LAND AUCTION

Multi-faceted +/-111 Acres of Leroy Township Lake County, SD Land – Inclusive of a Mixture of Productive Cropland along with Acres of Hunting, Recreational & Wildlife Habitat

We will offer the following real property at auction at the land located from Madison, SD (Subway Corner/4 Way Stop at the Jct. of Washington Ave. & NE 2nd St.) – 4 miles east on 233rd St. and 1¼ miles north on 459th Ave. to the SW corner of the land; or from Rutland, SD – ½ mile south, 2 miles west on Co. Hwy. (228th St.), 3 miles south on Co. Hwy. (460th Ave.), 1 mile west on 231st St. and ¼ mile south on 459th St. to the NW corner of the land.

FRIDAY FEBRUARY 12, 2021 SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase a well located parcel of land consisting of +/-111 acres that is situated in an excellent agricultural & hunting area of Lake County, SD, with productive cropland that provides crop and income potential sufficient enough to subsidize the hunting and recreational opportunities provided from the non-cropland acres on this property. Note the acreage site at 23148 459th Ave. has been sold years ago and is NOT included in the portion being sold. It is noteworthy that the farmability of this land has been enhanced by the installation of approx. 3,788 feet of drain tile in the N½ SW¼ that was installed in 2006 by Loosbrock Drainage. According to FSA information this +/-111 acre farm has approx. 102.59 acres of cropland, which may be slightly overstated, as in 2020 approx. 89.52 acres were certified as intended planted to soybeans although actually 64.7 acres were certified as planted with the remaining non-tillable acres in tree grove, grass & wildlife habitat, with a total of 82.4 FSA base acres comprised of a 41.2 acre corn base with a 163 bu. PLC yield and a 41.2 acre soybean base with a 44 bu. yield and was enrolled under the ARC County Election of the USDA farm program.

The current non-tillable acres on this farm are comprised of approx. a +/-21.5 acres of grassland, lowland and pasture with a dugout, that are confined primarily to the SW¼ NW¼ and an area in the northeast corner of the N½ SW¼, with these areas providing some excellent hunting an recreational opportunities for pheasants, waterfowl, deer and other wildlife. This property is near several US Fish and Wildlife Production Areas, and those being nearby enhances the hunting potential on this land, although it should be noted that there are NO Fish & Wildlife Easements in place on this property. The soils on the cropland/tillable acres are very respectable, as according to the Lake Co. Assessors records the N½ SW¼ has an overall soil rating of .788, similarly Surety Agri-Data information indicates the same area has a weighted productivity index of 76; the SW¼ NW¼ which is more recreational in nature, has a County Soil rating of .543, while Surety info. indicates a soil rating on this area of 66.7 and on the combined +/-111 acre unit Surety Agri-Data shows an overall soil rating of a 73.3. The total 2020 RE taxes payable in 2021 on this property are $1,775.38 on the 80 acre parcel & $474.00 on the 31 acre parcel. If you are in the market for a parcel of land with both income and recreational amenities, then make plans to inspect this property and be in attendance at this auction.

LEGAL DESC.: The N½ SW¼ and the W½ S½ NW¼, except the W. 829' of the S. 473', Sec. 36, T. 107N. R. 52W., (Leroy Twp.), Lake Co., SD.

TERMS: Cash - A 10% nonrefundable downpayment sale day and balance on or before March 26, 2021 with full possession at closing for the 2021 crop year and hunting seasons. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost of the Owner's Policy divided 50-50 between the buyer & seller. All of the 2020 RE Taxes payable in 2021 will be paid by the sellers. The acres in this property are based on the acres as stated on the county tax records with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary, any new fencing or future maintenance of the fences will be the responsibility of the purchaser in accordance with SD law. FSA yields, bases, payments & other information is estimated and not guaranteed and is subject to County Committee approval. This property is sold in "AS IS" Condition and the info. 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, as well as any or all Lake Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Co-Trustees. To view auction packet with aerial maps, soils data and the tile map, see www.suttonauction.com. For additional information or to make arrangements for absentee bidding, contact the auctioneers.

