

*Chuck Sutton Auctioneer
& Land Broker, LLC*

ESTATE LAND AUCTION

**+/- 121.84 Surveyed Acres of Well
Located Blinsmon Twp.,
Moody County, SD Land**

**This Property Includes a Mixture of
Cropland & Pasture**

MONDAY

Nov. 2, 2020

**Time of Sale:
10:00 am**

In order to settle the David Powers Estate, we will offer the following real property at auction at the land - Located from Trent, SD - 2 miles east on Co. Hwy. (240th St.) & 1 mile north on 480th Ave to the SW Corner of the land at the Jct. of 480th Ave. and 239th St.; or from Flandreau, SD - 9 miles south on Hwy. #13 (481st Ave.) and ½ mile west on 239th St. to the SE corner of the land.

DAVID POWERS ESTATE

AUCTIONEERS NOTE: If you are in the market for a parcel of Moody County, SD Land as an addition to an area crop-livestock operation, then make plans to inspect this property and be in attendance this auction. This is a scenic parcel of land with a good location situated just ½ mile from an oil road. This property includes productive tillable acres and pasture with some hardy native grass and is traversed by Brookfield Creek and would be extremely well suited for use in conjunction with a cow-calf operation.

ATTENTION LIVESTOCK PRODUCERS – This is an attractive parcel of pasture and cropland that would make an extremely nice addition to a cattle operation, and also is inclusive of areas of cropland that may be suitable for utilization as cropland/hayland acres. According to FSA information this +/-121.84 acre farm has approximately 46.37 acres classified on their records as cropland which is currently under cultivation, the remaining 75.47 acres are comprised of pasture and roads; with an FSA 21.7 acre corn base with a 138 bu. PLC yield and a 23.4 acre soybean base with a 39 bu. PLC yield. Livestock water is provided from a combination of a dugout and Brookfield Creek which traverses throughout the pasture. According to Surety Agri-Data, Inc., this land has an average weighted Productivity Index of 63.8. The general topography of this land is gently rolling with some lower lying areas throughout the pasture and along the creek and drainage. The total RE Taxes payable in 2019 on the portion being sold is unavailable, as the previous tax amount includes the acreage site which is not included with this auction, as the acreage is being retained by a family member. If you are in the market for a desirable parcel of Moody County, SD land suitable for a variety of utilizations, then make plans to inspect this property and be in attendance at this auction.

Legal Desc.: To be Platted and known as Tract 1A of Powers Addition in the SW ¼ of Sec. 4, T. 105N., R. 48W., Blinsmon Twp., Moody County, SD – containing 121.84 acres M/L..

TERMS: CASH - A 10% nonrefundable earnest money payment sale day and balance on or before December 17, 2020 with full possession. A Personal Representative's Deed will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy and a Title Company Closing Fee, if any, divided 50-50 between the buyer and seller. The sales price of this property will be in accordance with acres as stated on a recent survey of the property by Midwest Land Surveying, Inc., with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. All of the 2020 RE taxes payable in 2021 will be paid by the sellers. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. FSA cropland acres, yields, bases & other information is estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Moody Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative. **For additional information contact the auctioneers or see www.suttonauction.com**

