

*Helvick &
Manns*

**LAND
AUCTION**

**+/- 78.8 Acres of
Highly Productive
High Percentage
Tillable
Baker Township,
Davison County,
SD Land**

Due to the divided ownership in this land the owners have decided to offer the following real property at auction, with the auction to be held "On Site" at the land – Located from Mitchell, SD (Exit #332 on I-90) – Approx. 10 ½ miles south on Hwy. #37 to Mike's Corner at Ethan, SD, then 13 miles west on 265th St., 1 mile north on 397th Ave. and ¼ mile east on 264th St. to the SW Corner of the land; from the Mount Vernon Exit #319 on I-90 – 9½ miles south on 397th Ave. and ¼ mile east on 264th St. (**Note** - Due to Bridge Construction S. of Mt. Vernon a detour may be necessary); from Stickney, SD (Jct. Hwy. #281 & 262nd St. – approx. 9 miles east, 2 miles south on 397th St. and ¼ mile east on 264th St.

**Chuck Sutton
Auctioneer & Land
Broker, LLC
1116 N. West Ave.
Sioux Falls, SD 57104**

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

**TUESDAY
OCTOBER 20, 2020
10:00 AM**

This auction provides the opportunity to purchase a high quality parcel of Baker Township Davison County SD land. This +/- 78.8 acre parcel has been part of a quarter section that has been in the Gerlach Family and descendants thereof for many decades, although at this time due to the undivided ownership in this parcel of land, the owners have decided to sell this 80 acre farm – previously this land has been operated in common as part of a larger 160 acre parcel and in conjunction with an adjoining 80 acre property owned by their aunt, and throughout the years has been accessed from the west through that parcel of land, subsequently a new owner will need to develop their own access to this parcel of land being sold from the minimum maintenance road that borders the south side of the property, which should not be very difficult as the ditch is nearly level in areas. According to FSA information this +/-79.02 acre farm has approximately 75.28 acres of cropland with a 46.79 acre corn base with a 96 bu. PLC yield, an 11.3 acre soybean base with a 36 bu. PLC yield and a 12.92 acre oats base with an 83 bu. PLC yield with this land currently enrolled under the ARC Co. election of the USDA farm program. The non-tillable acres on this farm consist primarily of a +/-2.95 acre tree grove that runs east and west through the south third of the farm. According information from Surety Agri-Data, Inc. this farm has a weighted average productivity index of a 79.3; comparatively Davison Co. Assessor’s info. indicates this farm has an overall soil rating of 74.6. The general topography of this land is level to very gently rolling. The 2019 RE taxes payable in 2020 on this property were \$1,622.10. This farm has very good eye appeal and must be seen to be appreciated. A recent survey of this property has been completed at the expense of the owners by Midwest Land Surveying, Inc., in order to ascertain the actual total acres and establish the location of the west boundary of the property – this land is being sold will be in accordance with the surveyed acres. 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. 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.

LEGAL DESC.: The E ½ of the SW ¼ of Sec. 10, T. 101N., R. 62W., (Baker Twp.), Davison County, SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the balance on or before December 9, 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 Owners Title Insurance Policy will be provided with the cost of the owner’s policy & a title company closing fee, if any, to be divided 50-50 between buyer and seller. This property is being sold based on the acres as determined by a recent survey of the property by Midwest Land Surveying, Inc., with the 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 sellers. 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 Davison 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 Owners. **To View FSA Maps, Soils or additional information, see www.suttonauction.com or contact the auctioneers.**

