

LAND AUCTION

**Multi-faceted +/-120 Acres of Whitewood Township South,
Kingsbury County, SD Land
Situated in Southeastern Kingsbury County – Near Oldham, SD
Inclusive of a Mixture of Productive Cropland along with
a Few Acres of Pasture & Wildlife Habitat**

We will offer the following real property at auction at the land located Madison, SD – 15 miles north on US Hwy. #81 to the Oldham Corner (218th St.), then 9 miles west to Oldham, SD (4 Way Stop/ former Catholic Church), then continue 3 miles west on 218th St. to 442nd Ave. (Trinity Lutheran Church Corner), then 1¾ miles south to the NE Corner of the Land; the SE Corner of the land is on the Kingsbury/Miner County Line at the Jct. of 442nd Ave. & 220th St.

THURSDAY OCTOBER 8, 2020
Sale Time: 10:00 am

This auction presents a great opportunity to purchase a well located parcel of land consisting of +/-120 acres situated in an excellent agricultural & hunting area of Kingsbury County, SD that is inclusive of a mixture of productive cropland, along with a few acres of pasture & hunting habitat, The cropland lays in two nice fields with the west field consisting of approx. 33.08 acres and the east field being approx. 57.65 acres, as according to FSA information this 120 acre farm has approx. 90.73 acres of cropland with a 35.29 acre corn base with a 138 bu. PLC yield and a 51.66 acre soybean base with a 35 bu. yield and is enrolled under the ARC County Election of the USDA farm program. The nontillable acres on this farm are comprised of a +/-15 acre pasture with a dugout that is located in the eastern sector of the farm and a +/- 9.9 acre lowland/slough area that begins approx. ½ mile west of the SE corner of the farm and runs from the minimum maintenance road bordering the south side of the land northwesterly to the north edge of the farm.

**CHUCK SUTTON
AUCTIONEER & LAND
BROKER, LLC**

1116 N. West Ave.
Sioux Falls, SD 57104

ph. 605-336-6315
www.suttonauction.com

The soils on this farm are very respectable as according to the Kingsbury Co. Assessor this parcel has an overall soil rating of .791, similarly info. obtained from Surety Agri-Data, Inc. indicates that this parcel of land has a productivity index of 79.1. Approx. 80 acres of this farm (SE¼ SW¼ & SW¼ SE¼) are subject to a US Fish & Wildlife Easement which prohibits filling, burning & draining within the easement area - although farming practices, as well as haying and grazing at any time is permitted. The total 2019 RE taxes payable in 2020 on this property were \$2,474.22. If you are in the market for a parcel of land with both income and recreational amenities, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The SE¼ SW¼ and the S½ SE¼ of Sec. 36, T. 109N. R. 55W., (Whitewood South Twp.), Kingsbury Co., SD.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before December 2, 2020 with possession. Marketable Title will be conveyed and an Owner's Title Insurance Policy 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, as well as all of the 2020 RE taxes payable in 2021 will be paid by the sellers. The acres in this property are based on the acres as stated on the county tax records with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary, any new fencing or future maintenance of the fences will be the responsibility of the purchaser in accordance with SD law. FSA yields, bases, payments & other information is estimated and not guaranteed and is subject to County Committee approval. This property is sold in "AS IS" Condition and the info. 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, as well as any or all Kingsbury Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owner. To view auction packet and maps see www.suttonauction.com. For additional information, contact the auctioneers.

