

LINCOLN COUNTY SD LAND AUCTION

**Offering 160.0 Acres of Extremely High Producing Lincoln Twp.,
Lincoln County, SD Farmland**

Due to the death of Lynn I. DeMarco, we will offer this Choice Lincoln Twp. farm located at the intersection of 291st St. (C Rd 146) and 474th Ave. (C Rd 121); or from the I-29 Viborg Exit #53, 3 miles east on 291st St; or from Norway Center, go 5 miles west on 294th St., then 3 miles north on 474th Ave; or from Beresford SD, go 2 miles east on SD Hwy 46, then 6 miles north on 474th Ave.

TUESDAY, NOVEMBER 5, 2019 - 10AM

This auction presents an excellent opportunity to purchase some very productive and well-located Lincoln Twp., Lincoln County SD farm land.

This land consists of 160.0 acres of gently rolling very productive cropland which according to County FSA information there are 155.5 Farmland acres having 153.4 Crop Land acres which has a 109.1 acres corn base with 164 bushel PLC yield and a 44.1 acre soybean base with 37 bu. PLC yield. This is a 100% base acres with strong yields and is currently enrolled in the County ARC program. According to the Lincoln County Assessor the primary soils are Wentworth-Chancellor silty clay loam (Class I soil); Egan silty clay loam and Egan-Chancellor silty clay loam and Chancellor-Viborg silty clay loam, all Class II soils; and two other incidental soils. The County soil rating is .852 while similar information from Surety Agri-Data states a Productivity Index of 83.9. The topography of this land is level to slightly rolling and virtually all tillable. This land is available for the 2020 crop year with the current lease to expire Dec. 31st, 2019 and with fall tillage privileges subject to harvesting. This property is well located as it lies adjacent to two major County gravel roads and only 7 miles from Beresford SD, 14 miles from Canton SD and with easy access to the I-29 Corridor. Property sold with 4 rural housing eligibilities. If you are in the market for a high producing, well located Lincoln County SD farm property; whether a farm operator or land investor, make plans to inspect and attend this choice land auction offering. Contact Souvignier RE & Auctions for any additional inquiries or visit www.souvignierauctions.com to view aerial and soil maps.

Legal Desc: Southeast 1/4, Section 34, Twp. 97N, R. 50W (Lincoln Twp.), Lincoln County, SD

TERMS: CASH. A 15% non-refundable earnest money payment due day of sale with the balance due on or before December 17th, 2019 with full possession. A clear deed and Owner's title insurance policy will be provided with the cost of the title policy and closing agent's fee (Lincoln County Title Co.) to be split 50/50 between the buyer and seller. All of the 2018 RE Taxes in the amount of \$3,775.60 due in 2019 and the 2019 taxes due in 2020 will be paid by the sellers with the buyer to assume the 2020 RE Taxes. Property is sold by the stated acres recorded at the County with the acres understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or highways of record, if any. FSA yields, bases and payments and other information are estimated and not guaranteed and are subject to county committee approval. Licensees/Auctioneers in this transaction are acting solely as agents for the Seller. Property is sold subject to confirmation of the Trustee.

**LYNN I. and M. DIANNE DE MARCO
REVOCABLE LIVING TRUST, OWNERS
Leawood, Kansas**



**TOM SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 987-2404
CHUCK SUTTON, AUCTIONEER & LAND BROKER, SIOUX
FALLS SD (605) 336-6315
TED SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,
CANTON SD (605) 660-3962
JARED SUTTON, RE AUCTIONEER, FLANDREAU SD
(605) 864-8527**



