

ESTATE LAND AUCTION

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2 Excellent High Producing Eastern South Dakota Farms - Including 160 Acres of Productive Spring Creek Twp., Moody County SD Land

We will offer the following Land at public auction "On Site" at each of the Farms at the following designated sale times and locations .

TUESDAY OCTOBER 27, 2020

**FARM #1 – 160 Acres of Moody County, SD Land -
Sale Time: 10:00 AM**

**FARM #2 – 120 Acres of Minnehaha County, SD Land
Sale Time: 2:00 PM**

AUCTIONEER'S NOTE: Vernell Johnson was a renowned auctioneer for many decades in South Dakota and the surrounding area and throughout his lifetime acquired numerous parcels of land, some of which he purchased and others which were passed on to him that were in the Johnson family for 85 years or more and now due to multi-fractioned ownership and in keeping with his belief in the auction method of marketing, his family has decided to offer this property at public auction. This auction presents the opportunity to purchase 2 parcels of land that are Inclusive of High Percentages of Productive High-Quality Farmland. If you are in the market for a parcel or parcels of productive Moody and Minnehaha County SD farmland to add to a row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

**VERNELL JOHNSON ESTATE
& THE VERNELL & LOUISE JOHNSON TRUSTS**
Owner

FARM #1: 10:00 AM - 160 Acres of High Percentage Tillable Productive Spring Creek Township, Moody County, SD Land – Located from Flandreau, SD - 2 miles west on Hwy. #32, 7 miles north on 478th Ave. (Co. Hwy. #9A), 1 mile east on 223rd Street and 1 mile north on 479th Ave. to the NW Corner of the land at the Jct. of 479th Ave. & 222nd St.; from the Ward Corner on Hwy. #13 – 2 miles west on 223rd St. & ½ mile north on 479th Ave.; from the Ward-Nunda Exit #121 on I-29 – 6 ½ miles east on 223rd St. & ½ mile north on 479th Ave. – **LEGAL DESC.:** NW¼ Sec. 17, T. 108N., R. 48W., (Spring Creek Twp.), Moody Co., SD.

This attractive 160 acre parcel of land will be offered as a 160 acre unit. According to FSA this farm has approx. 150.52 acres of cropland with a 72.09 acre corn base with a 151 bu. PLC yield and a 72.21 acre soybean base with a 51 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The non-tillable acres consist of a couple of grassland/drainage areas which according to FSA consist of a 2.96 acre area in an area in the NE sector of the farm and a second area containing approx. 1.52 acres situated in the southwesterly sector of the farm and roads. The productivity and farmability of this land has been enhanced by the installation of approx. 19,850 feet of drain tile throughout portions of this farm in 2005 by DeKam Construction. The general topography of the cropland acres on this farm are gently rolling to rolling, with some steeper slopes in the non-tillable grassland/drainage areas. According to information obtained from the Moody Co. Assessor this farm has an Overall Soil Rating of .735; information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 75.2 & is comprised of primarily Class I, II & III soils. The RE taxes payable in 2020 on this land were \$4,217.26.

FARM #2: 2:00 PM - 120 Acres of Choice Grand Meadow Township, Minnehaha County SD Cropland with an Extremely High Percentage Tillable - Located from Hartford, SD – 5½ miles north on 464th Ave. (Co. Hwy. #149), 2 miles west on 254th St. (Co. Hwy. #122) and 1 mile north on 462nd to the Southwest Corner of the Land at the Jct. of 462nd Ave. & 253rd St.; from Lyons, SD – ½ mile north on 467th Ave., 3 miles west on 252nd St. and past the Tri-Valley School to 464th Ave. (Colton Rd/Hwy. #122), then 1 mile south on 464th Ave. and 1½ miles west on 253rd St. to the SE Corner of the Land; from Colton, SD – 4 miles south on 464th Ave. and 1½ miles west on 253rd St. to the SE Corner of the Land. **LEGAL DESC.:** The SW¼ SW¼ and the E½ SW¼ in Sec. 16, T. 103N, R. 51W., (Grand Meadow Twp.), Minnehaha Co., SD.