JOAN HELVIK & NANCY MANNS, Owners

CHUCK SUTTON - Auctioneer & Land Broker

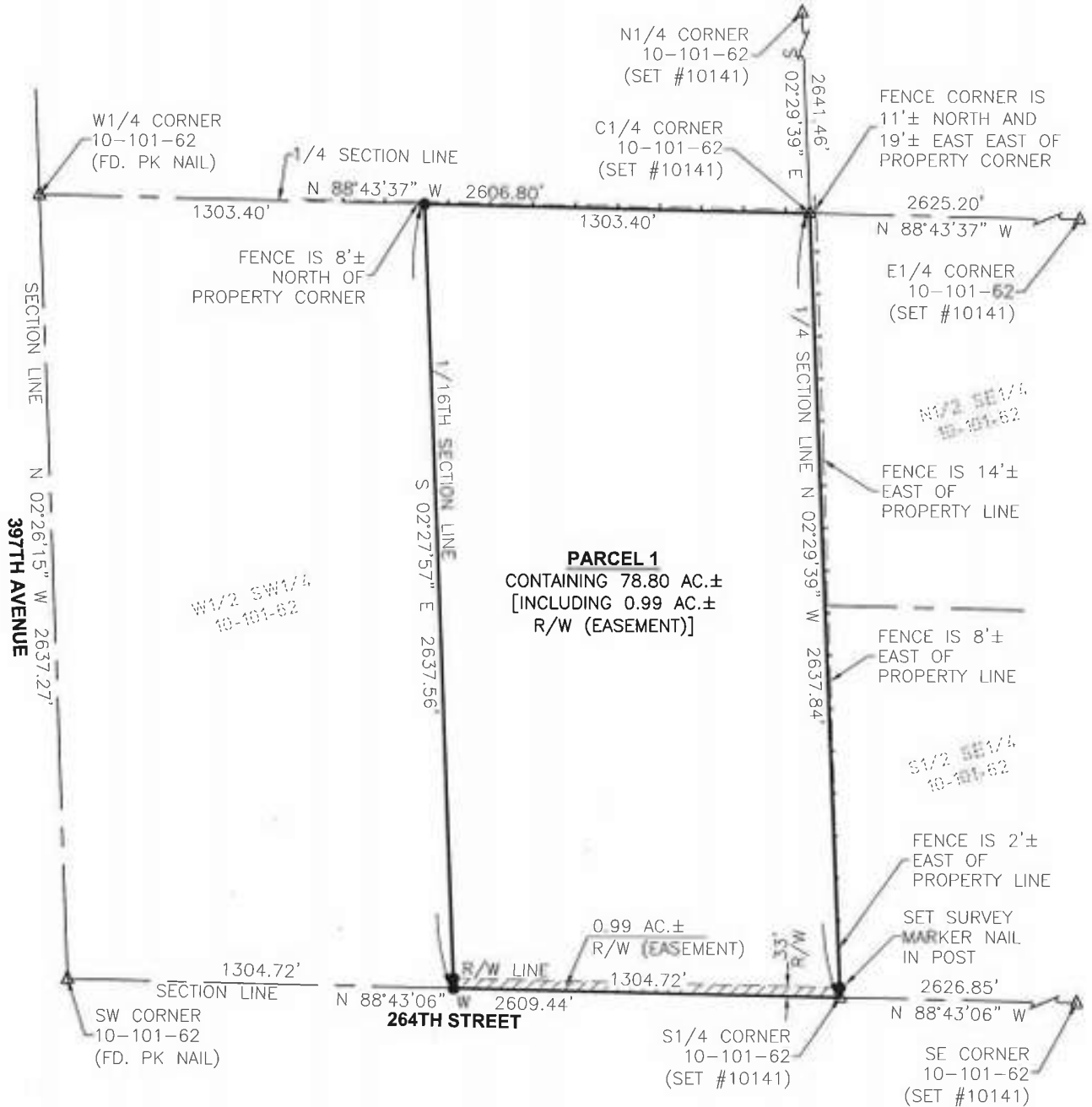
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;

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

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

SALE DRAWING - PARCEL 1

IN THE SOUTHWEST QUARTER OF SECTION 10, T101N, R62W, DAVISON COUNTY, SOUTH DAKOTA.



