

A U C T I O N

CHUCK SUTTON
AUCTIONEER & LAND BROKER, LLC

1116 N. West Ave.
Sioux Falls, SD 57104

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

JOHNSON LAND AUCTION

141 Acres of Well Located Productive
High Percentage Tillable
Buffalo Township, Minnehaha County, SD Land

Thursday November 19, 2020

Time of Sale: 10:00 am

On behalf of the Heirs of Donald Johnson, we will offer the following real property at auction at the Land – located from Buffalo Trading Post on Hwy. #19 – 1 mile south to the SE Corner of the land at the Jct. of 249th St. & Hwy. #19 (457th Ave.); from Humboldt, SD – 9 miles north on Hwy. #19 to 249th St. – the SE Corner of the land; from Colton, SD – 7 miles west on 248th St. to Buffalo Trading Post & 1 mile south; from Madison, SD – 1½ miles east on Hwy. #34 to the Hwy. #19 Jct., then approx. 15.5 miles south on Hwy. #19 to 249th St.

This auction presents the opportunity to purchase a productive parcel of very well located Minnehaha County, SD farmland with a high percentage tillable and is bordered on the east by SD Hwy. #19. If you are in the market for land as an addition to an existing row crop operation or as an investment, then make plans to inspect this property prior to the auction and be sure to be in attendance at this auction. This property consists of a surveyed parcel of land containing +/-141 acres of productive Minnehaha County, SD land which has a high percentage tillable.

According to FSA information this +/-141 acre farm has approx. 134.52 acres of cropland with an estimated projected 99.32 acre corn base with a 120 bu. PLC yield and a 33.81 acre soybean base with a 33 bu. PLC yield. The small percentage of non-tillable land on this farm consists of a small +/-2.36 area in the NW corner of the farm and a +/-3.03 acre area w/trees and adjacent nontillable acreage in the SE corner of the farm, as well as some lowland pockets & drainageways and roadways. The general topography of this land is gently rolling to rolling. According to information obtained from Surety Agri Data Inc. this land has a soil productivity index of 72.4. According to M'haha. County Planning and Zoning this parcel of land has 3 rural housing eligibilities. This property has been well farmed and would serve as an excellent addition to a row crop farming operation or investment.

LEGAL DESC.: The SE $\frac{1}{4}$, exc. Tr. 1 of Johnson's Addition, in Sec. 28, T. 104N., R. 52W., (Buffalo Twp.), Minnehaha Co., SD, containing 141 acres M/L in accordance with the survey thereof.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before January 15, 2021, with possession for the 2021 crop year. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost of the owner's policies divided 50-50 between the buyer & seller. Jay Leibel, Attorney at Law, or his designee will act as the closing agent for this transaction, with the legal or closing agent's fees to be paid by the sellers. All of the 2020 RE Taxes payable in 2021 will be paid by the sellers. This land is sold based on the acres as determined by a recent survey completed by Midwest Land Surveying, Inc., with all of the survey costs paid by the seller, with the acres sold being understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and other information is estimated and not guaranteed and are 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 applicable M'haha. Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the owners. Sold subject to confirmation of the personal representatives/owners. **To view surveys, aerial photos, soils or other information see www.suttonauction.com or contact the auctioneers.**