This auction provides the opportunity to purchase a high caliber well located productive parcel of farmland with an extremely high percentage tillable that is located in an excellent agricultural area in Grand Meadow Township in Minnehaha County, SD. This property is conveniently located to Colton, Hartford and Lyons, SD and is also conveniently located to several elevators and grain handling facilities. According to M'haha. Co. Assessor's information this farm has approx. 120 total acres and according to FSA information this farm has a total of approx. 118.36 acres of cropland, which on their records this farm is carried as two tracts – Tr. 145 (E½ SW¼) has approx. 79.87 acres of cropland with a 35.43 acre corn base with a 153 bu. PLC yield and a 35.65 acre soybean base with a 42 bu. PLC yield; Tr. 9721 (SW¼ SW¼) has approx. 38.49 acres of cropland with a 17.07 acre corn base with a 153 bu. PLC yield and a 17.18 acre soybean base with a 42 bu. PLC yield; and is all enrolled under the ARC Co. election of the USDA farm program. According to information from Surety Agri-Data, Inc. this farm has a weighted average productivity index on the 120 acres of a 76.8 and comparatively Co. Assessor's info. indicates this farm has an overall soil rating of .834 on the 40 and .734 on the 80. The general topography of this land is gently rolling to rolling and according to information provided by the current tenant there is some drain tile in a couple of areas on the farm. The combined total 2019 RE taxes payable in 2020 on this property were \$3,169.02. 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.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before December 15, 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. Marketable Title will be conveyed and an Owner's 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 Moody and 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.

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. To View FSA Maps, Soils or additional information, see www.suttonauction.com or contact the auctioneers.

VERNELL JOHNSON ESTATE & THE VERNELL & LOUISE JOHNSON TRUSTS, Owner

Michael Whealy - Trustee/Pers. Rep.
Jennifer Bunkers – Boyce Law Firm, LLP - Sioux Falls, SD
- Attorney for the Owners – ph. 605-334-0618

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;

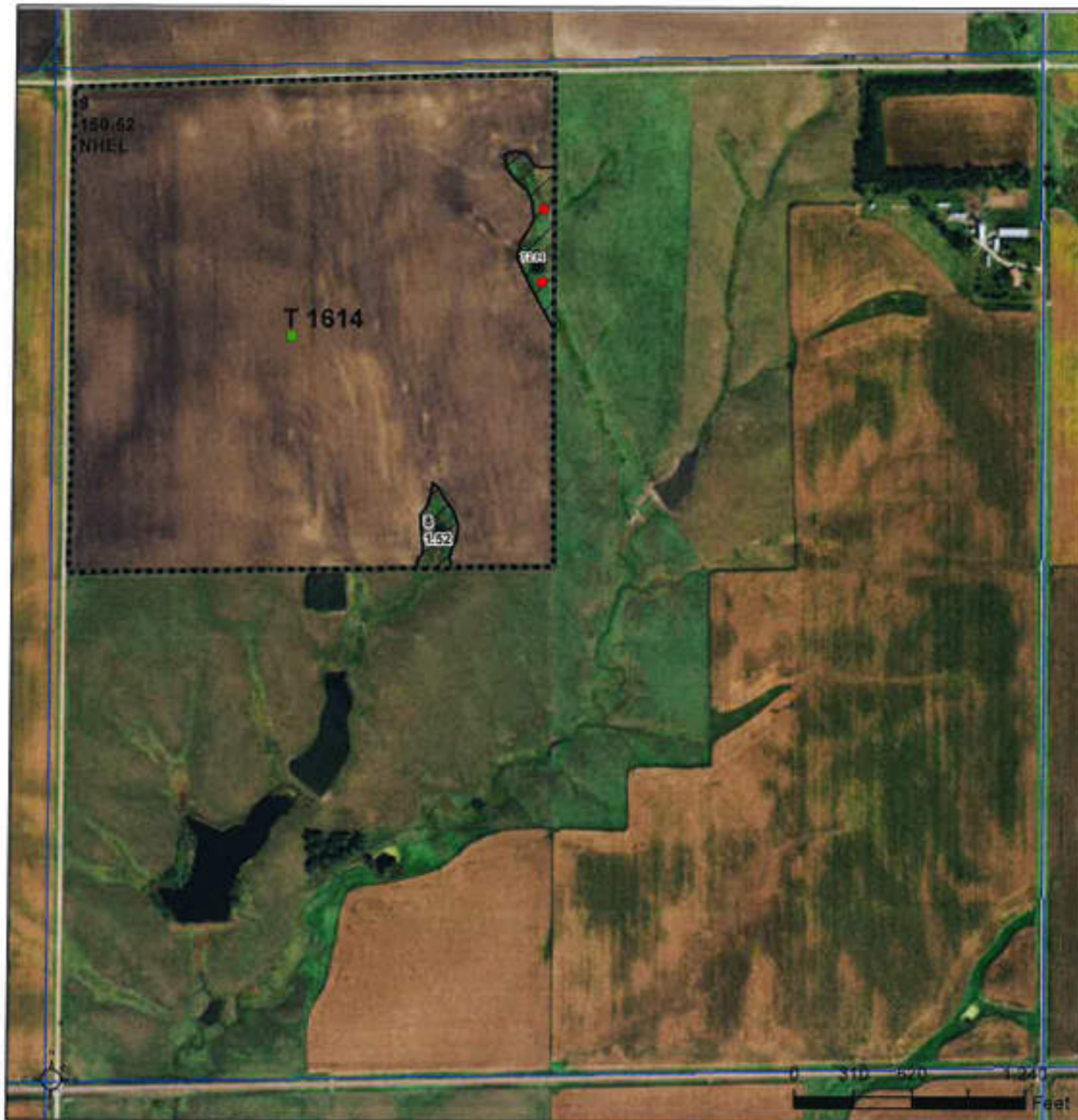
JARED SUTTON – RE Auctioneer & Broker Assoc.
Flandreau, SD – ph. 605-864-8527

