

LEWIN LAND AUCTION

THURSDAY OCT, 29, 2020
Time: 10:00

Attention – Individuals Looking for a Spectacular Rural Minnehaha County Construction Site, Row Crop Operators, Investors, Hunters & Wildlife Enthusiasts – +/-63.05 Acres of Scenic & Productive Cropland with 1 Housing Eligibility Overlooking Grass Lake

We will offer the following real property at auction “On Site” at the land located from the West Hartford, SD Exit # 387 (Coffee Cup Convenience Station) – approx. 1½ miles north on Western Ave./463rd Ave. to Hwy. #38 (Reliabank), then 4 miles west on Hwy #38 to 459th Ave (Grass Lake Road), then approx. 3¼ miles south on 459th Ave. to the SE Corner of the land; or from Sioux Falls, SD – Exit #79 on I-29 (W. 12th St./Hwy. #42) – 12½ miles west on Hwy. #42 (265th St.) to the Bones Corner, then 3½ miles north on 459th Ave. (the Grass Lake Hwy./Co. Rd. #159) or from Wall Lake Oil Station – 4 miles west on Hwy. #42 and ½ miles north.

This is a parcel of land with a combination of terrific amenities including as great location bordered on the east by a hard surfaced highway and scenic vantage points overlooking Grass Lake and a high percentage tillable and more! According to Minnehaha County Planning and Zoning this property has one rural housing eligibility available. This property has a somewhat rolling terrain with various areas that could afford some attractive locations for use of the housing eligibility.



Chuck Sutton Auctioneer & Land Broker, LLC

1116 N. West Ave.
Sioux Falls, SD 57104

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

According to FSA information this 63.05 acre parcel of land has approximately 59.19 acres of cropland, with the non-tillable portions comprised of a grassed waterway and roads, with 58.56 total FSA base acres – inclusive of a 29.36 acre corn base with a 151 bu. PLC yield and a 29.20 acre soybean base with a 35 bu. PLC yield and currently is enrolled under the ARC individual option of the USDA farm program. This land has a respectable County Soil Rating as according to Co. assessor's data this farm has a soil rating of .702, comparatively information obtained from Surety Agri Data, Inc. indicates this land has a weighted soils productivity index of 78.5, with the majority of the soils being Class I & II soils. In addition to the housing site potential, the location of this land affords wildlife viewing and hunting opportunities. The 2019 RE taxes payable in 2020 on this property were \$1,563.84. If you are in the market for a "One of a Kind" Minnehaha County parcel of land, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The SE ¼, Except Lewin's Addition and Ex. H-1 and Lot 1, Sec. 35, T. 102N., R. 52W., (Humboldt Twp.), Minnehaha County, SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale 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. A Trustee's Deed will be conveyed and an Owners 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 trust. 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 in "As Is" condition and subject to existing easements, restrictions, reservations or highways of record, if any, and subject to 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. **To View FSA Maps, Soils or additional information, see www.suttonauction.com or contact the auctioneers.**

KENNETH & ARDELL LEWIN SPECIAL TRUST

Madonna Sevatson, Trustee

CHUCK SUTTON - Auctioneer & Land Broker

Sioux Falls, SD - ph. 605-336-6315

JARED SUTTON – RE Auctioneer & Broker Assoc.

