

Chuck Sutton Auctioneer & Land Broker, LLC

# ESTATE LAND AUCTION

**+/-198.92 Acres of  
Choice High Producing  
Extremely Well Located  
Lone Rock Twp.,  
Moody County, SD  
Land - Situated in the  
Garden Spot of Eastern  
South Dakota**

*THURSDAY  
OCTOBER 22, 2020  
Sale Time: 10:00 am*

**DEAN EKERN ESTATE**

## ESTATE LAND AUCTION

### **+/-198.92 Acres of Choice High Producing Extremely Well Located Lone Rock Township, Moody County, SD Land - Situated in the Garden Spot of Eastern South Dakota**

We will offer the following real property at auction at the land located from Flandreau, SD – 3 miles south on Hwy. #13 (481<sup>st</sup> Ave.), 5 miles east on Hwy. #34 and 1 mile south on 486<sup>th</sup> Ave. to the Southwest Corner of FARM #1 and the Northwest Corner of FARM #2 (Jct. of 486<sup>th</sup> Ave. & 234<sup>th</sup> St.); from the Madison-Colman, SD Exit #109 on I-29 – 13 ½ miles east on Hwy. #34 and ½ mile south on 486<sup>th</sup> Ave.; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, then continue 1 ½ miles west on SD Hwy. #34 and ½ mile south on 486<sup>th</sup> Ave.

**THURSDAY OCTOBER 22, 2020**

**SALE TIME: 10:00 AM**

***AUCTIONEERS NOTE:*** This auction awards an opportunity to purchase a parcel or parcels of Choice High Caliber Lone Rock Township, Moody County, SD land that is situated in the "Garden Spot" of Eastern SD. This auction is especially noteworthy that the 40 acre parcel being offered for sale has been in owned by the Ellefson/Ekern family for over 120 years dating back to 1899 and the quarter has been family for over 85 years, thus this auction presents an opportunity of a lifetime to purchase this prime cropland. This auction includes choice land with very high percentages tillable and superb soils located in one of the most highly regarded agricultural areas of Eastern SD. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

**This +/-198.92 Acres of Moody County, SD farmland will be offered as  
FARM #1 – +/-159.08 Acres –**

**LEGAL DESC.: The SW ¼ of Sec. 9, T. 106N., R. 47W., (Lone Rock Twp.), Moody Co., SD  
To Be Offered As - Tract #1A - The N. +/-79.56 Acres (N ½ SW ¼),  
Tract #1B – The S. +/-79.52 Acres (S ½ SW ¼) or  
Tracts #1A & #1B Combined – The SW ¼ as a +/-159.08 Acre Unit; and  
FARM #2 – +/-39.84 Acres - LEGAL DESC.: The NW¼ NW¼, Sec. 16, T. 106N., R. 47W.,  
(Lone Rock Twp.), Moody Co., SD**

**The land being offered for sale on this auction consists of a parcel of land with extremely high percentages tillable and inclusive of choice high caliber cropland with some extremely high caliber soils.** According to FSA information Farm #1 as a 159.08 acre parcel has approximately 151.65 acres of cropland, with the nontillable acres are comprised of remnants of a +/-4.37 acre farmstead that includes a 36'x40' metal storage building w/dirt floor, a Butler +/-7,500 bu. steel grain bin with perforated floor and fan, other incidental improvements, some mature trees and roads. According to FSA information FARM #2 has approx. 38.36 acres of cropland with the only non-tillable acreage being the roadways. According to FSA 156EZ on this property, both Farms #1 & #2 (the +/-200 acres) are combined into one operating unit with 194.38 acres Farmland and approximately 190.01 acres of cropland, with a huge 189.9 acre corn base with a 157 bu. PLC yield and is enrolled under the PLC Election of the USDA farm program. According to NRCS information there is only an old "Official" wetland determination on file as no "Certified" wetland determination has been performed nor requested on this property.

According to the Moody County Assessor FARM #1 (the 160 acre parcel) has an overall soil rating of .829 and FARM #2 (the 39.84 acre parcel) has an overall soil rating of .912; similarly info. obtained from Surety Agri-Data, Inc. indicates FARM #1 Soil Index of 87.9 and FARM #2 has a soil index of 91.6 - with the predominate soils on both farms comprised of Class I & II soils. The general topography of this land is level to level to very gently rolling with excellent eye appeal. The RE taxes payable in 2020 on Farm #1 (159.08 Acres) were \$4,879.58 and on Farm #2 (39.84 Acres) were \$1,325.08. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their farming operation and/or their investment portfolio. These are extremely desirable parcels of high caliber land that truly must be seen to be appreciated!

