# ESTATE LAND AUCTION

Chuck Sutton Auctioneer & Land Broker, LLC

**+/-267.16 Acres of Well Located Buffalo Township Minnehaha County SD Cropland & Pasture - To be Offered in Multiple Tracts or as a +/-267.16 Acre Unit**

# FRIDAY OCT. 30, 2020

# Sale Time: 10:00 am

Due to the deaths of Cornilius & Albertha VanHofwegen their heirs have made the decision to offer this real property at public auction, with the auction to be held "On Site" at the land located from Colton, SD - 7 miles west on Co. Hwy. #110 (248th St.) to the Buffalo Trading Post on Hwy. #19, then 4 miles north on Hwy. #19 to the Northwest Corner of the land at the Jct. of 244th St. & Hwy. #19/457th Ave. – (the Minnehaha/Lake County Line); from Madison, SD (Prostrollo Corner) – 1½ miles east on Hwy. #34 to Hwy. #19, then 9½ miles south on Hwy. #19; from the Franklin Corner on Hwy. #19 – 3 miles south; or from the Huntimer Catholic Church located between Colton & Chester SD on Hwy. #149 (Jct. of 464th Ave. & 245th St.) approx. 6½ miles west on Hwy. #104 (245th St.) to the SE Corner of the Land.

**This +/-267.16 Acre Farm will be Offered as TR. #1 - +/-87.26 Acres of Nearly 100% tillable cropland - Commencing approx. ¼ mile east of the Jct. of Hwy. #19 & 245th St. & beginning just east of the excluded acreage in the SW Corner of the Farm and also excluding the newer acreage situated in the SE Corner of the parcel; TR. #2 - +/- 78.40 Acres of High Percentage Tillable Land – Lying north of the excluded acreage and bordering Hwy. #19 & Tr. #3 - +/- 101.50 Acres with a Mixture of Cropland & Pasture situated within the NW ¼ - With approx. 55.36 acres of cropland & 46.14 acres of pasture; or offered as Tracts #1 & #2 combined – 165.66 acres ; or Tracts #1, #2 & #3 Combined – The +/-267.16 Acre Unit.**

Presently this land is operated as one single unit, which according to FSA information has approx. 223.6 acres of cropland with a 110.27 acre corn base with a 149 bu. PLC yield and a 110.23 acre soybean base with a 47 bu. PLC yield and is currently enrolled under the ARC County election of the USDA farm program. According to information obtained from Surety Agri-Data – this property in its' entirety has an overall weighted soil productivity index of 72.8; or when measured on Surety it appears that the soils on Tracts #1 & #2 are a 78.2 and on Tract #3 are a 63.8. Areas of this land have been enhanced by the installation approx. 18,450' of drain tile (+/-14,997' of 4", 3,071' of 5" & 380' of 6") in 2012 at a total cost of $24,223.00, with copies of both the Certified Wetland Determination and Tile Maps as provided by TSW Agribusiness available for review. The topography of the cropland on this farm is generally gently rolling to rolling, with some lower lying areas throughout the pasture and drainage areas. Water in the pasture is provided by a dugout and a small creek that is fed by an overflow from Diamond Lake according to the current tenant. This is a farm with some very productive cropland and pasture, that is being offered in parcels with high percentages tillable (Tracts #1 & #2) that are well suited to row crop operators and investors, while Tract #3 is an attractive parcel for crop/livestock operators with a mix of cropland & pasture, thus this land should be of interest to a wide variety of buyers. The total real estate taxes payable on this property in 2020 were $5,361.68. The location of this land is superb, being bordered on the west by Hwy. #19, with excellent ease of access to several area grain terminals and Ethanol plants. This land has been in the VanHofwegen Family for over 50 years, thus this auction provides a "Once in a Lifetime Opportunity" to purchase this desirable parcel of land.