Flandreau, SD - ph. 605-864-8527

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates

Canton, SD – ph. 605-987-2404



United States
Department of
Agriculture

Minnehaha County, South Dakota



Common Land Unit

	Tract Boundary
	PLSS
	Non-Cropland
	Cropland

Wetland Determination Identifiers

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

2020 Program Year

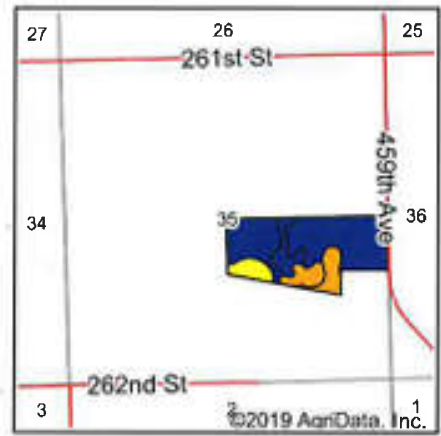
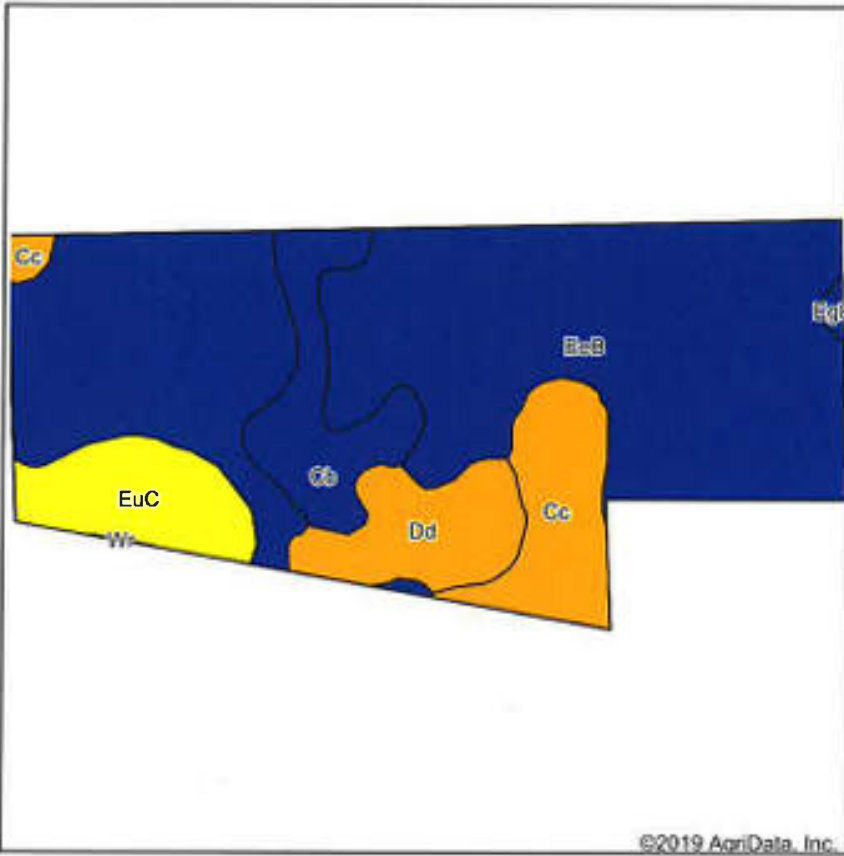
Map Created June 10, 2020

Farm 13598

35-102N-52W-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).

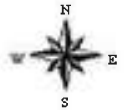
Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **35-102N-52W**
 Township: **Humboldt**
 Acres: **62.12**
 Date: **5/11/2020**



Maps Provided By



Soils data provided by USDA and NRCS

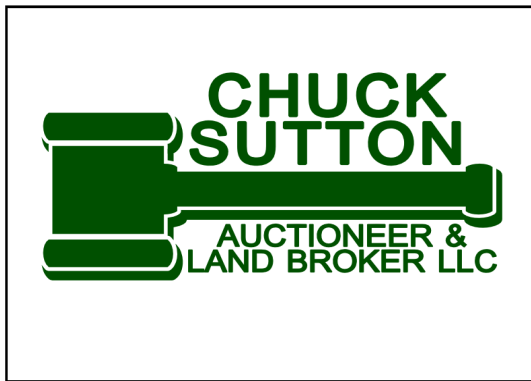
Area Symbol: SD099, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	41.30	66.5%		Ile	81	4.1	87	63	31	36	60
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	5.63	9.1%		Ilw	75						35
Cb	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	5.31	8.5%		Ilw	81						41
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	4.89	7.9%		Ilw	76	2.7	82	50	28	28	45
EuC	Ethan-Egan complex, 6 to 9 percent slopes	4.76	7.7%		IVe	61	3.2	64	49	23	28	58
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	0.23	0.4%		Ile	84						70
Weighted Average						78.5	3.2	69.2	49.6	24.6	28.3	*n 54.8

*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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