JOANNE E. OWENS TRUST

Joel Owens and William Owens, Trustees
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 605-997-3777
WAYNE BESSMAN – RE & Pers. Property Auctioneer – Madison, SD ph. 605-256-4980
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

USDA United States Department of Agriculture

Lake 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 November 29, 2019

Farm **3757**

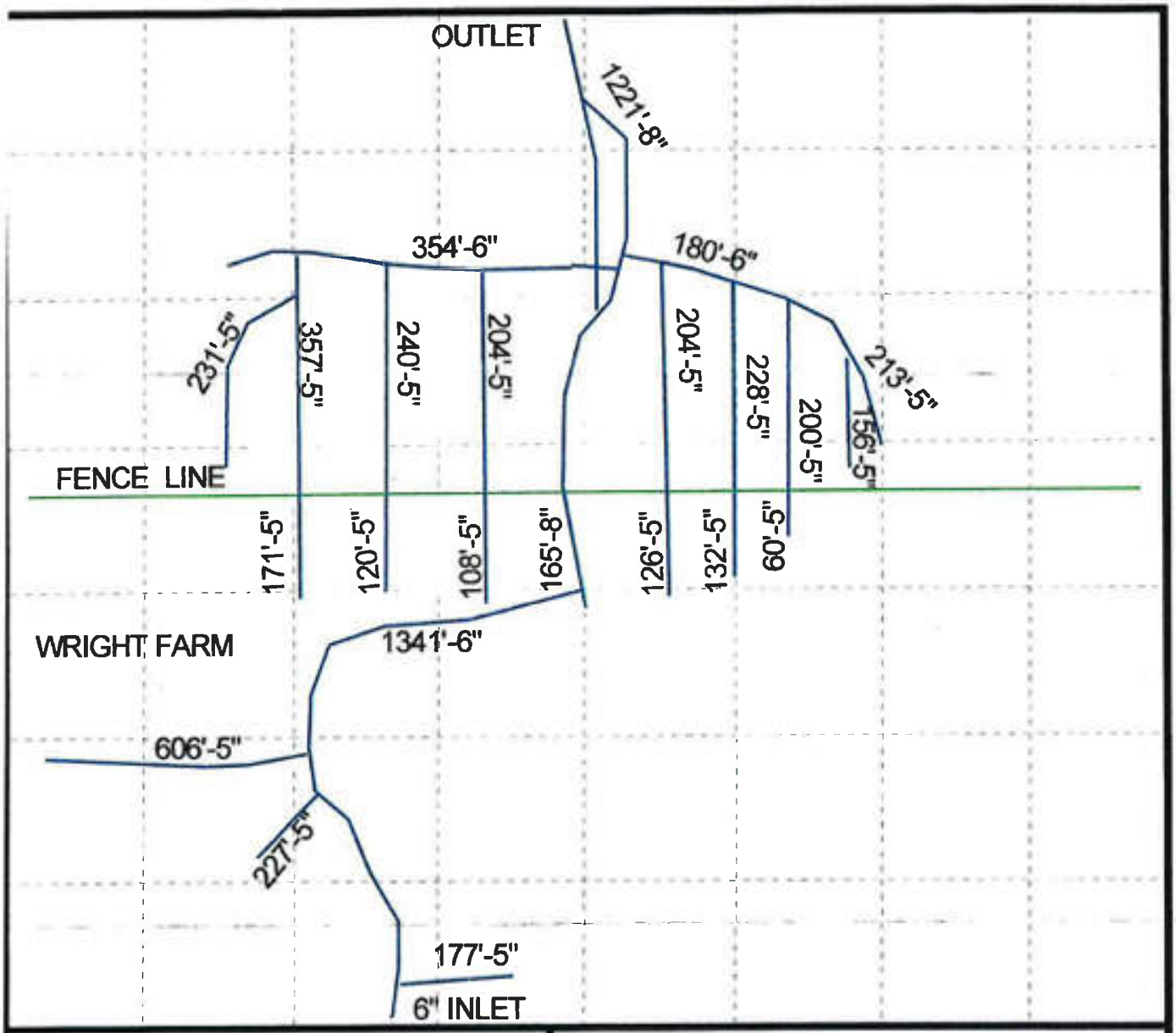
36 -107N -52W

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).

