

# ESTATE LAND AUCTION

**2 Parcels of Eastern South Dakota Farmland  
Including +/-77.31 Acres of  
Choice Grand Meadow Twp.,  
Minnehaha County SD Land &  
+/-71.75 Acres of Well Located Scenic  
Pasture & Cropland with Potential for  
Establishment of a Rural Home Site Lying  
Adjacent to Hwy. #38 in  
Montrose Twp., in McCook County, SD**

**MONDAY  
FEBRUARY 15, 2021**

**FARM #1 – +/-77.31 Acres of  
Minnehaha Co., SD Land -  
Sale Time: 10:00 AM**

**FARM #2 – +/-71.75 Acres of  
McCook Co., SD Land -  
Sale Time: 2:00 PM**



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

**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, and now due to multi-fractioned ownership in this land 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 including FARM #1 which has a High Percentage of Productive High-Quality cropland and FARM #2 which could provide an excellent home site and could be an excellent hobby farm or addition to an area crop/livestock operation. If you are in the market for a parcel or parcels of productive Minnehaha County SD farmland and McCook County cropland and pasture with excellent rural building site potential, then make plans to inspect these properties and be in attendance at this auction!**

**FARM #1: 10:00 AM – +/-77.31 Acres of Choice Grand Meadow Twp., Minnehaha County SD Cropland with an Extremely High Percentage Tillable** - Located from Hartford, SD (Jct. Hwy. #38 & the Colton Rd/464<sup>th</sup> Ave.) – 4½ miles north on the Colton Rd/464<sup>th</sup> Ave.; from Colton, SD – 6¼ miles south on 464<sup>th</sup> Ave.; or from the Crooks Exit #86 on I-29 – 8 miles west on 258<sup>th</sup> St. and 3 miles north on 464<sup>th</sup> Ave. **LEGAL DESC.:** S½ SW¼, Exc. Heiberger Tr. 1, Sec. 26, T. 103N, R. 51W., (Grand Meadow Twp.), Minnehaha Co., SD.

This auction provides the opportunity to purchase a high caliber well located productive parcel of farmland with an extremely high percentage tillable that is located in an excellent agricultural area in Grand Meadow Twp. in Minnehaha County, SD that has been in the Johnson family for many decades. This property is conveniently located lying between Colton & Hartford, SD and near Lyons & Crooks, SD and conveniently located to several elevators and grain handling facilities, the Tri-Valley School and other area points of interest. According to M'haha. Co. Assessor's information this farm has approx. 77.52 total acres and according to FSA information this farm has a total of approx. 76.27 acres of cropland with a 48.82 acre corn base with a 143 bu. PLC yield and a 16.28 acre soybean base with a 56 bu. PLC yield; and has been enrolled under the ARC Individual election of the USDA farm program. According information obtained from Surety Agri-Data, Inc. this farm has a weighted average productivity index of an 87.9 and comparatively Co. Assessor's info. indicates this farm has an overall soil rating of .878. The general topography of this land is level to gently rolling. The total 2020 RE taxes payable in 2021 on this property are \$2,323.28. This farm has very good eye appeal and must be seen to be appreciated! If you are the market to purchase a parcel of high quality farmland as an addition to an area row crop farming operation and/or investment, then consider this property and get your financing in order, as interest rates are at or near record lows, making this an extremely good time to make a long term investment in a high caliber farm such as this property.

**FARM #2 – 2:00 PM – +/-71.75 Acres of Very Well Located Cropland & Pasture with Excellent Potential Locations for Establishment of a Rural Acreage Site(s) Situated Adjacent to Montrose, SD** – We will offer this property on site at the land - Located directly west of Montrose, SD, with the SE Corner of the Land at the Jct. of Hwy. #38 & 451<sup>st</sup> Ave.; the Northeast Corner of the Land is at the Jct. of 451<sup>st</sup> Ave. & 254<sup>th</sup> St.; from Sioux Falls, SD (Jct. of I-29 & I-90) – approx. 22 ½ miles west on I-90 to the Montrose Exit #374, then 2 miles north on Co. Hwy. (451<sup>st</sup> Ave.). **LEGAL DESC.:** NE¼ of Sec. 28, T. 103N., R. 53W., Lying North of Lot H-1; except Lot H-1 contained therein, (Montrose Twp.), McCook Co., SD, containing +/-71.75 acres according to the Certificate of Survey, thereof.