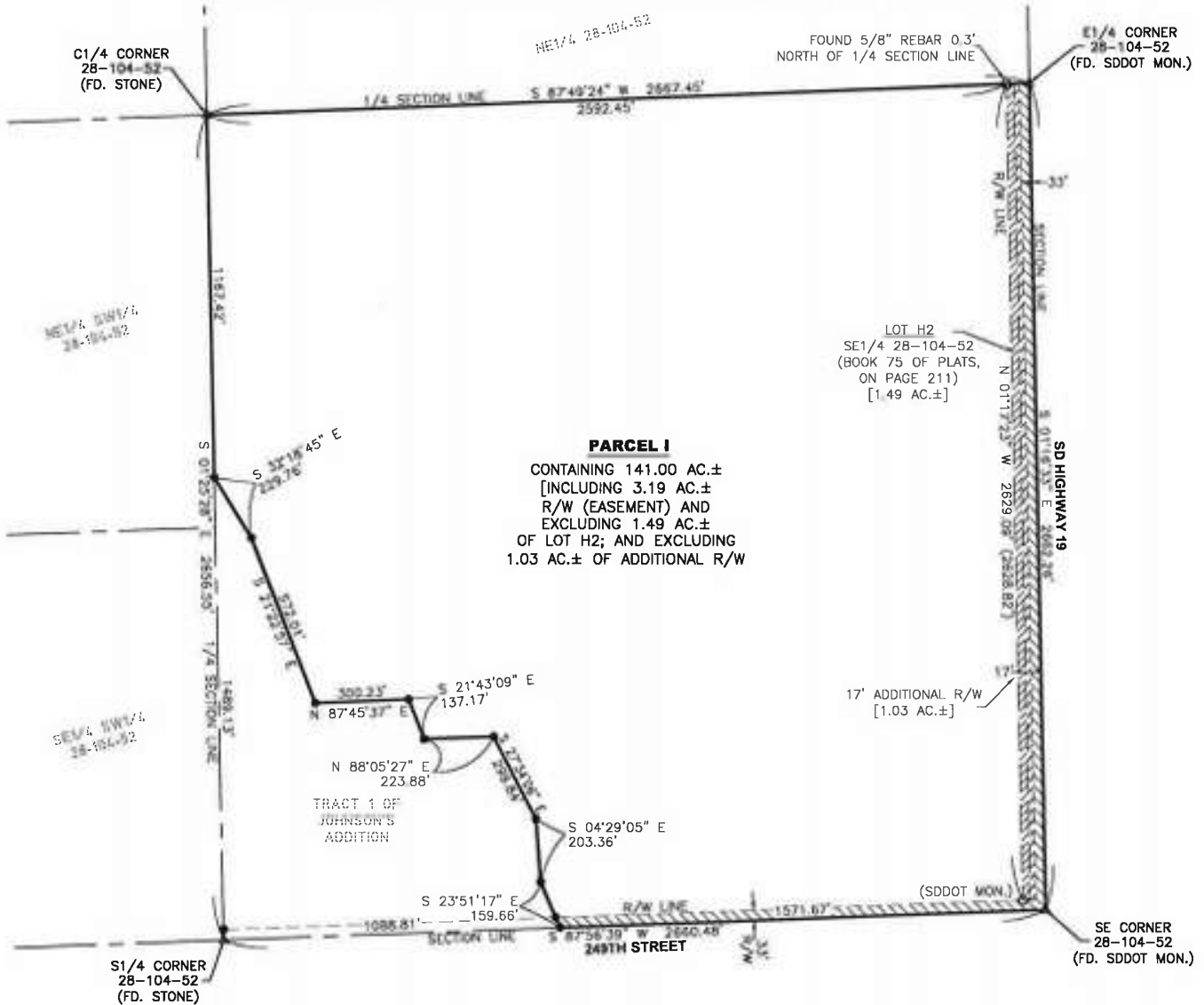
HEIRS OF DONALD D. JOHNSON

Curtis Johnson, Gary Johnson, Michael Johnson & Sherryl Johnson Ehren, Owners
Jay Leibel – Leibel Law Firm, Prof. LLC - Attorney for the Sellers & Closing Agent
– Madison, SD – ph. 605-427-1805

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

SALE DRAWING - PARCEL I

IN THE SE1/4 OF SECTION 28, T104N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL I
 CONTAINING 141.00 AC.±
 [INCLUDING 3.19 AC.±
 R/W (EASEMENT) AND
 EXCLUDING 1.49 AC.±
 OF LOT H2; AND EXCLUDING
 1.03 AC.± OF ADDITIONAL R/W

**OWNERS: SHERRYL JOHNSON EHREN, GARY JOHNSON
 MICHAEL JOHNSON AND CURTIS JOHNSON**
CLIENT: SUTTON AUCTION SERVICE

PARCEL I LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 104 NORTH, RANGE 52 WEST OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, EXCEPT A STRIP OF LAND PARALLEL TO AND ADJACENT TO THE REGULAR PUBLIC ROAD RIGHT OF WAY ALONG THE EAST SIDE OF SAID SECTION 28, SAID STRIP OF LAND BEING 17 FEET WIDE AND 2630.3 FEET, MORE OR LESS, LONG AND EXTENDING FROM THE EAST AND WEST ONE-QUARTER LINE OF SAID SECTION 28 TO THE NORTH BOUNDARY LINE OF THE REGULAR PUBLIC ROAD RIGHT OF WAY ALONG THE SOUTH SIDE OF SAID SECTION 28. THE STRIP OF LAND CONTAINS 1.03 ACRES, MORE OR LESS AND EXCEPT LOT H2 CONTAINED THEREIN; AND EXCEPT TRACT 1 OF JOHNSON'S ADDITION CONTAINED THEREIN.

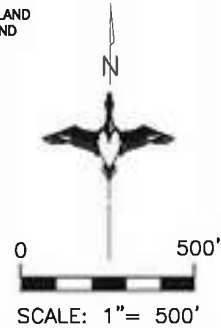
LEGEND:

- 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 PARCEL I
 141.00 ACRES±
 [INCLUDING 3.19 AC.± OF R/W (EASEMENT)
 EXCLUDING 1.49 AC.± OF LOT H2; AND
 EXCLUDING 1.03 AC.± OF ADDITIONAL R/W]

PREPARED BY:

Midwest
 Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339.9901 FAX: (605) 274.9954



NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #20-816
 DRAWN BY: AJR

SALE DRAWING - PARCEL I

IN THE SE1/4 OF SECTION 28, T104N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



