JOHNSON

Oct. 28, 2020

ESTATE LAND AUCTION

10:00 am

Attention – Row Crop Operators, Hunters & Investors!

+/-607.47 Acres of Productive Charles Mix County, SD Land -

To be Offered as
FARM #1 - +/-255.39 Acres in Castalia Township
&
FARM #2 - +/-352.08 Acres in Platte Township -
This Land is located in a Prominent Agricultural, Hunting, Fishing & Recreational Area Between Platte, SD & Lake Francis Case

We will offer the following Land at public auction "On Site" at FARM #1 – Located from the Platte Livestock Market on Hwy. #44 west of Platte, SD – approx. 4¾ miles west on Hwy. #44/276th St. to 361st Ave., then approx. 3 miles north on 361st Ave. to the NW Corner of the land at the Jct. of 361st Ave. & 273rd St.

Chuck Sutton Auctioneer & Land Broker, LLC

1116 N. West Ave.
Sioux Falls, SD 57104

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

WEDNESDAY OCTOBER 28, 2020

Sale Time: 10:00 AM

AUCTIONEER'S NOTE: Vernell Johnson was a renowned auctioneer for many decades in South Dakota and the surrounding area and throughout his lifetime acquired numerous parcels of land with these two farms being near Platte, SD, which was the hometown of his wife Louise "Qualm" Johnson. Now due the passing of both Vernell & Louise Johnson and the subsequent multi-fractioned ownership and in keeping with his belief in the auction method of marketing, his family has decided to offer this property at public auction. This auction presents the opportunity to purchase 2 parcels of land that are Inclusive of a mixture of productive cropland, grassland acres & areas with hunting, wildlife & recreational habitat. If you are in the market for a parcel or parcels of productive Charles Mix County SD Land to add to a row crop farming operation, diversified crop-livestock operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1 - +/-255.39 Acres in Castalia Township, Charles Mix County, SD – The NW corner of this land is at the Jct. of 361st Ave. & 273rd St. and bordered on the west by 361st Ave. which is a County gravel road and on the north by 273rd St. which is a Minimum Maintenance Road.

According to County Assessor's information this farm contains a total of 255.39 acres and FSA information indicates that this land is Tr. 308 of Farm #34 which is indicated to have approx. 232.79 acres of cropland with an FSA corn base of 76.35 acres with an 112 bu. PLC yield, a 27.4 acre soybean base with a 38 bu. PLC yield and a 27.73 acre sunflower base with an 1,850 lb. PLC yield. The nontillable portions of this farm are mostly grassland areas in the east central sector containing +/-11.77 acres and southeast sector containing +/-4.15 acres and the remaining non-tillable acres being comprised of roads. The general topography of this land is gently rolling to somewhat hilly with predominate slopes ranging from 2% to 9%. According to the Charles Mix Co. Assessor this 255.39 acre parcel has an overall soil rating of .734, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm as a whole has a weighted soil rating of 75.6. The RE taxes payable in 2020 on this land were $3,844.20.

LEGAL DESC.: Tract 1 of Johnson's Addition in the N ½ of Sec. 1, T. 99N., R. 69W., (Castalia Twp.), Charles Mix County, SD– containing 255.39 acres M/L according to the recorded plat thereof.

FARM #2 - +/-352.08 Acres in Platte Township, Charles Mix County, SD – Located from the NW Corner of FARM #1 (Jct. of 361st Ave. & 273rd St.) – 1 mile east on the minimum maintenance road (273rd St.) to the Northwest Corner of FARM #2 at the Jct, of 273rd St. & 362nd Ave.; or from the 4 Way Stop at the Jct. of Highways #44 & #45 in Platte, SD – 3 miles north on Hwy. #45 and 4 miles west on 273rd St. to the NE Corner of the Land at the Jct. of 273rd St. & 363rd Ave.

This property is bordered on the east and north by 273rd St. & 363rd Ave – both of which are Minimum Maintenance Roads and on the west by a negligibly existent road which was actually partially planted on (362nd Ave.) which lies between Farms #1 & #2. According to County Assessor's information this farm contains a total of 352.08 acres and FSA information indicates that this land is Tr. 307 of Farm #34 which is indicated to have approx. 313.44 acres of cropland with an FSA corn base of 103.08 acres with a 112 bu. PLC yield, a 37 acre soybean base with a 38 bu. PLC yield and a 37.44 acre sunflower base with an 1,850 lb. PLC yield. The non-tillable acres on this farm include a +/-28.31 acre area which runs southeasterly through a central sector of the farm that includes a dugout, grassland, trees and drainage which provides some excellent hunting habitat for deer, pheasants and other wildlife, additionally the remaining non-tillable areas are comprised of a couple of waterways, some lowland pockets, areas with cedar & other trees and roadways. The general topography of this land is gently rolling to somewhat hilly with slopes ranging from 2% to 16%, with the area around the dugout, the trees, the swales and waterways that provide some areas for wildlife production and hunting opportunities. According to the Charles Mix Co. Assessor this +/-352.08 acre parcel an overall soil rating of .715, information obtained from Surety Agri-Data, Inc. indicates that this farm as a whole has a weighted soil rating of 77.1. The RE taxes payable in 2020 on this farm in it's entirety were $5,389.68.