This property consists of a scenic well located parcel of cropland & pasture, which has some excellent amenities that provides attractive locations for establishment of a rural housing site(s). This property is a +/-71.75 acre triangular shaped parcel of land with highways on three sides of the property – SD Hwy. #38 on the South, 451<sup>st</sup> Ave. (South Fuller Ave.) on the east and 254<sup>th</sup> St. (McCook Co. Hwy. #10) on the north. This property has some beautiful scenic vantage points providing some lovely views with areas that could provide exceptional locations for establishment of a building site or sites, by utilizing the one permitted rural housing eligibility assigned to this property in compliance with McCook County Zoning, although if annexed to the City of Montrose a higher number of homes could potentially be constructed, and city water and potentially sewer may be available, interested parties should direct questions pertaining to city utilities to Darrel Sieverding – Montrose City Utilities Mgr. @ 605-370-1240

Presently this property is being utilized as pastureland, although according to FSA information this farm has approx. 29 acres of cropland with small bases including a 2.3 acre corn base with a 74 bu. PLC yield, 1.10 acre soybean base with a 33 bu. PLC yield and a .50 acre oats base with a 59 bu. yield. The property is presently being utilized as pasture and has rolling grassland and is inclusive of a dugout and has an area which has electricity and a well with a pump jack & motor. According to Kingbrook Rural Water, water is available to service the McCook County housing eligibility(s) and has lines located in the NE sector of the property and on the north side of 254<sup>th</sup> St. and south side of Hwy. #38 is located (for add'l. info. concerning availability & cost potential buyers are urged to contact Kingbrook RW at 800-605-5279); although if development of multiple sights on the property is desired, the property could potentially be annexed into the City of Montrose and subject to approval of a development plan, water may then be available from the city. If you are in the market for a parcel land with excellent potential housing opportunities that presently is being utilized as pastureland with some acres with a cropland history, then be sure to inspect this property prior to the auction. Properties such as this are a rare find, so mark your calendar and plan to be in attendance at this auction. According to information obtained from the McCook Co. Assessor this farm has an Overall Soil Rating of .47; comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 41.1. The 2020 RE taxes payable in 2021 on this land are \$771.00.

**TERMS: Cash** - A 10% nonrefundable earnest money payment on sale day with the balance on or before March 31, 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, also Closing Agents Fees, if any, will be divided 50-50. This property is being sold based on the acres as determined by surveys as completed by Midwest Land Surveying, Inc., with acres understood to be more or less. 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 Minnehaha & McCook County 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](http://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;**

