

**THURSDAY FEBRUARY 25, 2021**

**Sale Time: 10:00 am**

# **ESTATE/PARTNERSHIP LAND AUCTION**

**ATTENTION - Livestock/Row Crop Producers,  
Hunters & Wildlife Enthusiasts -  
+/-621 Acres of Sanborn County, SD Land**

We will offer the following Land at public auction "On Site" at the land – Located from Artesian, SD – 1 mile west on Hwy. #34 and 2 miles north on 413<sup>th</sup> Ave. to the land; from the Jct. of Highways #34 and #37 north of Mitchell, SD – 4 miles east on Hwy. #34 and 2 miles north on 413<sup>th</sup> Ave.; or from Howard, SD – approx. 17 miles west on Hwy. #34 and 2 miles north on 413<sup>th</sup> Ave.

**AUCTIONEER'S NOTE: Due to the recent death of Jim Hoffman and the recent dispersal of our stock cow herd, his heirs and the remaining partners in JK Hoffman Farms, LLC, have decided to offer the following pasture & cropland at public auction. These two farms are across the road from one another and lend themselves to a rotational grazing program, and each has some areas that provide some excellent hunting and recreational opportunities.**

**HEIRS OF JIM HOFFMAN -  
JK HOFFMAN FARMS, LLC,  
Owners**



**CHUCK SUTTON - Auctioneer & Land Broker -  
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777,  
DEAN GULBRANSON – RE & Pers. Property Auctioneer – Madison, SD – ph. 605-695-0133  
& JARED SUTTON - Auctioneer & RE Broker Associate - Flandreau, SD - ph. 605-864-8527  
[www.suttonauction.com](http://www.suttonauction.com)**

**FARM #1 – +/-317 Acres - LEGAL DESC.:** The NW ¼ and the SW ¼ of Sec. 29, T. 107N., R.59W. (Benedict Twp.), Sanborn County, SD

Farm #1 is an excellent crop/livestock farm with a mixture of cropland and pasture that is sectionalized with 5 paddocks to accommodate a rotational grazing program as operated by the owners. This property has NO wildlife of conservation easements according to US Fish and Wildlife, although according to the owners there may be an option available for a future owner to enroll in a conservation easement, as they have been offered approx. \$600.00 per acre for enrollment in a conservation easement. According to FSA information this property is considered to contain a total of approx. 120.47 acres of cropland – FSA Tr. #110 (The SW¼) has approx. 63.95 acres of cropland with a 22.48 acre corn base with a 129 bu. PLC yield and a 5.84 acre soybean base with a 36 bu. PLC yield; FSA Tr. #5677 (The NW¼) has approx. 56.52 acres of cropland with a 19.87 acre corn base with a 129 bu. PLC yield and a 5.16 acre soybean base with a 36 bu. PLC yield; although at present only approx. 31 acres have been under cultivation under the current mode of operation, the remainder is being utilized as tame grass pasture that is fenced into 5 paddocks utilized in conjunction with a rotational grazing program by the owners. Livestock water is provided from an Artesian flowing well with a large tire tank, 2 dugouts – 1 in the NW ¼ and 1 in the SW ¼ and also from Redstone Creek which traverses the farm. Additionally the north ditch has been recently cleaned by the owners and a new fence will be installed at the owners expense on the north end of the property, additionally by mutual agreement the south boundary roadway has been officially closed and has been surveyed and a new fence will be constructed along the south end of the property at the expense of the present owners – this fencing will be completed in the Spring of 2021 and to ensure completion the owners will agree to have \$10,000.00 held in escrow and paid to the owners subsequent to installation of the fence. The general topography of this land is level to gently rolling. According to information obtained from the Sanborn Co. Assessor the NW ¼ contains approx. 159 acres and has a soil rating of .588 and the SW ¼ contains approx. 158 acres and has a soil rating of .43. According to Sanborn County Treasurer 2020 RE Taxes payable in 2021 on the NW¼ are \$1,349.46 and on the SW¼ are \$815.14.