Program
Year 2019



United States Department of Agriculture

Lincoln County, SD

PLSS: 34_97N_50W

Farm: 1268

1 inch equals 708 feet

Wetland Determination Identifiers

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

Common Land Units

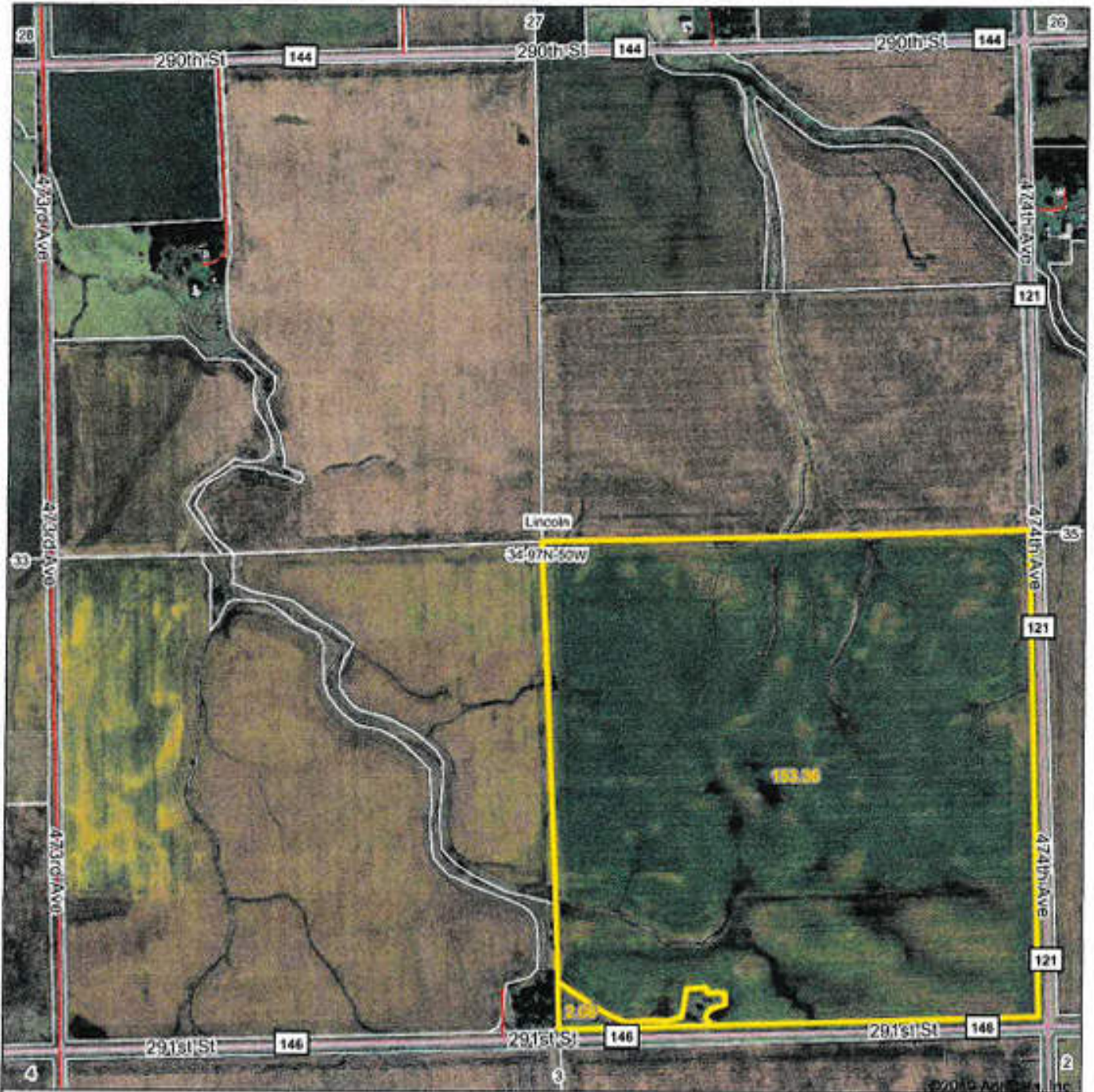
Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2018 Ortho-Photography - Not to Scale

