LAND AUCTION

SULLY COUNTY - 3,357.94 ACRES

Farm Headquarters, Quality Cropland, Pivot Irrigation, CRP Acreage, Summer Grass, Hunting Opportunity

"TO BE SOLD IN INDIVIDUAL TRACTS & COMBINATION TRACTS"

TRACTS WILL BE MARKED • TRACT 1A (HEADQUARTERS TRACT) SHOWING BY APPOINTMENT

LYMAN COUNTY - 160 ACRES

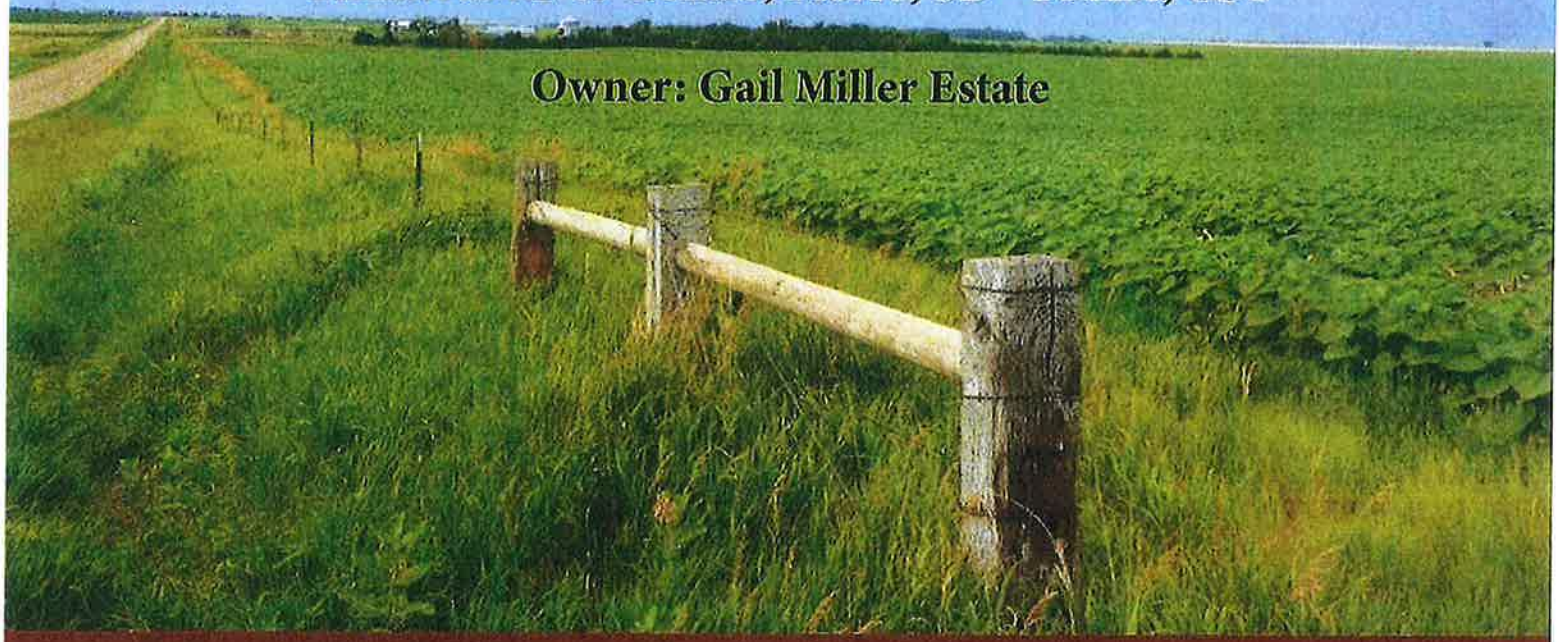
154.26 Acres Cropland, Productive Soils, Level Terrain, Easy Access