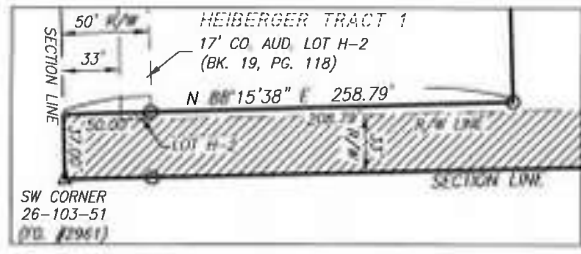
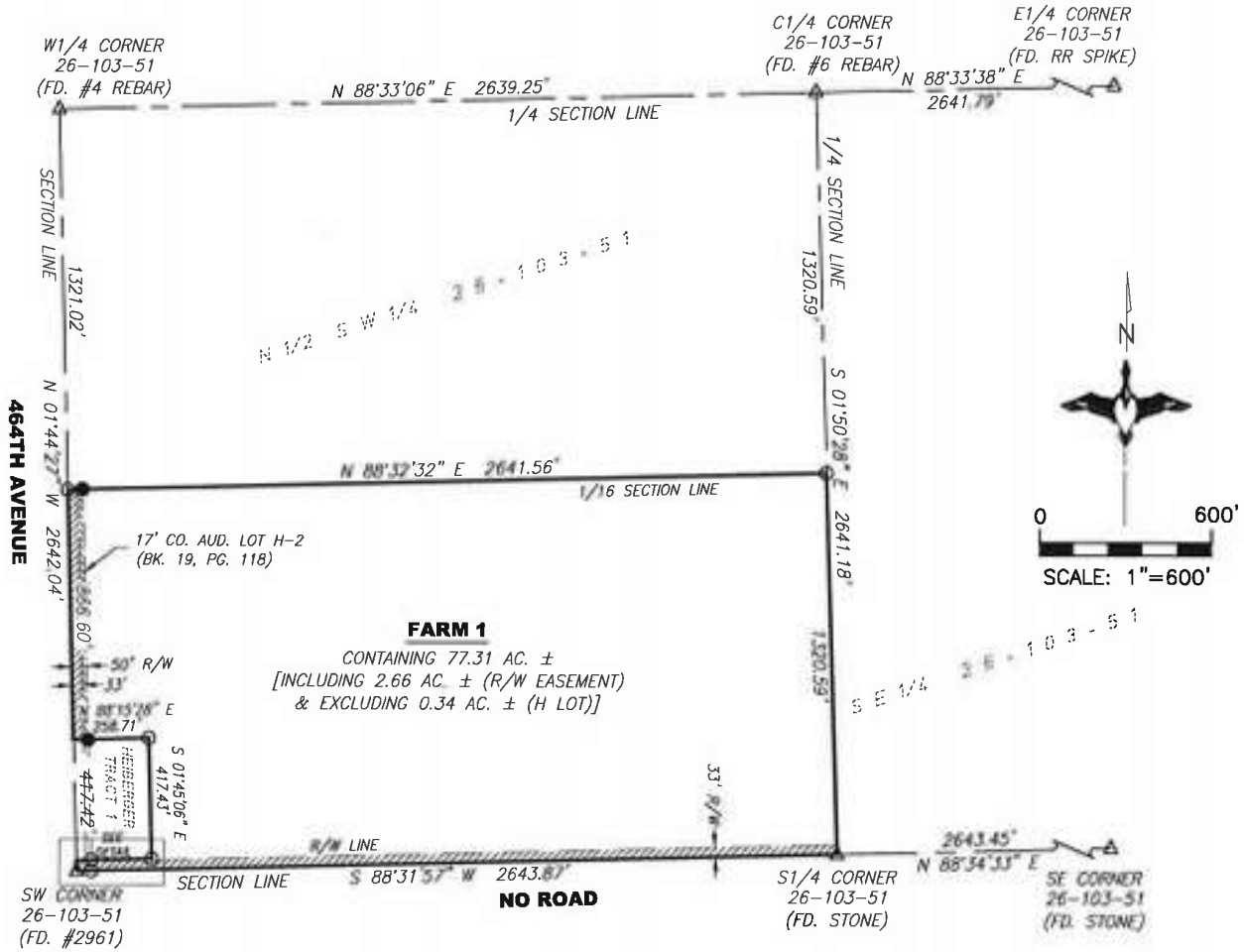
**JARED SUTTON – RE Auctioneer & Broker Assoc.  
Flandreau, SD – ph. 605-864-8527**

**TOM SOUVIGNIER - RE Auctioneer & Broker Assoc.  
Canton, SD – ph. 605-987-2404**

**TERRY HAIAR – RE Auctioneer  
Alexandria, SD – ph. 605-239-4626**

# SALE DRAWING - FARM 1

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, T103N, R61W, 5TH P.M., MINNEHAHA CO., SD



**OWNERS: VERNELL JOHNSON FAMILY, LLC**  
**CLIENT: SUTTON AUCTION SERVICE**

**FARM 1 LEGAL DESCRIPTION:**  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 103 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-2 AND EXCEPT HEIBERGER TRACT 1 THEREOF.

