



DVORAK LAND AUCTION

**+/-145.92 Acres of Kaylor Township
Southern Hutchinson County, SD Land –
To be Sold Subject to Survey -
Including Land with a Mixture of Highly Productive Cropland
& CRP Acres with Some Excellent Hunting Habitat**

In order to settle the estate of Frieda Dvorak, we will offer the following real property at auction at the land located at the Southwest corner of Kaylor, SD, with the Northwest Corner of the land at the Jct. of 418th Ave. & 290th St.; or from Tripp, SD – approx. 3 miles south on Hwy. #37 and 7 miles east on 290th St. to the NW Corner of the land.

THURSDAY APRIL 18, 2019

SALE TIME: 10:00 AM

This auction presents an excellent opportunity to purchase a well located parcel of land which is bordered on the west by a hard surfaced oil highway that is situated in a formidable agricultural area near Kaylor SD, in south central Hutchinson County. The buyer of this land will receive immediate possession of this land for the 2019 crop year. This is a parcel of land which is well suited to fit the needs of a variety of buyers, including prospects in the market for Hutchinson County, SD land, as this farm includes some very productive cropland, along with a few acres of pasture and an area that may provide some attractive hunting and wildlife production habitat.

Subsequent to the survey, it appears that the FSA information is slightly overstated as FSA indicates this farm has approx. 150.26 acres of farmland with a total of 144.21 acres of total cropland and subsequent to the CRP reduction presently is indicated to have 113.20 acres of effective cropland, with a 71.90 acre corn base with a 100 bu. PLC yield and a 41.20 acre soybean base with a 26.40 acre soybean base with a 35 bu. yield and was enrolled under the County ARC election of the USDA Farm Program; additionally this farm has approx. 31 acres enrolled in the CRP Program at a rate of \$99.29 per acre, generating a total annual payment of \$2,730.00 with the contract scheduled to expire on 9/30/2020. The nontillable acres on this property are comprised of small triangular area of grassland northeast of the railway and roads. According to the Hutchinson Co. Assessor this property has an overall soil rating of .848, comparatively information obtained from Surety Agri-Data indicates that this property has a weighted average productivity index of 81.4. The general topography of this land level to nearly level, with some lowland pockets in the CRP/grassland areas. Excluded from this property is the Kaylor St. John's Cemetery and an acreage site previously sold. There are two small grain bins on the property that are not included with this land that were sold many years ago with the understanding they be removed, notice from the owners for the removal of the bins has or will be given defining a deadline for removal and/or forfeiture of future rights to the bins.

LEGAL DESC.: The NW¼ Sec. 33, T. 97N., R. 59W., exc. Tr. "A" & exc. 2 Acres in the Kaylor St. John's Lutheran Cemetery, (Kaylor Twp.), Hutchinson Co., SD— actual acres to be determined by survey.

TERMS: Cash - A 15% non-refundable earnest money deposit on the day of the sale and the balance on or before May 31, 2019, with full possession awarded to the buyer for the 2019 crop year. Marketable Title will be conveyed and owner's title insurance will be provided w/the cost of the owner's policy divided 50-50 between the buyer & seller. All of the 2018 RE taxes payable in 2019 in the amount of \$2,696.76 will be paid by the sellers, with the buyer to be responsible for 100% of the 2019 RE taxes payable in 2020. The acres being sold in this farm are to be based on the acres as determined by a survey as completed by Surveyor Thomas Week, with the acres understood to be "more or less", with the survey costs paid by the sellers. The south side of this property lies adjacent to the access road to the Kaylor St. John's Lutheran Cemetery, and it is to be mutually agreed and understood that any portion of this access that crosses this property is to be subject to an easement to be granted for purposes of ingress and egress to the cemetery, if necessary. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to implementation of the New Farm Bill & County Committee Approval, furthermore the buyer will be obligated to comply with the remaining terms and provisions of the existing CRP contract, with the buyer to receive 100% of the CRP payment payable in 2019 with no proration and all future payments, with the buyer agreeing to succeed to the contract and will be obligated to comply with the remaining terms and provisions of the existing CRP contract scheduled to expire on 9/30/2020; furthermore any buyouts or penalty due to cancellation or non-compliance will be the responsibility of the buyer. 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. 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 Hutchinson County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. **For add'l information contact the auctioneers or see www.suttonauction.com.**