BLAKE LUTHER, Owner

CHUCK SUTTON - Auctioneer & Land Broker

Sioux Falls, SD - ph. 605-336-6315, Flandreau, SD 605-997-3777

**WAYNE BESSMAN – RE & Pers. Property Auctioneer –
Madison, SD ph. 605-256-4980**

**JARED SUTTON – RE Auctioneer & Broker Assoc. –
Flandreau, SD – ph. 605-864-8527**



United States
Department of
Agriculture

Kingsbury County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

2020 Program Year

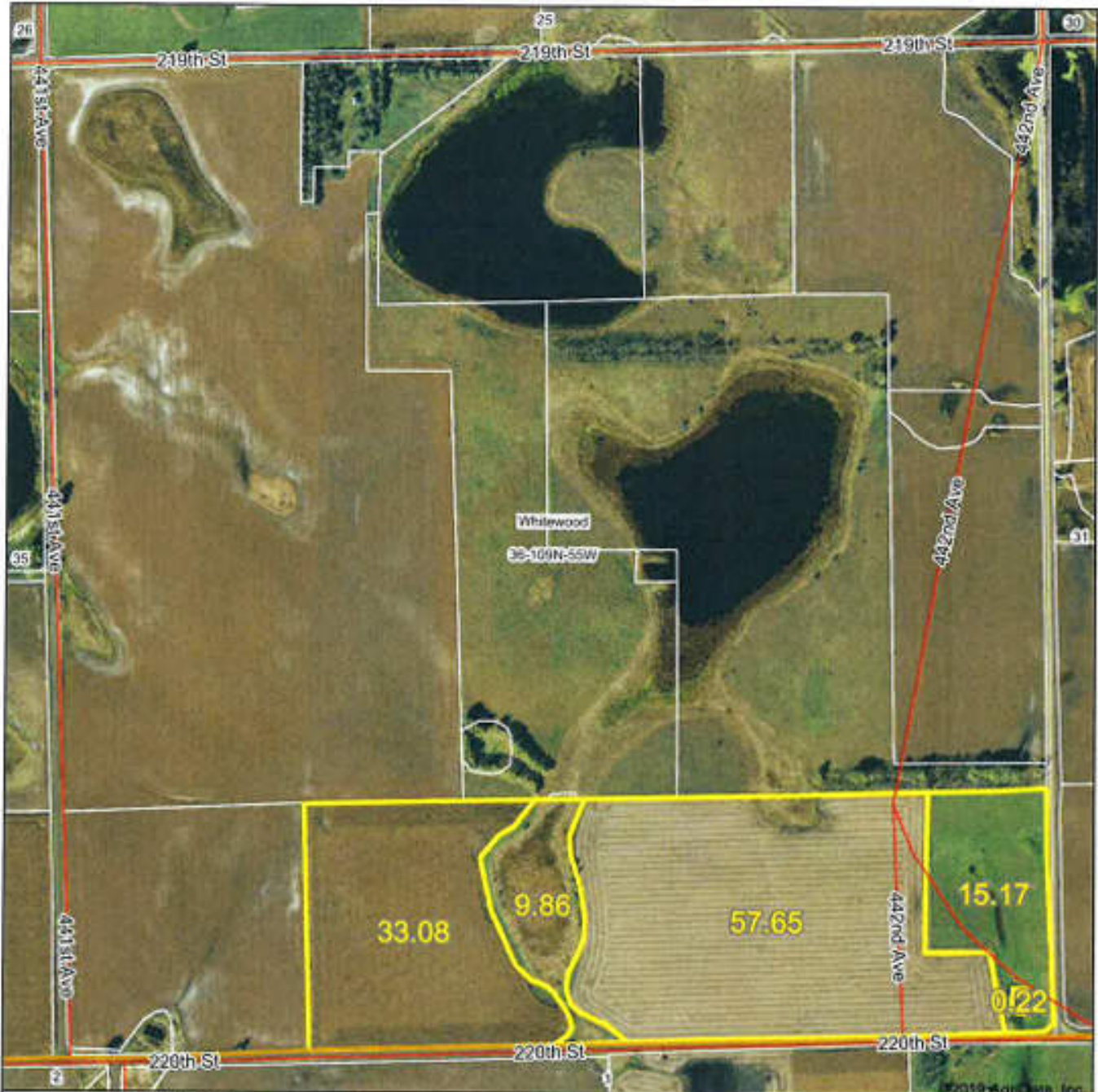
Map Created February 21, 2020

Farm 1322

36 -109N -55W

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Aerial Map

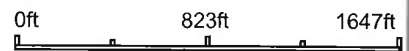


Maps Provided By
surety
AGRICULTURE AND RURAL SERVICES

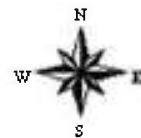
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Field borders provided by Farm Service Agency as of 5/21/2018