**TOTAL ACRES FOR FARM 1**  
 77.31 ACRES±  
 [INCLUDING 2.66 AC.± OF R/W (EASEMENT)  
 & EXCLUDING 0.34 AC.± (LOT H-2)]

**LEGEND:**

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

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
 PROJECT #20-976  
 DRAWN BY: JEB

**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 - FARM 1

IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, T103N, R61W, 5TH P.M., MINNEHAHA CO., SD



**OWNERS: VERNELL JOHNSON FAMILY, LLC**  
**CLIENT: SUTTON AUCTION SERVICE**

**FARM 1 LEGAL DESCRIPTION:**  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 103 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-2 AND EXCEPT HEIBERGER TRACT 1 THEREOF.

**TOTAL ACRES FOR FARM 1**  
 77.31 ACRES±  
 [INCLUDING 2.66 AC.± OF R/W (EASEMENT)  
 & EXCLUDING 0.34 AC.± (LOT H-2)]

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

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
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 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 330-8904 FAX: (605) 274-8951





United States  
Department of  
Agriculture

# Minnehaha County, South Dakota



Common Land Unit  PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

2020 Program Year

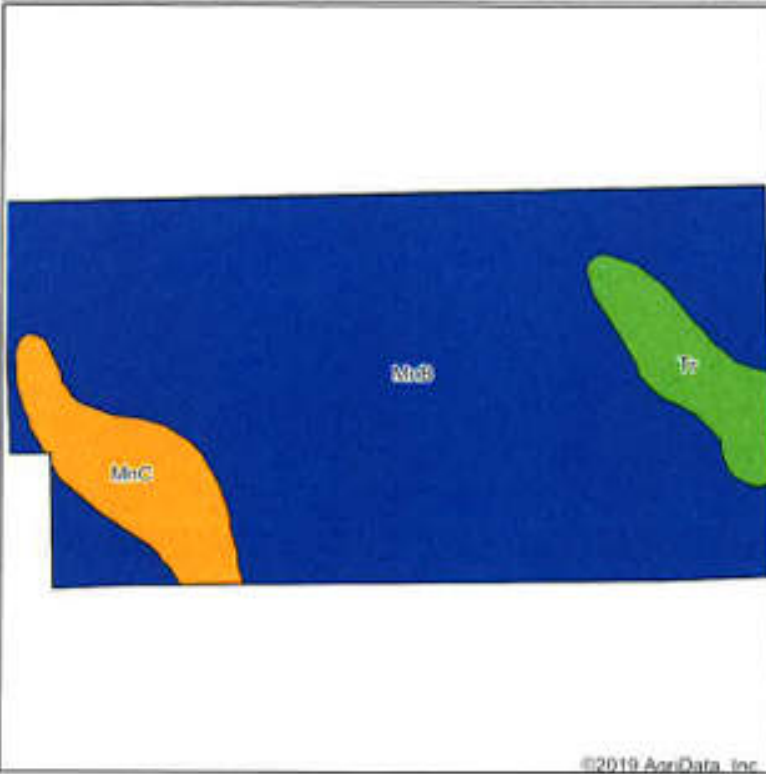
Map Created August 26, 2020

**Farm 10948**

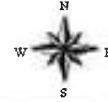
**26-103N-51W-Minnehaha**

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:** 26-103N-51W  
**Township:** Grand Meadow  
**Acres:** 76.87  
**Date:** 7/5/2020