**FARM #2 – +/-304 Acres - LEGAL DESC.:** The SE¼, except 17' off the east side of the SE¼; the E½ SW¼ and the W½ SW¼ of Sec. 30, T. 107N., R.59W. (Benedict Twp.), Sanborn County, SD

Farm #2 is an excellent livestock farm with areas that may provide some hunting opportunities. This property is all under a perpetual US Fish and Wildlife Grassland Easement, which prohibits row cropping on this land, although there are no limitations on grazing. This property is well fenced with 4 barbed wire fencing in place and livestock water is provided by 2 Artesian flowing wells with a 2 large tire tanks in place and also from Redstone Creek which traverses the property. Additionally there are established trees and other areas that provide protection for livestock as well as some hunting and recreational habitat, especially in combination with strategically located food plots that have been routinely placed on this property. The general topography of this land is level to gently rolling. According to information obtained from the Sanborn Co. Assessor the SE ¼ contains approx. 159 acres and has a soil rating of .584 and the W½ SW ¼ contains approx. 72.50 acres and has a soil rating of .743 and the E ½ SW ¼ contains approx. 72.50 acres and has a soil rating of .676. According to Sanborn County Treasurer 2020 RE Taxes payable in 2021 on the SE¼ are \$1,316.82; on the E½ SW¼ are \$725.00 and on the W½ SW¼ are \$845.16.

**TERMS: Cash** - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before April 9, 2021, with full possession for the 2021 crop and grazing season. 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. Farm #2 is subject to a US Fish & Wildlife Grassland Easement, which prohibits row cropping, while allowing haying and grazing of the land subject to the terms and provisions of the easement. This property is being sold based on the acres as stated on the county tax records, with acres in either case being understood to be "more or less". All of the 2020 RE taxes payable in 2021 will be paid by the sellers, with the purchaser to be responsible for all of the 2021 RE taxes payable in 2022. 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, with the exception of the new fencing on both the north and south ends of Farm #1, which will be installed at the expense of the sellers. 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" Conditions and subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Sanborn 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 Owners.

**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](http://www.suttonauction.com) or contact the auctioneers.**

**HEIRS OF JIM HOFFMAN - JK HOFFMAN FARMS, LLC, Owners**  
Tyler – Cell Ph. - 605-999-1613 or Shelly – Cell Ph. – Ph. 605-770-6096

