

UNION COUNTY SD LAND AUCTION

Offering 153.99 ACRES of extremely High Producing Brule Twp., Union County, SD Farmland

Due to the death of Marilyn "Anderson" Green, we have decided to offer the following farmland at Public Auction "on-site" located at the Jct. of Hwy 50 (318th St.) and 474th Ave; or from the I29 Exit #26, go 3 miles east on Hwy 50 to 474th Ave. (north side of road); or from Elk Point SD, go 6 miles north on Hwy 11 then 1.5 miles west.

TUESDAY, NOVEMBER 10th, 2020 10:00 AM

This auction presents an opportunity to purchase some very productive, virtually all tillable and well-located Brule Twp., Union County SD farmland that has been in the Anderson family since 1966.

This farm consists of 153.99 acres of level to slightly rolling, productive cropland. According to the County FSA information there are 150.02 Crop Land acres which has a 75.5 acre corn base with a 153 bushel PLC yield and a 74.5 acre soybean base with 44 bu. PLC yield. This is a 100% base acres with strong PLC yields The farm is currently enrolled in the County ARC program. According to the Union County Assessor the primary soils found are Wakonda-Worthing-Chancellor complex, Class IIw; Wentworth-Worthing silty clay loam, Class Iw; along with four other incidental soil types. The County soil rating is .737 while similar soil information from Surety Agri-Data states a Productivity Index of 67.7. This property is well-located as it lies along SD Hwy 50 and only 3 miles to the I29 corridor. This land is in the Lewison Ditch District. If you are in the market for a high producing, well-located Union County SD farm property; whether a farm operator or land investor, make plans to attend this once in a lifetime land auction. Contact Souvignier RE & Auctions for any additional inquiries or visit www.souvignierauctions.com to view aerial and soil maps.

Legal Description: Southwest 1/4 except Anderson Tract 1 in SE1/4SW1/4, Section 14, Township 92, Range 50 (Brule Twp.), Union County, South Dakota.

Terms: A 15% non-refundable earnest money payment due day of sale with the balance due on or before December 22nd, 2020 with full possession. A clear deed and Owner's Title insurance policy provided with the cost of the policy and the closing agent's fee split 50/50 between buyer(s) and sellers. All the 2019 RE Taxes in amount of \$3,812.36 and the 2020 RE tax amount will be paid by the seller. Property is sold by the stated acres recorded at the County Courthouse with the acres understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or highways of record, if any. FSA yields, bases and payments and other information are estimated and not guaranteed and are subject to county committee approval. Licensees/Auctioneers in this transactions are acting solely as agents for the Seller. Property sold subject to confirmation of the Sellers.

