

CHUCK SUTTON AUCTIONEER & LAND BROKER, LLC

DAVID J. LARSON ESTATE LAND AUCTION

Attention – Row Crop Operators, Hunters & Wildlife Enthusiasts –148.65 Acres Near Nunda SD and Lying on the North and South of a Small Lake (US Fish & Wildlife Waterfowl Production Area)

In order to settle the David J. Larson Estate, we will offer the following real property at auction "On Site" at the land at the Jct. of 220B St. & 461st Ave. – the NW Corner of the Land; located from Nunda, SD – ½ mile south to the Jct. of 223rd St. & 460th Ave., then 1 mile east on 223rd St. and 1 ¾ miles north on 461st Ave.; from Madison, SD – 10 miles north on Hwy. #81 to the Nunda Corner, then 7 miles east on 461st St. and 1 ¾ miles north on 461st Ave.; or from the Ward-Nunda Exit #121 on I-29 - 11 ½ miles west on 223rd St. and 1 ¾ miles north on 461st Ave.

THURSDAY SEPTEMBER 10, 2020 SALE TIME: 10:00 AM

This property will be offered as two individual parcels as TRACT #1 – the North +/-76.75 Acres; TRACT #2 – the South +/-71.9 Acres or as TRACTS #1 & #2 Combined – the +/-148.65 Acre Unit.

This is a very unique property that has a variety of desirable amenities that provided a combination of income and recreational amenities. The Tracts offered in this property are not contiguous, as Tract #1 – the N. +/-76.75 Acres lays on the north side of the quarter section and being north and northeast of a farmstead and small lake and Tract #2 lays south and southeast of the farmstead and small lake which is a US Fish & Wildlife Waterfowl Production Area. According to the US Fish & Wildlife Service office at Madison, SD – there are no wildlife easements attached to the Tracts being sold. According to FSA information their records indicate that this farm has approx. 144.78 acres of Farmland with a total of approx. 132.01 acres of Cropland (approx. 74.87 acres of cropland on Tr. #1 and 57.14 acres of cropland on Tr. #2), with a combined soybean base of 57.7 acres with a 29 bu. PLC yield, a 37.1 acre corn base with a 104 bu. yield and a 15.6 acre wheat base with a 37 bu. yield. The non-tillable acres are a combination of approx. 11.92 acres of grassland in Tr. #2 and lowland pockets and drainage on both tracts.

According to Lake County Assessor's information the north parcel (Tr. #1) has an overall soil rating of .750 and the south parcel (Tr. #2) has an overall soil rating of .589; comparatively information obtained from Surety Agri-Data, Inc. indicates a soils productivity index on Tr. #1 of a 71.7 and on Tr. #2 a 62 and a blended average on the combination of a 67. The cropland on this land is primarily upland with a gently rolling to somewhat hilly topography with some lowland pockets. This property lies in an excellent hunting area of Lake County with abundant waterfowl, deer, pheasants and other wildlife, with the hunting enhanced by the fact that there are numerous hunting and wildlife production areas, including one in the center of the quarter that divides Tracts #1 & #2, as well as numerous others within a close proximity to this land.

LEGAL DESC.:TRACT #1 -The SW¼ of Sec. 5, T. 108N., R. 51W., (Summit Twp.), Lake Co., SD, Except the N. 2 Rods (33') thereof; and exc. Parcel #1 of the plat of Lake Co. WA #3 contained therein and exc. that portion of Parcel #2 of the Plat of Lake Co. WA #3 contained therein; and exc. Tr. "A" of David Larson 1st Add'n.; **TRACT #2** – Parcel #1 of the Plat of Lake Co. WA #3 in the S½ SW ¼ of Sec. 5, T. 108N., R.51W., exc. that portion of Tract A of David Larson 1st Add'n.; Parcel 5 of Lake Co. WA #3 in the S½ NE¼ NW¼ of Sec. 8, T. 108N., R. 51W; Together with the NW¼ of the NW¼ of Sec. 8, T. 108N., R. 51W., All in Summit Twp., Lake Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the balance on or before October 30, 2020 with full possession on March 1, 2021 for the 2021 crop year and subject to the rights of the current tenant to harvest the 2020 standing crops. Personal Representatives Deed(s) will be conveyed and Owners Title Insurance Policies will be provided with the cost divided 50-50 between the buyer & seller. Both Tracts being offered for sale have been surveyed and will be sold in accordance with the surveys as completed by Midwest Land Surveying, Inc., with acres understood to be more or less, with the survey costs to be paid by the estate. All of the 2019 RE taxes payable in 2020, as well as all of the 2020 RE taxes payable in 2021 will be paid by the estate. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Lake Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the personal representative. **To View Survey Information, FSA Maps or additional information, see www.suttonauction.com or contact the auctioneers.**