TOM & TED SOUVIGNIER - RE Auctioneer & Broker Assoc.
Canton, SD – ph. 605-987-2404

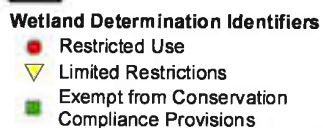
TERRY HAIAR – RE Auctioneer
Alexandria, SD – ph. 605-239-4626



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Common Land Unit


Wetland Determination Identifiers


2020 Program Year

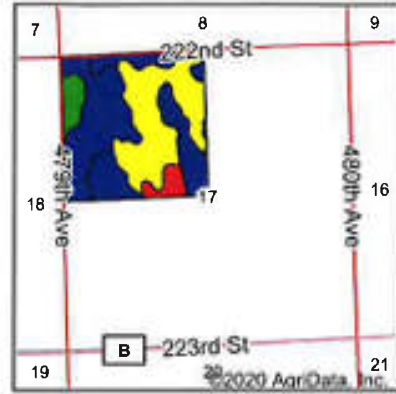
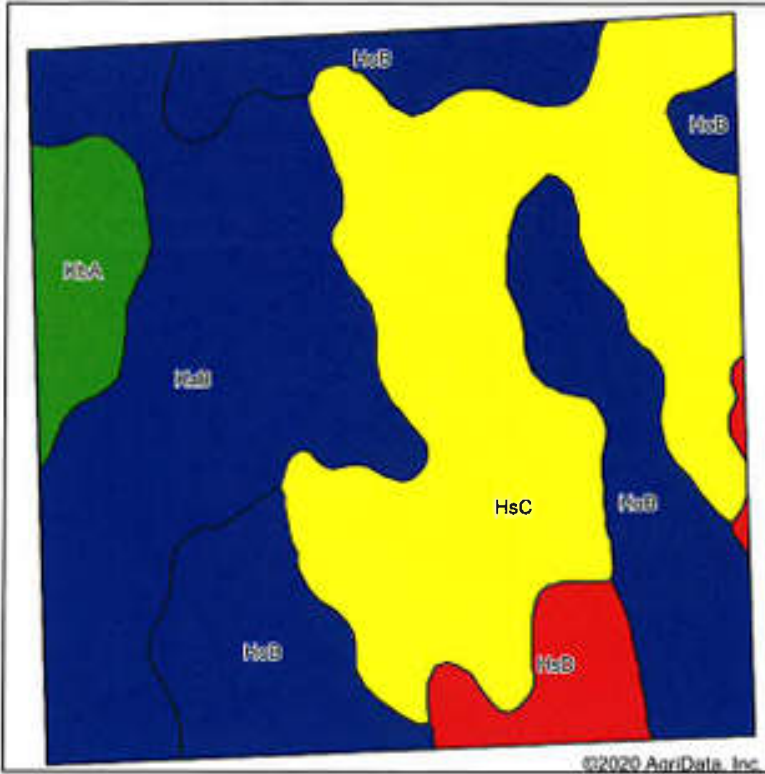
Map Created April 14, 2020

Farm 5934

17 -108N -48W

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Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **17-108N-48W**
 Township: **Spring Creek**
 Acres: **158.88**
 Date: **9/16/2020**