DAVID POWERS ESTATE

Marsha L. Kim - Personal Representative

Dell Rapids Law Firm - Casson A. Dennison – Attorney for the Estate

– Dell Rapids, SD - ph. 605-428-5444

CHUCK SUTTON - Auctioneer & Land Broker

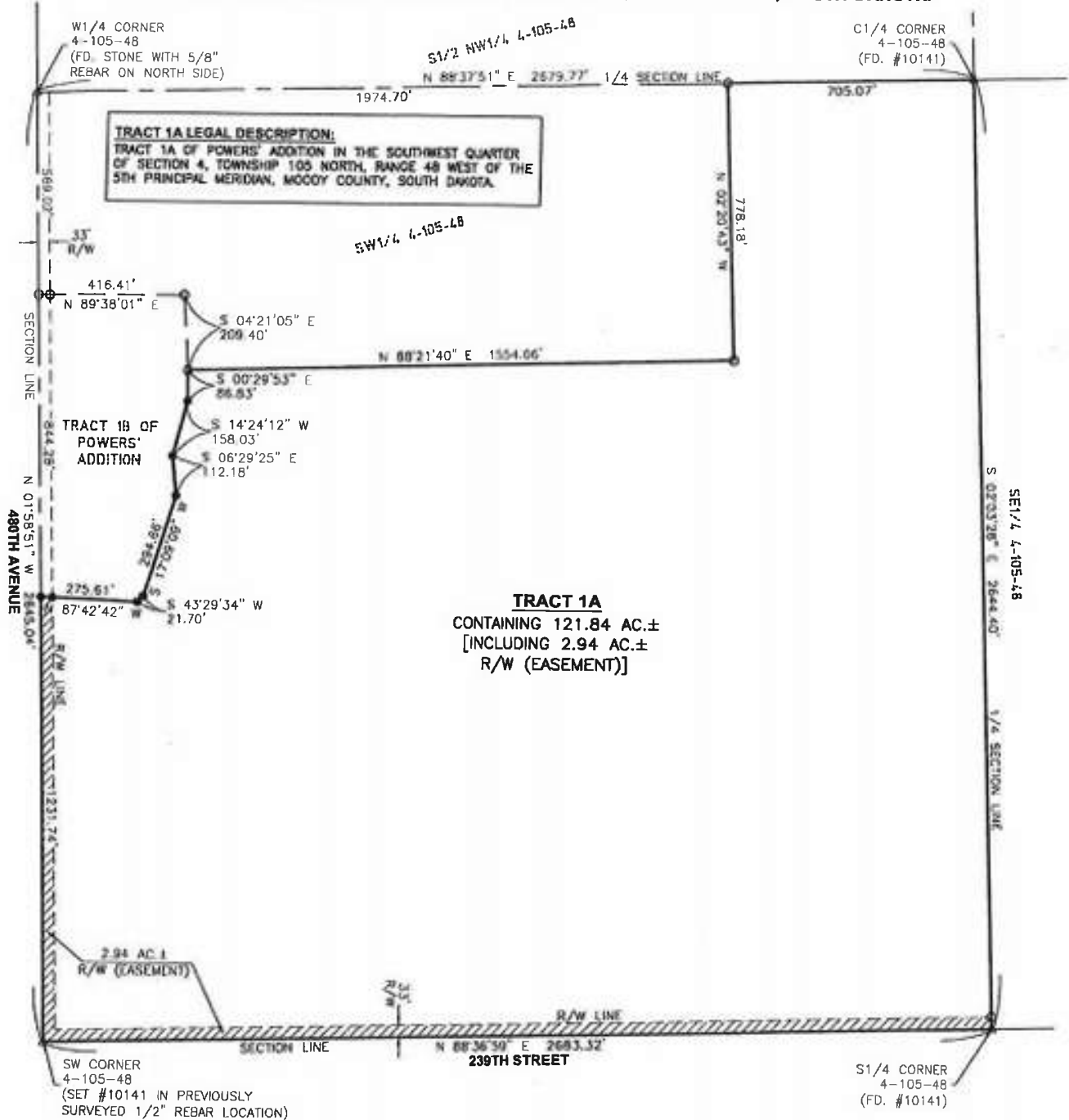
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

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

DEAN GULBRANSON – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-695-0133

SALE DRAWING - TRACT 1A

IN THE SOUTHWEST QUARTER OF SECTION 4, T106N, R48W, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: DAVID POWERS ESTATE
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

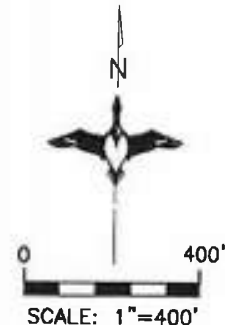
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE

TOTAL ACRES FOR TRACT 1A
121.84 ACRES±
[INCLUDING 2.94 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) 330-8901 FAX: (605) 274-8951

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-770
DRAWN BY: AJR



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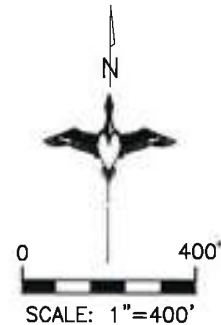
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Common Land Unit