**OWNERS: JOAN E. HELVIK
NANCY A. MANNS**

CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:
THE EAST HALF OF THE SOUTHWEST QUARTER
OF SECTION 10, TOWNSHIP 101 NORTH, RANGE
62 WEST OF THE 5TH PRINCIPAL MERIDIAN,
DAVISON COUNTY, SOUTH DAKOTA.

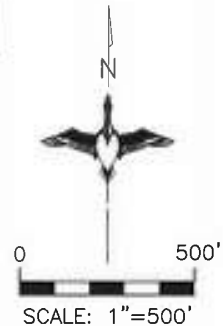
LEGEND:

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

TOTAL ACRES FOR PARCEL 1
78.80 ACRES±
[INCLUDING 0.99 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



NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-649
DRAWN BY: AJR

SALE DRAWING - PARCEL 1

IN THE SOUTHWEST QUARTER OF SECTION 10, T101N, R62W, DAVISON COUNTY, SOUTH DAKOTA.



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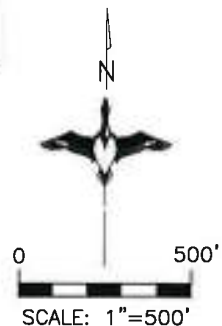
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United States
Department of
Agriculture

Davison County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

Unless otherwise noted:

- All corn is yellow
- All soybeans are common
- All fields are non-irrigated
- All crops are for grain

