

CASSUTT LAND AUCTION

THURSDAY OCTOBER 17, 2019 Sale Time: 10:00 am

**+/- 160 Acres of Badus Township Lake
County, SD Land - To be Offered as
Two Individual Parcels -
Tract #1 – +/-152.48 Acres &
Tract #2 - +/-7.52 Acre Acreage**

Due to the multi-fractioned ownership, the Heirs of Tom Cassutt will offer the following real property at auction on site at the property located at 22453 452nd Ave. Ramona, SD: from Ramona, SD (north side) - 2 miles east on 225th St. & ½ mile north on 452nd Ave.; from Madison, SD - 8 miles north on US Hwy. #81 to 225th St. (Ramona Corner), then 2 miles west to 452nd Ave & ½ mile north.

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This auction awards the opportunity to purchase 2 Individual Tracts - That at "No Time" will be Offered as a Single Combined Parcel. TRACT #1 is a +/-152.48 acre parcel of high percentage tillable cropland. TRACT #2 is a +/-7.52 acre surveyed rural acreage site with some existing site improvements.

TRACT #1: Tract #1 consists of a +/- 152.48 acre parcel of cropland with a very respectable Lake Co. overall soil rating of .788, comparative information obtained from Surety Agri Data, Inc. indicates an even better Productivity Index of 81.7 with a very large percentage of Class I & II soils. FSA information indicates this farm has 154.57 farmland acres, (some of which are incorporated in the acreage site that is being sold separately), with a 143.13 acres of cropland with a 117.5 acre corn base with a 102 bushel PLC yield a 20.2 acre wheat base with a 30 bushel PLC yield and a small soybean base. This farm is basically divided into two fields split by a waterway with a portion the waterway currently in grass/pasture which however some of this has a tillable history. The estimated 2019 real estate taxes due in 2020 are \$3,210.34. This parcel of land would make an excellent addition to a current farming operation or as an investment.

Legal Desc.: The SE 1/4, Exc. Lot 1 Cassutt's Addition, Sec 27, T 108N, R 53W (Badus Twp.) Lake Co., SD.

TRACT #2: +/-7.52 Acre Surveyed Acreage Site – This parcel will be offered separately and at no time will the two Tracts be offered together. Tract #1 is a +/-7.52 Acreage Site with some existing site improvement. This +/-7.52 acre acreage is situated in the far northeast corner of the farm. This acreage has an existing older two-story house that is not in livable condition and wood granary that is in very poor condition, thus this could potentially be an attractive site for construction of a new home, as there are established trees, utilities and other site improvements. There is electricity on site and a well that has previously been utilized as water source and there are established lawn and trees. There will be no open houses for interior inspection of the house. Based on a County Assessor’s estimate and a breakout of the present tax amount payable in 2019, the estimated 2019 real estate taxes payable in 2020 on this parcel are \$542.74, although this amount in the future could substantially higher, once this parcel is assessed as an individual parcel.

Legal Desc.: Lot 1 Cassutt’s Addition in SE1/4, Sec. 27, T 108N, R 53W (Badus Twp.) Lake Co., SD.

Terms: Cash: A 10% non-refundable earnest money deposit on each parcel sale day & and the balance due at closing on or before November 27, 2019 with possession. Warranty Deeds 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 2019 RE taxes payable in 2020 will be paid by the sellers. The FSA farmland acres are estimated and are understood to be “more or less” and FSA yields, bases, payments & other information is estimated and not guaranteed and are subject to county committee approval. 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. 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. 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. Sold subject to confirmation of the owners.