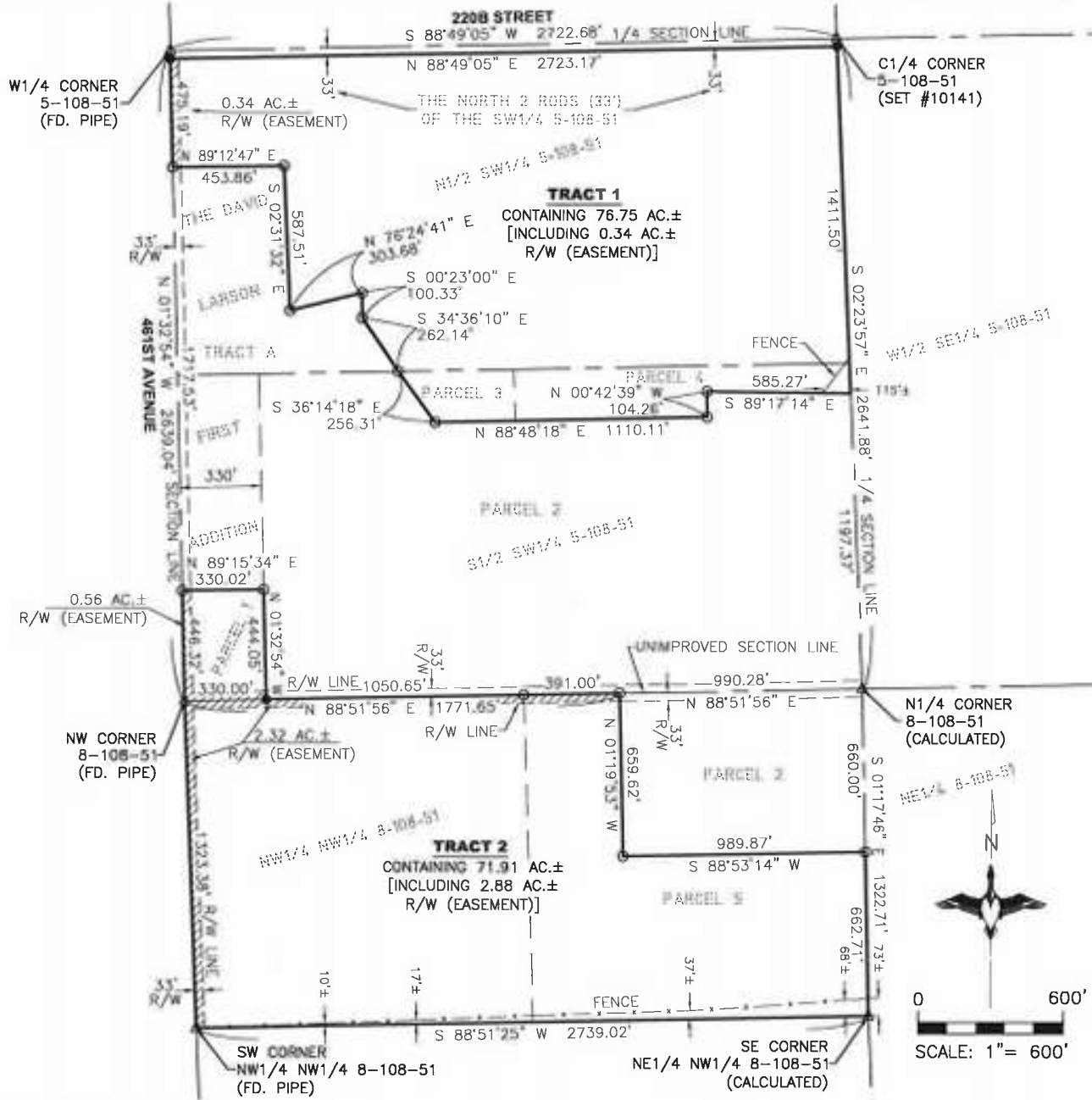
DAVID J. LARSON ESTATE

**Sam Goodhope – Personal Representative & Attorney for the Estate –
Kading, Kunstle & Goodhope, LLP Law Firm – Sioux Falls, SD – ph. 605-336-1730**