2020 Program Year

Map Created April 29, 2020

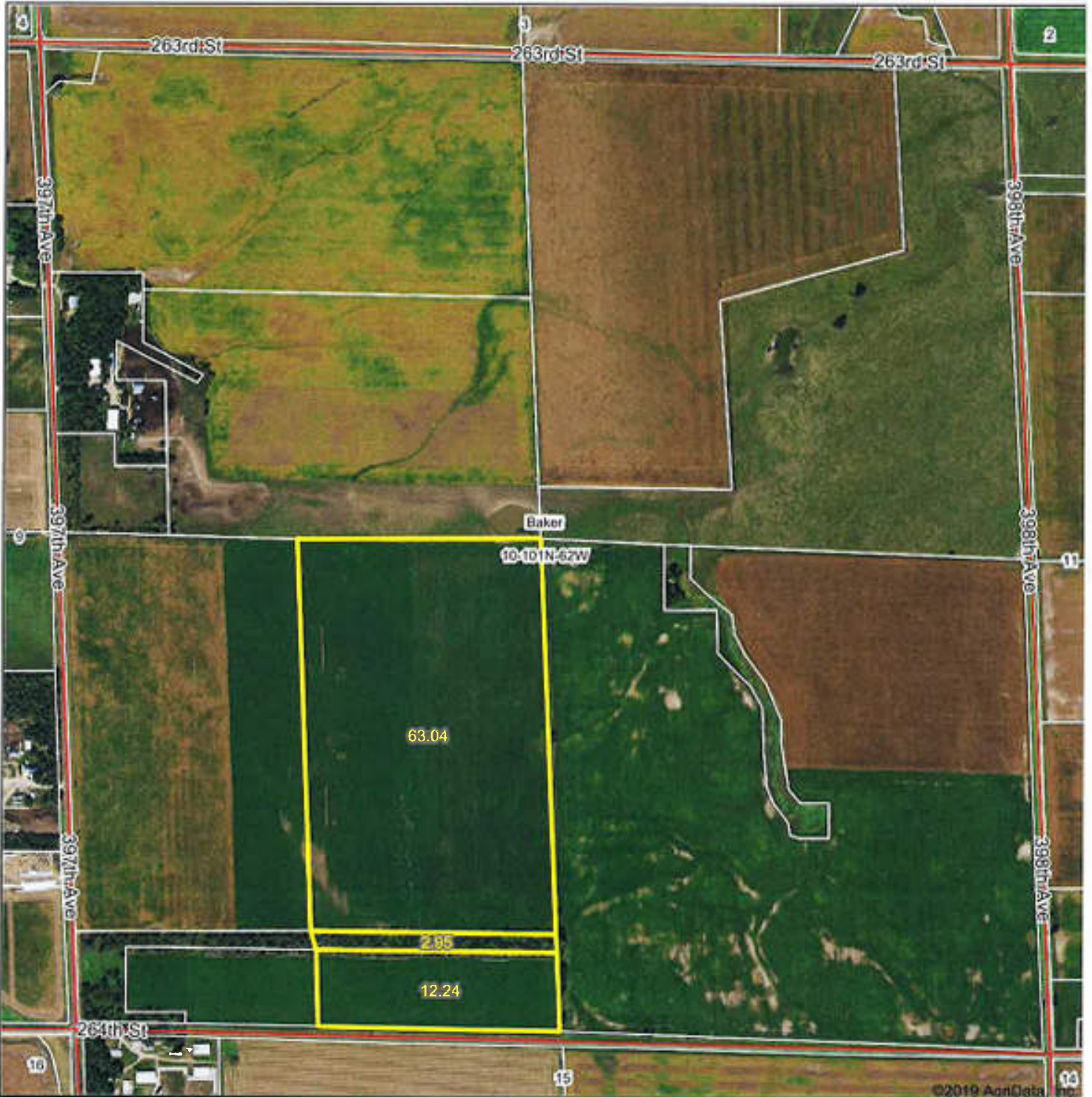
Farm 120

Initials & Date

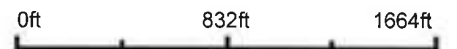
10 -101N -62W

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).

Aerial Map

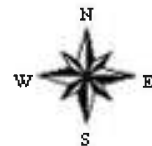


Map Center: 43° 33' 48.64, -98° 15' 16.46



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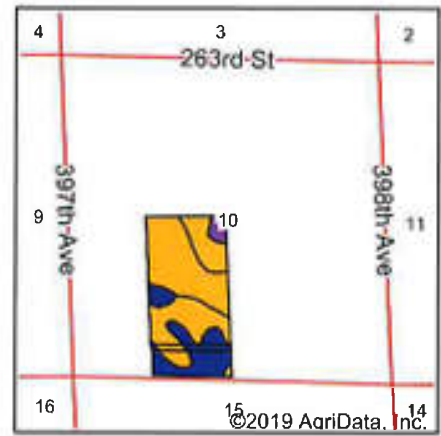
10-101N-62W
Davison County
South Dakota



6/15/2020

Field borders provided by Farm Service Agency as of 5/21/2020

Soils Map



State: **South Dakota**
 County: **Davison**
 Location: **10-101N-62W**
 Township: **Baker**
 Acres: **78.23**
 Date: **6/15/2020**



Maps Provided By

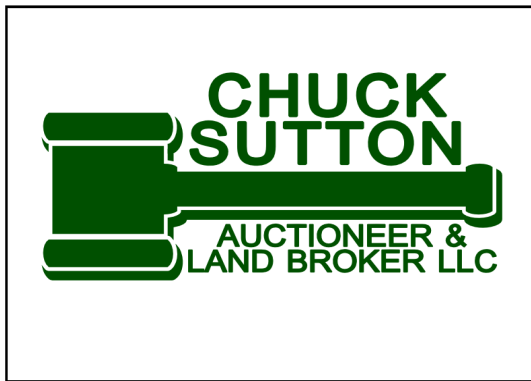


Soils data provided by USDA and NRCS

Area Symbol: SD035. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	28.65	36.6%		IIc	77	60
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	28.40	36.3%		IIe	78	64
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	18.61	23.8%		IIc	88	64
TeA	Tetonka silt loam, 0 to 1 percent slopes	2.57	3.3%		IVw	56	13
Weighted Average						79.3	*n 60.9

*n: The aggregation method is "Weighted Average using major components"
 *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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