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 22

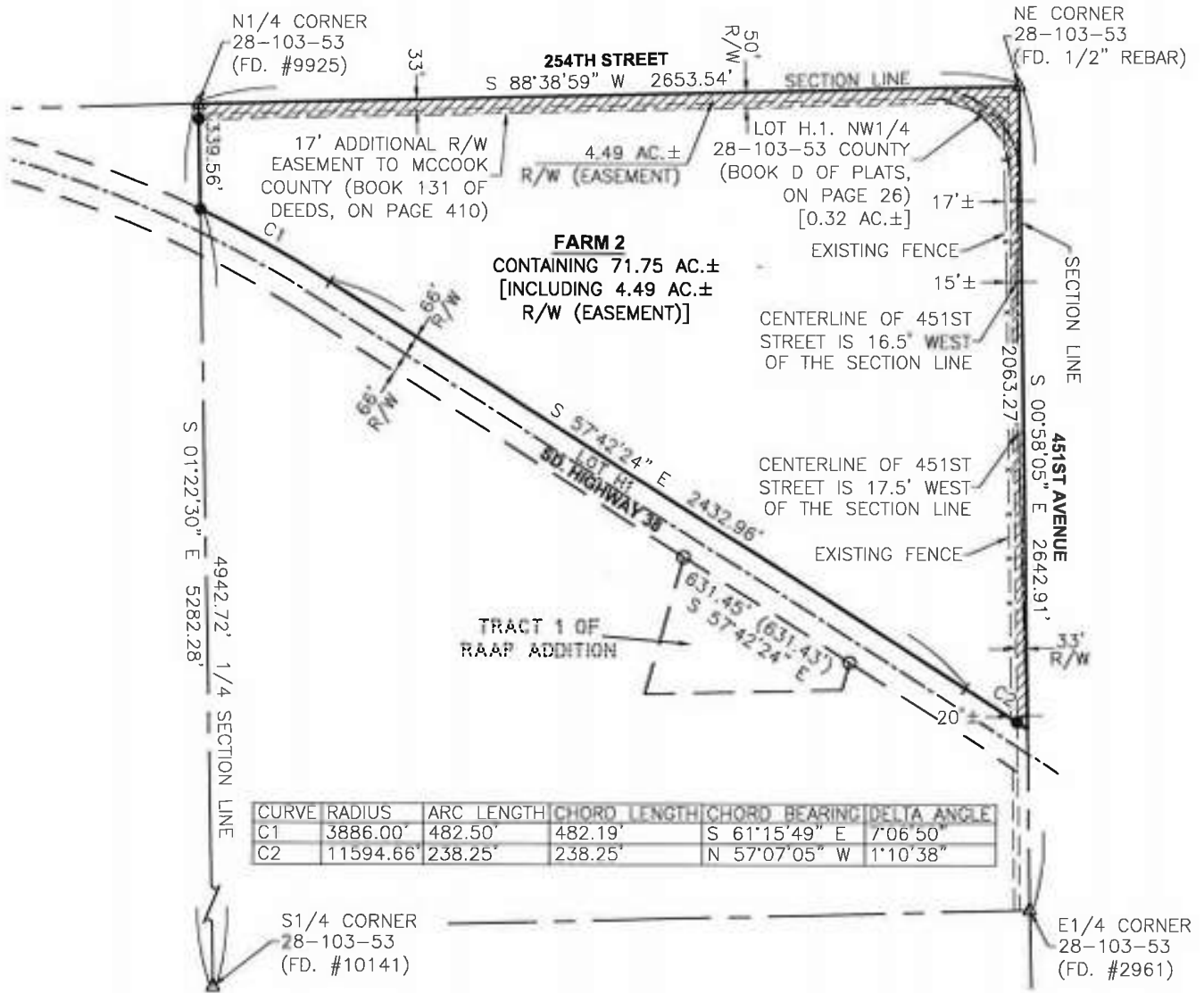
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
MnB	Moody-Nora complex, 2 to 6 percent slopes	65.77	85.6%	■	IIe	IIIe	88
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	6.43	8.4%	■	IIIe	IVe	79
Tr	Trent silty clay loam, 0 to 3 percent slopes	4.67	6.1%	■	I	I	98
<b>Weighted Average</b>							<b>87.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SALE DRAWING - FARM 2

IN THE NORTHEAST QUARTER OF SECTION 28, T103N, R53W, MCCOOK COUNTY, SOUTH DAKOTA.



