ESTATE LAND AUCTION

THURSDAY - NOVEMBER 7, 2019

Sale Time: 10:00 am

+/- 164.47 Wentworth Twp., Lake Co., SD Unimproved Land

We will offer the following real property at auction "On Site" at the land - located from Madison, SD, (Prostrollo Corner) - 7 miles east on Hwy. #34 to 462nd Ave., then 2 miles north & 1 mile west; from Dakota Ethanol on SD Hwy. #34 @ Wentworth, SD - ¼ mile east to 462nd Ave. then 2 miles north to 233rd St. & 1 mile west to NE corner of land.

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This auction offers the opportunity to purchase a very well located and highly productive parcel of farmland with an above average Lake Co. "Overall Soil Rating" of .841 according to County Assessor's information. This farm has a very good location, as it is bordered on the north by a hard surfaced road (Old Hwy 34), and in close proximity to Dakota Ethanol, Madison Farmers Elevator and a short distance from SD Soybean Processors at Volga, SD. Even though the farmstead on this parcel has been surveyed off, Lake Co. tax records still indicate this parcel contains +/-164.47 taxable acres. Lake Co. FSA information indicates that this farm has approx. 163.38 farmland acres with 141.02 acres of cropland with an FSA 59.50 acre corn base with a 113 bu. PLC yield and a 59.70 acre soybean base with a 35 bu. PLC yield; the balance is a 10.21 acre field with a tillable history, that is being utilized for hayland or pasture, with the balance in pasture/waterway. According to info. obtained from Surety Agri-Data this farm has a weighted soil average of 81.9. The general topography of this land is level to gently rolling. The 2018 RE taxes payable in 2019 on this property were $4,212.00.

Legal Desc.: The NE ¼, exc. Lot 1 Seedorf's Add'n, Sec. 7 and all that part of the SE ¼ of Sec. 7 lying north of the ROW of the Chicago, Milwaukee, St. Paul & Pacific Railroad, all in Twp. 106N., R. 51W., Lake Co., SD.

TERMS: Cash: A 10% non-refundable earnest money payment sale day & the balance due at closing on or before Jan. 10, 2020 with possession. A Personal Representative's Deed 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 seller. The farmland acres are understood to be "more or less". The seller does 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 are subject to county committee approval. 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. 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 Personal Representative's.

DONALD SEEDORF ESTATE

Jerry & Jane Eilertson, Co PR's

Richard L. Ericsson of Ericsson Law Prof. Atty. & Closing Agent - Madison, SD 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

USDA United States Department of Agriculture

Lake County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2019 Program Year

Map Created March 19, 2019

Farm **1201**

7 -106N -51W

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).

Aerial Map

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

Maps Provided By surety

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

Map Center: 44° 0' 12.77, -96° 59' 40.71

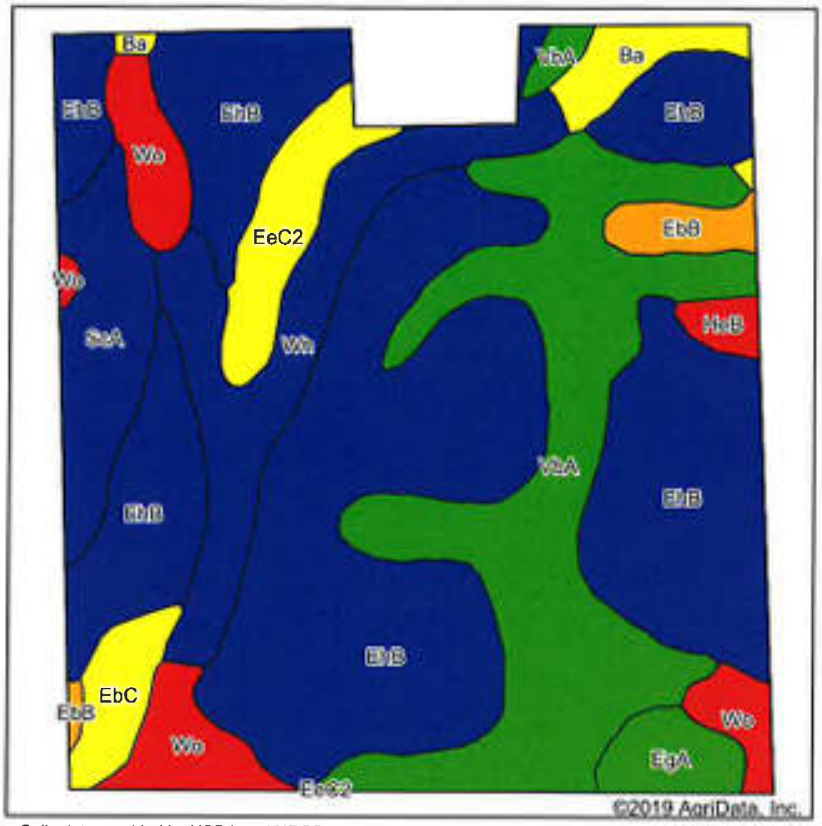
0ft 466ft 932ft

7-106N-51W
Lake County
South Dakota

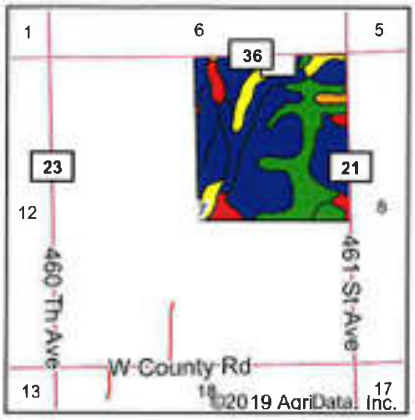
N
W E
S

10/16/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **7-106N-51W**
Township: **Wentworth**
Acres: **163.06**
Date: **10/16/2019**

