

## **145.68 Acres of Highly Productive Grand Meadow Township, Minnehaha County, SD Land**

Due to the death of Ruth Bliss, her heirs have decided to offer the following real property at auction – Located from Hartford, SD – 5½ miles north on 464<sup>th</sup> Ave. (Co. Hwy. #149), 3 miles west on 254<sup>th</sup> St. (Co. Hwy. #122) and 2 miles north on 461<sup>st</sup> Ave. (Co. Hwy. #155) to the SW Corner of the Land at the Jct. of 461<sup>st</sup> Ave. & 252<sup>nd</sup> St.; from Buffalo Trading Post on Hwy. #19 – 4 miles east on 248<sup>th</sup> St. (Co. Hwy. #110) and 4 miles south on 461<sup>st</sup> Ave. to the SW Corner of the land; or from Colton SD – 3 miles west on 248<sup>th</sup> St. (Co. Hwy. #110) and 4 miles south on 461<sup>st</sup> Ave.

**THURSDAY SEPTEMBER 17, 2020**  
**Sale Time: 10:00 am**

This auction provides the opportunity to purchase a well located productive parcel of farmland with a high percentage tillable that is bordered on the west by County Hwy. #155/461<sup>st</sup> Ave. This property is conveniently located to Colton, Harford and Lyons, SD and is situated in a prominent agricultural area of northwestern Minnehaha Co., SD. According to M'haha. Co. Assessor's information this farm has approx. 145.68 total acres, as the acreage site and nontillable land in the southeast corner of the quarter is not included, furthermore FSA information indicates that this farm has approx. 142.84 acres of cropland with a 72.40 acre corn bases with a 145 bu. PLC yield and a 72.40 acre soybean base with a 43 bu. PLC yield and is enrolled under the ARC Co. election of the USDA farm program. According information obtained from Surety Agri-Data, Inc. this farm has a weighted average productivity index of a 77.4 and comparatively Co. Assessor's info. indicates this farm has an overall soil rating of .694. The general topography of this land is gently rolling to rolling with some lowland depressions and waterway. The 2019 RE taxes payable in 2020 on this property were \$3,427.66. This farm has very good eye appeal and must be seen to be appreciated. If you are the market for a parcel of land to add to a row crop farming operation or as an investment, then get your financing in order, as interest rates are at or near record lows making this an extremely good time to make a long term investment in a high caliber farm such as this property. Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements.

**LEGAL DESC.:** The SW ¼, exc. Bliss Add'n. & exc. Lot H-1, Sec. 8, T. 103N, R. 51W., (Grand Meadow Twp.), Minnehaha Co., SD.

**TERMS: Cash** - 10% nonrefundable earnest money payment sale day & balance on or before Dec. 4, 2020, with possession subsequent to the harvest of the 2020 standing crops and the rights of the current tenant to harvest the 2020 crops in accordance with the 2020 farm lease. A Trustee's Deed will be conveyed and an Owners Title Insurance Policy will be provided with the cost divided 50-50 between the buyer & seller. This property is being sold based on the acres as stated on the county tax records, with acres understood to be more or less. 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 M'haha. 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 Trustee/Personal Representative. **To View FSA Maps, Soils or additional information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

## **RUTH A. BLISS ESTATE – BLISS LIVING TRUST**

**Diane Lynn Boruff Trustee/Pers. Rep.  
Vance Goldhammer – Redstone Law Firm – Sioux Falls, SD -  
Attorney for the Owners – ph. 605-331-2975**

**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 Assoc.  
Flandreau, SD - ph. 605-864-8527**

**Remember . . . Successful Auctions Don't Just Happen . . .  
They're Planned!!  
Call us to today to plan your successful auction!  
605-336-6315**