LEGAL DESC.: Tract 1 of Johnson's Addition in the N ½ of Sec. 6, T. 99N., R. 68W., (Platte Twp.), Charles Mix Co., SD – containing 352.08 acres M/L according to the recorded plat thereof.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before December 15, 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 Owner's 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 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 Charles Mix 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 or contact the auctioneers.

VERNELL JOHNSON ESTATE
& THE VERNELL & LOUISE JOHNSON TRUSTS - Owner

Michael Whealy - Trustee/Pers. Rep.
Jennifer Bunkers – Boyce Law Firm, LLP - Sioux Falls, SD
- Attorney for the Owners – ph. 605-334-0618

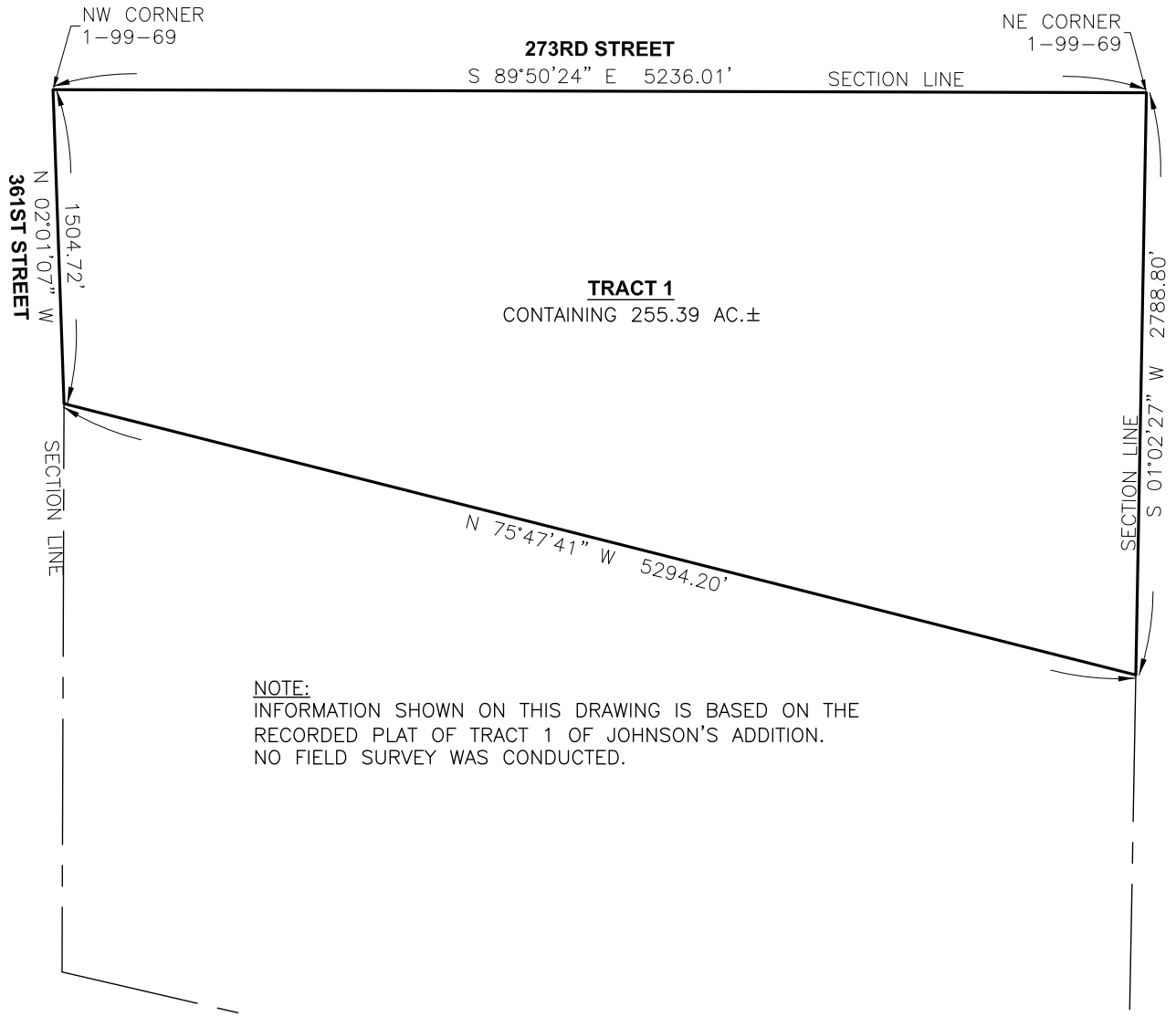
CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527
TOM & TED SOUVIGNIER - RE Auctioneer & Broker Assoc. – Canton, SD – ph. 605-987-2404
& TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