**LEGAL DESC.:** The NW¼ (Exc. Lots H-1, H-2, Lot 4 and H-2 in the S½ NW¼) in Sec. 3, T. 104N., R. 52W.; & SW¼ (Exc. S ½ SW ¼ SW ¼ & S ½ N ½ SW ¼ SW ¼ & Exc. the E. 300' of the S. 581' & Exc. Lot H-2), in Sec. 3, T. 104N., R. 52W., Buffalo Twp., Minnehaha Co., SD.

**TERMS: Cash -** A 10% nonrefundable earnest money payment sale day with the balance on or before Dec. 18, 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 determined by a recent survey of the property by Midwest Land Surveying, Inc., with the acres understood to be more or less, with the survey costs and platting expenses, if any, to be paid by the sellers. 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. 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 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(s). **To View FSA Maps, Soils, Drain Tile Maps or addt'l information, see www.suttonauction.com or contact the auctioneers.**

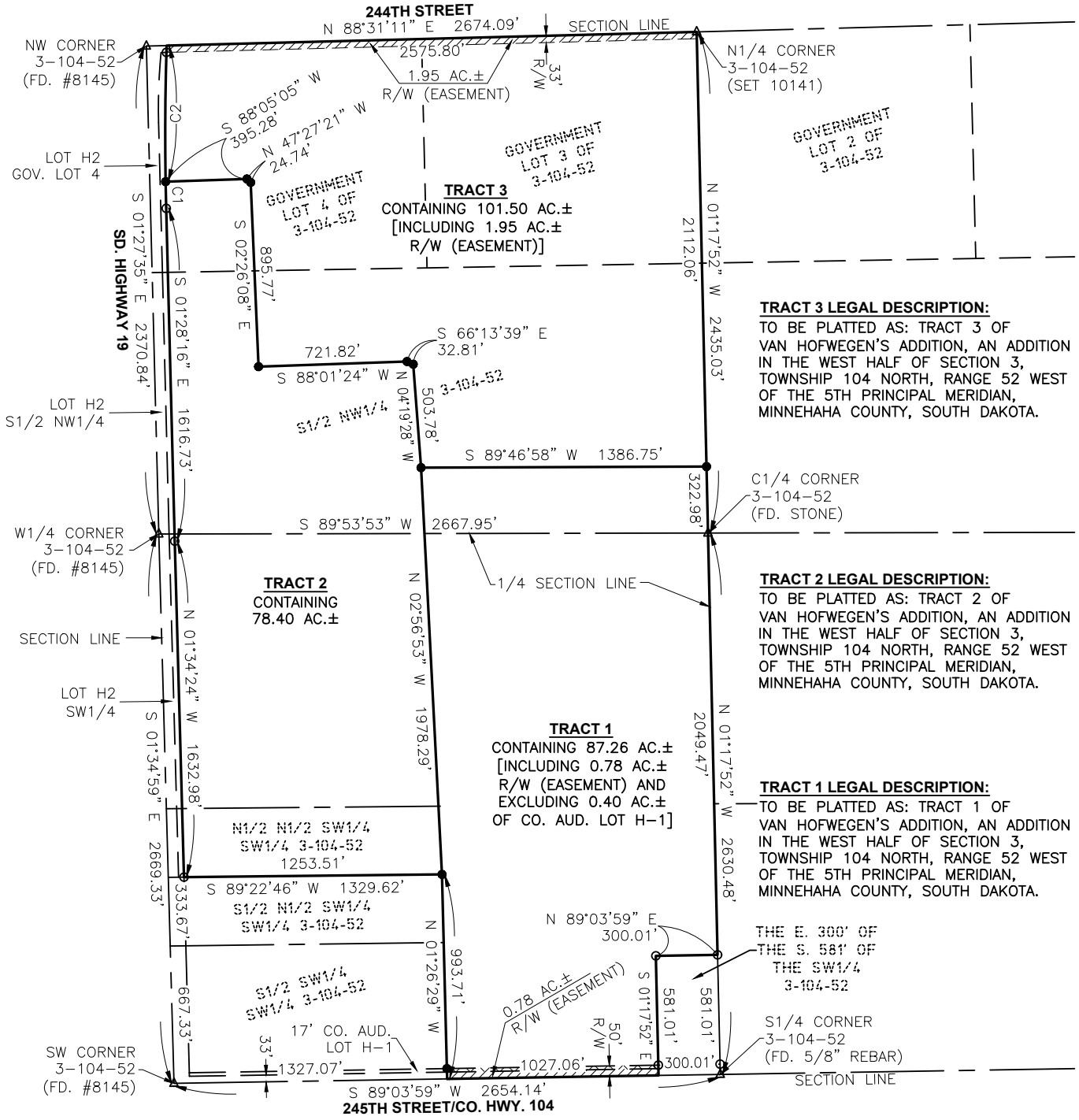
## HEIRS OF CORNELIUS & ALBERTHA VANHOFWEGEN

**- The VanHofwegen Family Living Trust**
**Charles VanHofwegen & John VanHofwegen, Trustees**

**CHUCK SUTTON - Auctioneer & Land Broker**
**- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;**
**WAYNE BESSMAN – RE & Personal Property Auctioneer – Madison, SD – ph. 605-270-4980**
**& JARED SUTTON – RE Auctioneer & Broker Assoc. - Flandreau, SD - ph. 605-864-8527**

# SALE DRAWING - TRACT 1, TRACT 2 AND TRACT 3

**IN THE W1/2 OF SECTION 3, T104N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.