

MANIFOLD LAND AUCTION

**+/-139.64 Acres of Sioux Twp.,
Lyon County Iowa Land**

We will offer the following parcel of land at auction "On Site" at the land located from— Located from the Grand Falls Casino on Hwy. #9 NW of Larchwood, IA – 1 mile west on 100th St. to Ashley Ave., then approx. 3/4ths mile south on Ashley Ave. - with the NW Corner of the land at the Jct. of Ashley Ave. & 110th St.; or from Sioux Falls, SD (Jct. Hwy. #11 & #42 – Dawley Village Shopping Center) – 5 ½ miles east on Hwy. #42 to the east edge of Rowena, SD, then approx. 1.25 miles south on 483rd Ave., then approx. 1.25 miles east on SD 268th St./IA 100th St., the 6/10^{ths} miles south on Ashley Ave. to the NW Corner of the land.

THURSDAY APRIL 11, 2019

SALE TIME: 10:00 AM

Auctioneer's Note: This auction presents an opportunity to purchase a productive parcel of Lyon, County Iowa land with a high percentage tillable that would serve as an excellent addition to an area farming operation or as an investment. Enhancements improving the productivity of this land have been made, including drain tile throughout areas of the farm and tree removal. This land is not leased and is available for a new owner to operate or lease to a tenant of their choice for the 2019 crop year, with immediate possession conveyed to the purchaser subsequent to execution of the purchase contract. If you are in the market for a parcel of land situated in prominent agricultural area in Sioux Township in Lyon County, Iowa, then get your financing in order and make plans to be in attendance at this land auction.

+/-139.64 Surveyed Acres of Sioux Twp., Lyon Co., Iowa Land – This farm has a very high percentage of cropland, productive soils and a gently rolling to rolling topography. According to FSA information this farm has approx. 130.06 acres of cropland, which appears to be slightly understated - due to some tree removal and dirt work completed by the owner, as presently the owner estimated there is approx. 135 acres under cultivation; with an FSA 66.4 acre corn base with a 158 bu. PLC yield and a 53.9 acre soybean base with a 40 bu. PLC yield. According to the Lyon County Assessor this parcel has an overall CSR soil rating of 51.02, comparatively information obtained from Surety Agri-Data indicates that this parcel has a CSR2 index of 51.6. The nontillable acres on this farm are comprised of waterways & road. According to a previous owner this farm has been enhanced by the installation of approximately 3,435' of drain tile in various areas of the farm which was installed by AB Excavation in 2010. This property has Lyon-Sioux Rural Water in place on the property with a hydrant located in the Northwest Corner of the farm. According to the Lyon Co. Treasurer the current RE taxes (payable 2018-2019) are \$2,324.00. This farm is available for a new owner to farm or lease, with full possession to be awarded for the 2019 crop year.

LEGAL DESC.: Essentially being the Fractional NW ¼ - legally described as Parcel C in the W½ of Sec. 16, T.100N., R. 48W., Sioux Twp., Lyon Co., Ia.

TERMS: Cash - A 10% non-refundable downpayment sale day & balance on or before May 24, 2019 w/full possession for the 2019 crop year. Marketable Title will be conveyed and an abstract of title will be continued and provided to the buyer for examination. Closing Agent for this property will be the Bonander Law Office in Larchwood, IA - with the closing fees paid by the seller. **The seller will pay 100% of the RE taxes payable in 2019, with the buyer to pay 100% of the RE taxes payable in 2020.** The acres in this farm is based on the acres as stated on the county tax records, 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 purchaser(s) pursuant to Iowa Law. 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. 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 Lyon Co., IA Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Owner. **For addt'l information, contact the auctioneers or see www.suttonauction.com.**