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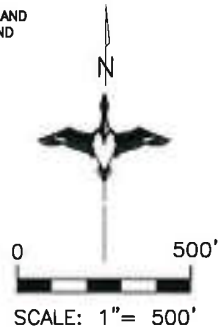
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NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-816
DRAWN BY: AJR



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

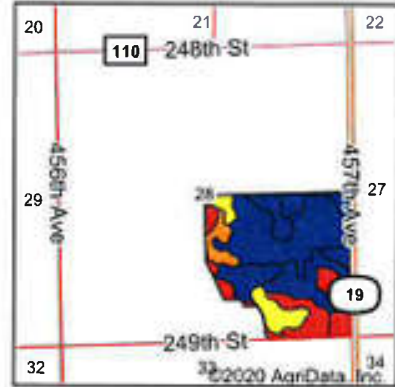
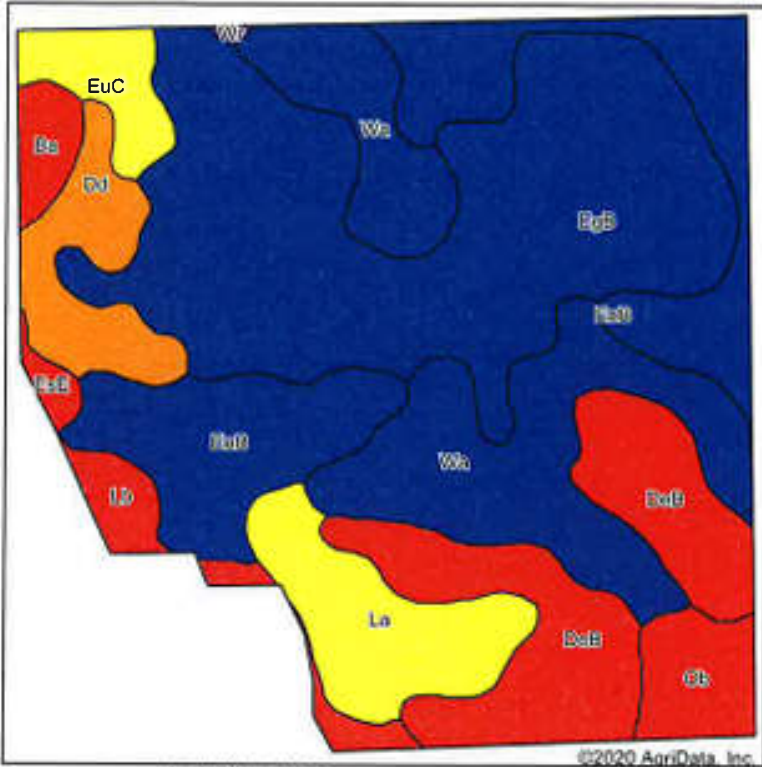
2020 Program Year
Map Created August 26, 2020

Farm 14277

28-104N-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).

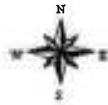
Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **28-104N-52W**
 Township: **Buffalo**
 Acres: **141.04**
 Date: **10/21/2020**



Maps Provided By



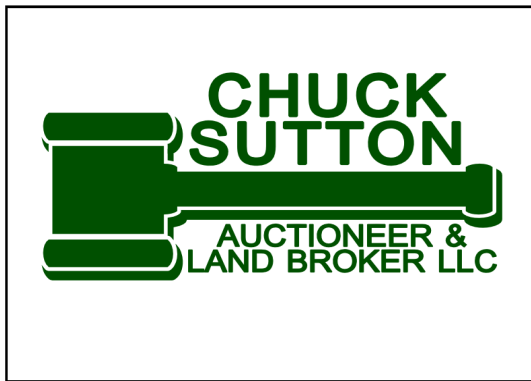
Soils data provided by USDA and NRCS.

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
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	44.28	31.4%	Blue		Ile	84
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	24.30	17.2%	Blue		Ils	83
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	22.91	16.2%	Blue		Ile	81
DeB	Delmont-Enet loams, 2 to 6 percent slopes	18.06	12.8%	Red		IVs	47
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	9.54	6.8%	Yellow		IIw IIw	70
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	6.89	4.9%	Orange		IIw	76
Ob	Obert silty clay loam, 0 to 1 percent slopes	4.26	3.0%	Red		Vw	29
EuC	Ethan-Egan complex, 6 to 9 percent slopes	3.98	2.8%	Yellow		IVe	61
Lb	Lamo silty clay loam, channeled	3.53	2.5%	Red		VIw	37
Ba	Baltic silty clay loam, 0 to 1 percent slopes	2.22	1.6%	Red		Vw	31
EsE	Ethan-Clarno loams, 6 to 25 percent slopes, very stony	0.91	0.6%	Red		Vlls	11
Wr	Worthing-Davison complex, 0 to 2 percent slopes	0.16	0.1%	Purple		Vw	57
						Weighted Average	72.4

*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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