WILL SELL FIRST

SULLY COUNTY LAND TO IMMEDIATELY FOLLOW

Tuesday, September 15, 2020

Ramkota River Centre, Pierre, SD - 10 AM, CST



Owner: Gail Miller Estate

AUCTIONEER'S NOTE: "WHAT A BEAUTIFUL GROUP OF FARMS" THIS IS THE SALE YOU HAVE BEEN WAITING FOR! THIS SALE WILL OFFER YOU AN OPPORTUNITY TO ADD PARCELS OF EXCELLENT QUALITY DRYLAND CROPLAND, IRRIGATED CROPLAND, GRASSLAND AND CRP ACREAGE TO YOUR OPERATION OR THE RARE OPPORTUNITY TO PURCHASE A COMPLETE, SELF SUSTAINING PLACE TO CALL HOME. MAKE PLANS NOW TO ATTEND AND BID AT THIS SALE!

(CALL TO RECEIVE BIDDER'S INFORMATION PACKET)

OFFERED BY:

FISCHER, ROUNDS & ASSOCIATES, INC.
MARK L. JOENS, BROKER
605-224-9223 / 605-280-7001
WWW.FRAREALESTATE.COM

(BROKERS AND ALL ASSOCIATES THEREOF WILL BE ACTING AS AGENTS OF THE SELLER)

CHUCK SUTTON AUCTIONEER-LAND BROKER
CHUCK SUTTON, RE AUCTIONNER – BROKER
605-336-6315 / 605-366-7885
JARED SUTTON, RE AUCTIONEER, BROKER ASSOCIATE
605-336-6315 / 605-864-8527
TERRY HAIAR, RE AUCTIONEER 605-239-4626
WWW.SUTTONAUCTION.COM