MARVIN MANIFOLD, Owner

For Additional Info. Contact Marvin Manifold – ph. 605-351-0261

CHUCK SUTTON – Auctioneer & Land Broker

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

JARED SUTTON – Auctioneer – Sioux Falls, SD -

ph. 605-336-6315 or Cell Ph. 605-864-8527

TOM & TED SOUVIGNIER – Auctioneers – Canton, SD -

ph. 605-987-2404

PLAT OF SURVEY

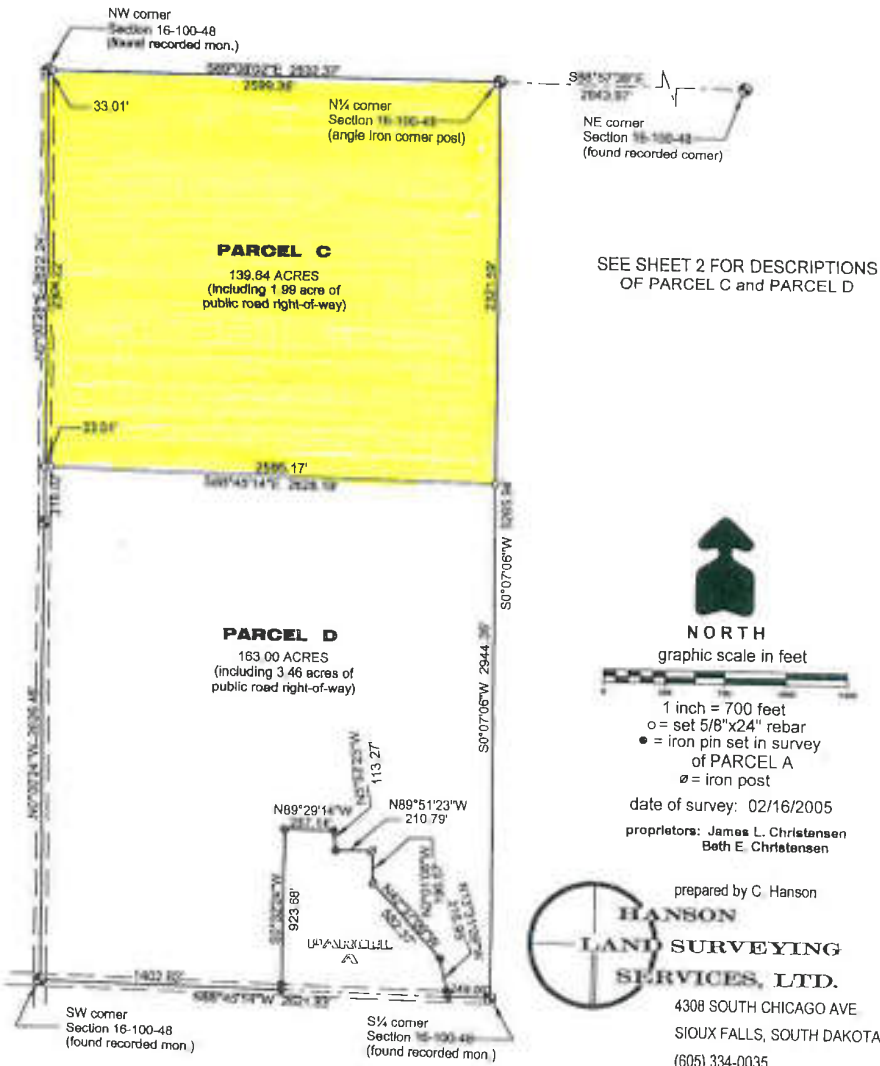


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Charles M. Hanson 02/22/2005
(Signature) (Date)
CHARLES M. HANSON
License number 8103
My license renewal date is December 31, 2005
Pages or sheets covered by this seal: 2

PROTECT YOUR CORNER MARKERS! A MINIMUM FEE OF \$150 EACH WILL BE CHARGED TO RESTORE ANY DISTURBED OR REMOVED MARKERS SHOWN ON THE ENCLOSED SURVEY PLAT.

**PARCEL C and PARCEL D
IN THE WEST HALF OF SECTION 16, T100N, R48W, 5th P.M., LYON COUNTY, IOWA**



SEE SHEET 2 FOR DESCRIPTIONS OF PARCEL C and PARCEL D

DESCRIPTION OF PARCEL C IN THE W½ OF SECTION 16-100-48

A tract of land in the west half of Section 16, Township 100 North, Range 48 West, 5th Principal Meridian, containing 139.64 acres and more particularly described as follows:

Beginning at the northwest corner of said Section 16-100-48; thence South 89 degrees 08 minutes 02 seconds East (assumed bearing) on the north line of the Northwest Quarter of said Section 16, 2632.37 feet to an angle iron corner post accepted by adjacent land owners as the quarter-section corner; thence South 0 degree 07 minutes 06 seconds West on the east line of the west half of said Section 16-100-48, 2321.59 feet; thence leaving said west line and bearing North 88 degrees 45 minutes 14 seconds West, parallel with the south line of the Southwest Quarter of said Section 16-100-48, 2628.18 feet to the west line of the Northwest Quarter of said Section 16-100-48; thence North 0 degree 00 minutes 25 seconds East, 2304.22 feet to the point of beginning.