Anderson Sisters LLP, Owners

Shirley Anderson-Porisch and Jim Green, Co- Owners

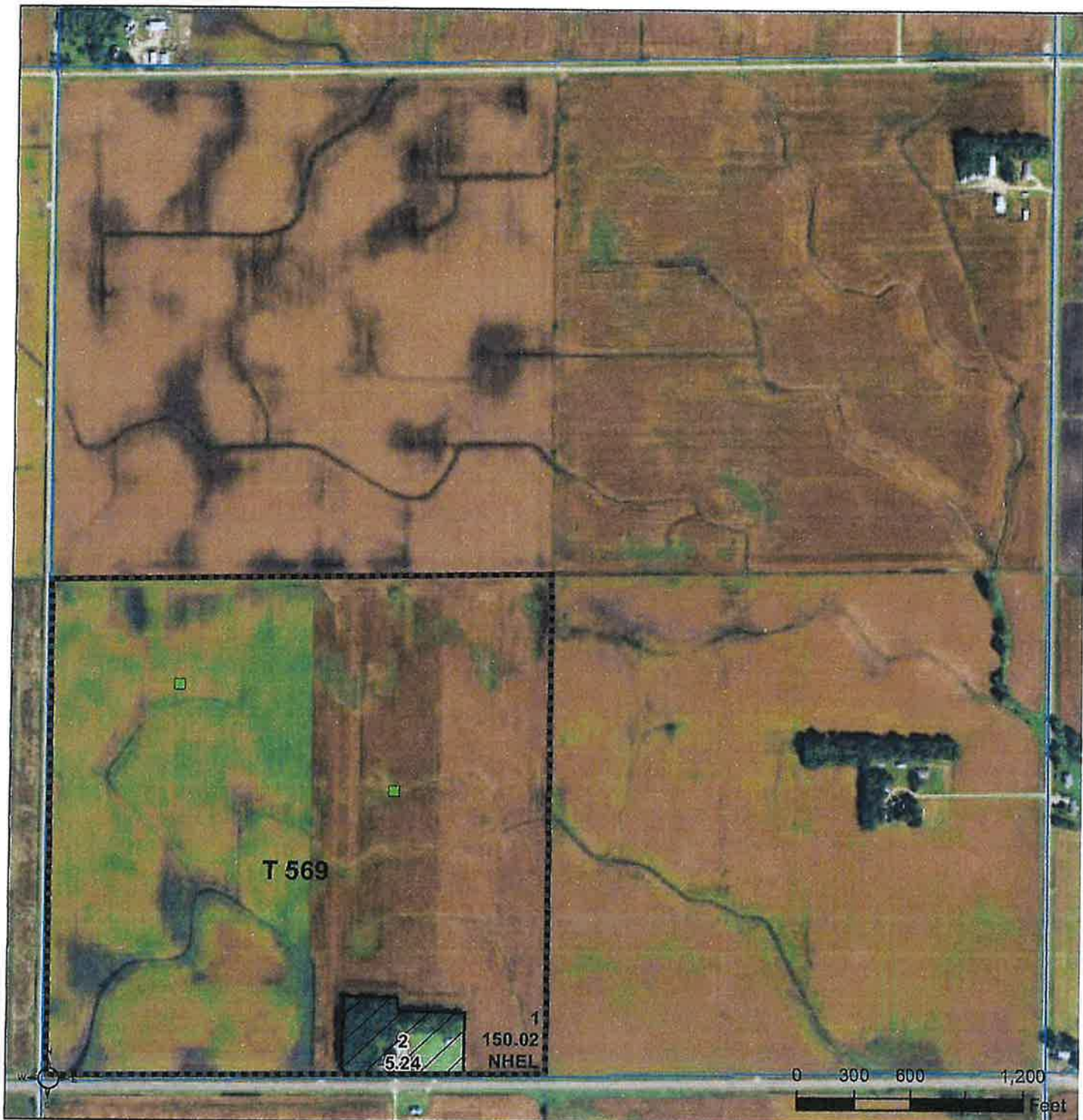


TOM SOUVIGNIER, REAL ESTATE AND AUCTIONS,
CANTON SD (605) 987-2404

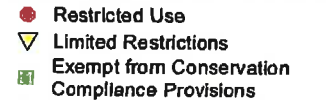
TED SOUVIGNIER, REAL ESTATE AND AUCTIONS,
CANTON SD (605) 660-0421

CHUCK SUTTON, AUCTIONEER AND LAND BROKER,
SIOUX FALLS SD (605) 336-6315

JARED SUTTON, REAL ESTATE AND AUCTIONEER,
FLANDREAU SD (605) 864-8527



Common Land Unit


Wetland Determination Identifiers


2020 Program Year

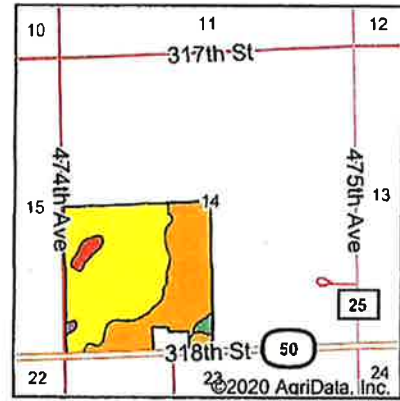
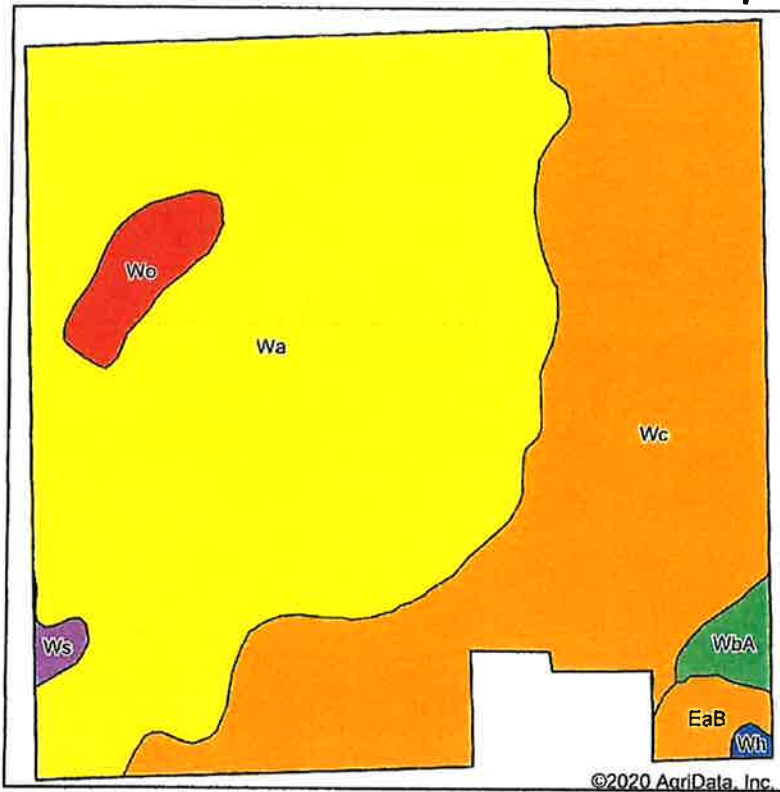
Map Created October 04, 2019

Farm 317

14-92N-50W-Union

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



State: **South Dakota**
 County: **Union**
 Location: **14-92N-50W**
 Township: **Brule**
 Acres: **150.02**
 Date: **8/11/2020**



Soils data provided by USDA and NRCS.

Area Symbol: SD127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Brome grass alfalfa	Corn	Flax	Grain sorghum	Oats	Soybeans	*n NCCPI Soybeans
Wa	Wakonda-Worthing-Chancellor complex	86.59	57.7%		llw	66	2.7	4.3	72		53	67	21	37
Wc	Wentworth-Worthing silty clay loams	54.43	36.3%		lw	72	3.8	6.3	86		75	83	33	42
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.80	2.5%		Vw	30								4
EaB	Egan-Shindler complex, 2 to 6 percent slopes	2.21	1.5%		lle	74	3.5	5.8	80		72	80	29	58
WbA	Wentworth silty clay loam, 0 to 2 percent slopes	1.90	1.3%		l	93								67
Ws	Worthing-Chancellor silty clay loams	0.76	0.5%		llw	52	3	5	62	17	47	67	24	21
Wh	Whitewood silty clay loam	0.33	0.2%		llw	84	3.4		77		63	74	29	69
Weighted Average						67.7	3	4.9	74.4	0.1	59.2	70.5	24.7	*n 38.7

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

Soils data provided by USDA and NRCS.