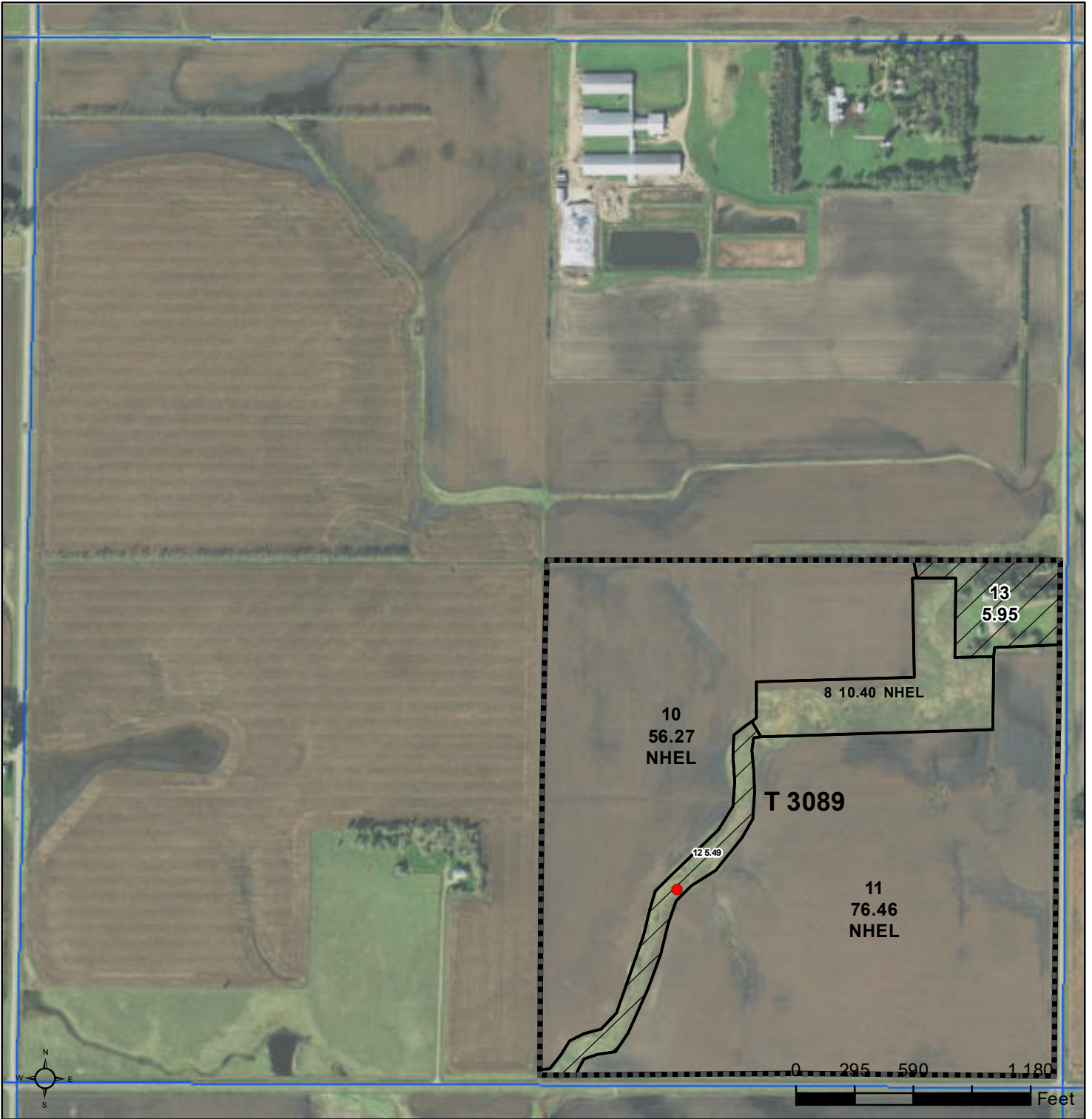
The Heirs of Tom Cassutt- Owners

**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

Wetland Determination Identifiers

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

2019 Program Year

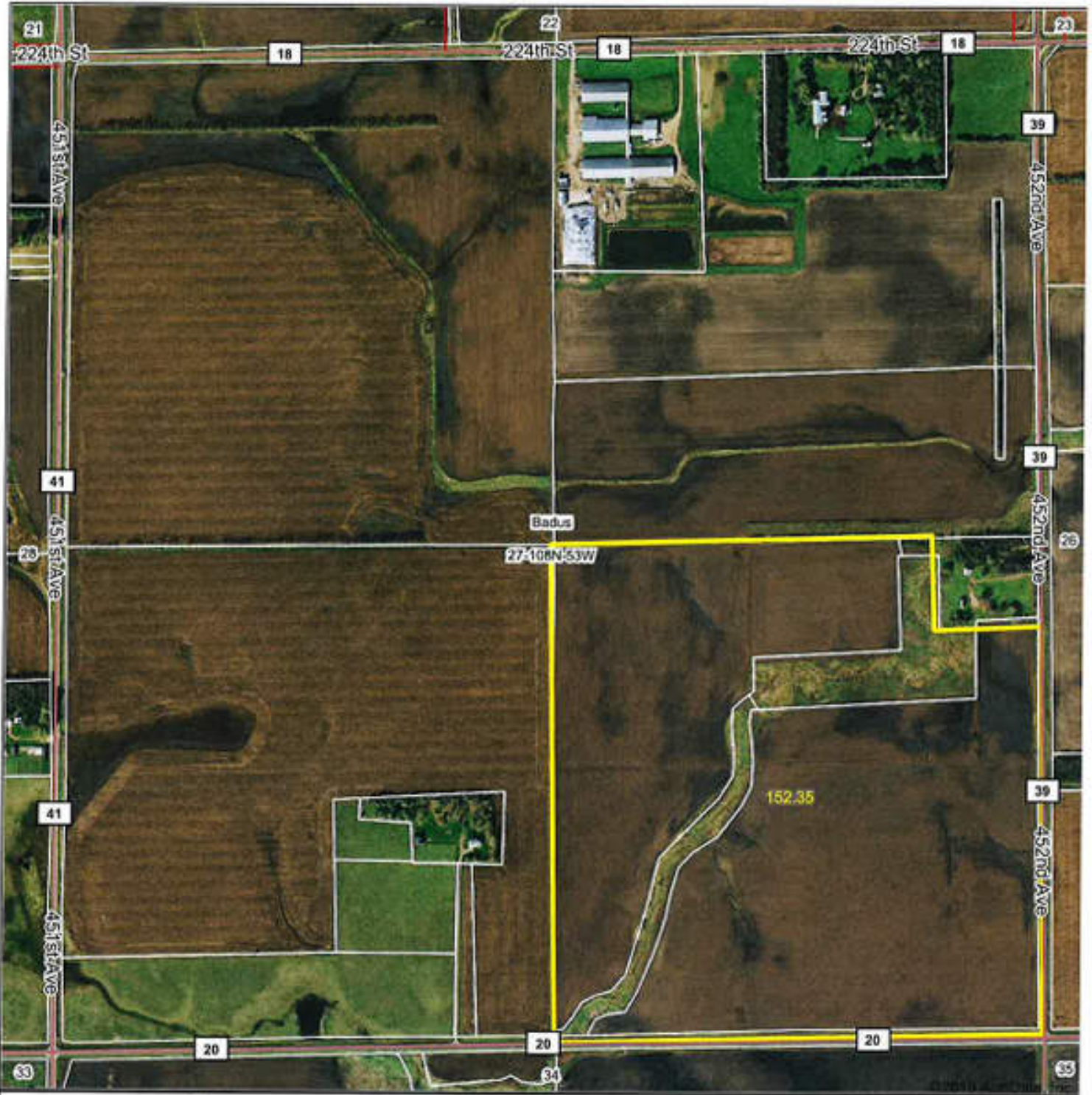
Map Created March 19, 2019

Farm 4014

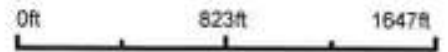
27 -108N -53W

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Aerial Map



Map Center: 44° 7' 51.14, -97° 10' 47.38



CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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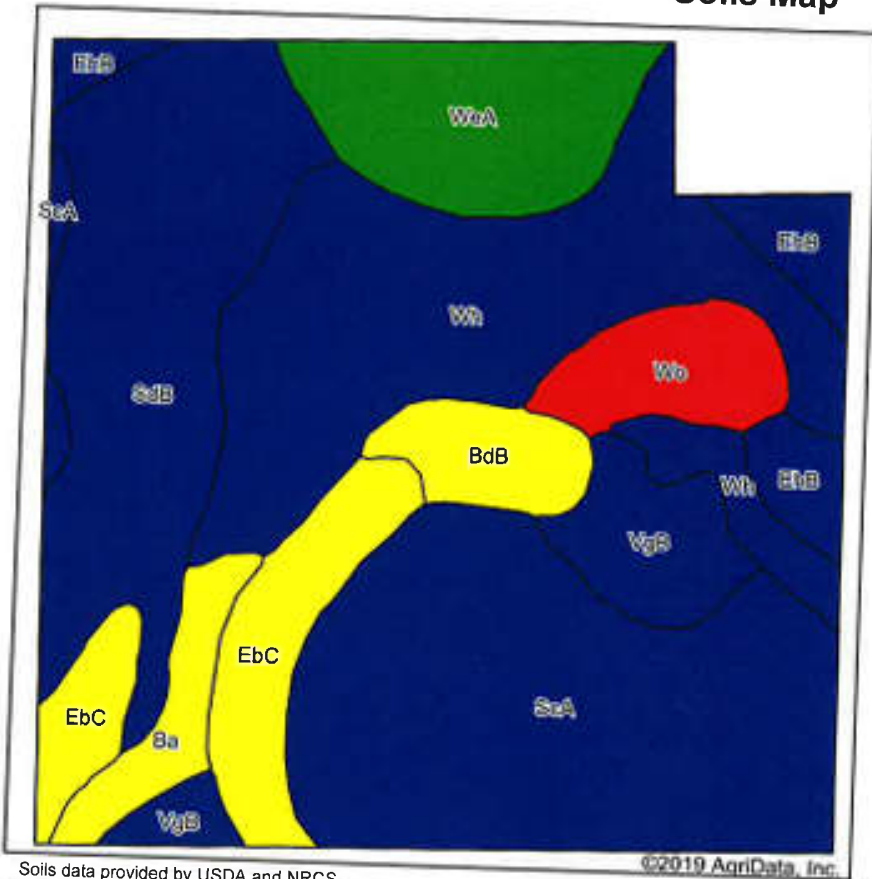
27-108N-53W
Lake County
South Dakota



10/9/2019

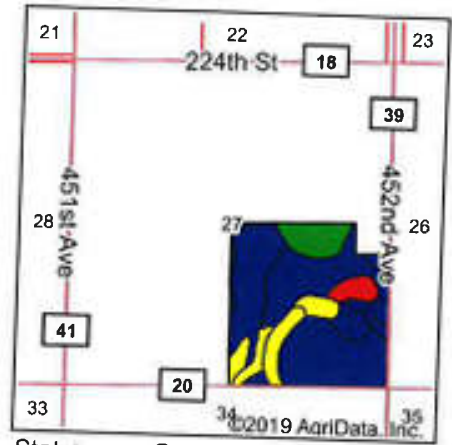
Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Soils data provided by USDA and NRCS

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State: **South Dakota**
 County: **Lake**
 Location: **27-108N-53W**
 Township: **Badus**
 Acres: **152.35**
 Date: **10/9/2019**



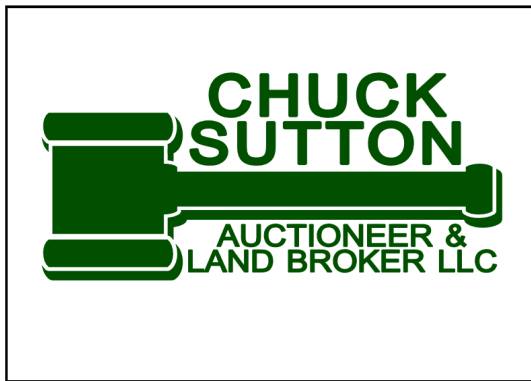
Area Symbol: SD070, Soil Area Version: 21

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	38.07	25.0%		Iw	90	3.5	91	67	33	37	50
Wh	Whitewood silty clay loam	33.44	21.9%		IIw	83	2	87	54	32	30	59
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	27.76	18.2%		Ile	85	3.3	82	62	30	34	49
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	12.58	8.3%		I	92						70
EbC	Egan-Beadle complex, 6 to 9 percent slopes	11.47	7.5%		IIIe	66	2.9	68	53	25	29	57
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	7.60	5.0%		Ile	87	3.8	91	67	34	37	62
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	6.22	4.1%		Ile	84						69
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.16	4.0%		Vw	30						2
BdB	Beadle clay loam, 2 to 6 percent slopes	4.72	3.1%		IIIe	69	2.6	65	53	24	29	52
Ba	Badus silty clay loam	4.33	2.8%		IVw	64	0.6	67	35	21	20	28
Weighted Average						81.7	2.4	70.4	49.9	25.7	27.5	*n 52.8

*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



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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

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