**CHUCK SUTTON - Auctioneer & Land Broker & JARED SUTTON - RE Auctioneer
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;
JARED SUTTON – RE Auctioneer & Broker Assoc. - Flandreau, SD - ph. 605-864-8527;
WAYNE BESSMAN – RE & Personal Property Auctioneer –
Madison, SD – ph. 605-270-4980
& CHIP WOSJE – RE & Pers. Property Auctioneer – Nunda, SD - ph. 605-480-2847**

SALE DRAWING - TRACT 1 AND TRACT 2

IN THE SW1/4 OF SECTION 5, AND IN THE N1/2 NW1/4 OF SECTION 8, ALL IN T108N, R51W, LAKE COUNTY, SOUTH DAKOTA



OWNERS: DAVID J. LARSON
CLIENT: SUTTON AUCTION SERVICE

TOTAL ACRES FOR TRACT 1 AND TRACT 2
148.66 ACRES±
[INCLUDING 3.22 AC.± OF R/W (EASEMENT)]

LEGAL DESCRIPTION: TRACT 1
THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 2 RODS (33') THEREOF; AND EXCEPT PARCEL 1 OF THE PLAT OF LAKE COUNTY WA #3 CONTAINED THEREIN; AND EXCEPT THAT PORTION OF PARCEL 2 OF THE PLAT OF LAKE COUNTY WA #3 CONTAINED THEREIN; AND EXCEPT TRACT A OF THE DAVID LARSON FIRST ADDITION CONTAINED THEREIN.

- LEGEND:**
- SET PROPERTY CORNER
 - FOUND PROPERTY CORNER
 - △ SECTION CORNER
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE

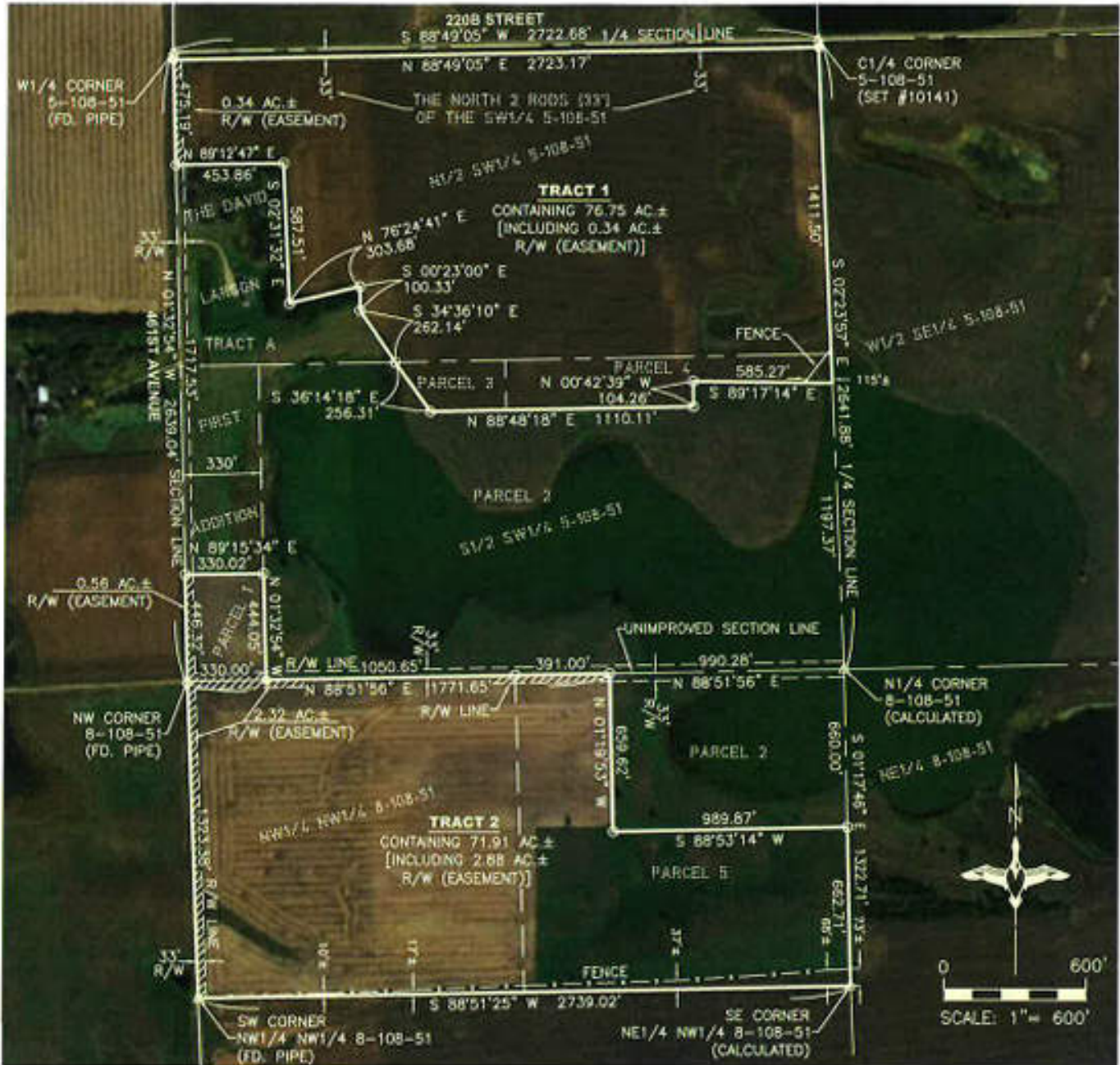
LEGAL DESCRIPTION: TRACT 2
PARCEL 1 OF THE PLAT OF LAKE COUNTY WA #3 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THAT PORTION OF TRACT A OF THE DAVID LARSON FIRST ADDITION CONTAINED THEREIN; TOGETHER WITH PARCEL 5 OF THE PLAT OF LAKE COUNTY WA #3 IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #20-145
DRAWN BY: AJR