**TERMS: Cash** - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before December 10, 2020, with possession, subject to 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. These properties will be sold in accordance to surveys as completed by Midwest Land Surveying, Inc. and if FARM #1 is sold as a unit, it will be sold as 159.08 acres and if divided into two individual parcels - Parcel A will be 79.56 Acres & Parcel B will be 79.52 Acres; FARM #2 - has also been surveyed and will be sold as 39.84 Acres - Certificates of Survey will be Provided and 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 estate/sellers. The sellers do 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 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](http://www.suttonauction.com) or contact the auctioneers.**

**DEAN EKERN ESTATE**

Donna Smith – Personal Representative – Flandreau, SD

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

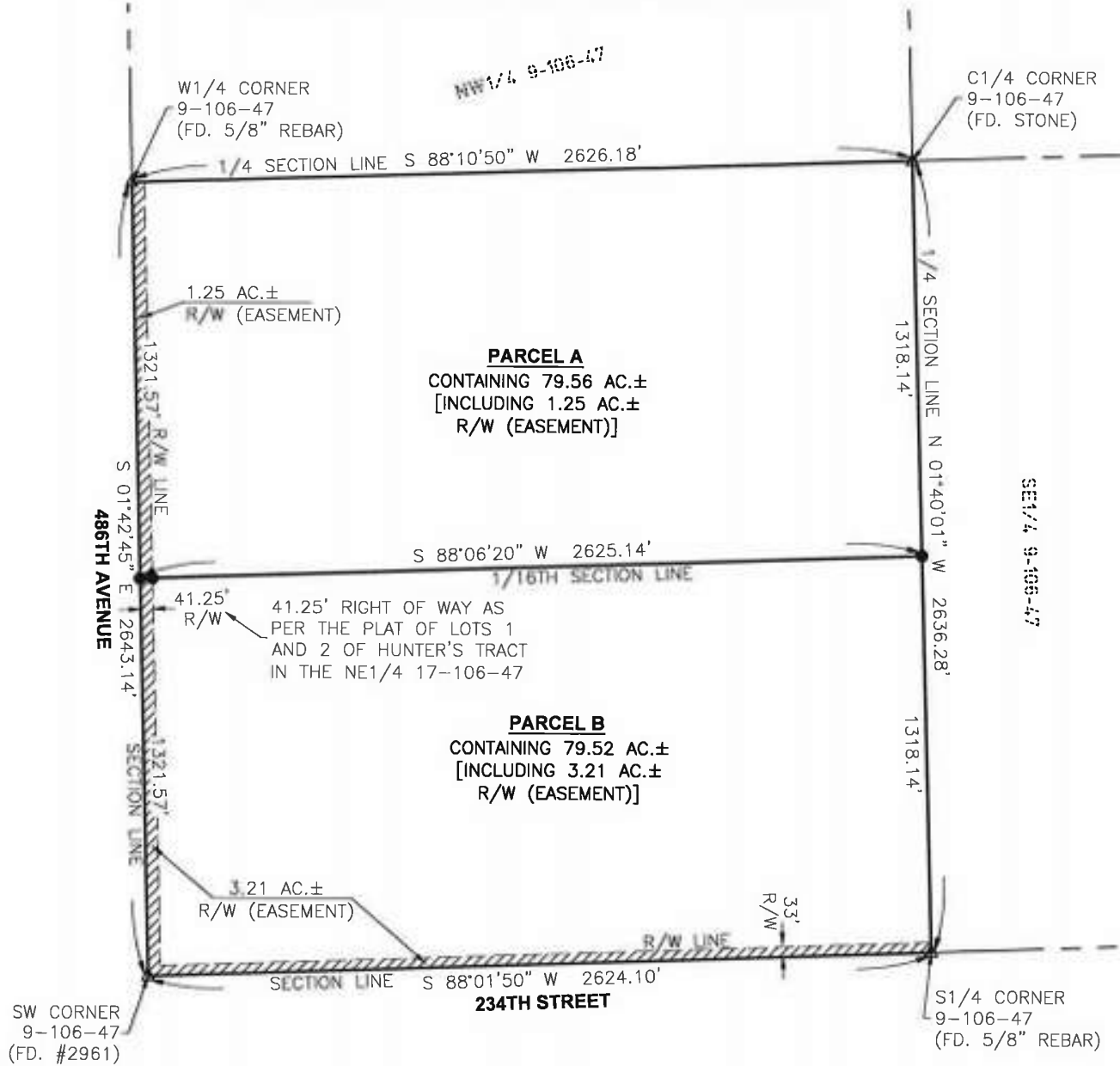
JARED SUTTON - Auctioneer & RE Broker Associate - Flandreau, SD - ph. 605-864-8527



