

PATTERSON LAND AUCTION

+/-316.25 Acres of Orland and Herman Township Lake County, SD Land

On behalf of the Heirs of Wayne Patterson, we will offer the following real property at auction at the 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) to the Jct. of 451st Ave. & 238th St. (the Intersection between FARM #1 & #2); from Orland, SD – 3 miles north on 451st Ave.; from Franklin, SD - 6 miles west on 241st St. to Orland, SD, then 3 miles north on 451st Ave.; or from the Jct. of US Hwy. #81 & 241st St. - 10 miles east on 241st St. to Orland, SD & 3 miles north on 451st Ave.

THURSDAY MARCH 28, 2019

Sale Time: 10:00 AM

Auctioneer's Note: This auction presents an excellent opportunity to purchase some productive and very well located Lake County, SD Land, as both farms are bordered on the West by Co. Hwy. #41 (451st Ave.). Each of these farms have desirable attributes, as FARM #1 has an existing metal machine shed/storage bldg. with potential for re-establishment of a rural housing site, while both farms have a relatively high percentage of productive cropland. If you are in the market for a parcel(s) of productive Lake Co., SD farmland 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.

FARM #1: +/-156.25 Acres – Legal Desc.: The NW ¼ of Sec. 3, T. 105N., R. 53W., (Orland Twp.), Lake County, SD

This is parcel of land which has a variety of excellent amenities. The improvements on this property include Lester's pole bldg. with a red & white metal exterior (approx 36'x60') and some existing trees that encompasses an area comprised of +/-2.16 acres, excluded from this property is the East River Power Substation located in the NW corner of the farm. This farm is inclusive of some productive cropland with some quality soils. This farm has a relatively high percentage of tillable acres as according to FSA information this +/-156.25 acre parcel of land has approximately 145.21 acres of cropland with a 64.11 acre corn base with a 136 bu. PLC yield and a 64.11 acre soybean base with a 34 bu. PLC yield and under the previous USDA farm program was enrolled in the County ARC election. The cropland on this farm has some eye appeal with some productive soils, with the non-tillable acres comprised of the bldg. site, some lowland acres, waterway and roads. The general topography of this land is gently rolling to rolling. According to Lake Co. Assessor this farm has a soil rating of .711, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of a 72.1. The RE taxes payable 2019 on this property are \$3,229.36. This is a parcel of land that would make a very nice addition to an area row crop farming operation and/or an investment property.

FARM #2: +/-160 Acres – Legal Desc.: The SW ¼ of Sec. 34, T. 106N., R. 53W., (Herman Twp.), Lake County, SD

This farm is inclusive of some productive cropland with some quality soils. This farm has a relatively high percentage of tillable acres as according to FSA information this +/-156.25 acre parcel of land has approximately 148.19 acres of cropland with a 65.44 acre corn base with a 136 bu. PLC yield and a 65.44 acre soybean base with a 34 bu. PLC yield and under the previous USDA farm program was enrolled in the County ARC election. The cropland on this farm has some eye appeal with some productive soils, with non-tillable acres are comprised of a small area with trees, waterway and roads. The general topography of this land is gently rolling to rolling. According to Lake Co. Assessor this farm has a soil rating of .744, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of a 74.2. The RE taxes payable 2019 on this property are \$3,615.82. This is a parcel of land that would make a very nice addition to an area row crop farming operation and/or an investment property.

TERMS: Cash - A 10% non-refundable earnest money deposit on each farm on the day of the sale and the balance at closing on or before May 15, 2019 with possession. Full possession for the 2019 crop year with Spring tillage and planting privileges. Marketable Title 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 owners. 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 seller(s) may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate in the facilitation of said exchange. 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 Owners.