LOOSBROCK DRAINAGE

N
S

113 PASQUE FLOWER TR
BRANDON, SD 57005
605-582-2873
605-360-5506



OWNER: JOANNE OWNES

COUNTY: LAKE

DATE: 7-10-06

TOWNSHIP: LEROY

TOWN:

SECTION: 36

PROJECT #: 3706

4" TILE:

5" TILE: 2033

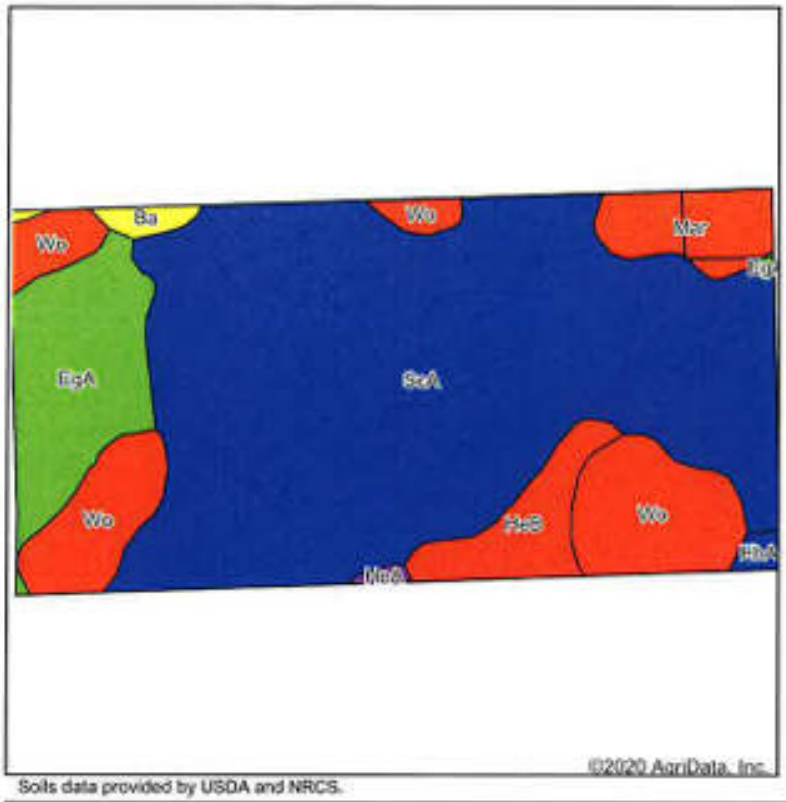
6" TILE: 534

8" TILE: 1221'

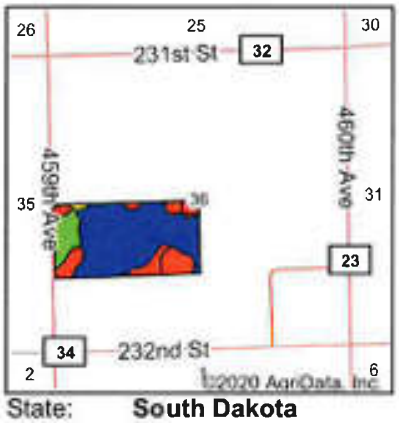
TOTAL FOOTAGE: 3788'

July '06 Draining on home 80 acres #5453.69

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **36-107N-52W**
Township: **Le Roy**
Acres: **78.26**
Date: **12/11/2020**