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They're planned! Contact us today to book your successful  
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# SALE DRAWING - FARM #1, PARCEL A AND PARCEL B

IN SECTION 9, T106N, R47W, MOODY COUNTY, SOUTH DAKOTA.



**OWNERS: DEAN EKERN, ETAL**  
**CLIENT: SUTTON AUCTION SERVICE**

**PARCEL A LEGAL DESCRIPTION:**

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**PARCEL B LEGAL DESCRIPTION:**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

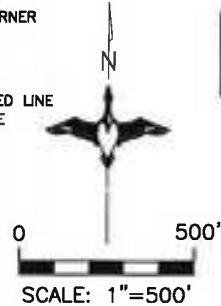
**COMBINED LEGAL DESCRIPTION:**

THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**TOTAL ACRES FOR PARCEL A AND PARCEL B**  
159.08 ACRES±  
[INCLUDING 4.46 AC.± OF R/W (EASEMENT)]

**LEGEND:**

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



**NOTES:**  
BASIS OF BEARINGS IS UTM-ZONE 14.  
PROJECT #20-774  
DRAWN BY: AJR

**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 - FARM #1, PARCEL A AND PARCEL B

IN SECTION 9, T106N, R47W, MOODY COUNTY, SOUTH DAKOTA.



**OWNERS: DEAN EKERN, ETAL**  
**CLIENT: SUTTON AUCTION SERVICE**

**PARCEL A LEGAL DESCRIPTION:**

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**PARCEL B LEGAL DESCRIPTION:**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

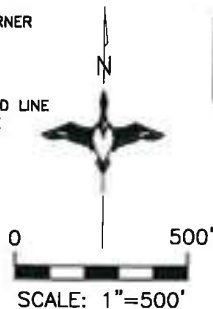
**COMBINED LEGAL DESCRIPTION:**

THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**TOTAL ACRES FOR PARCEL A AND PARCEL B**  
 159.08 ACRES±  
 [INCLUDING 4.46 AC.± OF R/W (EASEMENT)]

**LEGEND:**

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



**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
 PROJECT #20-736  
 DRAWN BY: AJR

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







**Common Land Unit**  


2020 Program Year

Map Created April 14, 2020

Farm 1610

**Wetland Determination Identifiers**

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

9 -106N -47W

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: **Moody**  
 Location: **9-106N-47W**  
 Township: **Lone Rock**  
 Acres: **159.99**  
 Date: **9/18/2020**