REMEMBER—Successful Auctions Don't Just Happen - They're planned! Contact us today to book your successful Auction! 605-336-6315 www.suttonauction.com

SALE DRAWING - TRACT 1 OF JOHNSON'S ADDITION

IN THE N1/2 OF SECTION 1, T99N, R69W, CHARLES MIX COUNTY, SOUTH DAKOTA



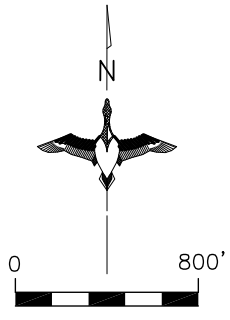
NOTE:
INFORMATION SHOWN ON THIS DRAWING IS BASED ON THE RECORDED PLAT OF TRACT 1 OF JOHNSON'S ADDITION. NO FIELD SURVEY WAS CONDUCTED.

OWNERS: LOUISE JOHNSON FAMILY TRUST
CLIENT: SUTTON AUCTION SERVICE

TRACT 1 LEGAL DESCRIPTION:

TRACT 1 OF JOHNSON'S ADDITION IN THE NORTH HALF OF SECTION 1, TOWNSHIP 99 NORTH, RANGE 69 WEST OF THE 5TH PRINCIPAL MERIDIAN, CHARLES MIX COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR TRACT 1
255.39 ACRES±



SCALE: 1"= 800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #20-809
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 - TRACT 1 OF JOHNSON'S ADDITION

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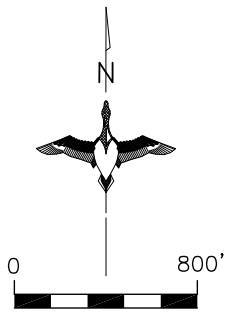

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USDA United States Department of Agriculture

Charles Mix County, South Dakota

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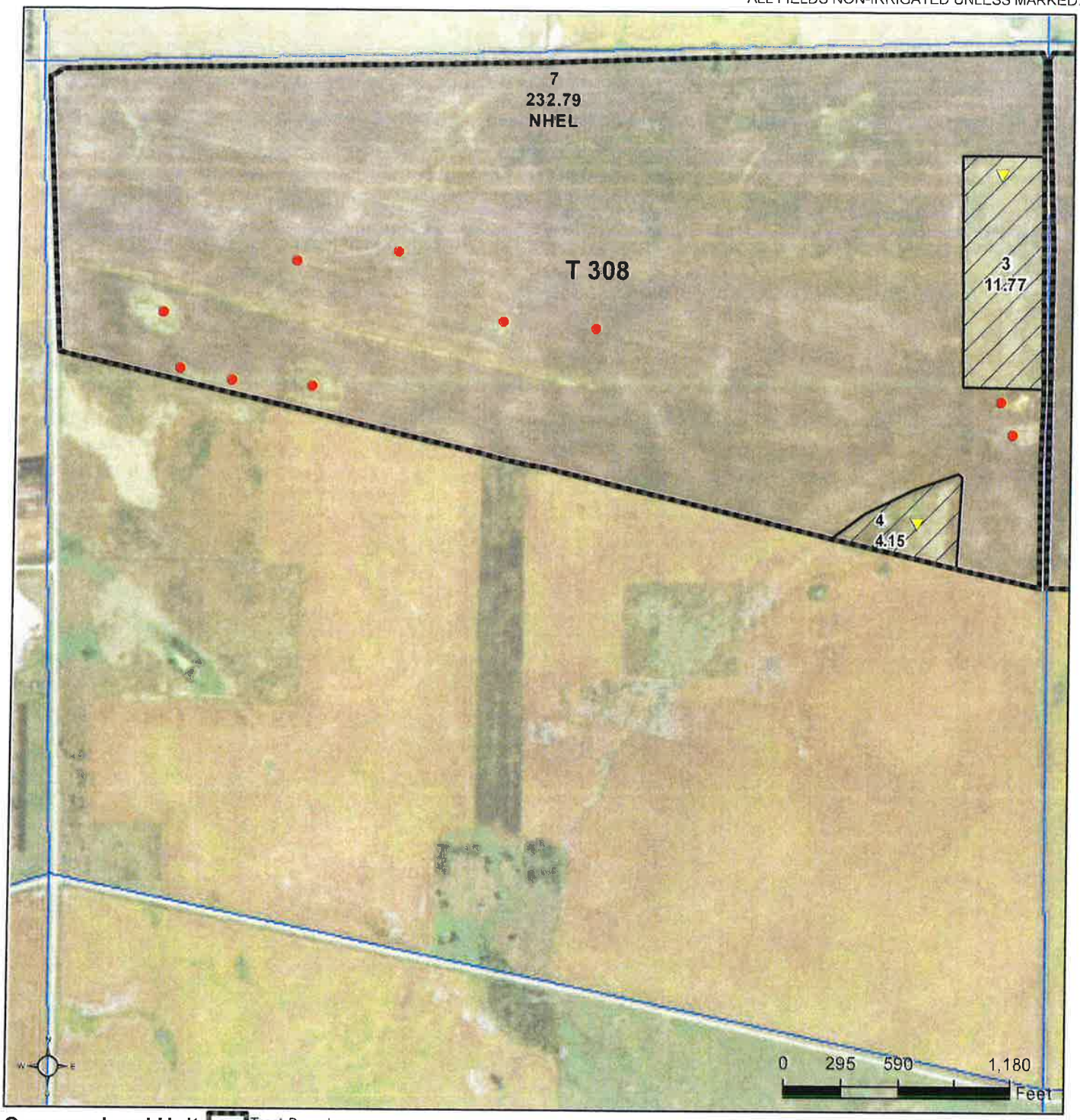


Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

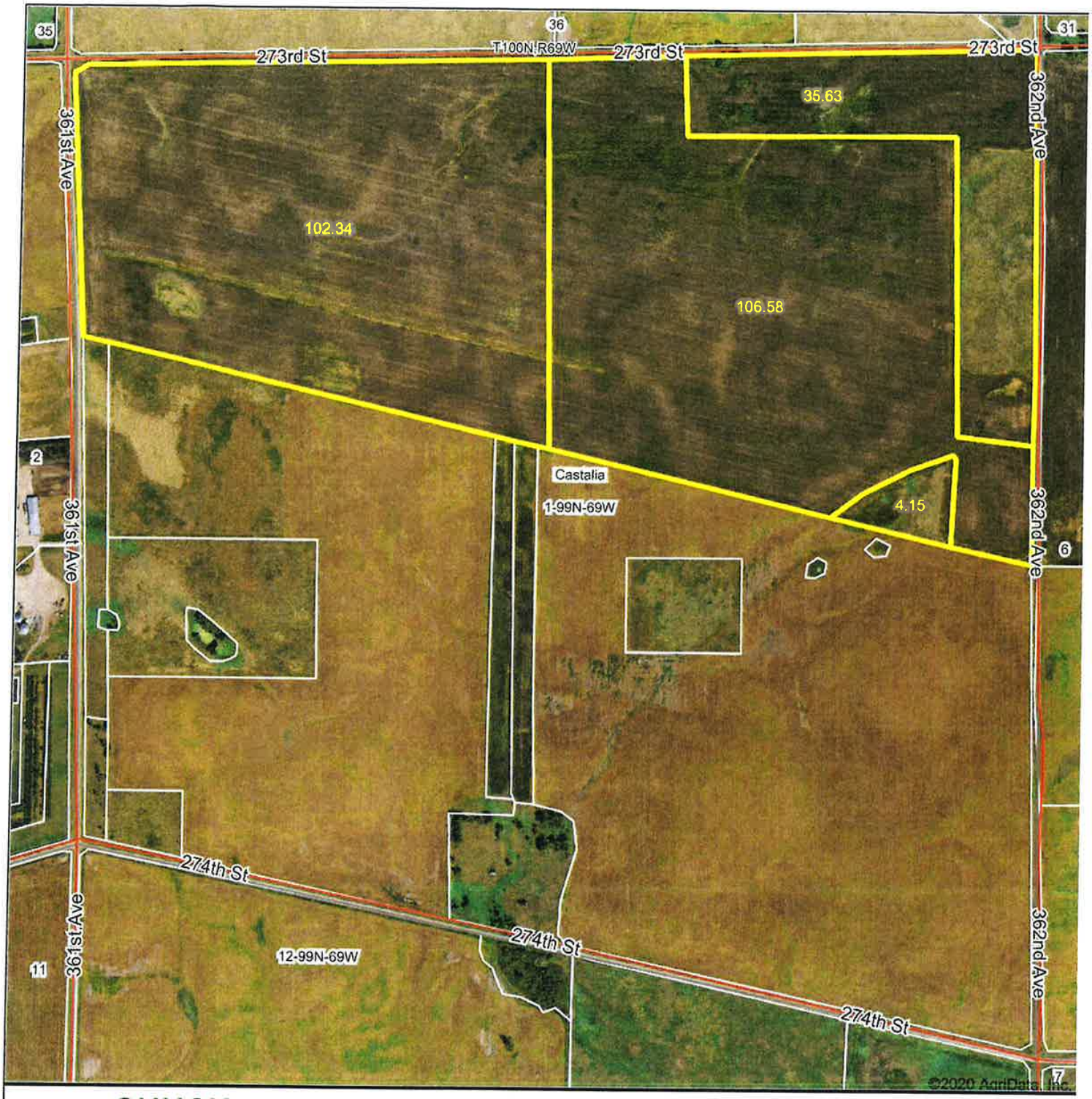
2020 Program Year
Map Created September 30, 2019