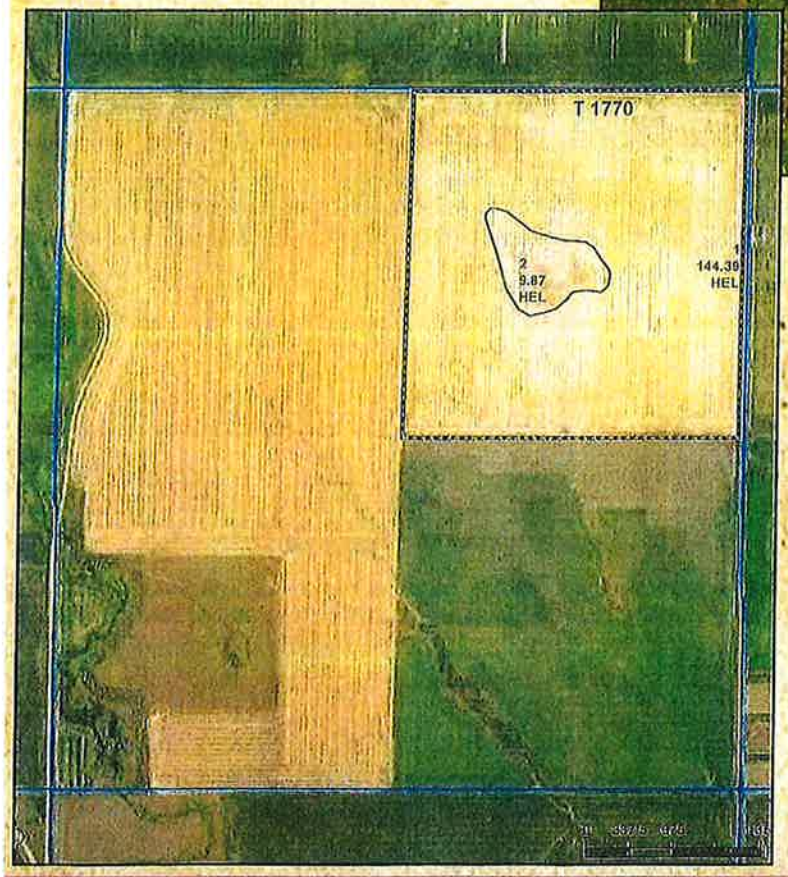
LYMAN COUNTY

LYMAN COUNTY

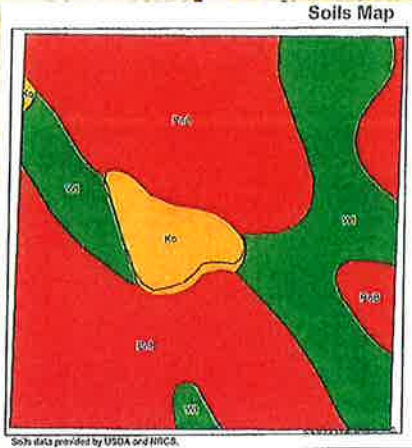
Legal Description: (Annin Township) Township 106 North – Range 77 West, Lyman County, SD
Directions: 6 miles north of Presho, SD on CR # 305 Avenue to CR # 234th Street. ½ East on CR #234th Street to Northwest Corner of property
Acres – 160.0 per Lyman County Public record
Cropland: 154.26 Acres per Farm Service Agency record
USDA / FSA - Farm Program Crop Base & Yield Information:

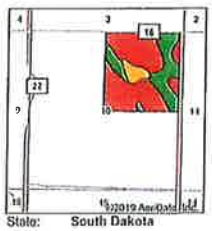
Crop	Base Acres	PLC Yield
Wheat	66.2	40
G. Sorghum	49.2	39
Sunflowers	27.7	923

Soils: Surety-Agri Data Productivity Index is 67.3.
Predominate soils are Class III - Promise Clay and Class II - Witten Silty Clay
Taxes: 2019 Real Estate Taxes, payable in 2020 - $1,322.70 .



Soils Map





State: South Dakota
County: Lyman
Location: 10-106N-77W
Township: Northwest Lyman
Acres: 154.26
Date: 6/24/2020

Soils data provided by USDA and NRCS.

Area Symbol: SD085, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
PeB	Promise clay, 3 to 6 percent slopes	51.84	33.4%		IIIe	IIIe	64	19
PeA	Promise clay, 0 to 3 percent slopes	46.48	30.1%		IIIs	IIIs	60	19
WaA	Witten silty clay, 0 to 3 percent slopes	45.68	29.6%		IIs	IIs	79	33
Ko	Kolls silty clay	10.59	6.9%		Vw	Vw	30	3
						Weighted Average	67.3	*n 22

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

SULLY COUNTY

TRACT lA-"HEADQUARTERS TRACT"

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD
Section 22 -SWl/4, SEl/4

Directions: From Onida, SD - CR#l85 St. -West 3 miles to CR# 301 Avenue, South on CR# 301 Ave. - 2 miles to CR# 187 -West on CR# 187 - 3 miles to CR 297 Avenue -½ mile south on CR# 297 to Tract lA. (All Tracts to be offered are either contiguous to Tract lA or are within½ mile and can be located with these directions/ Tracts will be marked)

Acres: 320.0 Acres, per Sully County records

Cropland: 288.61 Acres, per Farm Service Agency records

Improvements: 2,876 sf. farm home w/ 6 brs., 5 baths See Bidder's Information Packet for Home and Other Improvements Detail

USDA/Farm Service Agency- Farm Program Crop Bases and Yields, Aerial Photographs, Soil Maps and Topographical Maps provided within Bidder's Information Packet