Maps Provided By



Area Symbol: SD101, Soil Area Version: 24

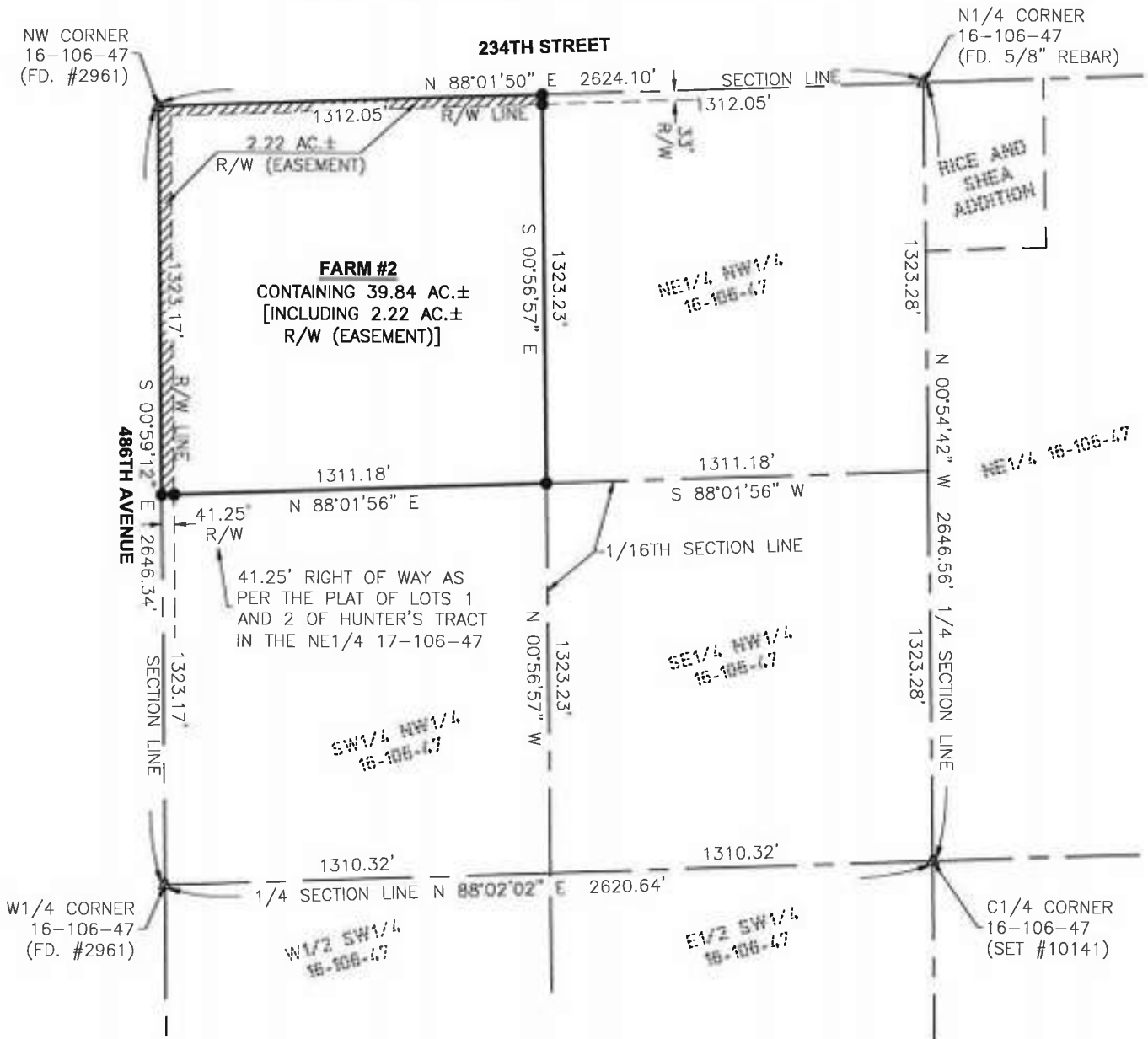
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	87.74	54.8%			Ile	87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	38.32	24.0%			IIs	83
MtA	Moody-Trent complex, 0 to 2 percent slopes	28.21	17.6%			I	95
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	5.72	3.6%			Ile	87
<b>Weighted Average</b>							<b>87.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SALE DRAWING - FARM #2

IN SECTION 16, T106N, R47W, MOODY COUNTY, SOUTH DAKOTA.



**OWNERS: DEAN EKERN, ETAL**  
**CLIENT: SUTTON AUCTION SERVICE**

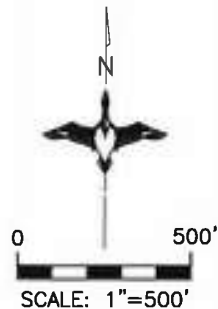
**FARM #2 LEGAL DESCRIPTION:**  
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

- LEGEND:**
- SET PROPERTY CORNER
  - △ SECTION CORNER
  - AC. ACRES
  - R/W RIGHT-OF-WAY
  - PREVIOUSLY PLATTED LINE
  - RIGHT OF WAY LINE

**TOTAL ACRES FOR FARM #2**  
 39.84 ACRES±  
 [INCLUDING 2.22 AC.± OF R/W (EASEMENT)]

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
 PROJECT #20-774  
 DRAWN BY: AJR

**PREPARED BY:**  
  
 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 - FARM #2

IN SECTION 16, T106N, R47W, MOODY COUNTY, SOUTH DAKOTA.