Farm 34

1-99N-69W-Charles Mix

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



CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData Inc 2020 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 25' 12.21, -98° 57' 12.74

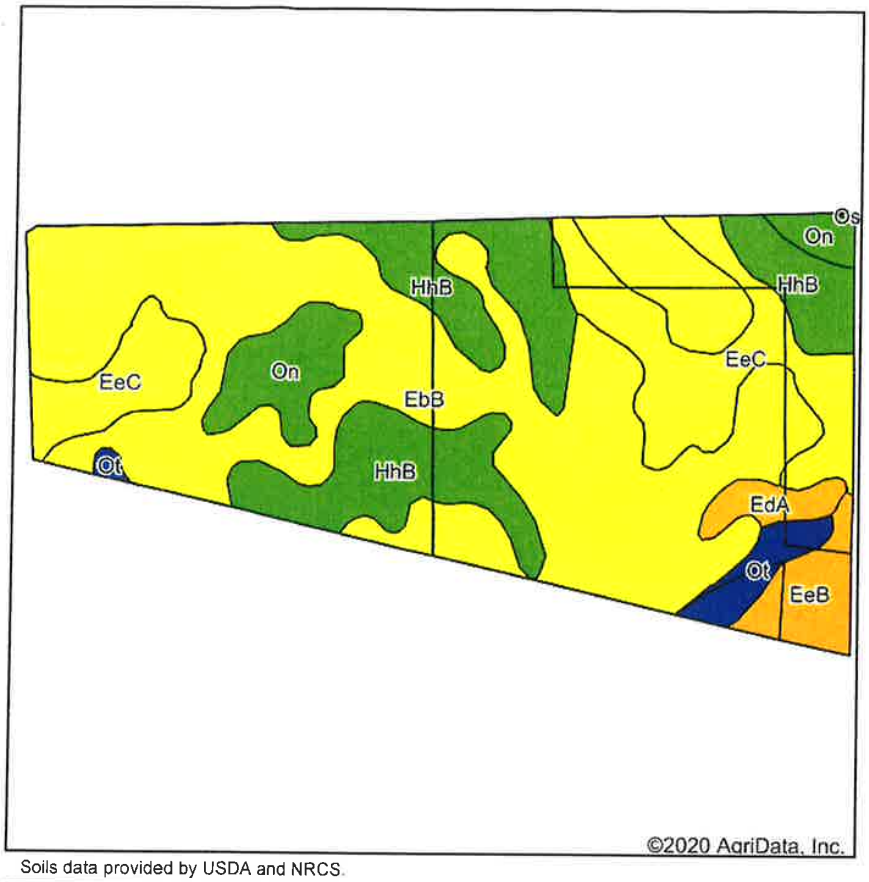
0ft 820ft 1640ft

1-99N-69W
Charles Mix County
South Dakota

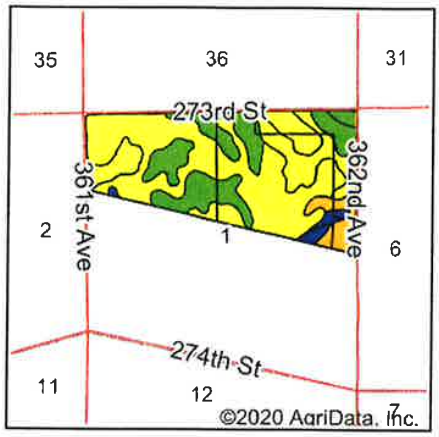
N
W E
S

8/19/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Charles Mix**
Location: **1-99N-69W**
Township: **Castalia**
Acres: **248.7**
Date: **8/19/2020**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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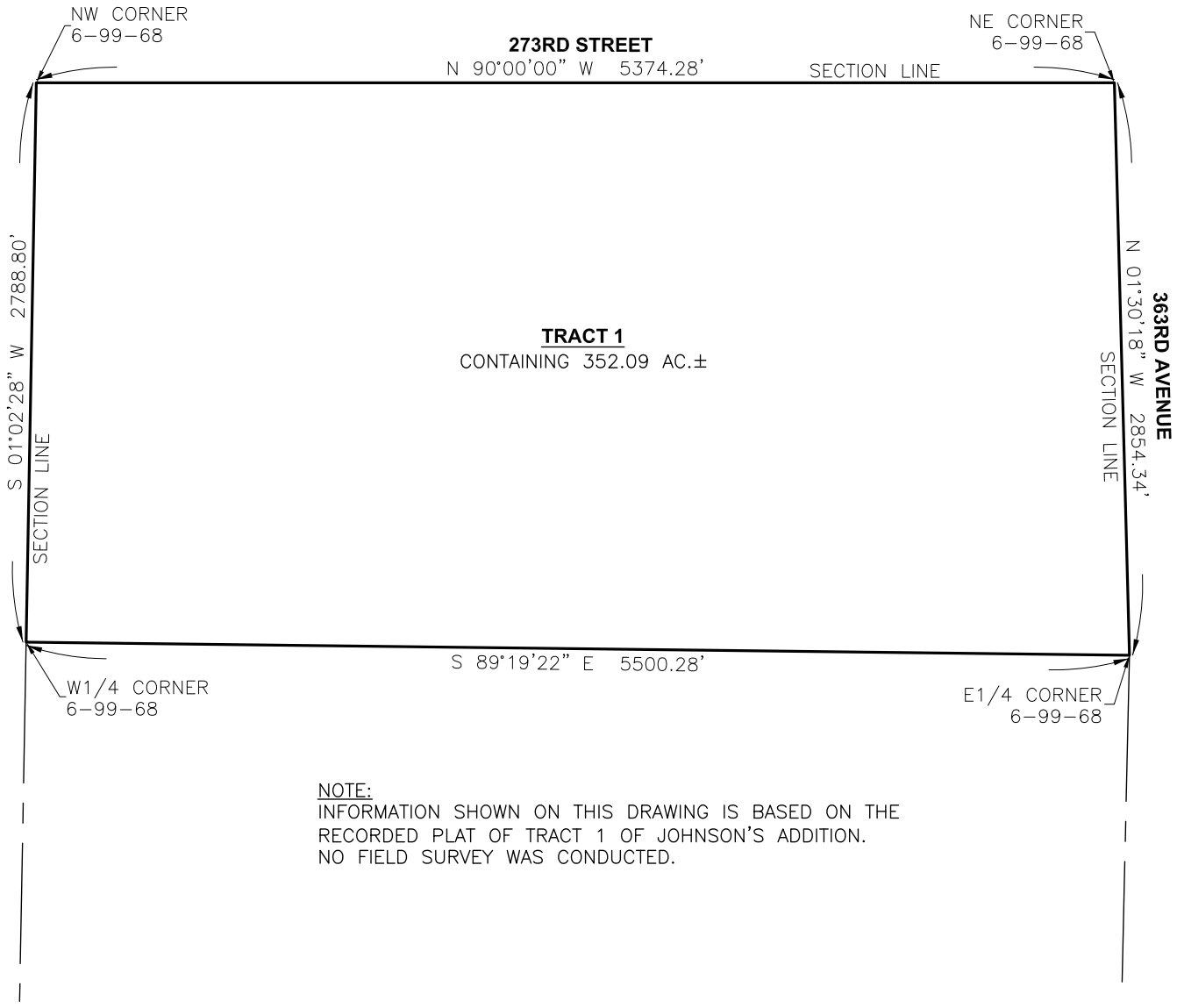
Area Symbol: SD023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Spring wheat	*n NCCPI Soybeans
EbB	Eakin-Beadle complex, 2 to 6 percent slopes	127.45	51.2%		IIe	70	2.7	51	57	25	49
HhB	Highmore silt loam, 2 to 6 percent slopes	48.97	19.7%		IIe	91					56
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	38.97	15.7%		IIIe	67	2.3	43	50	23	51
On	Mobridge silt loam, 0 to 2 percent slopes	14.07	5.7%		IIc	94					59
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	8.46	3.4%		IIe	75					60
Ot	Onita-Tetonka silt loams	6.11	2.5%		IIc	85	3.1	66	70	31	45
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	4.60	1.8%		IIe	71	2.7	51	57	25	48
Os	Onita-Hoven silt loams	0.07	0.0%		IIc	73	3.1	66	70	31	41
					Weighted Average	**75.6**	**1.9**	**35.5**	**39.8**	**17.6**	***n 51.5**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