March 01, 2019

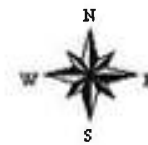
Aerial Map



Map Center: 43° 10' 40.39, -96° 44' 12.65



34-97N-50W
Lincoln County
South Dakota



9/13/2019

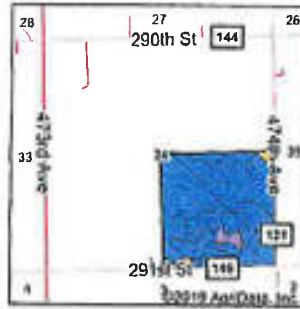
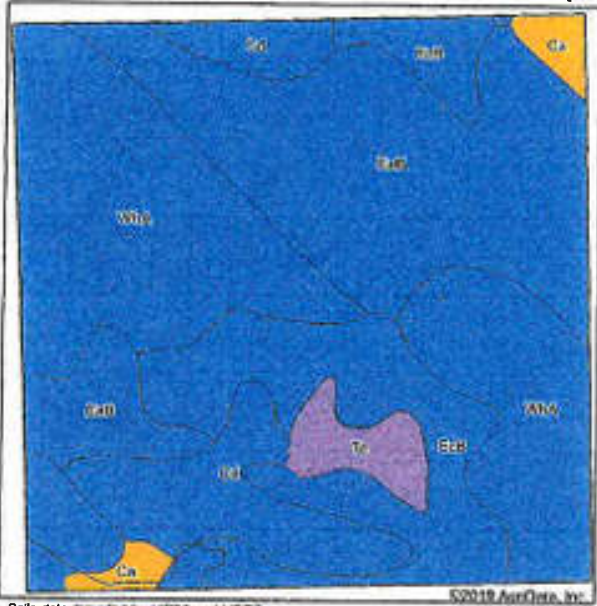


Field borders provided by Farm Service Agency as of 5/21/2008

10/3/2019

Soil Map

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **34-97N-50W**
 Township: **Lincoln**
 Acres: **155.44**
 Date: **10/3/2019**



Soils data provided by USDA and NRCS

Area Symbol SD083, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PT Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCP1 Soybeans
WwA	Wentworth-Chancellor silty clay loam, 0 to 2 percent slopes	50.04	32.2%		Iv	88	4.1	81	4.4	4.7	90	11.6	57	84	37	36	1460	39	54
EaB	Egan silty clay loam, 3 to 6 percent slopes	47.71	30.7%		Ie	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	62
EcB	Egan-Chancellor silty clay loam, 0 to 4 percent slopes	32.97	21.2%		Ie	83	3.8	46	4.3	4.5	89	10.5	52	58	33	33	1330	35	51
Cd	Chancellor-Viborg silty clay loam	16.76	10.8%		Iw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	44
Te	Telona silt loam, 0 to 2 percent slopes, frequently ponded	4.58	2.9%		Ivw	59													22
Ca	Chancellor-Telona complex, 0 to 2 percent slopes	3.38	2.2%		Iw	75													35

Soils data provided by USDA and NRCS

10/3/2019

Soil Map



Code	Soil Description	Acres	Percent of field	PT Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCP1 Soybeans
Weighted Average						83.9	3.9	46.6	4.1	4.4	88.2	10.4	51.3	58.6	33.1	32.9	1314.4	35.8	*n 53.4

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: SE4 Section 34 97-50

Agency: USDA-NRCS
 Certified Date: 5-13-10
 Tract: 975



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands Ditch
- Ditch
- NW
- NI Ditch
- NI
- Tile

- W Wetland
- FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC Prior Converted
- NW Non Wetland
- NI Not Inventoried Potential Waters of the US

See NRCS CPA-026E for definitions and additional info.



South Dakota
 Lincoln
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 1268
 Prepared: 10/3/19 1:27 PM
 Crop Year: 2020
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: RENBACK RODNEY & MARILYN
 Farm Identifier:
 Recon Number:

Farms Associated with Operator:
 688, 816, 934, 1018, 1972, 2999, 4912, 4913, 5231, 5789, 6818, 7548, 7576, 7577, 7578, 7581

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
155.5	153.4	153.4	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	153.4	0.0	0.0	0.0			

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	109.1	164	0.0
SOYBEANS	44.1	37	0.0
Total Base Acres:	153.2		

Tract Number: 975 Description D6 SE4 34 97 50
 FSA Physical Location : Lincoln, SD ANSI Physical Location: Lincoln, SD
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
155.5	153.4	153.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	153.4	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	109.1		164	0.0
SOYBEANS	44.1		37	0.0
Total Base Acres:	153.2			

Owners: DEMARCO, M DIANNE