United States
Department of
Agriculture

Minnehaha County, South Dakota



Common Land Unit Tract Boundary
 PLSS

Non-Cropland
 Cropland

Wetland Determination Identifiers

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

2019 Program Year

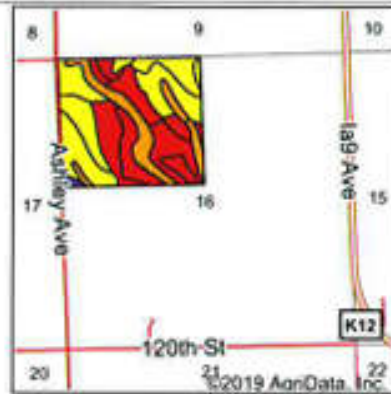
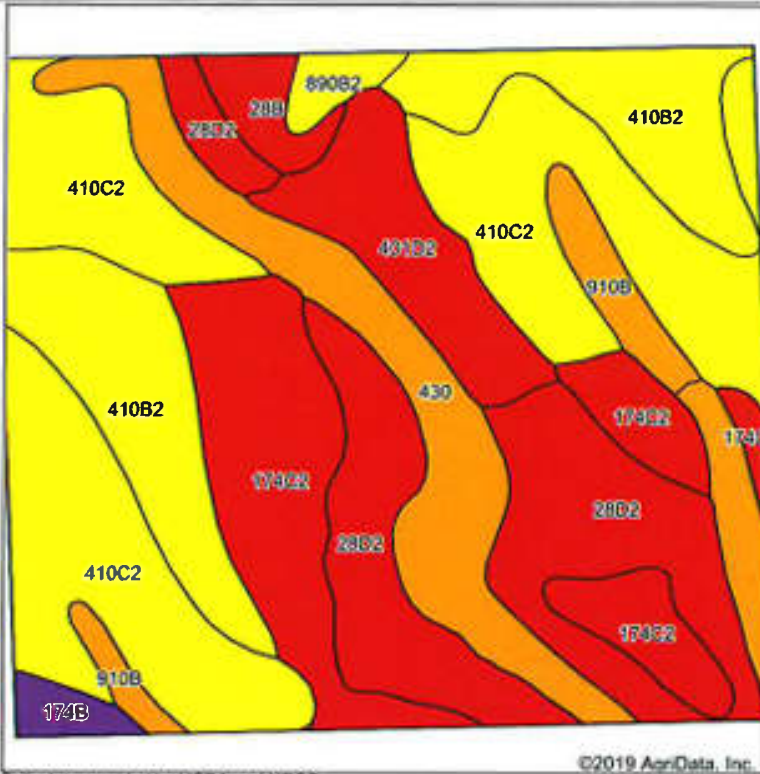
Map Created January 31, 2019

Farm 13241

16-100N-48W

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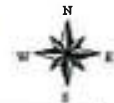
Soils Map



State: **Iowa**
 County: **Lyon**
 Location: **16-100N-48W**
 Township: **Sioux**
 Acres: **139.41**
 Date: **2/12/2019**



Map Provided By:



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Area Symbol: IA119, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	38.37	27.5%		IIle	169.6	49.2	65	48	57
28D2	Dickman fine sandy loam, 9 to 14 percent slopes, moderately eroded	24.47	17.6%		IVe	80	23.2	8	5	24
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	20.69	14.8%		IIle	80	23.2	47	26	44
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	19.88	14.3%		Ile	177.6	51.5	67	63	59
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	17.52	12.6%		IIlw	203.2	58.9	77	70	83
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	8.82	6.3%		IIle	80	23.2	34		61
910B	Trent silty clay loam, 2 to 5 percent slopes	4.12	3.0%		Ile	196.8	57.1	73	73	76
28B	Dickman fine sandy loam, 2 to 5 percent slopes	2.52	1.8%		IIle	80	23.2	26	31	32
890B2	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes,	1.55	1.1%		Ile	177.6	51.5	66	59	63
174B	Bolan loam, 2 to 5 percent slopes	1.47	1.1%		Ile	80	23.2	55	43	54
Weighted Average						138.6	40.2	51.6	*	*n 53.2

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

Soils data provided by USDA and NRCS.

Certified Wetland Determination Map

Certification Office: Rock Rapids Field Office
 Certified By: Jason McCauley
 Civil Township: Sioux Township (Section 16)

Agency: USDA-NRCS
 Map Creation Date: July 24, 2018
 Determination County: Lyon, Iowa



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Surface Drain
- Berm/Dike
- Subsurface Drain
- Boundary Point
- Data Form Point
- Picture Point

Wetland Codes

W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland

0 330 660 1,320 1,980 2,640 Feet

2014 Image









This Determination is valid for the area within the Dashed Red Line(Determination Boundary)

Sioux Twp Sec 16 North West Quarter



Client: Grimmus, Earl
Farm: Calvin Johnson
Field: Sioux Twp Sec 16 North
Name: Spring 2010
Date: 2/13/2015

	4 Inch Tile	0.00 ft
	5 Inch Tile	3434.97 ft
	6 Inch Tile	0.00 ft
	8 Inch Tile	0.00 ft
	10 Inch Tile	0.00 ft
	12 Inch Tile	0.00 ft

AB EXCAVATION

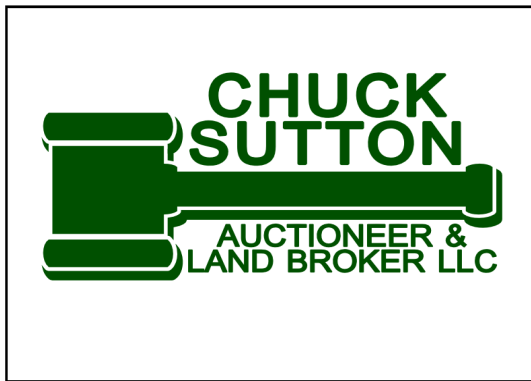
2014 NORTH - PAUL TAYLOR & SON

Alan & Jill Bruggeman - 712-472-2705 Cell - 712-470-1777

Audie Bruggeman - 712-476-2124



• TIRE MACHINE • EXCAVATOR • DOZERS
• SCRAPER • BACKHOE • TRENCHER • TRUCK



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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.

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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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