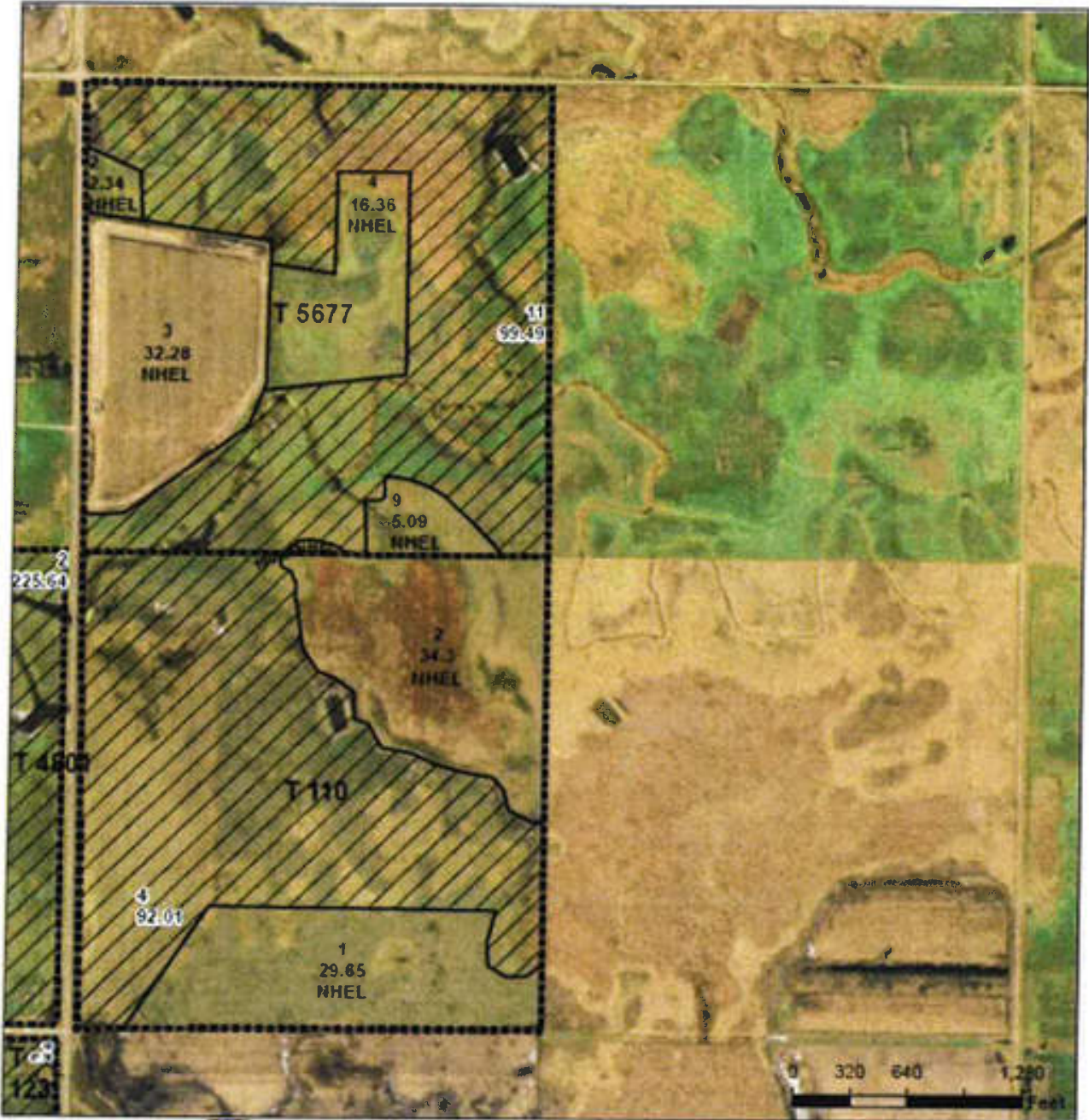
**CHUCK SUTTON - Auctioneer & Land Broker -**  
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777,  
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# FARM #1



United States  
Department of  
Agriculture

Sanborn County, South Dakota



- Common Land Unit**
- Non-Cropland
  - Cropland
- Tract Boundary**
- PLG3
- Wetland Determination**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2019 Program Year  
Map Created March 27, 2019  
Farm 4700

29 -107N -59W



# FARM #2



Sanborn County, South Dakota



**Common Land Unit** PLS

- Non-Cropland
- Tract Boundary

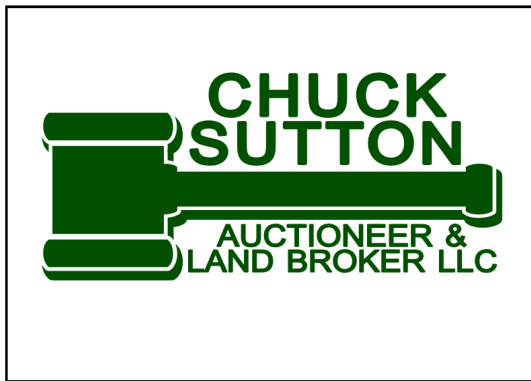
- Wetland Determination**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2019 Program Year

Map Created March 21, 2019

Farm 4700

30 -107N -59W



[www.suttonauction.com](http://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 10 years our firm has sold over 115,000 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](http://www.suttonauction.com)

<p><b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b>          1116 N. West Ave          Sioux Falls, SD          ph. 605-336-6315</p>	<p><b>Kuhle-Sutton Agency, LLC</b>          127 2nd Ave. W          Flandreau, SD          ph. 605-997-3777  <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a></p>	<p><b>Pipestone Realty, LLC</b>          120 N. Hiawatha Ave.          Pipestone, MN          ph. 507-825-3389  <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a></p>
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