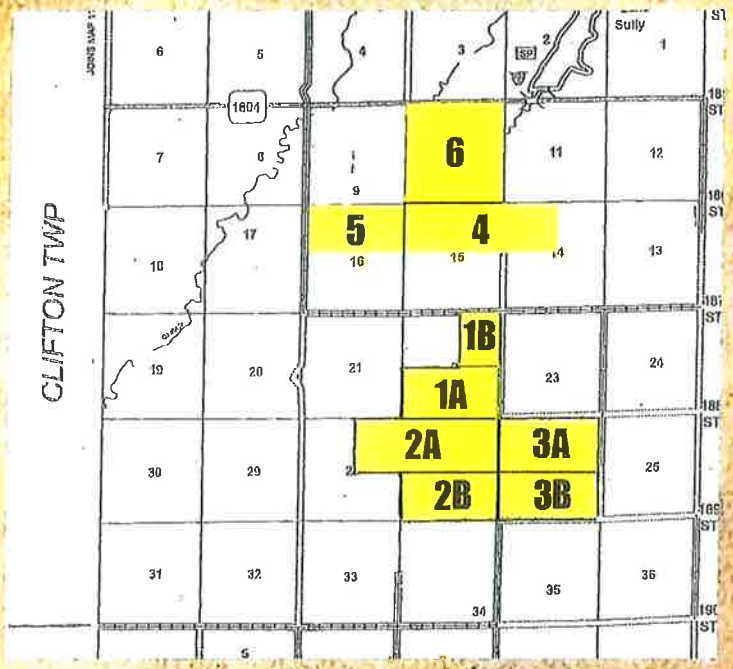
Soils: Surety-Agri Data Productivity Index of 89. Soils are predominately Class II soils with 0-2% slopes .

Water: Provided by Mid-Dakota Rural Water and a private well

Electricity: Provided by Oahe electric.

Taxes: 2019 Real Estate Taxes, payable in 2020 - $4,372.94

Tracts to be Offered:



Combination Tracts to be Offered:

1A+1B
2A + 2B
3A + 3B
4 + 5
4 +5 + 6

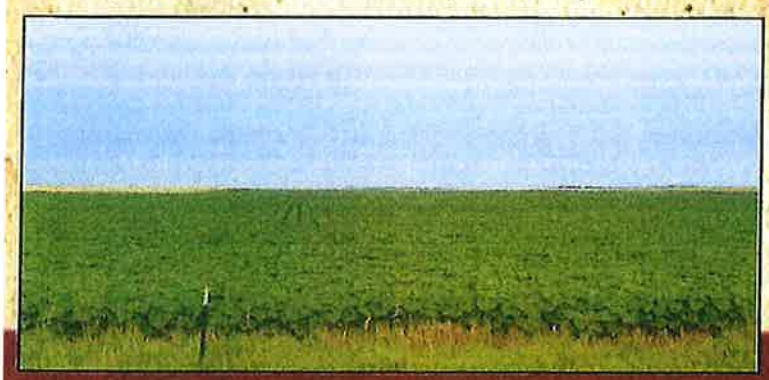
SULLY COUNTY

Tract 1B

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 22 - NEl/4
Acres: 160.0, per Sully County Records
Cropland: 157.15 acres, per FSA Records
Improvements: None
USDA/ Farm Service Agency- Farm Program Crop Bases and Yields, Aerial Photographs, Soil Map and Topographical Map provided within Bidder's Information Packet
Soils: Surety-Agri Data Productivity Index of 88 - Class II Soils, 0-2% slopes
Taxes: 2019 Real Estate Taxes, payable in 2020 - $1,504.40
Comments: A great, highly productive, crop quarter with excellent county road access on both the north and easterly side of the quarter. A great opportunity to add a tremendous farm quarter to your operation.

Tract 2A

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 27 - NEl/4, NWl/4; Section 28 - NEl/4
Acres: 480.0 per Sully County Records
Cropland: 458.84 acres, per Farm Service Agency Records
Improvements: 6 miscellaneous grain bins. Note: 1) The manufactured home located on this Tract "is not" included with Tract 2A. This home may be purchased separately from the current owner or the home will be removed from these premises. 2) The power transmission line providing power to Tract 2A may originate from the power supplied to Tract lA. If Tract lA and Tract 2A were to be sold separately, to different Buyers, the power source servicing these tracts may need to re-engineer separating these tracts.
USDA/Farm Service Agency- Farm program crop bases and Yields, Aerial photographs, Soil Maps and Togographical Maps provided within Bidder's Information Packet
Soils: Surety-Agri Data Productivity Index of 85.3, predominately Class II and Class Ill soils
Taxes: 2019 Real Estate Taxes, payable in 2020 - $$4,531.60
Comments: Ease of operation provided by 3 excellent cropland quarters aligned providing for 1/1/2 mile long runs. County road access on the easterly boundary and section line access on the westerly boundary.