CHUCK SUTTON
AGRIPRENEUR & LAND BROKER LLC

Maps Provided By
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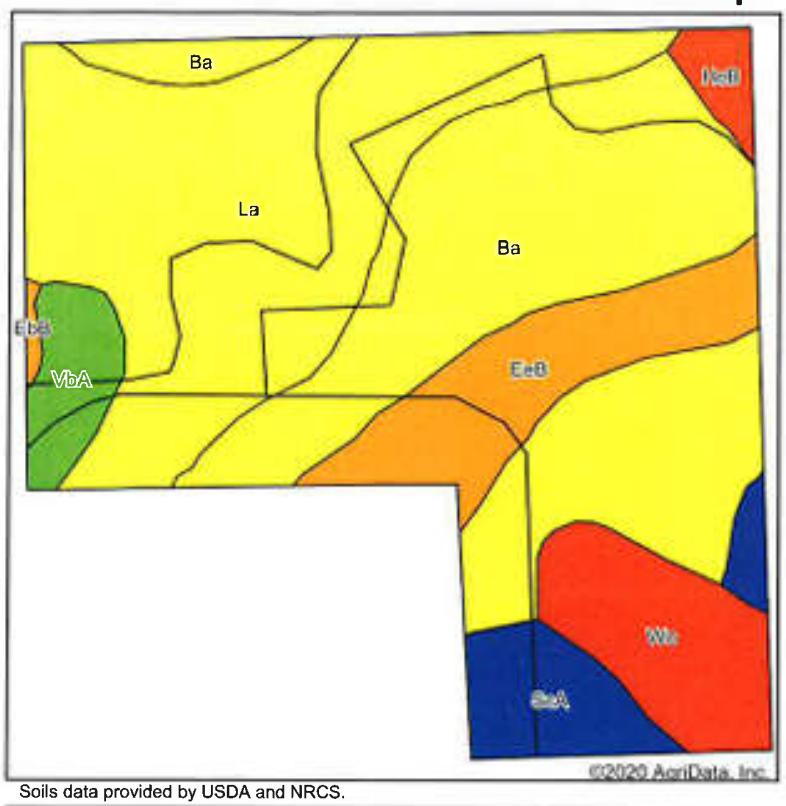
Area Symbol: SD079, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	50.96	65.1%		Iw	90
Wo	Worthing silty clay loam, 0 to 1 percent slopes	10.98	14.0%		Vw	30
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	8.09	10.3%		Iw	92
HeB	Henkin loam, 3 to 9 percent slopes	3.54	4.5%		IVe	45
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.32	4.2%		VIIIw	10
Ba	Badus silty clay loam	0.73	0.9%		IVw	64
EbA	Egan-Beadle complex, 0 to 2 percent slopes	0.43	0.5%		Is	87
HeA	Henkin loam, 0 to 3 percent slopes	0.21	0.3%		IIIs	59
					Weighted Average	**76**