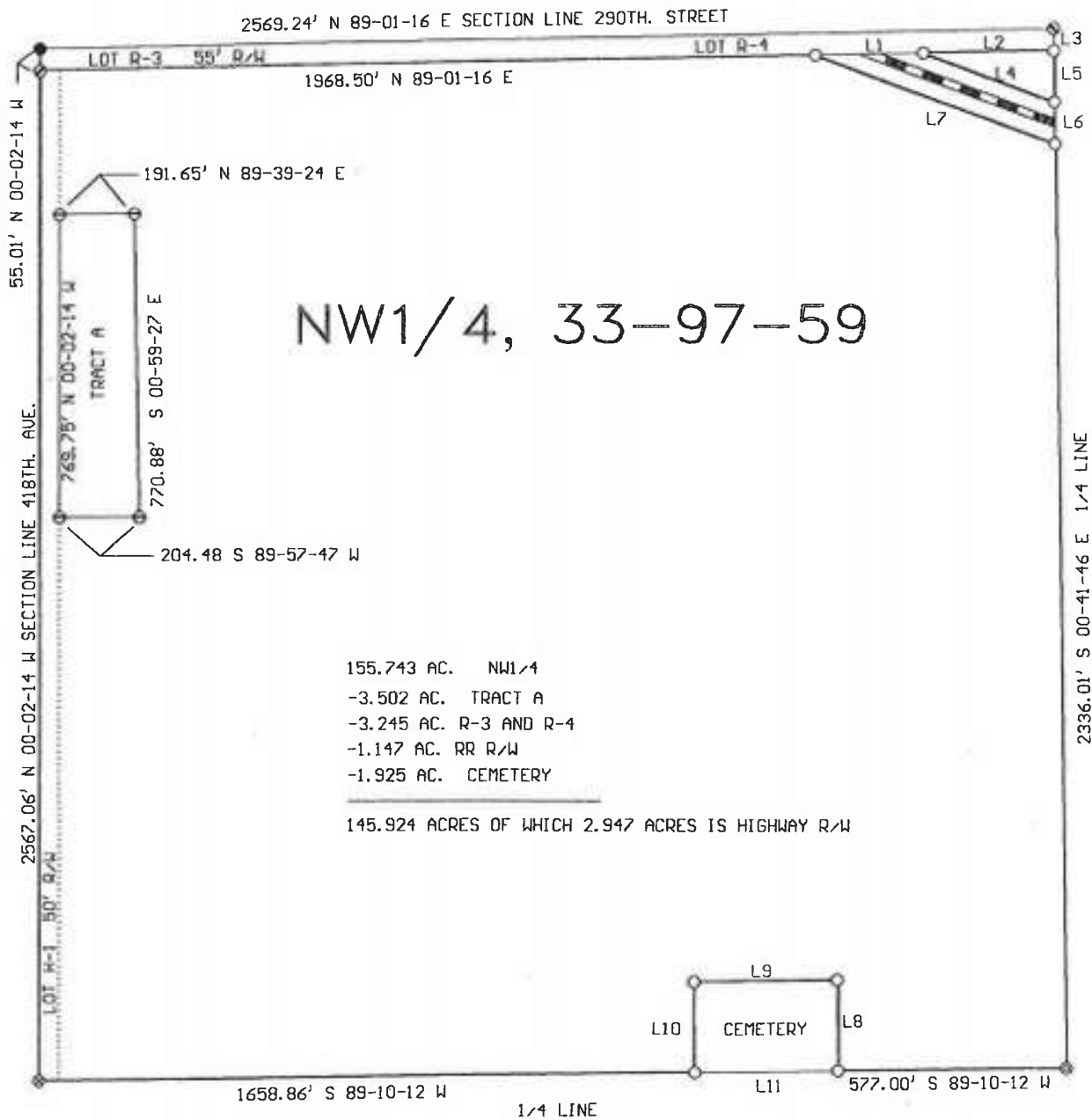
HEIRS OF FRIEDA DVORAK

DeLyle Dvorak & Allen Dvorak, Owners

CHUCK SUTTON - Auctioneer & Land Broker

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

**TERRY HAIAR – Real Estate & Pers. Property Auctioneer - Alexandria, SD - ph. 605-239-4626
& JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD ph. 605-864-8527**



