LLC

map center: 43° 50' 45.56, -98° 10' 19.39



Maps Provided By
 **surety**
CUSTOMER ONLINE MAPPING
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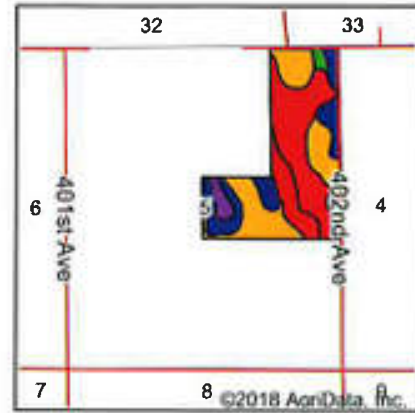
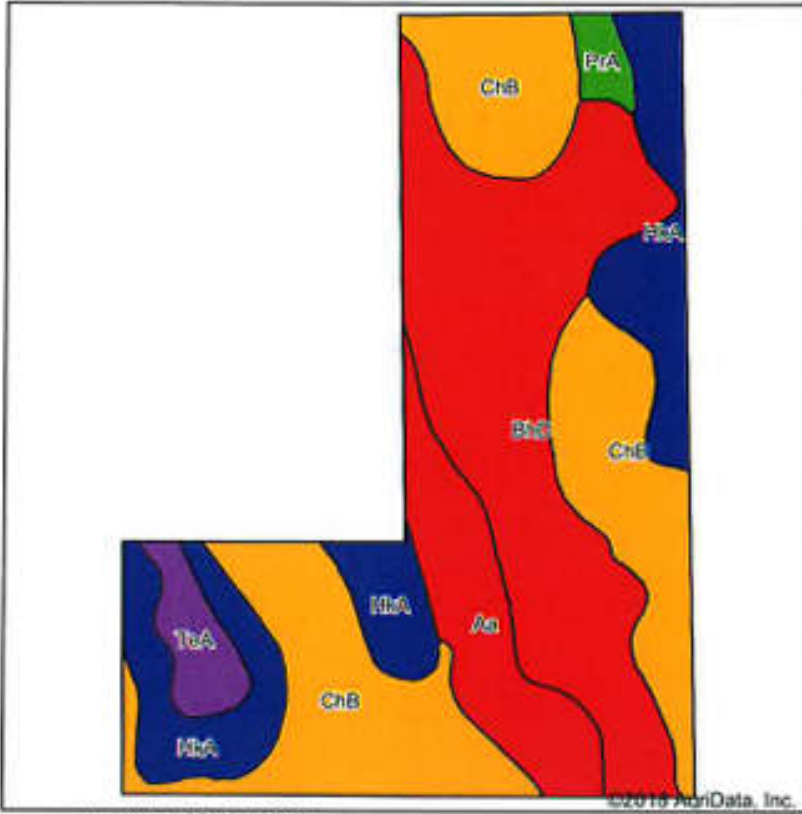
5-104N-61W
Davison County
South Dakota



10/30/2018

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

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **5-104N-61W**
 Township: **Badger**
 Acres: **148.9**
 Date: **10/30/2018**



Area Symbol: SD035. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	51.09	34.3%		Ile	78	65
BhD	Ethan-Betts loams, 9 to 15 percent slopes	47.79	32.1%		Vle	30	57
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	27.36	18.4%		Ilc	88	65
Aa	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	15.38	10.3%		Vlw	34	33
TeA	Tetonka silt loam, 0 to 1 percent slopes	5.05	3.4%		IVw	56	13
PrA	Prosper silt loam, 0 to 3 percent slopes	2.23	1.5%		Ilc	92	54
Weighted Average						59.4	*n 57.2

*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:



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PHILLIPS AUCTION

**REMEMBER—Successful Auctions don't
just happen. . .
They're Planned!**