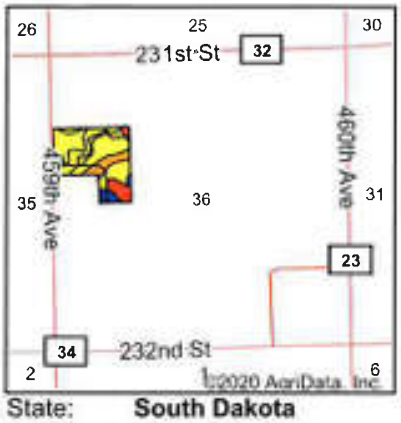
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **36-107N-52W**
Township: **Le Roy**
Acres: **32.51**
Date: **12/11/2020**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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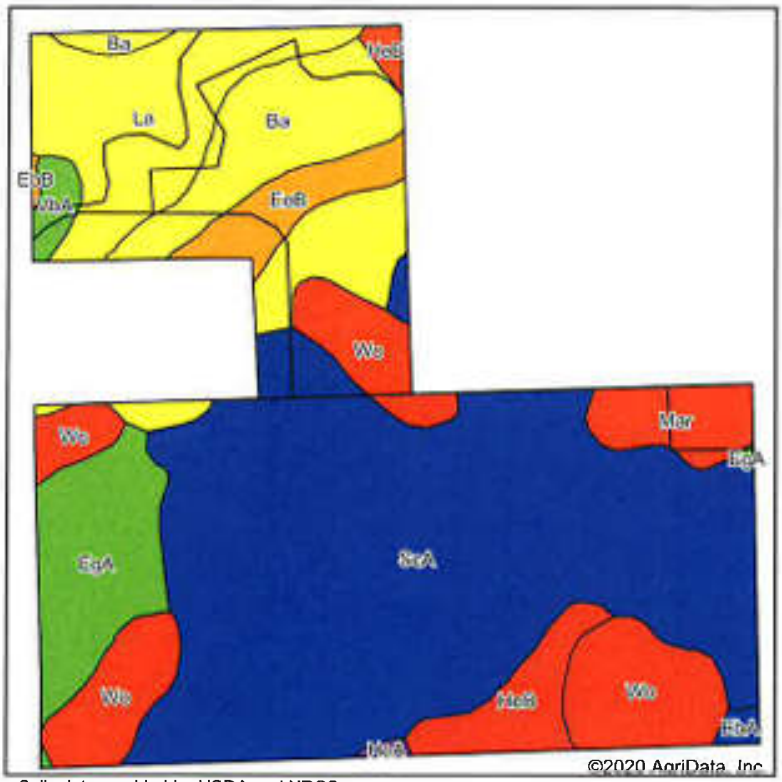
Area Symbol: SD079, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Ba	Badus silty clay loam	12.10	37.2%		IVw		64
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	10.73	33.0%		IIw	IIw	70
EeB	Egan-Ethan complex, 2 to 6 percent slopes	3.25	10.0%		IIe		76
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.72	8.4%		Vw		30
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	1.92	5.9%		Iw		90
VbA	Viborg silty clay loam, 0 to 2 percent slopes	1.15	3.5%		Iw		96
HeB	Henkin loam, 3 to 9 percent slopes	0.54	1.7%		IVe		45
EbB	Egan-Beadle complex, 2 to 6 percent slopes	0.10	0.3%		IIe		78
						Weighted Average	**66.7**

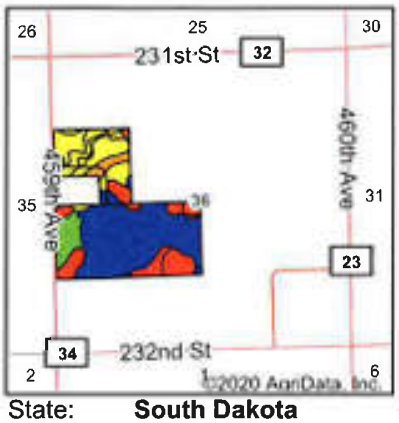
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **36-107N-52W**
Township: **Le Roy**
Acres: **110.77**
Date: **12/11/2020**

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AUCTIONEER & LAND BROKER LLC

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Area Symbol: SD079, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	52.88	47.7%		Iw		90
Wo	Worthing silty clay loam, 0 to 1 percent slopes	13.70	12.4%		Vw		30
Ba	Badus silty clay loam	12.83	11.6%		IVw		64
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	10.73	9.7%		IIw	IIw	70
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	8.09	7.3%		Iw		92
HeB	Henkin loam, 3 to 9 percent slopes	4.08	3.7%		IVe		45
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.32	3.0%		VIIIw		10
EeB	Egan-Ethan complex, 2 to 6 percent slopes	3.25	2.9%		IIe		76
VbA	Viborg silty clay loam, 0 to 2 percent slopes	1.15	1.0%		Iw		96
EbA	Egan-Beadle complex, 0 to 2 percent slopes	0.43	0.4%		Is		87
HeA	Henkin loam, 0 to 3 percent slopes	0.21	0.2%		IIIs		59
EbB	Egan-Beadle complex, 2 to 6 percent slopes	0.10	0.1%		IIe		78
						Weighted Average	**73.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Madison FO
Certified By: Chuck Lebeda/Lynsee Planting
Legal Desc: **N2-SW4-36-107-52**