**




**OWNERS: VAN HOFWEGEN FAMILY LIVING TRUST**

**CLIENT: SUTTON AUCTION SERVICE**

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 14025.00' | 129.87' | 129.87' | N 01°12'21" W | 0°31'50" |
| C2 | 14025.00' | 661.15' | 661.09' | S 00°24'36" W | 2°42'04" |

LEGEND:

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

| TOTAL ACRES FOR TRACT 1, TRACT 2 AND TRACT 3 |
|---|
| 267.16 ACRES± |
| [INCLUDING 2.73 AC.± OF R/W (EASEMENT)] |

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #20-735
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**


N

0 700'

SCALE: 1"=700'

# SALE DRAWING - TRACT 1, TRACT 2 AND TRACT 3

**IN THE W1/2 OF SECTION 3, T104N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.**

**TRACT 3 LEGAL DESCRIPTION:**
TO BE PLATTED AS: TRACT 3 OF VAN HOFWEGEN'S ADDITION, AN ADDITION IN THE WEST HALF OF SECTION 3, TOWNSHIP 104 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

**TRACT 2 LEGAL DESCRIPTION:**
TO BE PLATTED AS: TRACT 2 OF VAN HOFWEGEN'S ADDITION, AN ADDITION IN THE WEST HALF OF SECTION 3, TOWNSHIP 104 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

**TRACT 1 LEGAL DESCRIPTION:**
TO BE PLATTED AS: TRACT 1 OF VAN HOFWEGEN'S ADDITION, AN ADDITION IN THE WEST HALF OF SECTION 3, TOWNSHIP 104 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