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SALE DRAWING - TRACT 1 AND TRACT 2

IN THE SW1/4 OF SECTION 5, AND IN THE N1/2 NW1/4 OF SECTION 8, ALL IN T108N, R51W, LAKE COUNTY, SOUTH DAKOTA



OWNERS: DAVID J. LARSON
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TOTAL ACRES FOR TRACT 1 AND TRACT 2
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LEGEND:

- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

LEGAL DESCRIPTION: TRACT 1

THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 2 RODS (33') THEREOF; AND EXCEPT PARCEL 1 OF THE PLAT OF LAKE COUNTY WA #3 CONTAINED THEREIN; AND EXCEPT THAT PORTION OF PARCEL 2 OF THE PLAT OF LAKE COUNTY WA #3 CONTAINED THEREIN; AND EXCEPT TRACT A OF THE DAVID LARSON FIRST ADDITION CONTAINED THEREIN.

LEGAL DESCRIPTION: TRACT 2

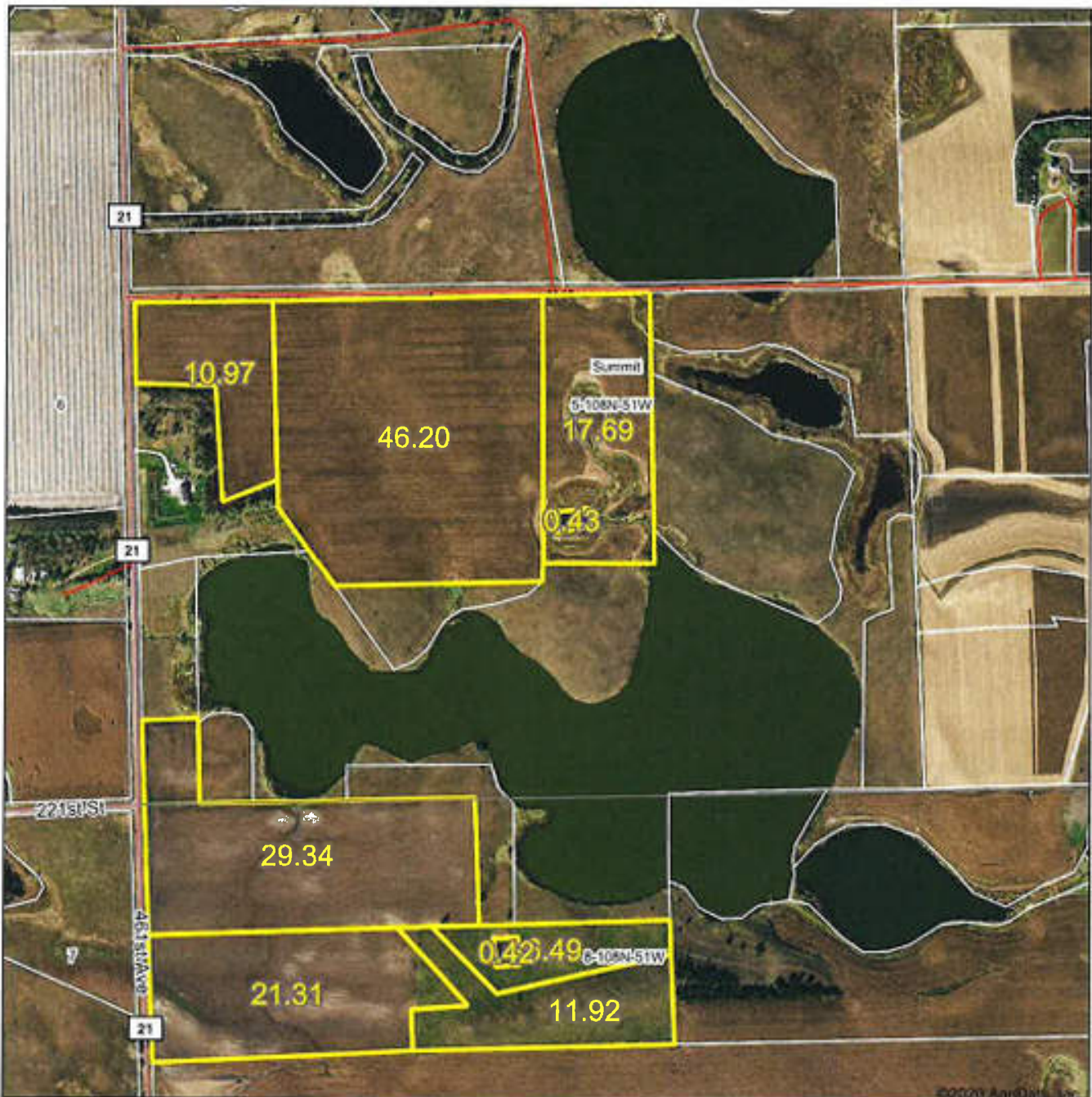
PARCEL 1 OF THE PLAT OF LAKE COUNTY WA #3 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THAT PORTION OF TRACT A OF THE DAVID LARSON FIRST ADDITION CONTAINED THEREIN; TOGETHER WITH PARCEL 5 OF THE PLAT OF LAKE COUNTY WA #3 IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 108 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14.
 PROJECT #20-145
 DRAWN BY: AJR

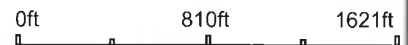
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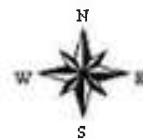
Aerial Map TRACTS #1 & #2