HEIRS OF WAYNE B. PATTERSON, Owners
Richard L. Ericsson – Attorney & Closing Agent for the Heirs –
Madison, SD – ph. 605-256-4597

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







Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  PLSS

2019 Program Year
Map Created November 20, 2018

Farm 5120

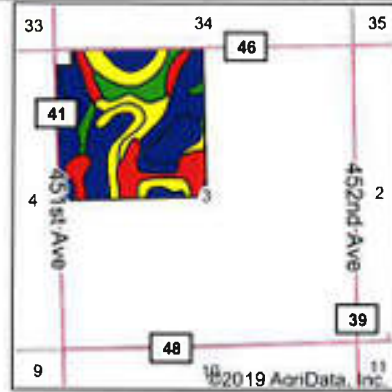
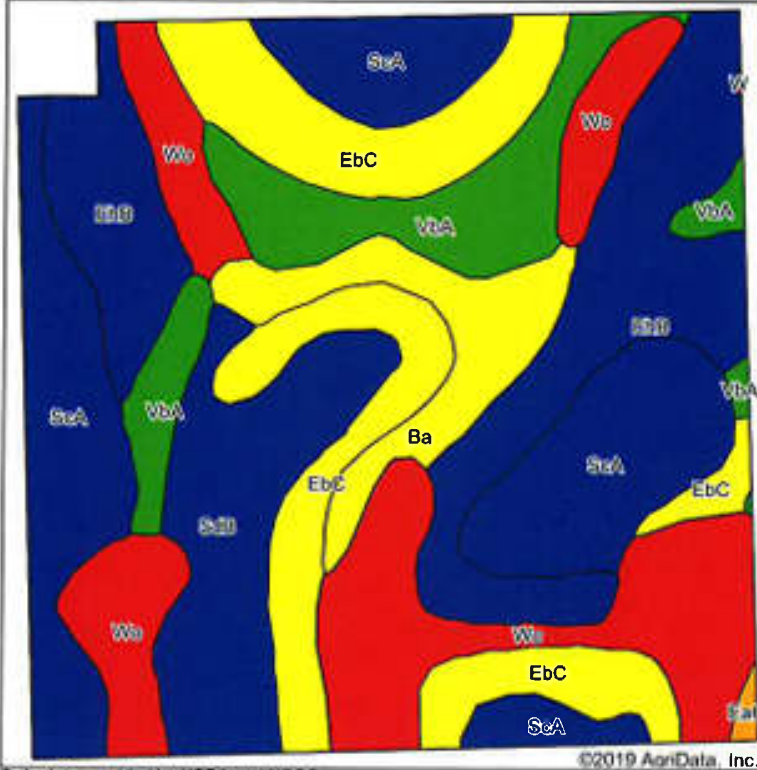
Wetland Determination Identifiers

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

3 -105N -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).

Soils Map - FARM #1



State: **South Dakota**
 County: **Lake**
 Location: **3-105N-53W**
 Township: **Orland**
 Acres: **156.24**
 Date: **3/3/2019**



Area Symbol: SD079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	32.35	20.7%		Iw	90
Wo	Worthing silty clay loam, 0 to 1 percent slopes	28.95	18.5%		Vw	30
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	27.82	17.8%		Ile	84
EbC	Egan-Beadle complex, 6 to 9 percent slopes	26.40	16.9%		IIle	66
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	15.68	10.0%		Ile	85
VbA	Viborg silty clay loam, 0 to 2 percent slopes	15.19	9.7%		Iw	96
Ba	Badus silty clay loam	9.44	6.0%		IVw	64
EaC	Egan silty clay loam, 6 to 11 percent slopes	0.41	0.3%		IIle	72
Weighted Average						72.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



Common Land Unit
 [Hatched Box] Non-Cropland
 [White Box] Cropland
 [Dashed Line] Tract Boundary
 [Blue Line] PLSS

Wetland Determination Identifiers

- [Red Dot] Restricted Use
- [Yellow Triangle] Limited Restrictions
- [Green Square] Exempt from Conservation
- [Green Square] Compliance Provisions