155.743 AC. NW1/4
 -3.502 AC. TRACT A
 -3.245 AC. R-3 AND R-4
 -1.147 AC. RR R/W
 -1.925 AC. CEMETERY

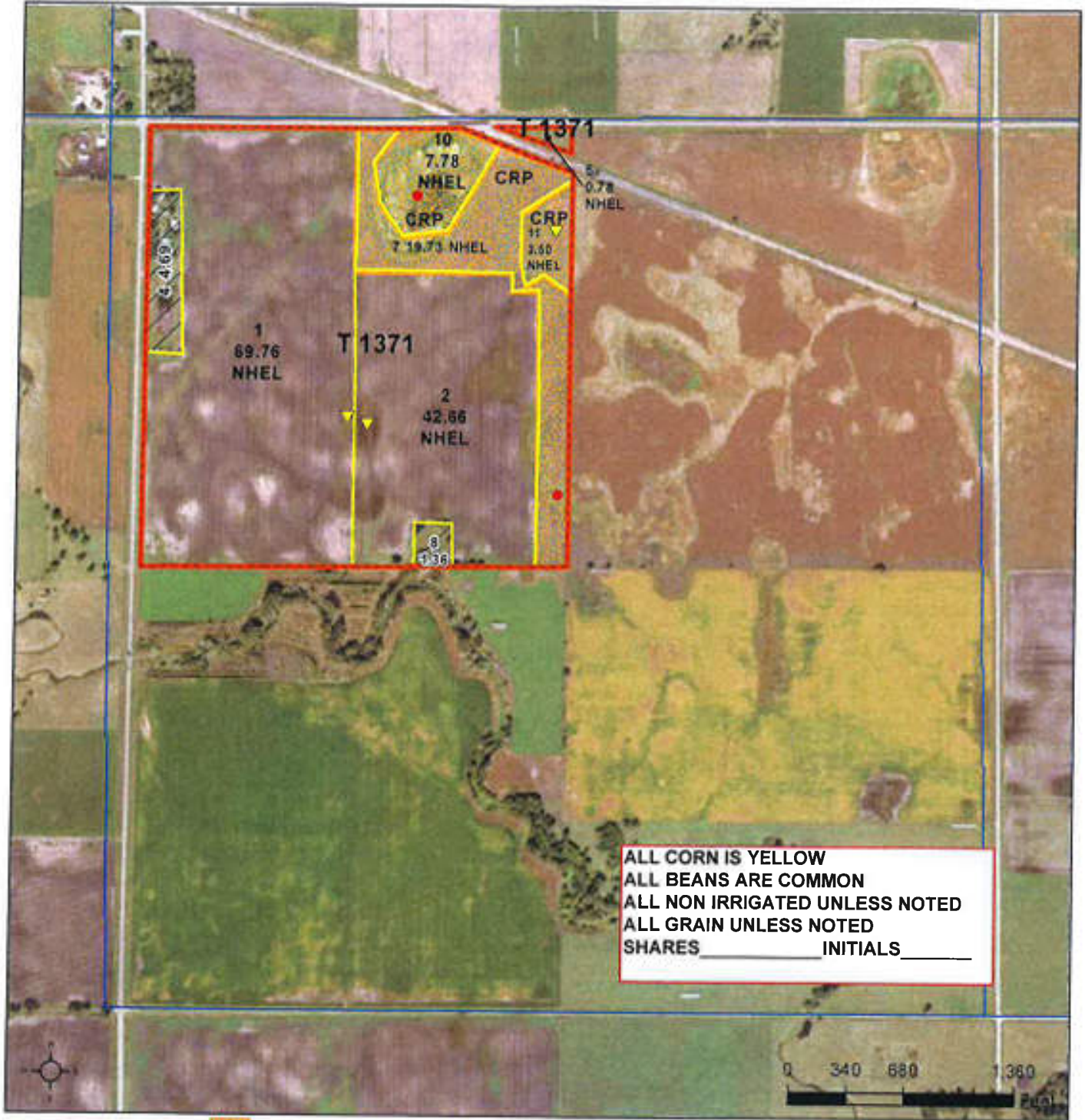
145.924 ACRES OF WHICH 2.947 ACRES IS HIGHWAY R/W

- L1 = 271.78' N 89-01-16 E
- L2 = 329.59' N 89-01-16 E
- L3 = 55.00' S 00-41-46 E
- L4 = 353.76' N 69-23-25 W
- L5 = 130.16' S 00-41-46 E
- L6 = 107.34' S 00-41-46 E
- L7 = 645.48' N 69-23-25 W
- L8 = 231.00' N 00-41-46 W
- L9 = 363.00' S 89-10-12 W
- L10 = 231.00' S 00-41-46 E
- L11 = 363.00' N 89-10-12 E

SCALE: 1" = 400'

- FOUND 5/8" REBAR
- ⊗ FOUND NAIL
- ⊙ FOUND PK NAIL
- ⊖ FOUND 5/8" REBAR WITH CAP
- ⊙ FOUND WOOD CORNER POST
- ⊙ SET PK NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912