SULLY COUNTY

TRACT 2B

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 27 -SE1/4, SW1/4
Acres: 320, per Sully County Records
Cropland: 295.15 acres, per FSA Records
Improvements: The SE1/4 of Section 27 is currently irrigated by use of one center pivot with water supplied by onsite wells, permitted by the South Department of Environment and Natural Resources. All equipment currently located on this Tract associated with the operation of this irrigation system is included with this offering. See Bidder's Information Packet for additional information and a summary of irrigation equipment. Water Permits now held by the Seller will be transferred at the time of final closing.
USDA/FSA- Farm Program Crop Bases and Yields, Aerial photograph, soil map and topographical map is provided within the Bidder's Information Packet.
Soils: Surety- Agri Data Productivity Index of 90.8 - Class II Soils
Taxes: 2019 Real Estate Taxes, payable in 2020 - $2,989.80
Comments: Here is an opportunity to put some drought protection into your farming cash flow or you livestock feed base. This highly productive½ section, offering 1 quarter operated under an irrigated practice is a genuine opportunity to enhance your operation.

TRACT 3A

Legal Description: (Clifton Township) Township 114 North - range 78 West, Sully County, SD:
Section 26 - NEl/4, NWl/4
Acres:.320.0, per Sully County Records
Cropland: 316.37, per FSA Records
Improvements: None
USDA/Farm Service Agency- Farm Program Crop Bases and Yields, Aerial Photograph, Soil Map and Topographical Map is provided with the Bidder's Information Packet.
Soils: Surety-Agri Data Productivity Index of 87.3 -Class II soils
Taxes: 2019 Real Estate Taxes, payable in 2020- $2,999.76
Comments: Another excellent ½ section of quality cropland with good access on three sides to include a county road on the westerly side and two well- traveled section lines on the northerly and easterly sides.

SULLY COUNTY

Tract 3B

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 26 -SEl/4, SWl/4
Acres: 320.0, per sully County Records
Cropland: 311.63, per FSA Records
Improvements: The SWl/4 of Section 26 is currently irrigated by the use of one center pivot with water supplied by on-site wells permitted by the South Dakota Department of Environment and Natural Resources. All equipment currently located of this tract associated with the operation of this irrigation system is included with this offering. See Bidder's Information Packet for additional information and a summary of irrigation equipment. Water Permits now held by the Seller will be transferred at the time of final closing. There is also a 48'x54' metal frame, metal clad equipment/ grain storage building located on the SEl/4 of Section 26.
USDA/Farm Service Agency- Farm Program Crop Bases and Yields, Aerial Photograph, Soil Map and Topographical Map is provided with the Bidder's Information Packet.
Soils: Surety Agri-Data Productivity Index of 89.4 - Class II soils
Comments: Another beautiful ½ section of cropland and another drought protection opportunity to enhance your operation!

TRACT 4

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD:
NW1/4 of Section 14, NW1/4 Section 15, NE1/4 Section 15
Acres: 480.0, per Sully County records Cropland: 486.9 Acres, per FSA records Improvements: None
USDA/Farm Service Agency- Farm Program Crop Bases, Yields, Aerial Photograph, Soil Map and Topographical Map provided within Bidder's Information Packet
Conservation Reserve Program: These parcels are currently enrolled in the Conservation Reserve Program in 3 separate contracts. Contract information is as follows:

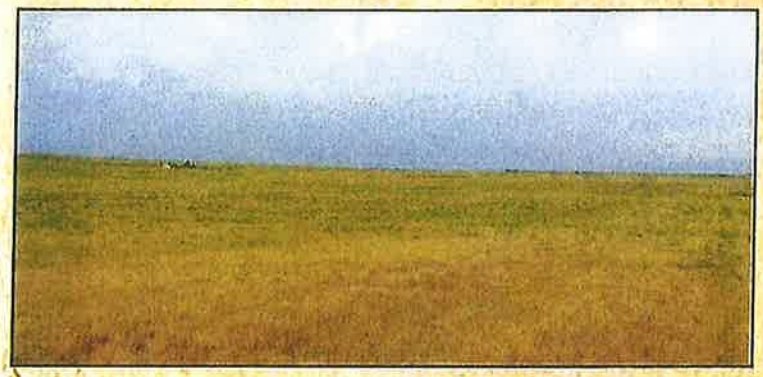
Legal Description	Acres Enrolled	Rental Rate	Annual Payment	Contract Term
NW1/4 of Section 14	72.7	$61.51	$4472.00	10/1/2012-9/30/2022
NW1/4 of Section 15	160.63	$131.13	$21,063.00	10/1/2016-9/30/2026
NE1/4 of Section 15	163.11	$120.71	$19,689.00	10/1/2016-9/30/2026

Soils: Surety-Agri Data Productivity Index -73.0- Class II & Class Ill Soils
Taxes: 2019 Real Estate Taxes, payable in 2020 - $3,773.46
Comments: A good tract of cropland that currently provides a strong income stream to help pay its way. For the hunting enthusiasts, this tract offers an excellent opportunity to own your on land that will offer cash flow while also providing upland Pheasant, Grouse, Deer and Varmint hunting.

SULLY COUNTY

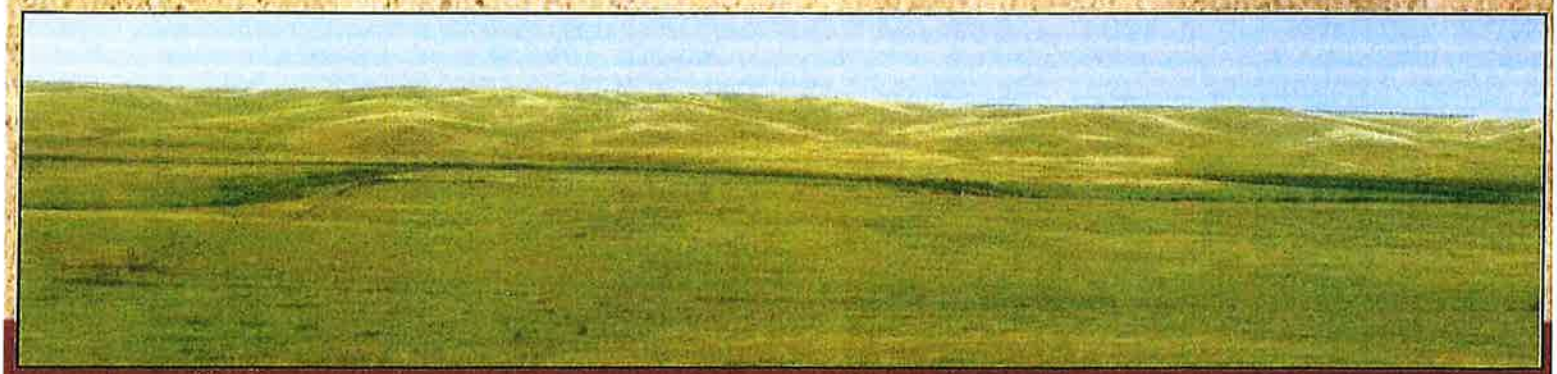
TRACT 5

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 16 - NEl/4, NWl/4
Acres: 320.0, per Sully County Records
Cropland: 247.4 Acres, per FSA Records
Improvements: None
Water: A well is located in the NWl/4 of Section 16
USDA/Farm Service Agency- Farm Program Crop Bases, Yields, Aerial Photograph, Soil Map and Topographical Map is provided within the Bidder's Information Packet.
Soils: Surety-Agri Data Productivity Index is 71.7 - Class II and Class Ill soils
Taxes: 2019 Real Estate Taxes, payable in 2020 - $2,649.80
Comments: Cropland is currently utilized as hay land. This Tract offers a good opportunity to add an additional feed source to your livestock operation or convert the cropland back to crop production. County Road access is provided on the westerly boundary of this Tract.