Map Center: 44° 12' 7.69, -97° 22' 52.21

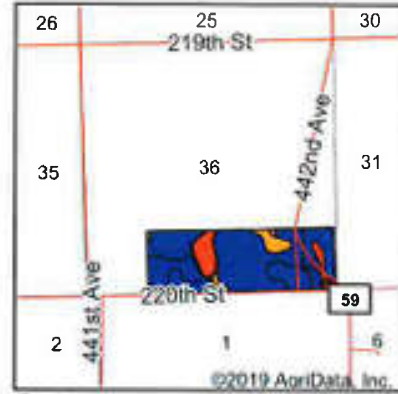
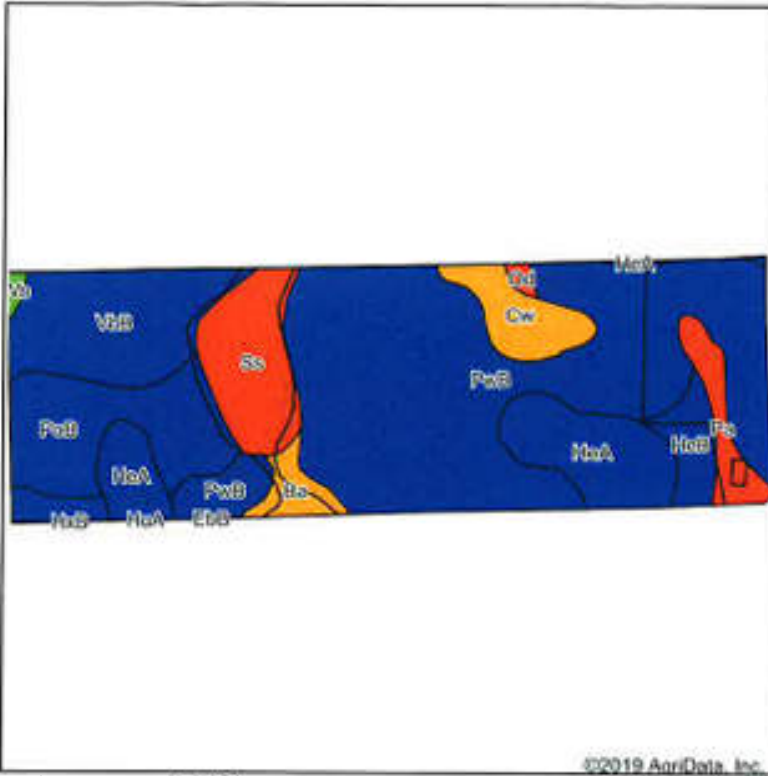


36-109N-55W
Kingsbury County
South Dakota



2/11/2020

Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **36-109N-55W**
 Township: **Whitewood**
 Acres: **115.98**
 Date: **2/11/2020**



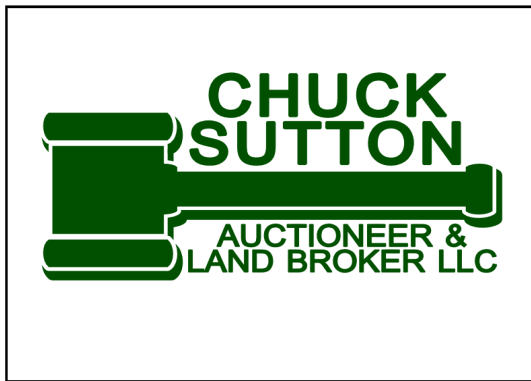
Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 23
 Area Symbol: SD097, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	54.12	46.7%		Ile	89
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	13.00	11.2%		Ile	86
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	12.43	10.7%		Ile	81
HeA	Hetland silty clay loam, 0 to 2 percent slopes	11.92	10.3%		Is	89
Ss	Southam silty clay loam, 0 to 1 percent slopes	8.53	7.4%		VIIIw	10
HeB	Hetland silty clay loam, 2 to 6 percent slopes	4.91	4.2%		Ile	84
Cw	Cubden-Tonka silty clay loams, coteau, 0 to 2 percent slopes	4.59	4.0%		IIs	71
Pa	Parnell silty clay loam	3.40	2.9%		Vw	34
Ba	Badger silty clay loam, 0 to 1 percent slopes	2.27	2.0%		IIw	80
Od	Oldham silty clay loam	0.43	0.4%		Vw	34
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	0.38	0.3%		Iw	91
Weighted Average						79.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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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!!"

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