**OWNERS: VAN HOFWEGEN FAMILY LIVING TRUST**
**CLIENT: SUTTON AUCTION SERVICE**

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- AC. ACRES
- R/W RIGHT-OF-WAY
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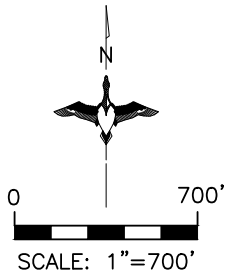
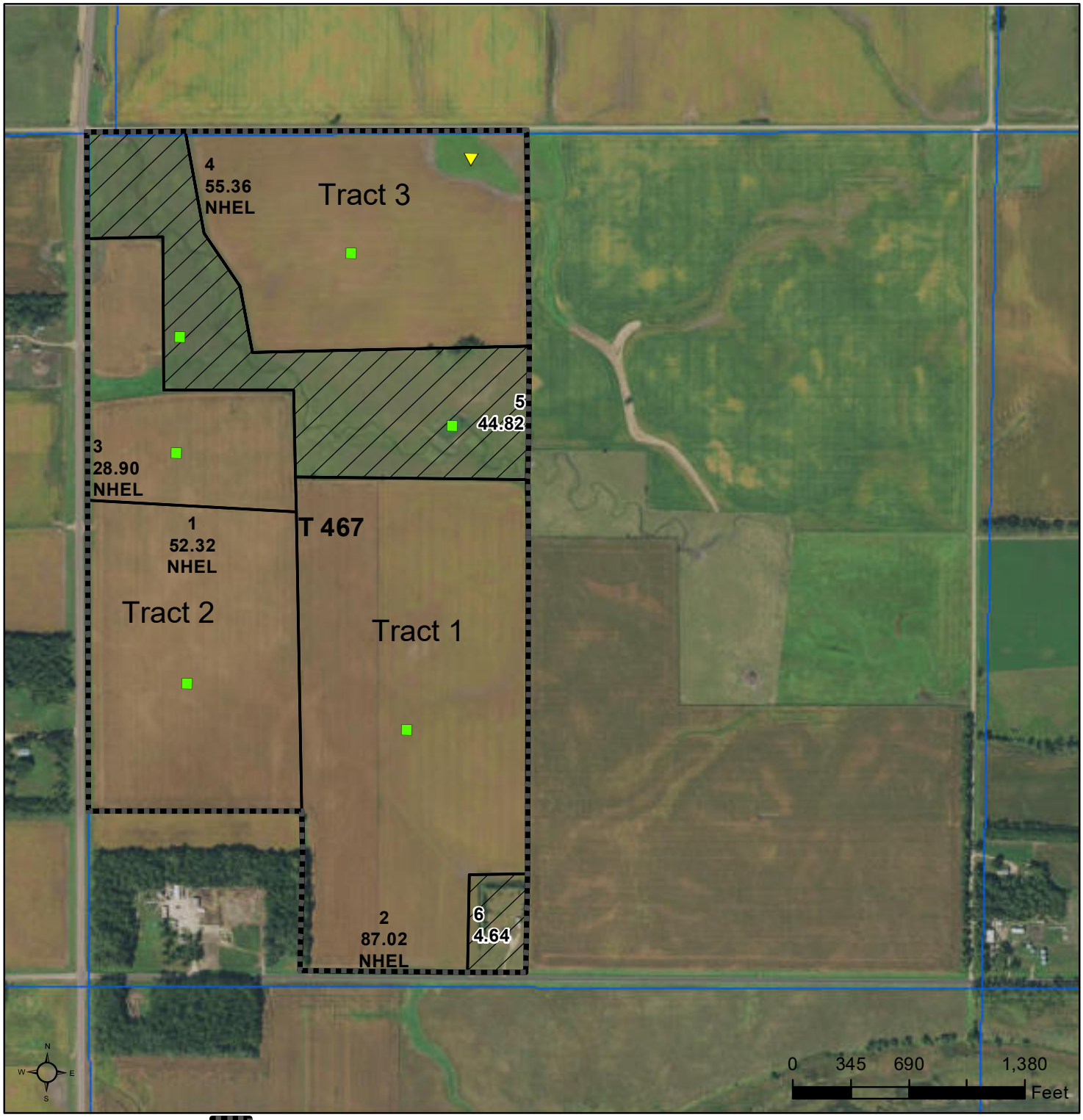