Map Center: 44° 11' 7.05, -96° 58' 54.58



5-108N-51W
Lake County
South Dakota

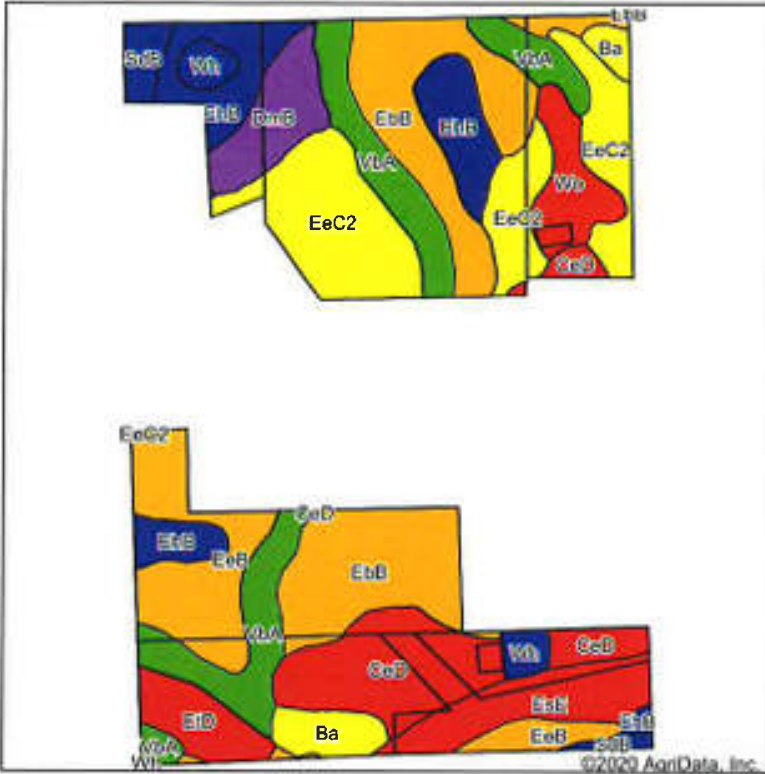


8/11/2020

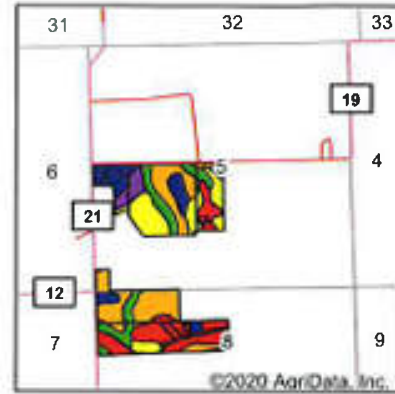
Field borders provided by Farm Service Agency as of 5/21/2008

TRACTS #1 & #2

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Lake**
 Location: **5-108N-51W**
 Township: **Summit**
 Acres: **144.77**
 Date: **8/11/2020**



Map Provided By



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Area Symbol: SD079, Soil Area Version: 23

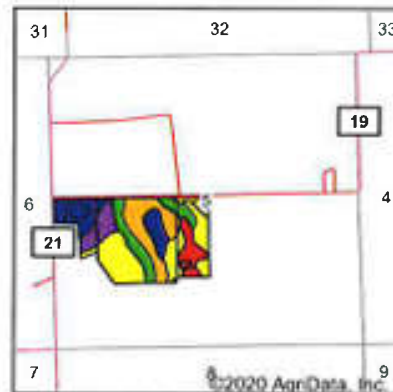
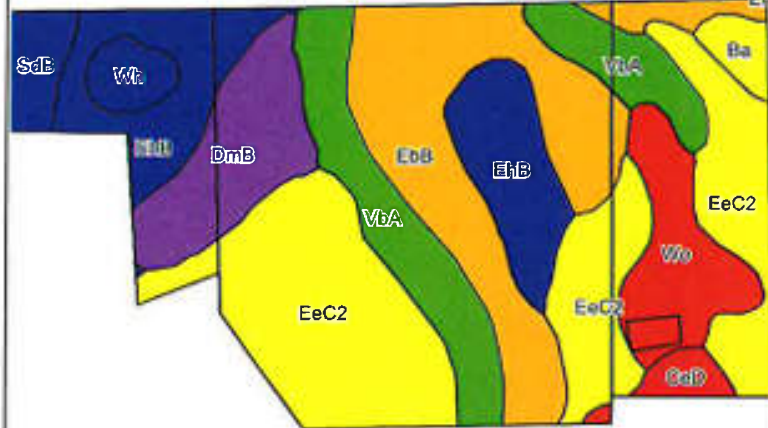
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EbB	Egan-Beadle complex, 2 to 6 percent slopes	27.89	19.3%		Ile	78
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	23.00	15.9%		IIIe	66
VbA	Viborg silty clay loam, 0 to 2 percent slopes	17.89	12.4%		Iw	96
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	15.26	10.5%		IVe	45
EeB	Egan-Ethan complex, 2 to 6 percent slopes	13.34	9.2%		Ile	76
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	13.28	9.2%		Ile	84
EsE	Ethan-Clarno stony complex, 6 to 25 percent slopes	7.94	5.5%		VIIIs	14
DmB	Dempster silt loam, 2 to 6 percent slopes	6.33	4.4%		Ile	55
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.40	3.7%		Vw	30
EtD	Ethan-Davis stony complex, 3 to 21 percent slopes	4.63	3.2%		VIIIs	26
Ba	Badus silty clay loam	4.38	3.0%		IVw	64
Wh	Whitewood silty clay loam	2.88	2.0%		IIw	83
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	2.55	1.8%		Ile	85
Weighted Average						67

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map

TRACT #1



State: **South Dakota**
 County: **Lake**
 Location: **5-108N-51W**
 Township: **Summit**
 Acres: **75.29**
 Date: **8/11/2020**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD079, Soil Area Version: 23