Maps Provided By



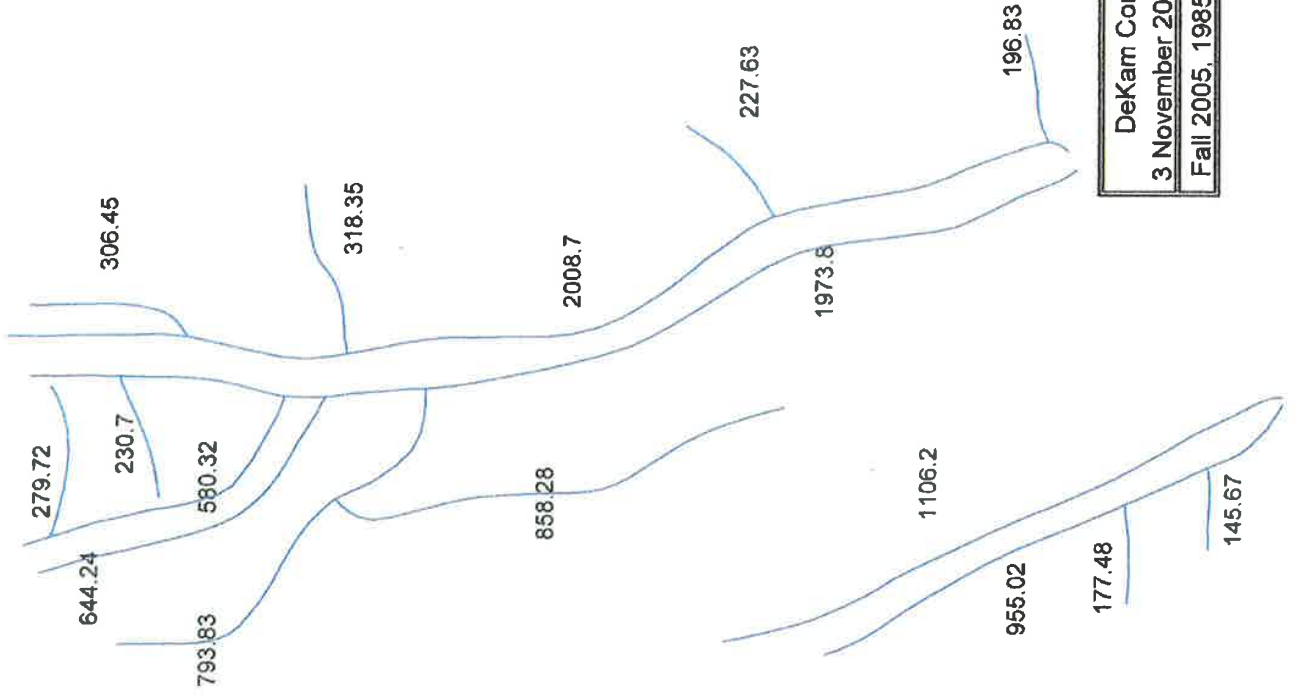
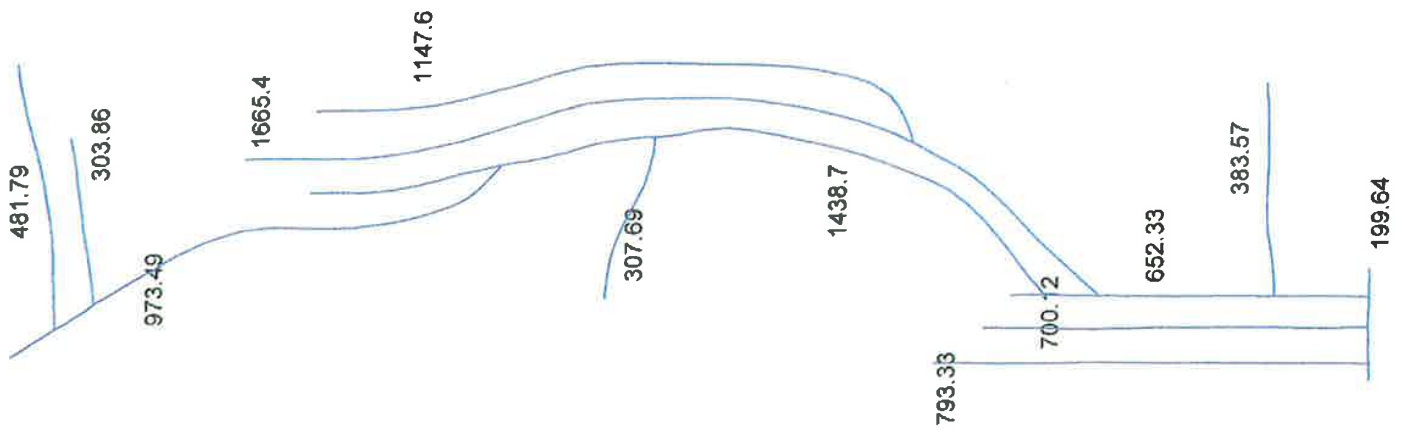
Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	57.20	36.0%		IIIe	63
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	44.08	27.7%		IIe	87
HoB	Houdek clay loam, 2 to 6 percent slopes	41.65	26.2%		IIe	82
KbA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	8.35	5.3%		I s	93
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	7.60	4.8%		IVe	41
Weighted Average						75.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