USDA United States Department of Agriculture

# Minnehaha County, South Dakota




**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

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

2020 Program Year

Map Created August 26, 2020

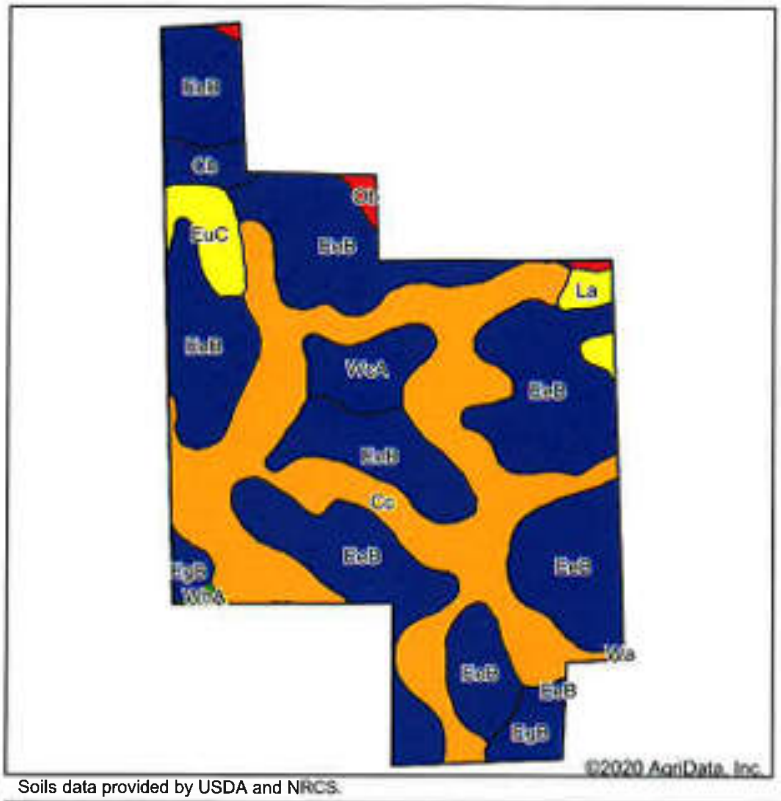
Farm **4570**

**3-104N-52W-Minnehaha**

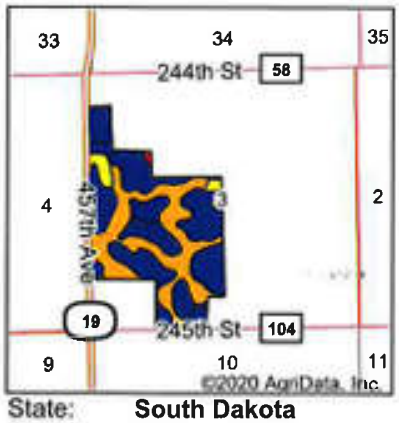
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

# Tracts #1 & #2

## Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Minnehaha**
Location: **3-104N-52W**
Township: **Buffalo**
Acres: **169.9**
Date: **9/30/2020**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By surety

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Area Symbol: SD099, Soil Area Version: 23

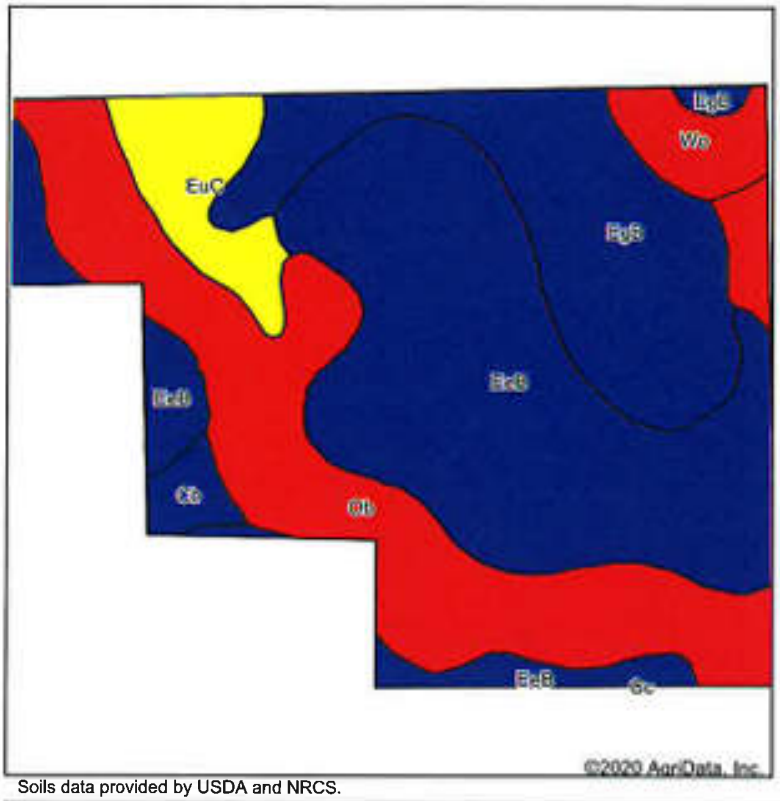
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|---|---|---|---|---|---|---|---|
| EeB | Egan-Ethan-Trent complex, 1 to 6 percent slopes | 88.77 | 52.2% | | IIe | | 81 |
| Cc | Chancellor-Tetonka complex, 0 to 2 percent slopes | 58.28 | 34.3% | | IIw | | 75 |
| WcA | Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes | 6.29 | 3.7% | | Iw | | 88 |
| EgB | Egan-Wentworth-Trent complex, 2 to 6 percent slopes | 4.89 | 2.9% | | IIe | | 84 |
| EuC | Ethan-Egan complex, 6 to 9 percent slopes | 4.63 | 2.7% | | IVe | | 61 |
| Cb | Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded | 2.84 | 1.7% | | IIw | | 81 |
| La | Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded | 2.31 | 1.4% | | IIw | IIw | 70 |
| Ob | Obert silty clay loam, 0 to 1 percent slopes | 1.44 | 0.8% | | Vw | | 29 |
| WhA | Wentworth-Trent complex, 0 to 2 percent slopes | 0.38 | 0.2% | | I | | 95 |
| Wa | Wakonda-Chancellor complex, 0 to 2 percent slopes | 0.07 | 0.0% | | IIs | | 83 |
| | | | | | **Weighted Average** | | **78.2** |

