

ARCHULETA LAND AUCTION

NOV. 17, 2020 10:00 AM

+/- 81.73 Surveyed Acres of Choice High Percentage Tillable Union Township Moody County, SD Farmland – Situated in the “Garden Spot” of Eastern SD

We will offer the following real property at auction “On Site” at the land located from Flandreau, SD (Local Zip/Trading Post Corner) – 3 miles south on Hwy. #13, 3 miles east on Hwy. #34. 1 mile north on 484th Ave. and ¼ mile east on 232nd St.; from the Madison-Colman, SD Exit #109 on I-29 – 11 ½ miles east on Hwy. #34, 1 mile north on 484th Ave. and ¼ mile east on 232nd St.; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, continue approx. 2½ miles west on SD Hwy. #34, 1 mile north on 485th Ave. & ½ mile west on 232nd St.

TUESDAY NOV. 17, 2020

Sale Time: 10:00 am

This auction presents a great opportunity to purchase and inside +/- 81.73 acre parcel of land which has been owned by the Keating/Stuedeman/Archuleta Family for over 65 years. This Choice Farm has an extremely high percentage tillable, high quality soils and is an inside +/-81.73 acre parcel of land bordered by roadway (232nd St.) on the south side of the land. This property previously has been a part of a larger +/-160 acre parcel and will be subject to an FSA reconstitution, although based on preliminary FSA calculations it appears that this parcel of land will be estimated to contain approx. 79.13 acres of cropland with a projected 46.45 acre corn base with a 133 PLC yield, a 21.2 acre soybean base with a 38 bu. PLC yield and a small 1.85 acre wheat base with a 30 bu. PLC yield and has been enrolled under the County ARC election of the USDA Farm Program. According to Surety Agri-Data, Inc. this land has a soil rating of 81.7. The general topography of this land is level to nearly level. There was an NRCS Certified Wetland Determination completed on this property in 2011 which indicates that there are approx. 1.4 acres classified as Wetland (W) and approx. 1.2 acres classified as a Farmed Wetland (FW) on this parcel of land. This parcel in 2020 was part of a larger +/- 160 acre parcel on which the total 2019 RE taxes payable in 2020 were \$4,710.16 or approx. \$29.44 per acre. This is a very high caliber parcel of land that would serve as an excellent addition to a row crop operation and/or investment property, so be sure to inspect this property and make plans to be in attendance at this auction.

LEGAL DESC.: The E½ SW¼ of Sec. 31, T. 107N., R. 47W.,
(Union Twp.), Moody County, SD

SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD 57104

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

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before January 8, 2021, with full possession for the 2021 crop year. 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 land will be sold in accordance to a recent survey as completed by Midwest Land Surveying, Inc., with a Certificate of Survey provided and the surveyed acres are 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 owner. 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 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 Owner.

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 a Copy of the survey, FSA Maps, Soils or Additional Information, see www.suttonauction.com or contact the auctioneers.