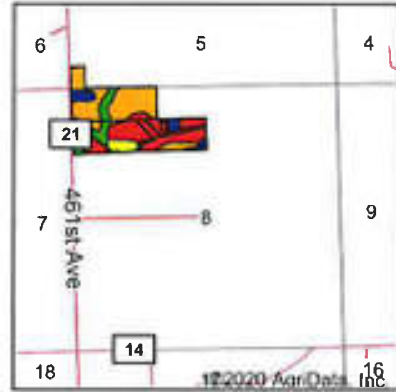
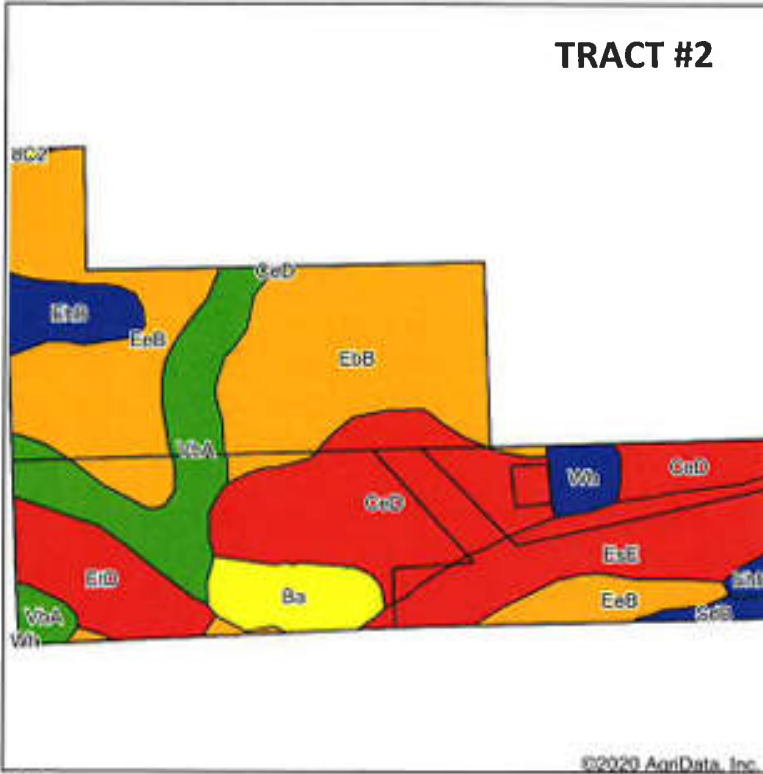
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	22.90	30.4%		IIIe	66
EbB	Egan-Beadle complex, 2 to 6 percent slopes	14.85	19.7%		IIe	78
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	10.42	13.8%		IIe	84
VbA	Viborg silty clay loam, 0 to 2 percent slopes	9.66	12.8%		Iw	96
DmB	Dempster silt loam, 2 to 6 percent slopes	6.33	8.4%		IIe	55
Wo	Worthing silty clay loam, 0 to 1 percent slopes	5.40	7.2%		Vw	30
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	1.89	2.5%		IIe	85
Wh	Whitwood silty clay loam	1.51	2.0%		IIw	83
Ba	Badus silty clay loam	1.19	1.6%		IVw	64
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	1.14	1.5%		IVe	45
Weighted Average						71.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map

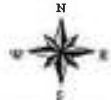
TRACT #2



State: **South Dakota**
 County: **Lake**
 Location: **5-108N-51W**
 Township: **Summit**
 Acres: **69.48**
 Date: **8/11/2020**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD079, Soil Area Version: 23

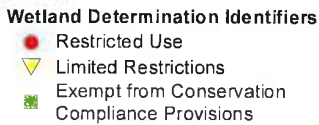
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeD	Clarno-Ethan loams, 9 to 16 percent slopes	14.11	20.3%		IVe	45
EeB	Egan-Ethan complex, 2 to 6 percent slopes	13.34	19.2%		IIe	76
EbB	Egan-Beadle complex, 2 to 6 percent slopes	13.04	18.8%		IIe	78
VbA	Viborg silty clay loam, 0 to 2 percent slopes	8.23	11.8%		Iw	96
EsE	Ethan-Clarno stony complex, 6 to 25 percent slopes	7.94	11.4%		VIIIs	14
EtD	Ethan-Davis stony complex, 3 to 21 percent slopes	4.63	6.7%		VIIIs	26
Ba	Badus silty clay loam	3.19	4.6%		IVw	64
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	2.86	4.1%		IIe	84
Wh	Whitwood silty clay loam	1.37	2.0%		IIw	83
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	0.66	0.9%		IIe	85
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	0.11	0.2%		IIIe	66
Weighted Average						62