**OWNERS: VERNELL JOHNSON FAMILY, LLC**  
**CLIENT: SUTTON AUCTION SERVICE**

**FARM 2 LEGAL DESCRIPTION:**  
THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 103 NORTH, RANGE 53 WEST OF  
THE 5TH PRINCIPAL MERIDIAN, MCCOOK  
COUNTY, SOUTH DAKOTA, LYING NORTH OF LOT  
H1; EXCEPT LOT H.1, CONTAINED THEREIN.

**TOTAL ACRES FOR FARM 2**  
71.75 ACRES±  
[INCLUDING 4.49 AC.± OF R/W (EASEMENT)]  
[AND EXCLUDING 0.32 AC.± OF LOT H.1.]

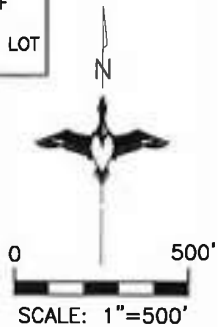
- LEGEND:**
- SET PROPERTY CORNER
  - △ SECTION CORNER
  - AC. ACRES
  - R/W RIGHT-OF-WAY
  - PREVIOUSLY PLATTED LINE
  - - - RIGHT OF WAY LINE

**NOTES:**  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #20-737  
DRAWN BY: AJR

**PREPARED BY:**

**Midwest**  
*Land Surveying, Inc.*

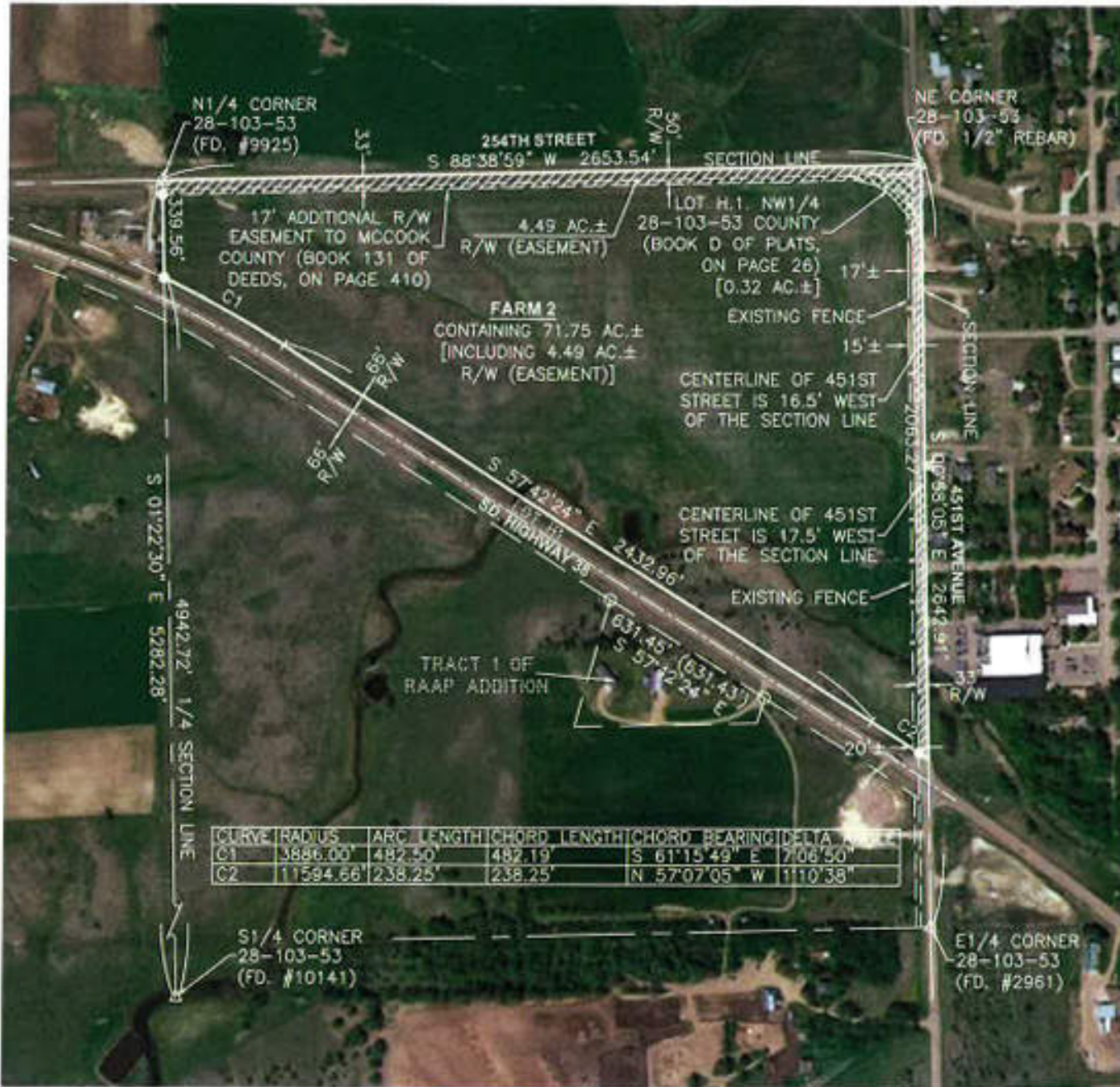
Land Surveying and GPS Consulting  
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Sioux Falls, South Dakota 57104  
Phone: (605) 339.8904 FAX: (605) 274.8954