SALE DRAWING - TRACT 1 OF JOHNSON'S ADDITION

IN THE N1/2 OF SECTION 6, T99N, R68W, CHARLES MIX COUNTY, SOUTH DAKOTA



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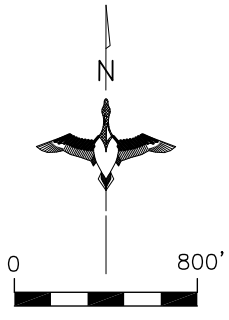

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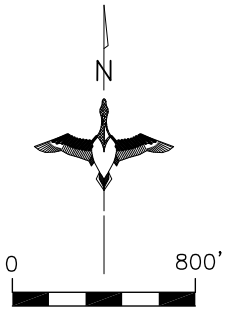

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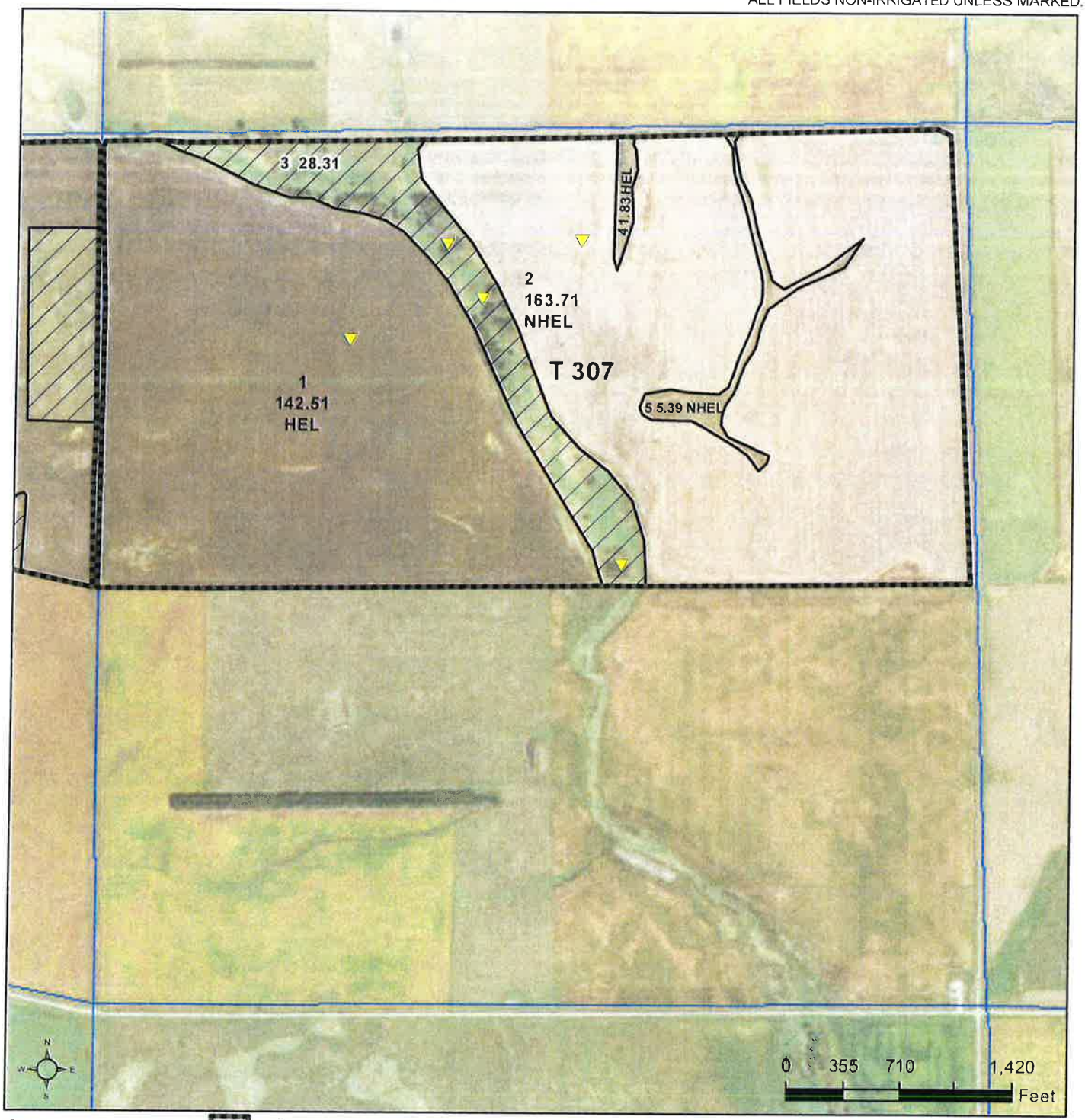

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

2020 Program Year
Map Created September 30, 2019

Farm 34

6-99N-68W-Charles Mix

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Aerial Map

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Field borders provided by Farm Service Agency as of 5/21/2008.