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Common Land Unit


Wetland Determination Identifiers


2019 Program Year

Map Created March 19, 2019

Farm 6025

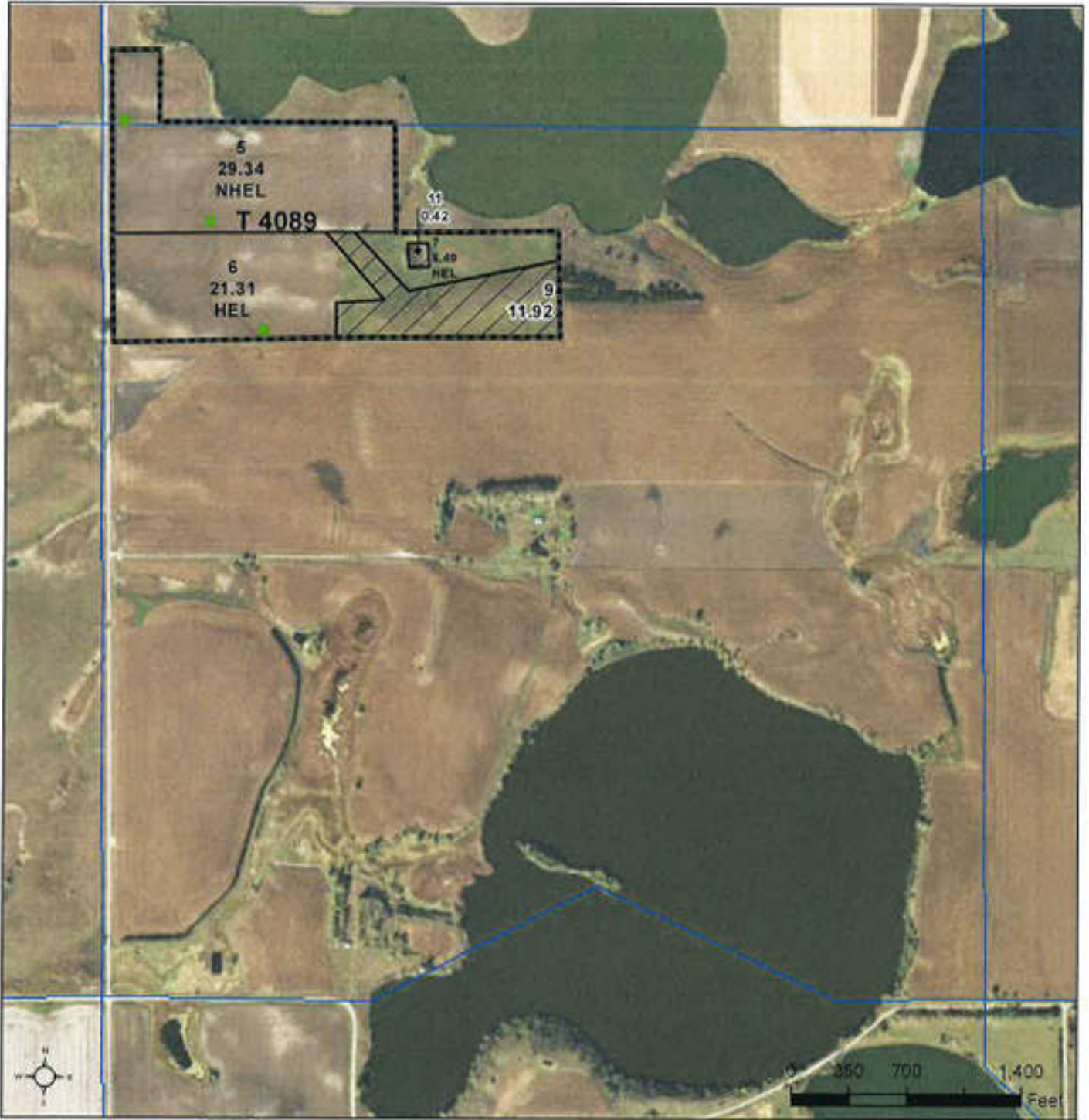
5 -108N -51W

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).



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

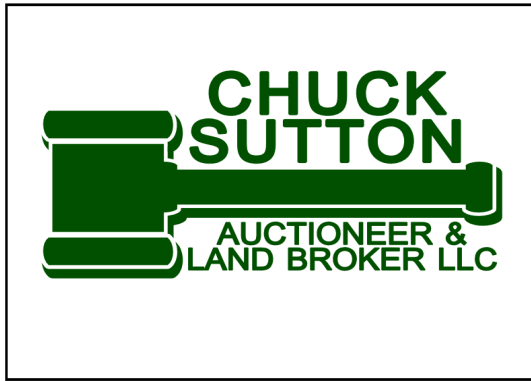
2019 Program Year

Map Created March 19, 2019

Farm 6025

8 -108N -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).



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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

Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com	Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com
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