	Non-Cropland		Tract Boundary
	Cropland		PLSS

Wetland Determination Identifiers

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

2020 Program Year

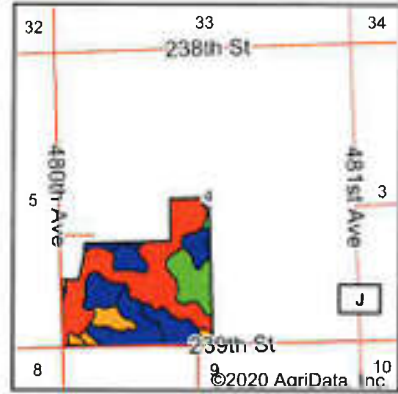
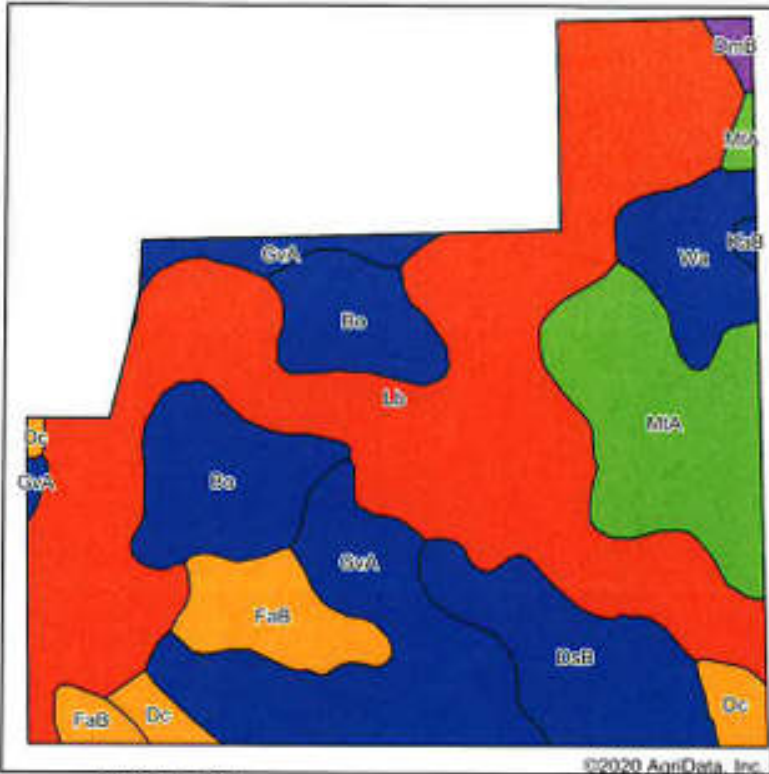
Map Created April 14, 2020

Farm 5093

4 -105N -48W

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: **4-105N-48W**
 Township: **Blinsmon**
 Acres: **121.82**
 Date: **10/13/2020**



Map Provided By



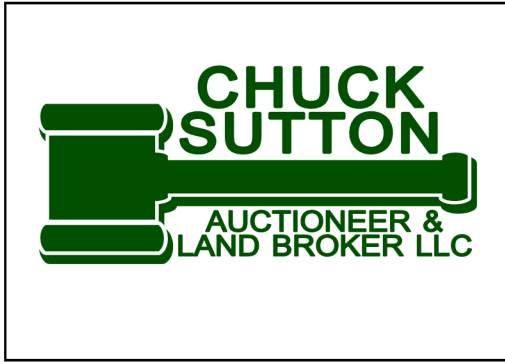
Soils data provided by USDA and NRCS.

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	
Lb	Lamo silty clay loam, frequently flooded	51.52	42.3%			Vlw	34	
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	17.55	14.4%			Is	90	
MtA	Moody-Trent complex, 0 to 2 percent slopes	14.26	11.7%			I	95	
Bo	Bon loam, 0 to 2 percent slopes, occasionally flooded	13.17	10.8%			I	83	
DsB	Doland loam, 2 to 6 percent slopes	9.61	7.9%			Ile	82	
FaB	Flandreau loam, 2 to 6 percent slopes	6.29	5.2%			Ils	Ile	72
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	5.60	4.6%			Ils		83
Dc	Davison-Crossplain clay loams	2.87	2.4%			Ils		80
DmB	Dempster silt loam, 2 to 6 percent slopes	0.65	0.5%			Ile		56
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.30	0.2%			Ile		87
Weighted Average								63.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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

<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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