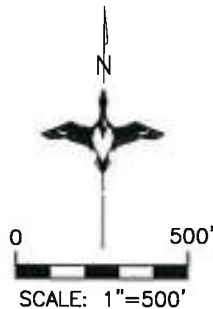
**OWNERS: DEAN EKERN, ETAL**  
**CLIENT: SUTTON AUCTION SERVICE**

**FARM #2 LEGAL DESCRIPTION:**  
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 106 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**LEGEND:**

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
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**TOTAL ACRES FOR FARM #2**  
 39.84 ACRES±  
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**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
 PROJECT #20-774  
 DRAWN BY: AJR

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 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX:(605) 274-8951



Common Land Unit  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

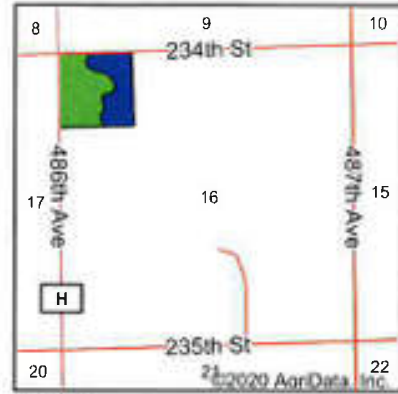
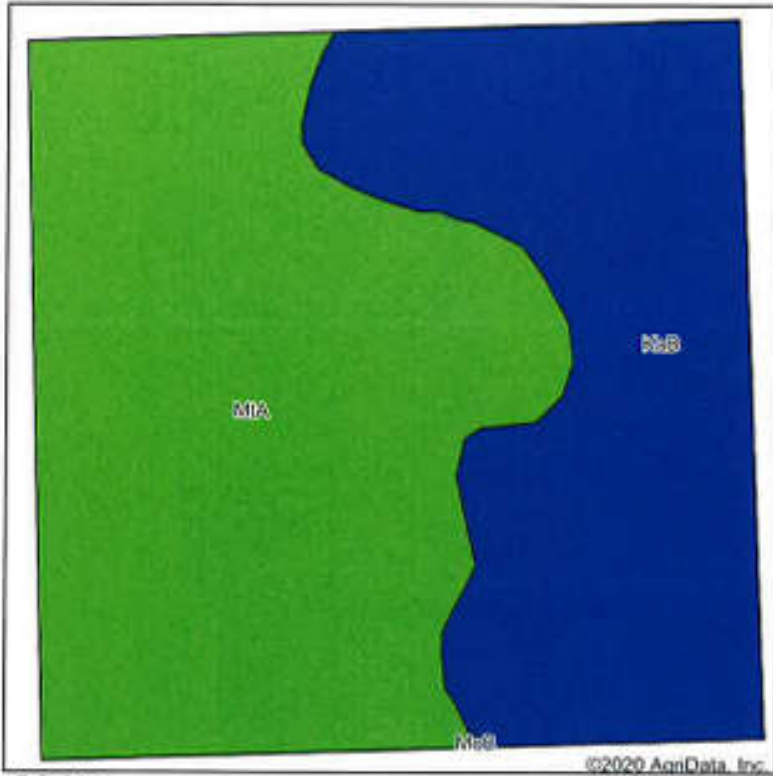
Map Created April 14, 2020

**Farm 1610**

**16 -106N -47W**

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### Soils Map



State: **South Dakota**  
 County: **Moody**  
 Location: **16-106N-47W**  
 Township: **Lone Rock**  
 Acres: **40.03**  
 Date: **9/18/2020**



Map Provided By



Soils data provided by USDA and NRCS.

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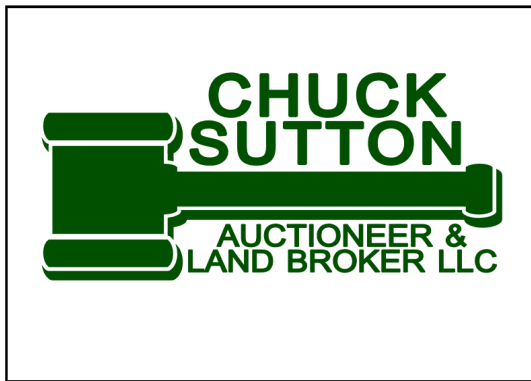
www.AgriDataInc.com

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
MtA	Moody-Trent complex, 0 to 2 percent slopes	23.23	58.0%			I	95
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	16.80	42.0%			Ile	87
<b>Weighted Average</b>							<b>91.6</b>

\*c: Using Capabilities Class **Dominant** Condition Aggregation Method

Soils data provided by USDA and NRCS.



[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)

<p><b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b>          1116 N. West Ave          Sioux Falls, SD          ph. 605-336-6315</p>	<p><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></p>	<p><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></p>
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