TRACT 6

Legal Description: (Clifton Township) Township 114 North - Range 78 West, Sully County, SD: Section 10- NEl/4, NWl/4, SWl/4, SE1/4
Acres: 637.94, per Sully County Records
Cropland: 237.23 Acres, per FSA Records
Grazing Land: 400.71 Acres
Improvements: None
Water: A well is located in the north½ of this Tract. Water is also provided by Okoboji Creek that meanders through the property from east to west.
USDA/Farm Service Agency- Farm Program Crop Bases, Yields, Aerial Photograph, Soil Map and Topographical Map is provided in the Bidder's Information Packet.
Soils: Surety-Agri Data Productivity Index of 88.2 on cropland acres -Class II & Class Ill soils
Taxes: $3,441.10
Comments: A good opportunity to add a combination summer grass/cropland section. Excellent paved road access on the north side of property. Section line access on the southerly boundary.



CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

FischerRounds REAL ESTATE

TERMS & CONDITIONS

This is a cash sale. Buyer is required to pay a Non-Refundable Earnest Money deposit on the day of sale in an amount equal to 10% of the purchase price.

The balance of the purchase price shall be paid in cash at the time of final closing.

Final closing on or before Tuesday, December 1, 2020. Possession will be conveyed at the time of final closing, subject to the provision within the lease that expired on September 30, 2020, requiring 2020 crops to be removed from the premises by December 31, 2020.

Usual and customary closing costs, such as an Owner's Title Insurance Policy and the cost of the Closing Agent to be split 50% Sellers and 50% Buyer.

Buyer will be responsible for 100% of the premium for any Lender's Title Insurance Policy. Each party will be responsible for their own attorney fees and/or related costs.

No Buyer contingency for financing will be accepted. Buyer must have financing approved prior to sale day.

This sale shall be subject to confirmation by the Seller.

100% of the 2020 Real Estate Taxes, payable in 2021 will be paid by the Seller.

USDA / Farm Service Agency - Farm Program Crop Bases and Yields will be transferred as determined by Farm Service Agency personnel and as allowed under applicable law.

Three parcels of the property are currently under contract and enrolled in the Conservation Reserve Program. These contracts will be assigned to the Buyer of each parcel at the time of final closing. Buyer / Assignee will further agree to indemnify and hold Seller harmless for any claim arising from Buyer/Assignee's violation of any of the terms or conditions outlined within these contracts for the remaining contract term. All Conservation Reserve Payments, payable in 2020 will accrue to the benefit of the Seller. 100% of the Conservation Reserve payment payable in 2021 and beyond will accrue to the benefit of the Buyer/Assignee.

South Dakota Department of Environment and Natural Resources - Water Right Permits currently held by the Seller to transfer to the Buyer.

Tracts will be sold by legal description and acreage as provided by the Lyman County and Sully County Governmental Offices.

Current fencing is not survey accurate and no survey will be provided. Any fencing desired by Buyer will be at Buyer's expense. No warranty is made or implied as to property boundaries, soil productivity or water supply.

Merchantable Title will be conveyed, free and clear of all liens but subject to easements, reservations, mineral conveyances and exceptions of record as well as statutory rights of way.

All mineral rights now held by the Seller and not previously severed to pass to the Buyer without Seller reservation. Seller makes no representation as to mineral rights owned, if any.

NO BUYER'S PREMIUM / NO HIDDEN FEES

Chuck Sutton Auctioneer – Land Broker and Fischer, Rounds & Associates will provide services on sale day for execution of a Purchase Agreement and collection of the required amount of Earnest Money immediately following conclusion of the auction.

Announcements and changes the day of the auction will take precedence over any of the Terms & Conditions or information previously provided whether written or oral.

All information contained herein was obtained from sources deemed reliable but is not warranted or guaranteed. The property is being sold "AS IS". Buyer prospects are encouraged to verify all information to their personal satisfaction prior to auction day.

Chuck Sutton Auctioneer – Land Broker and Fischer, Rounds & Associates and all affiliates thereof will be acting as agents of the Seller with the duty to represent Seller's interest.