*c: Using Capabilities Class Dominant Condition Aggregation Method

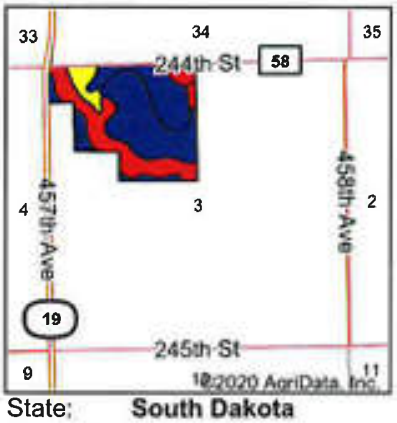
Soils data provided by USDA and NRCS.

# Tract #3

## Soils Map




Soils data provided by USDA and NRCS.




State: **South Dakota**
County: **Minnehaha**
Location: **3-104N-52W**
Township: **Buffalo**
Acres: **101.28**
Date: **9/30/2020**

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Maps Provided By
surety
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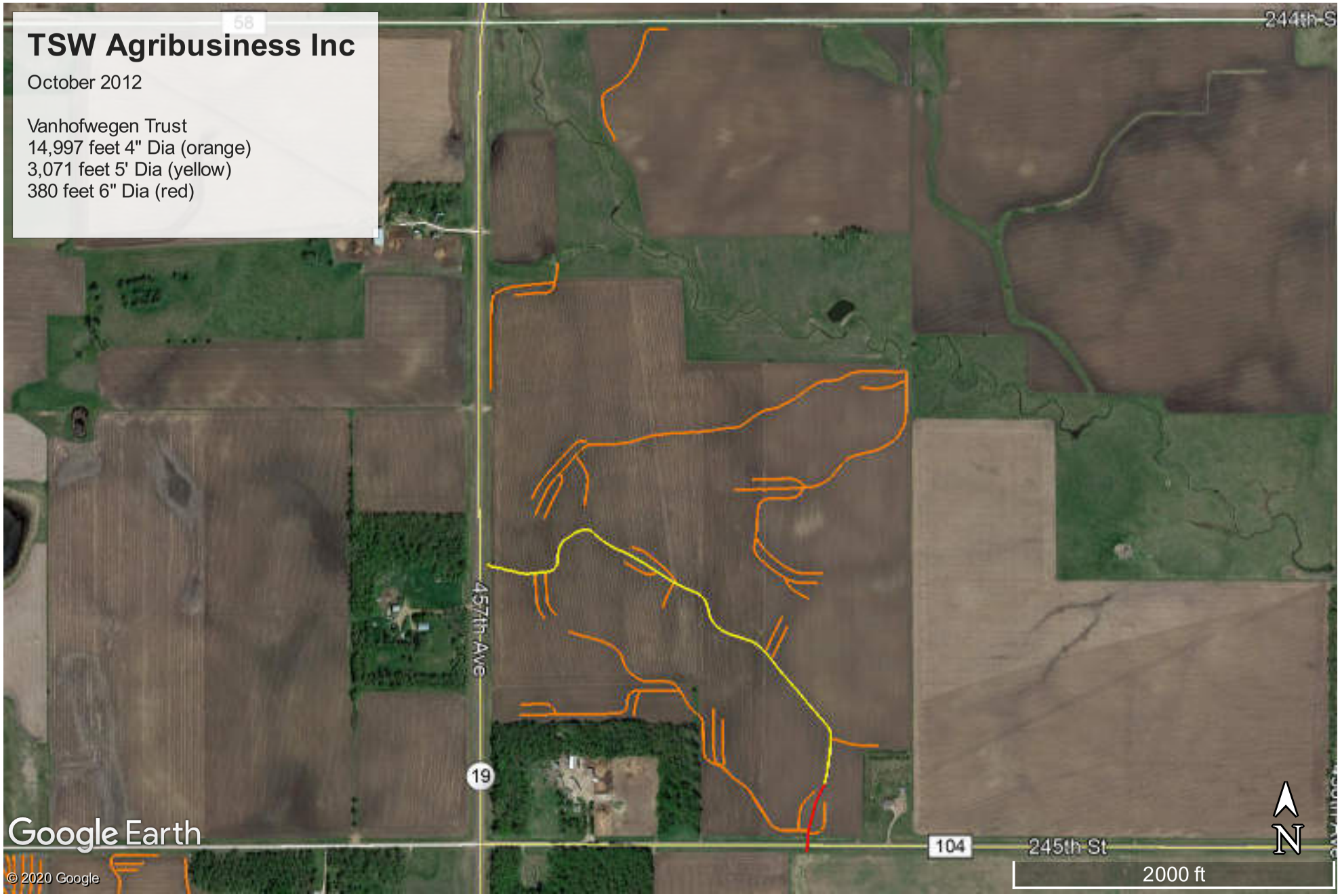
N W E S

Area Symbol: SD099, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|---|---|---|---|---|---|---|
| EeB | Egan-Ethan-Trent complex, 1 to 6 percent slopes | 41.51 | 41.0% | | IIe | 81 |
| Ob | Obert silty clay loam, 0 to 1 percent slopes | 28.69 | 28.3% | | Vw | 29 |
| EgB | Egan-Wentworth-Trent complex, 2 to 6 percent slopes | 19.72 | 19.5% | | IIe | 84 |
| EuC | Ethan-Egan complex, 6 to 9 percent slopes | 6.14 | 6.1% | | IVe | 61 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 3.57 | 3.5% | | Vw | 30 |
| Cb | Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded | 1.65 | 1.6% | | IIw | 81 |
| | | | | | **Weighted Average** | **63.8** |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.


TSW Agribusiness Inc
October 2012
Vanhofwegen Trust
14,997 feet 4" Dia (orange)
3,071 feet 5' Dia (yellow)
380 feet 6" Dia (red)
244th St
457th Ave
19
104
245th St
N
2000 ft
Google Earth
© 2020 Google

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

# 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**

| **Chuck Sutton Auctioneer & Land Broker, LLC** | **Kuhle-Sutton Agency, LLC** | **Pipestone Realty, LLC** |
|---|---|---|
| 1116 N. West Ave | 127 2nd Ave. W | 120 N. Hiawatha Ave. |
| Sioux Falls, SD | Flandreau, SD | Pipestone, MN |
| ph. 605-336-6315 | ph. 605-997-3777 | ph. 507-825-3389 |
| | www.kuhlesutton.com | www.pipestonerealty.com |

# NOTES