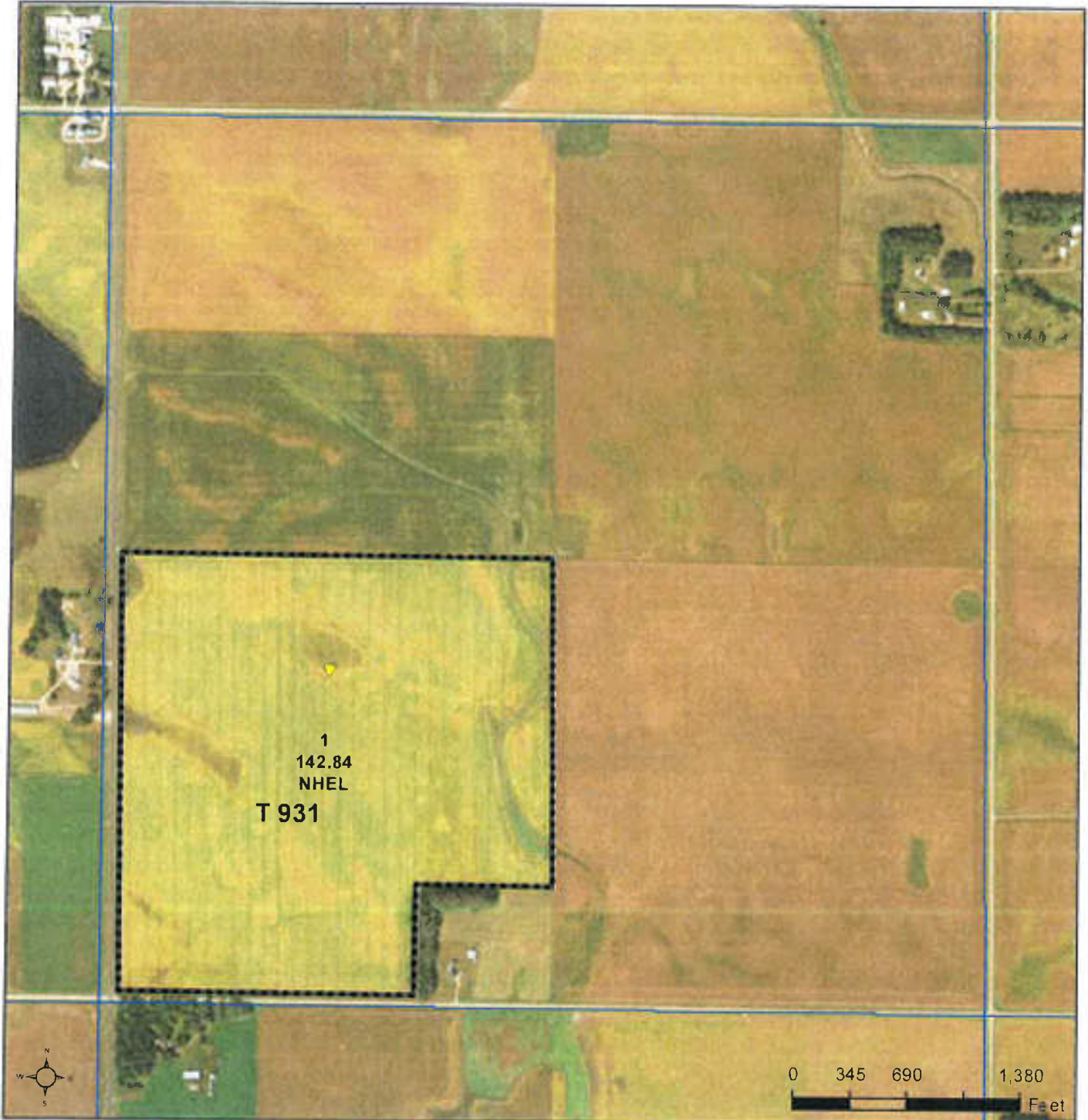



[www.suttonauction.com](http://www.suttonauction.com)




United States  
Department of  
Agriculture




# Minnehaha County, South Dakota



Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

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).

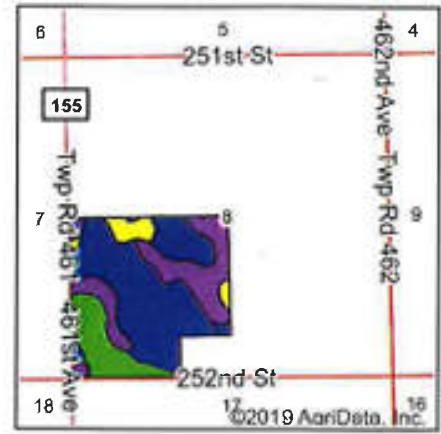
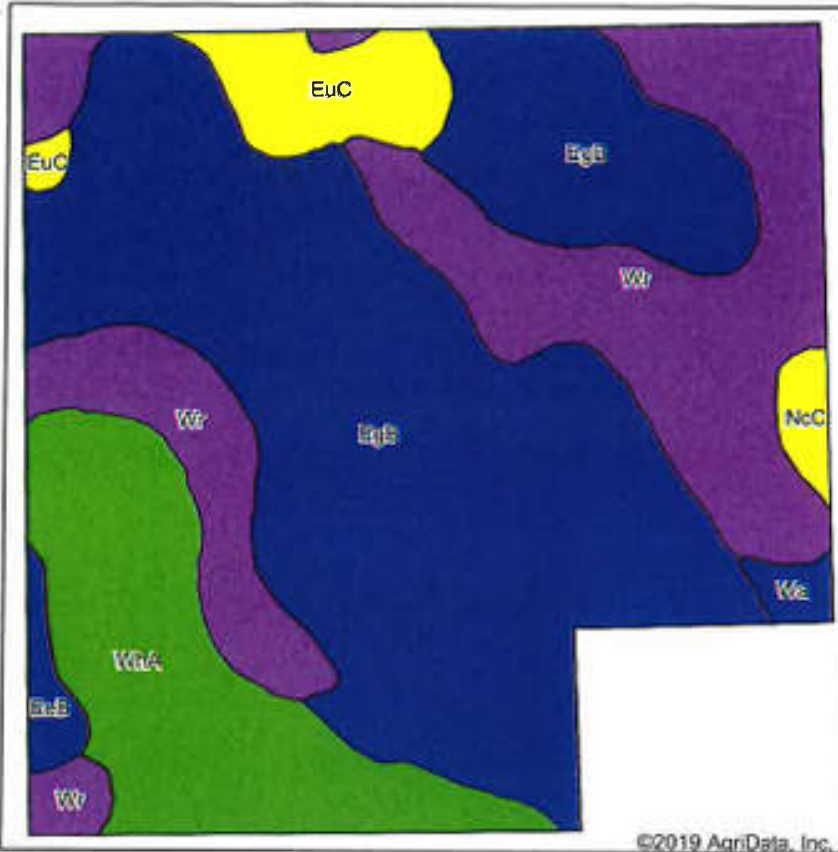
2020 Program Year