# SALE DRAWING - FARM 2

IN THE NORTHEAST QUARTER OF SECTION 28, T103N, R53W, MCCOOK COUNTY, SOUTH DAKOTA.



**OWNERS: VERNELL JOHNSON FAMILY, LLC**  
**CLIENT: SUTTON AUCTION SERVICE**

**FARM 2 LEGAL DESCRIPTION:**  
 THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 103 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN, MCCOOK COUNTY, SOUTH DAKOTA, LYING NORTH OF LOT H.1. EXCEPT LOT H.1. CONTAINED THEREIN.

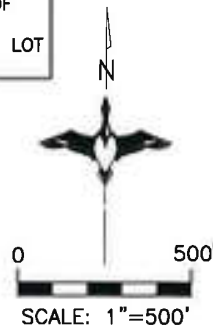
**TOTAL ACRES FOR FARM 2**  
 71.75 ACRES±  
 [INCLUDING 4.49 AC.± OF R/W (EASEMENT)]  
 [AND EXCLUDING 0.32 AC.± OF LOT H.1.]

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

**NOTES:**  
 BASIS OF BEARINGS IS UTM-ZONE 14.  
 PROJECT #20-737  
 DRAWN BY: AJR

**PREPARED BY:**

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United States  
Department of  
Agriculture