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6-99N-68W
Charles Mix County
South Dakota

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W E
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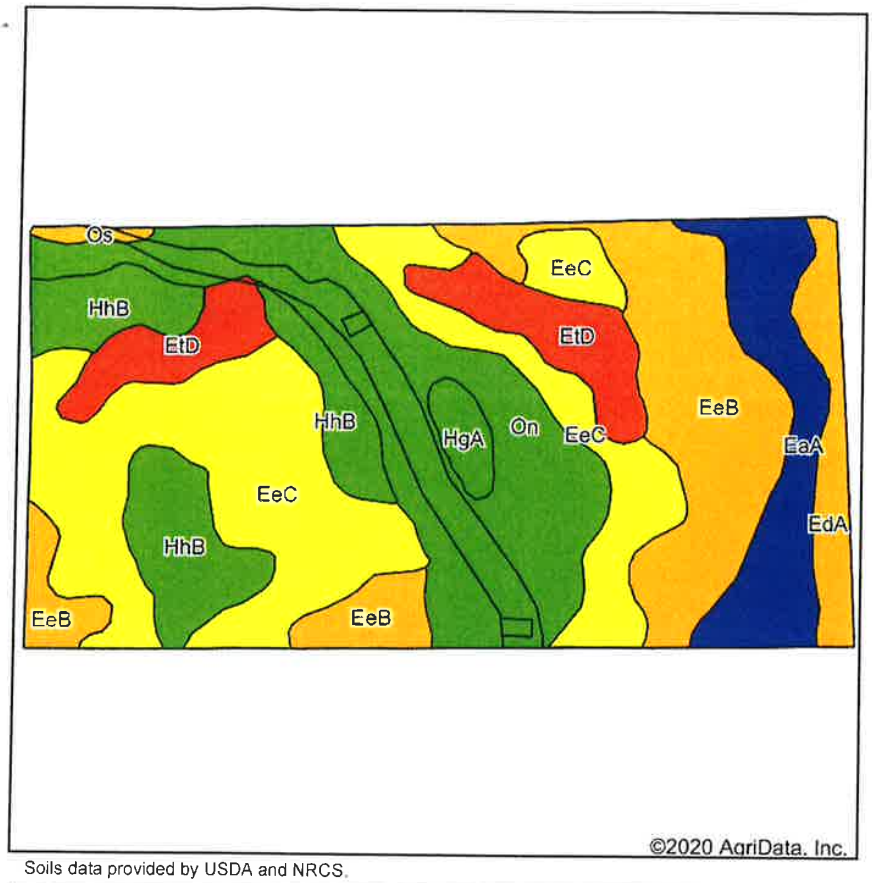
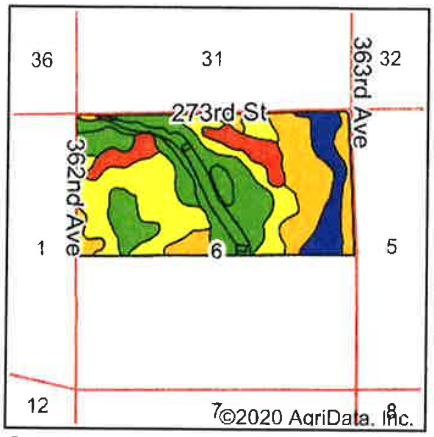
8/19/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Charles Mix**
Location: **6-99N-68W**
Township: **Platte**
Acres: **341.75**
Date: **8/19/2020**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
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Area Symbol: SD023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Spring wheat	*n NCCPI Soybeans
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	96.98	28.4%		IIIe	67	2.3	43	50	23	51
On	Mobridge silt loam, 0 to 2 percent slopes	69.72	20.4%		IIc	94					59
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	61.81	18.1%		IIe	75					60
HhB	Highmore silt loam, 2 to 6 percent slopes	36.26	10.6%		IIe	91					56
EaA	Eakin silt loam, 0 to 2 percent slopes	28.60	8.4%		IIc	88	2.7	53	60	26	57
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	27.83	8.1%		VIe	46					49
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	13.88	4.1%		IIe	71	2.7	51	57	25	48
HgA	Highmore silt loam, 0 to 2 percent slopes	5.00	1.5%		IIc	92					57
Os	Onita-Hoven silt loams	1.67	0.5%		IIc	73	3.1	66	70	31	41
					Weighted Average	**77.1**	**1**	**19**	**21.9**	**9.9**	***n 55**

*n: The aggregation method is "Weighted Average using all 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!!"
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