Agency: USDA-NRCS
Certified Date: 4/22/2008
Tract: **3020**

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

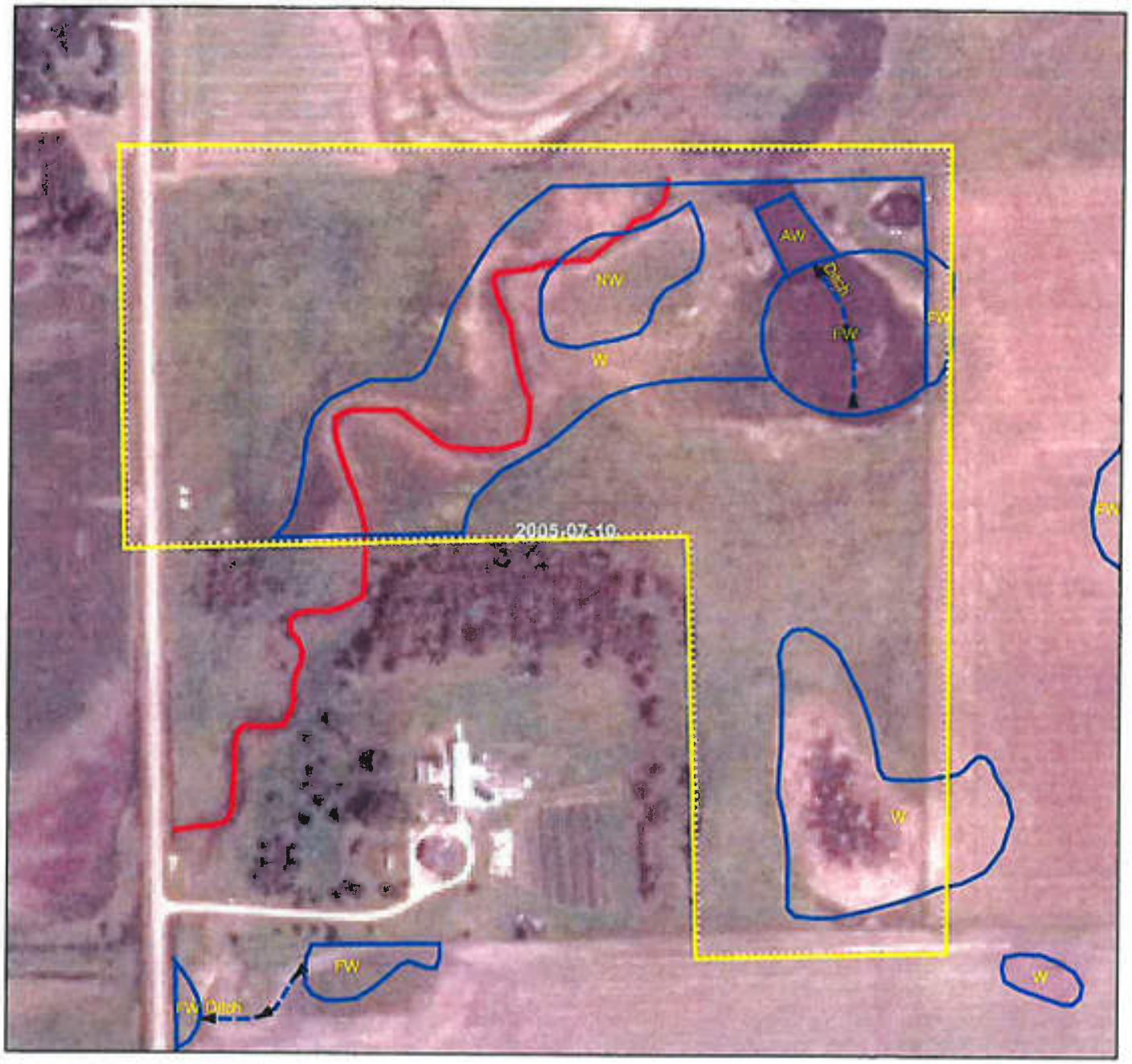
0 145 290 580 870 1,160 1,450 1,740
Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.

Certifi d Wetland Determ iation

Field Office: MADISON FO
Certified By: CHUCK LEBEDA
Legal Desc: **36-T107-R52**

Agency: USDA-NRCS
Certified Date: 4-6-2009
Tract: **0000**



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 80 160 320 480 640 800 960 Feet

N

W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.

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 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

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