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

Wetland Determination Identifiers
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

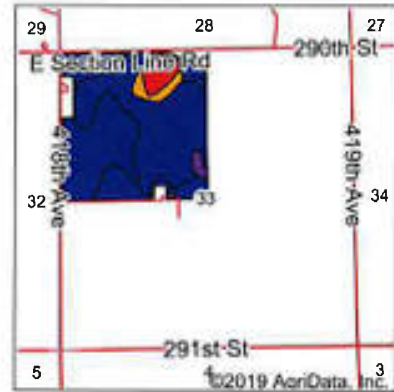
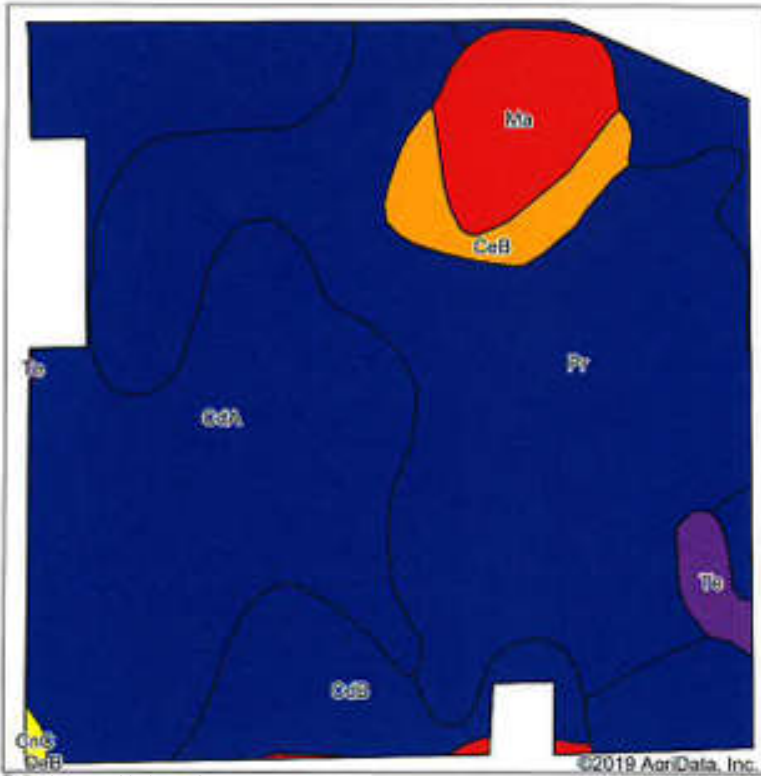
2018 Program Year
 Map Created September 21, 2017

Farm 667

33 -97N -59W

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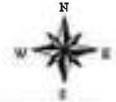
Soils Map



State: **South Dakota**
 County: **Hutchinson**
 Location: **33-97N-59W**
 Township: **Kaylor**
 Acres: **145.71**
 Date: **3/22/2019**



Maps Provided By:



Soils data provided by USDA and NRCS

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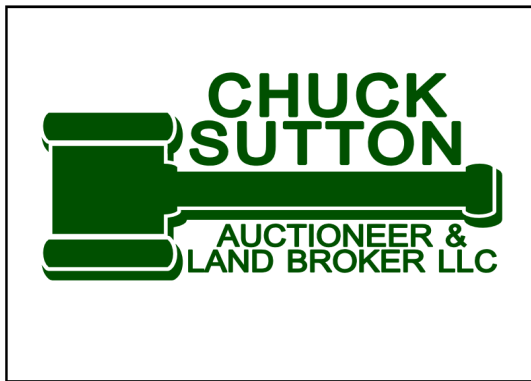
www.AgriDataInc.com

Area Symbol: SD602, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	60.45	41.5%			IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	59.94	41.1%			IIc	88
CdB	Clarno loam, 2 to 6 percent slopes	10.48	7.2%			Ile	82
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	7.82	5.4%			VIIIw	10
CeB	Clarno-Davison loams, 2 to 4 percent slopes	4.42	3.0%			Ile IIIe	79
Te	Tetonka silt loam, 0 to 1 percent slopes	1.98	1.4%			IVw	56
EtD	Ethan-Betts loams, 9 to 15 percent slopes	0.35	0.2%			VIe	30
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.27	0.2%			IIIe	69
Weighted Average							81.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



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The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 5 years our firm has sold over 60,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

<p>Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315</p>	<p>Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com</p>	<p>Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com</p>
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