# McCook County, South Dakota



**Common Land Unit** Tract Boundary  
 PLSS

Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

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

**2020 Program Year**

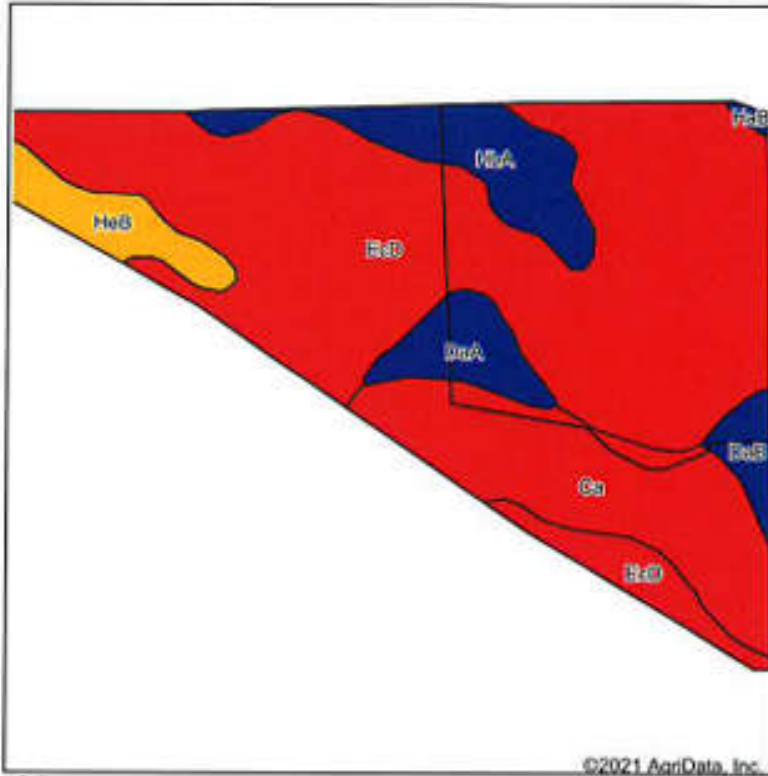
Map Created May 05, 2020

**Farm 4993**

**28 -103N -53W**

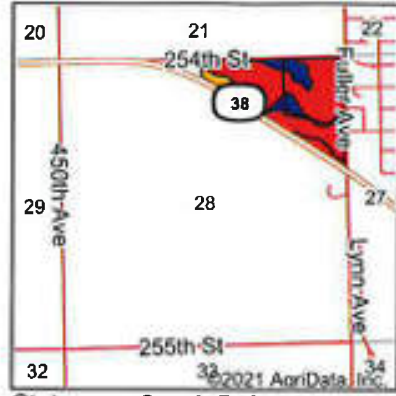
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### Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**  
 County: **McCook**  
 Location: **28-103N-53W**  
 Township: **Montrose**  
 Acres: **67.65**  
 Date: **1/11/2021**



Maps Provided By



© AgriData, Inc 2020

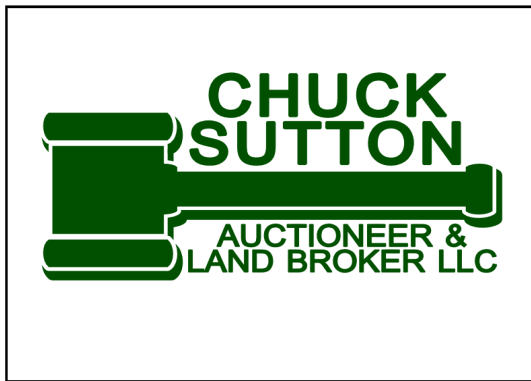
www.AgrDataInc.com



Area Symbol: SD087, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EcD	Ethan-Betts loams, 9 to 15 percent slopes	42.61	63.0%		Vle	30
Ca	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	11.95	17.7%		VIw	34
HbA	Hand-Bonilla loams, 0 to 3 percent slopes	5.38	8.0%		IIc	85
HeB	Hand-Ethan loams, 3 to 6 percent slopes	3.19	4.7%		IIe	76
DaA	Davis loam, 0 to 3 percent slopes	2.97	4.4%		IIc	89
DaB	Davis loam, 3 to 6 percent slopes	1.36	2.0%		IIe	86
HaB	Hand loam, 2 to 6 percent slopes	0.19	0.3%		IIe	81
<b>Weighted Average</b>						<b>41.1</b>

\*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 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**

<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          www.kuhlesutton.com</p>	<p><b>Pipestone Realty, LLC</b>          120 N. Hiawatha Ave.          Pipestone, MN          ph. 507-825-3389          www.pipestonerealty.com</p>
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