Map Created October 08, 2019

Farm **616**

**8-103N-51W-Minnehaha**

# Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **8-103N-51W**  
 Township: **Grand Meadow**  
 Acres: **145.42**  
 Date: **11/4/2019**



Soils data provided by USDA and NRCS

Area Symbol: SD099, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	74.95	51.5%		Ile		84						70
Wr	Worthing-Davison complex, 0 to 2 percent slopes	37.38	25.7%		Vw		57	1.4	53	25	18	15	24
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	21.71	14.9%		I		95						71
EuC	Ethan-Egan complex, 6 to 9 percent slopes	6.85	4.7%		IVe		61	3.2	64	49	23	28	58
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	1.78	1.2%		Ile		81	4.1	87	63	31	36	60
NcC	Nora-Crofton complex, 6 to 9 percent slopes	1.57	1.1%		IIIe	IVe	68						74
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	1.18	0.8%		IIa		63						64
<b>Weighted Average</b>							<b>77.4</b>	<b>0.6</b>	<b>17.7</b>	<b>9.5</b>	<b>6.1</b>	<b>5.6</b>	<b>*n 57.6</b>

\*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.

NOT TO SCALE

①

73007

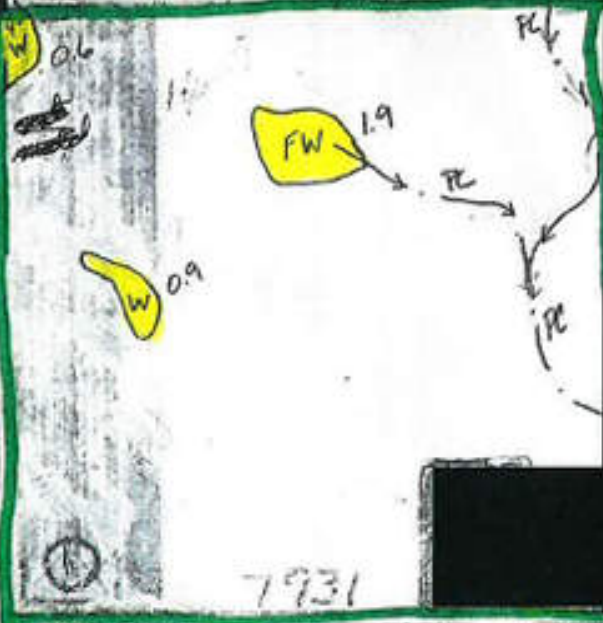
①

①

103-51 73-08

①

②

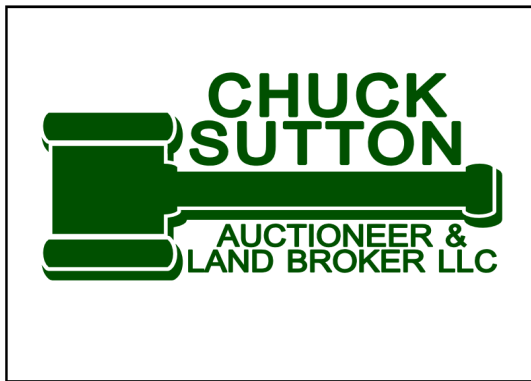


⑧

⑨

④

⑦



[www.suttonauction.com](http://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](http://www.suttonauction.com)

<b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b> 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	<b>Kuhle-Sutton Agency, LLC</b> 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a>	<b>Pipestone Realty, LLC</b> 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a>
--	--	---