JOAN "STUEDEMAN" ARCHULETA, Owner

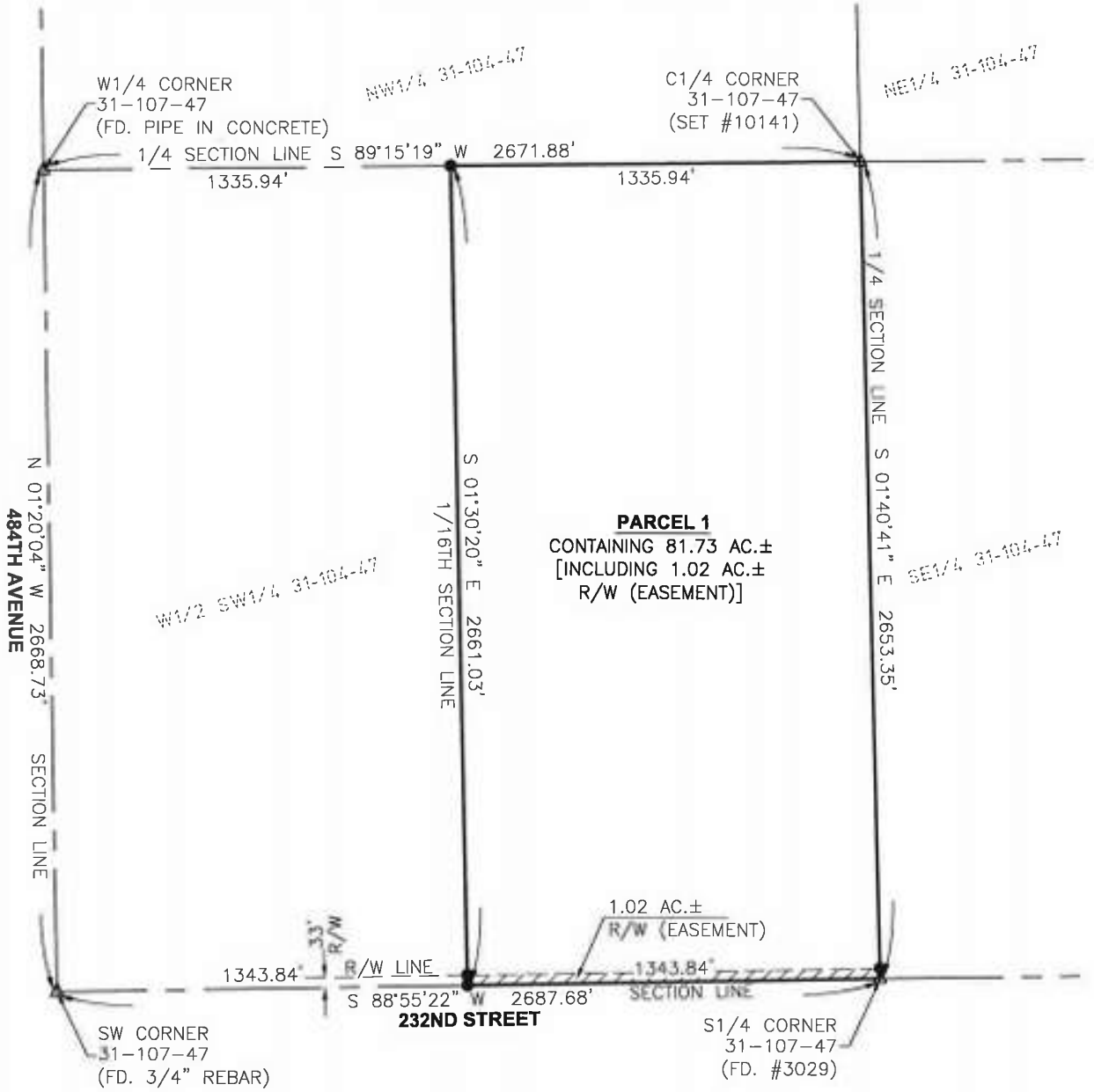
**CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777,
DEAN STOLTENBERG - Auctioneer & RE Broker Associate
Jasper, MN - ph. 507-348-7352,
WAYNE BESSMAN - RE & Personal Property Auctioneer
Madison, SD - ph. 605-270-4980 &
JARED SUTTON - Auctioneer & RE Broker Associate
Flandreau, SD - ph. 605-864-8527**

**REMEMBER—Successful
Auctions Don't Just
Happen -
They're planned!
Contact us today to book
your successful Auction!
605-336-6315**



SALE DRAWING - PARCEL 1

IN THE SOUTHWEST QUARTER OF SECTION 31, T107N, R47W, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: STUEDEMAN FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 107 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

LEGEND:

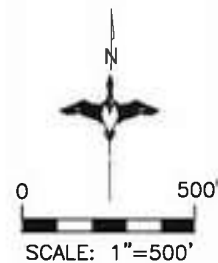
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- △ SECTION CORNER
- AC. ACRES
- FD. FOUND
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-837
DRAWN BY: AJR

TOTAL ACRES FOR PARCEL 1
81.73 ACRES±
[INCLUDING 1.02 AC.± OF R/W (EASEMENT)]

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SALE DRAWING - PARCEL 1

IN THE SOUTHWEST QUARTER OF SECTION 31, T107N, R47W, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: STUEDEMAN FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 107 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

LEGEND:

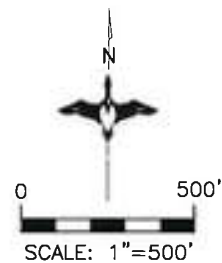
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
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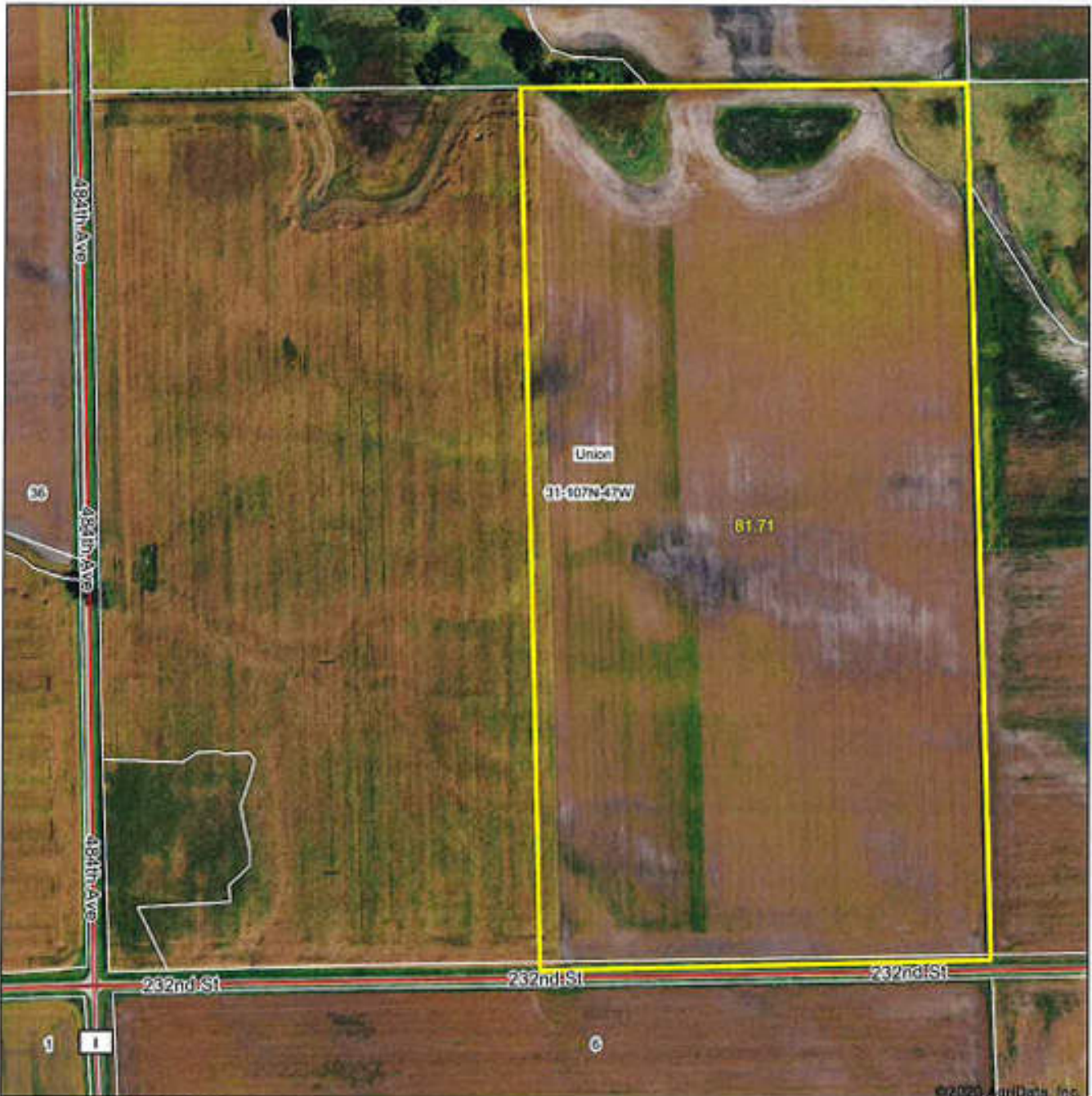
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Aerial Map



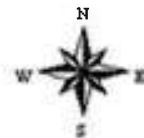
©2020 AgriData, Inc.

Map Center: 44° 1' 33.45, -96° 31' 15.75



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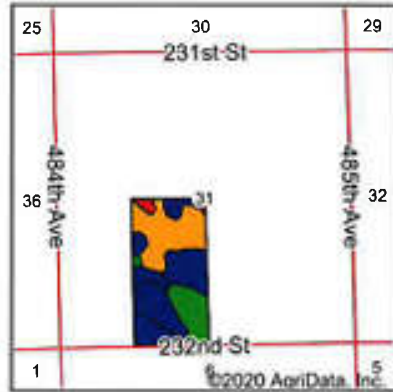
31-107N-47W
Moody County
South Dakota



10/19/2020

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

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **31-107N-47W**
 Township: **Union**
 Acres: **81.71**
 Date: **10/19/2020**



Map Provided By



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www.AgriDataInc.com



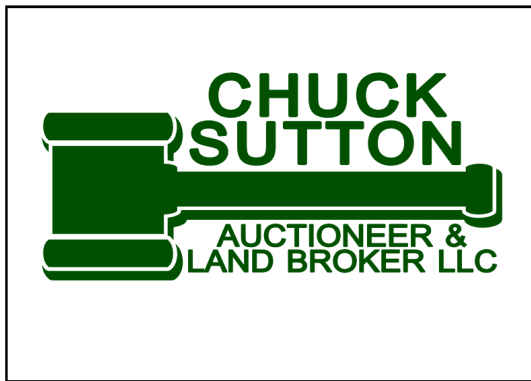
Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
FaB	Flandreau loam, 2 to 6 percent slopes	24.93	30.5%			Ils Ile	72
MtA	Moody-Trent complex, 0 to 2 percent slopes	13.59	16.6%			I	95
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	12.06	14.8%			Ile	87
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	11.86	14.5%			Is	90
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	11.57	14.2%			Ils	83
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.50	6.7%			Ilw	81
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.20	2.7%			Vw	30
Weighted Average							81.7

*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!!"
www.suttonauction.com

<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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