CHUCK SUTTON, LLC
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Maps Provided By:
surety
SUSTAINABLE ONLINE MAPPING
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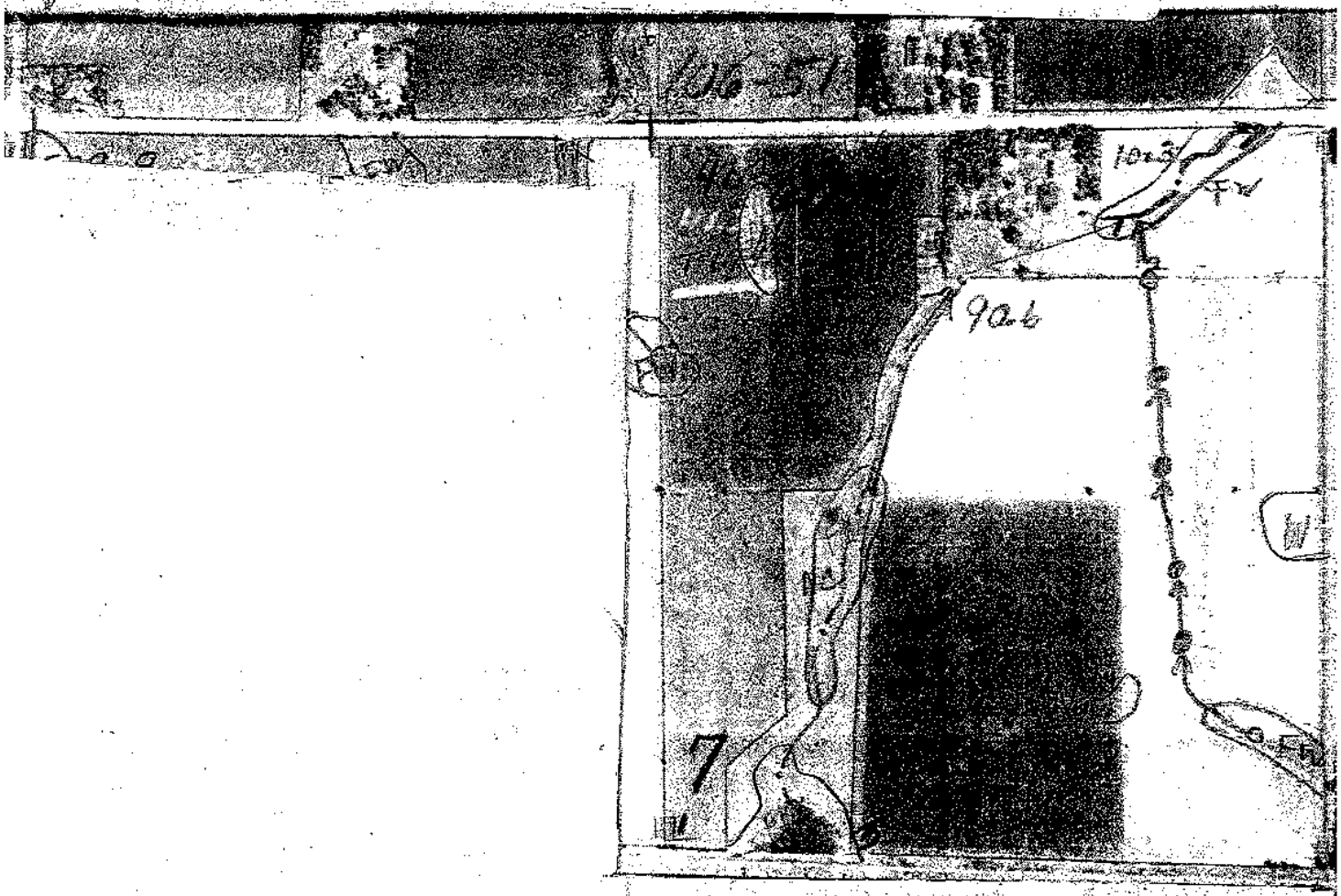
Area Symbol: SD079, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	78.73	48.3%		IIe	84						69
VbA	Viborg silty clay loam, 0 to 2 percent slopes	32.91	20.2%		Iw	96	4.3	101	74	37	40	64
Wh	Whitewood silty clay loam	14.11	8.7%		IIw	83	2	87	54	32	30	59
Wo	Worthing silty clay loam, 0 to 1 percent slopes	9.41	5.8%		Vw	30						2
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	8.45	5.2%		Iw	90	3.5	91	67	33	37	50
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	5.58	3.4%		IIIe	66	2.9	65	51	23	28	49
EbC	Egan-Beadle complex, 6 to 9 percent slopes	3.44	2.1%		IIIe	66	2.9	68	53	25	29	57
Ba	Badus silty clay loam	3.38	2.1%		IVw	64	0.6	67	35	21	20	28
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	3.19	2.0%		Iw	92	3.8	96	71	35	39	63
EbB	Egan-Beadle complex, 2 to 6 percent slopes	2.61	1.6%		IIe	78	3.3	81	61	30	33	59
HeB	Henkin loam, 3 to 9 percent slopes	1.25	0.8%		IVe	45	2.6	56	46	21	25	44
					Weighted Average	**81.9**	**1.5**	**41.3**	**29.4**	**15**	**16.1**	***n 60**

*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.

OFFICIAL WETLAND MAP



Seeded

(CW + year) Wetland converted after 12/23/85
(—·—►—·—) Ditched prior to 12-23-85

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

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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