DeKam Construction
3 November 2005 by HGIS®
Fall 2005, 19850.74 feet



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2020 Program Year

Map Created August 26, 2020

Farm 13557

16-103N-51W-Minnehaha

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Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tile Locations as indicated by Tenant - James Benson

2020 Program Year

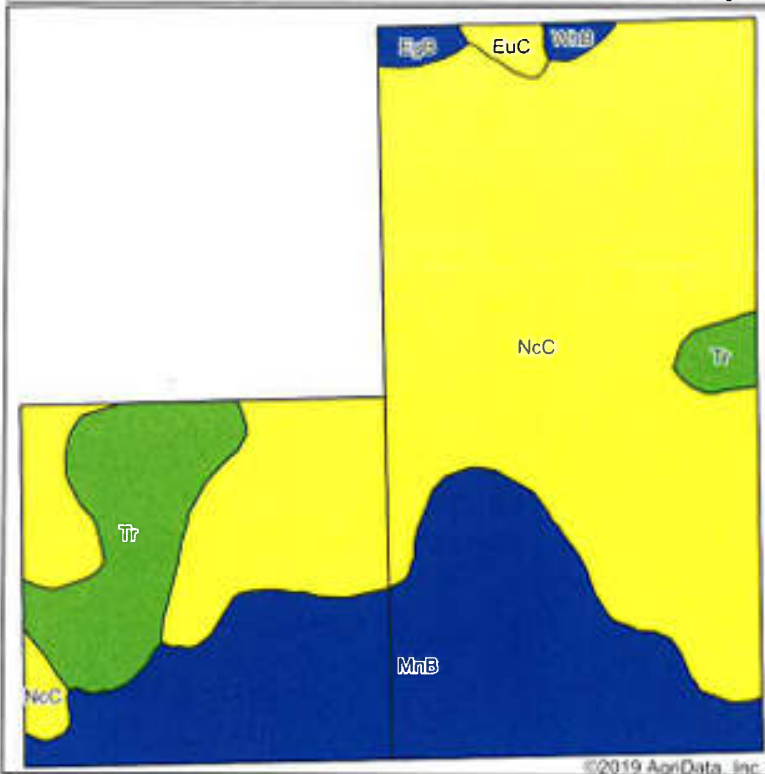
Map Created June 10, 2020

Farm 13557

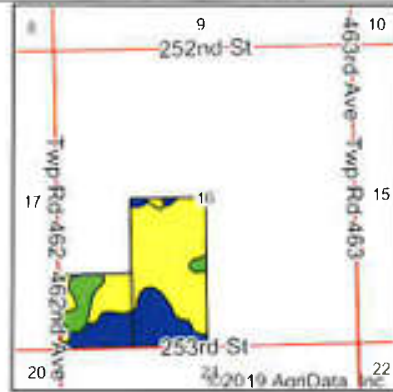
16-103N-51W-Minnehaha

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).

Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**
 County: **Minnehaha**
 Location: **16-103N-51W**
 Township: **Grand Meadow**
 Acres: **118.36**
 Date: **7/5/2020**



Maps Provided By

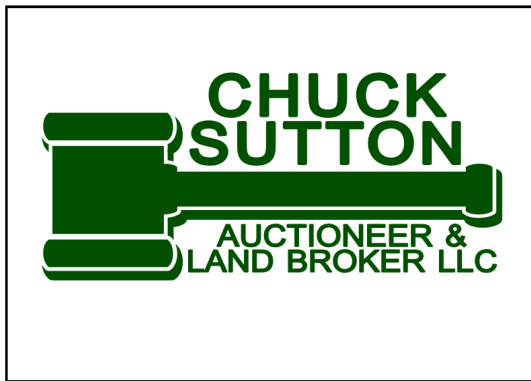


Area Symbol: SD099, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	71.89	60.7%			IIIe IVe	68
MnB	Moody-Nora complex, 2 to 6 percent slopes	32.31	27.3%			IIe IIIe	88
Tr	Trent silty clay loam, 0 to 3 percent slopes	11.72	9.9%			I	98
EuC	Ethan-Egan complex, 6 to 9 percent slopes	0.93	0.8%			IVe	61
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	0.91	0.8%			IIe	84
WhB	Wentworth-Trent complex, 2 to 6 percent slopes	0.60	0.5%			IIe	87
Weighted Average							76.6

*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.

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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!!"
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