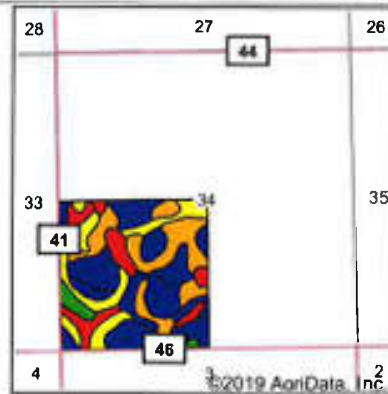
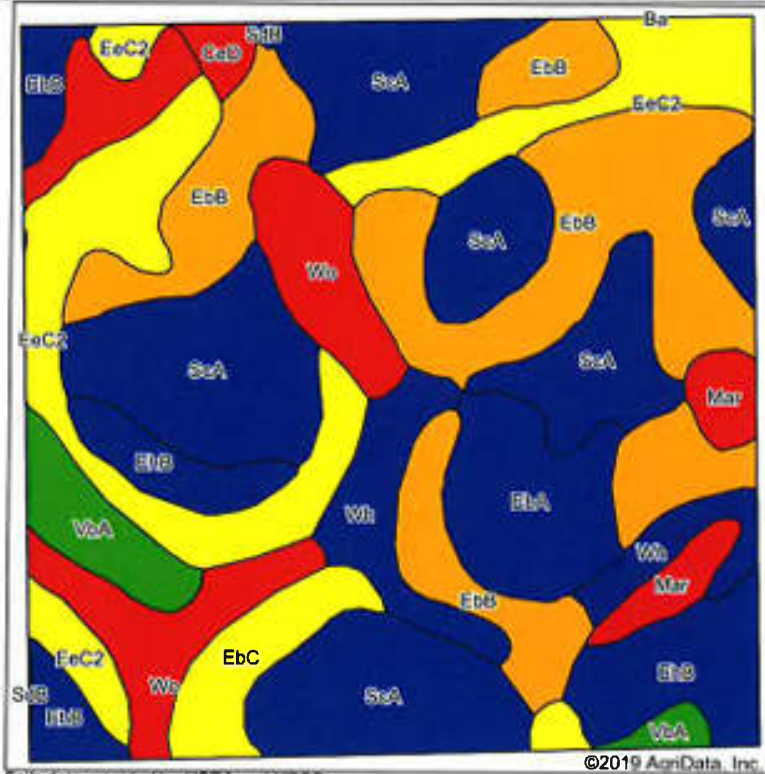
2019 Program Year
 Map Created November 20, 2018

Farm 5120

34 -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).

Soils Map - FARM #2



State: **South Dakota**
 County: **Lake**
 Location: **34-106N-53W**
 Township: **Herman**
 Acres: **160.03**
 Date: **3/3/2019**



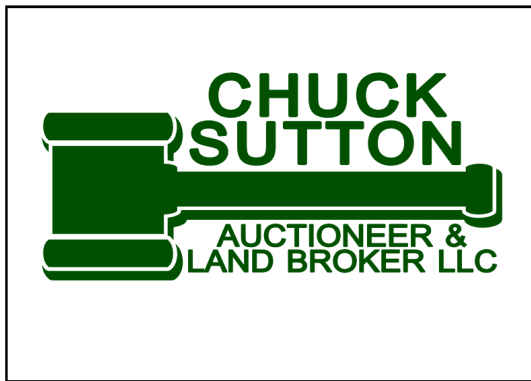
Soils data provided by USDA and NRCS.

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Area Symbol: SD079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	40.66	25.4%		Iw	90
EbB	Egan-Beadle complex, 2 to 6 percent slopes	35.33	22.1%		Ile	78
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	22.96	14.3%		IIle	66
Wo	Worthing silty clay loam, 0 to 1 percent slopes	15.32	9.6%		Vw	30
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	13.39	8.4%		Ile	84
EbA	Egan-Beadle complex, 0 to 2 percent slopes	8.43	5.3%		Is	87
Wh	Whitewood silty clay loam	8.13	5.1%		IIw	83
EbC	Egan-Beadle complex, 6 to 9 percent slopes	5.49	3.4%		IIle	66
VbA	Viborg silty clay loam, 0 to 2 percent slopes	5.17	3.2%		Iw	96
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.79	2.4%		VIIIw	10
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	1.13	0.7%		IVe	45
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	0.23	0.1%		Ile	85
Weighted Average						74.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



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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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