

# LAND AUCTION

**+/-160 Acres of Highly Productive  
High Percentage Tillable  
Rutland Township Lake County SD Land**

We will offer the following real property at auction at the land located from Rutland, SD – ½ mile south, 2 miles west on Co. Hwy. (228<sup>th</sup> St.), 3 miles south on Co. Hwy. (460<sup>th</sup> Ave.) and ½ mile east on 231<sup>st</sup> St.; From Madison, SD (Subway Corner/4 Way Stop at the Jct. of Washington Ave. & NE 2<sup>nd</sup> St.) – 5 miles east on 233<sup>rd</sup> St., 2 miles north on 460<sup>th</sup> Ave. and ½ mile east on 231<sup>st</sup> St. to the SW corner of the land; from the Dakota Ethanol Plant on Hwy. #34 at Wentworth, SD – ½ mile west on Hwy. #34, 2 miles north on 462<sup>nd</sup> Ave., 2 miles north on 460<sup>th</sup> Ave. & ½ mile east on 231<sup>st</sup> St. – The SE Corner of the Land is at the Jct. of 461<sup>st</sup> Ave. & 231<sup>st</sup> St.

**FRIDAY FEBRUARY 26, 2021**  
**Sale Time: 10:00 am**

**AUCTIONEER'S NOTE: Due to the recent decision by the West Center Baptist Church of Madison, SD to conduct a capital campaign for the construction of a new church building, we will offer the following parcel of farmland at public auction. This auction presents the opportunity to purchase a high caliber parcel of Lake County, SD land that would make an excellent addition to a row crop farming operation or as an investment. If you are in the market for a choice parcel of land, then make plans to inspect this property and be in attendance at this auction!**



*REMEMBER—SUCCESSFUL  
AUCTIONS DON'T JUST HAPPEN—  
THEY'RE PLANNED!*

This auction presents a great opportunity to purchase a productive parcel of Rutland Township Lake County, SD Land. This farm has high percentage of productive cropland and very good eye appeal. **THIS PROPERTY WILL BE SOLD SUBJECT TO EXISTING CASH RENTAL LEASE FOR 2021**, with the buyer to receive credit at closing for the cash rent, which has been seller enhanced to a rate of \$250.00/Acre on 160 acres or \$40,000.00. According to FSA information this farm has approx. 156.49 acres of cropland with an FSA 77.8 acre corn base with a 143 bu. PLC yield and a 77.8 acre soybean base with a 44 bu. PLC yield, with this farm enrolled under the ARC County election of the USDA farm program. The nontillable acres consist of a couple of small lowland pockets and roads. According to the Lake Co. Assessor this parcel has an Overall Soil Rating of .745, comparatively info. obtained from Surety Agri Data, Inc. indicates that this farm has an overall productivity index of 79. This property has a level to very gently rolling topography, with some low lying areas in the lowland and drainage areas. There has been an NRCS Certified Wetland Determination completed on this property, as prior to the decision to sell this property the owners had anticipated the installation of some drain tile on this land, although subsequent to the decision to sell this land the project was not implemented. The 2020 RE taxes payable in 2021 on this property are \$3,422.76. This land is located in Rutland Township of Lake County, SD, which is a highly regarded agricultural area. This is a farm that could serve as an excellent addition to an area row crop farming operation and/or investment property and truly must be seen to be fully appreciated.

**LEGAL DESC.:** The SE¼ of Sec. 30, T. 107N. R. 51W., (Rutland Twp.), Lake Co., SD.

**TERMS: Cash** - A 10% nonrefundable earnest money payment sale day with the balance on or before April 15, 2021, with landlord's possession for the 2021 crop year – with the buyer to receive the 2021 cash rents of \$250.00 per acre or a total rental amount of \$40,000.00 with 100% payable at closing, and full possession subsequent to the harvest of the 2021 crops. A Warranty Deed will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. All of the 2020 RE taxes payable in 2021 will be paid by the sellers, with the buyer(s) to be responsible for all of the 2021 RE taxes payable in 2022. This property will be sold based on the acres stated on the county tax records, with acres understood to be more or less. 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 Lake 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. **Mark Your Calendars and Plan to be in Attendance at this Auction. To View Aerial Maps, Soils & Other Information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers with questions to make arrangements for phone/absentee bidding.**

**WEST CENTER STREET BAPTIST CHURCH – Madison, SD, Owner**

**CHUCK SUTTON - Auctioneer & Land Broker & JARED SUTTON - RE Auctioneer  
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;**

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

**WAYNE BESSMAN – RE & Personal Property Auctioneer –  
Madison, SD – ph. 605-270-4980**

**& DEAN GULBRANSON – RE & Pers. Property Auctioneer –  
Madison, SD – ph. 605-695-0133**

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United States  
Department of  
Agriculture

# Lake 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

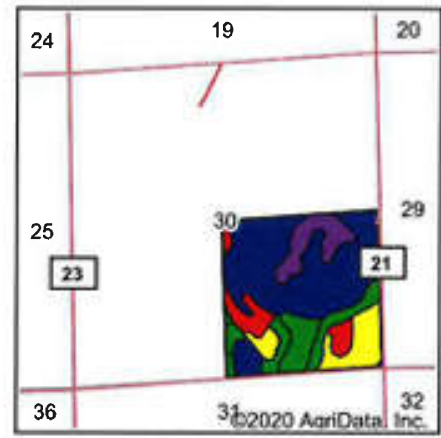
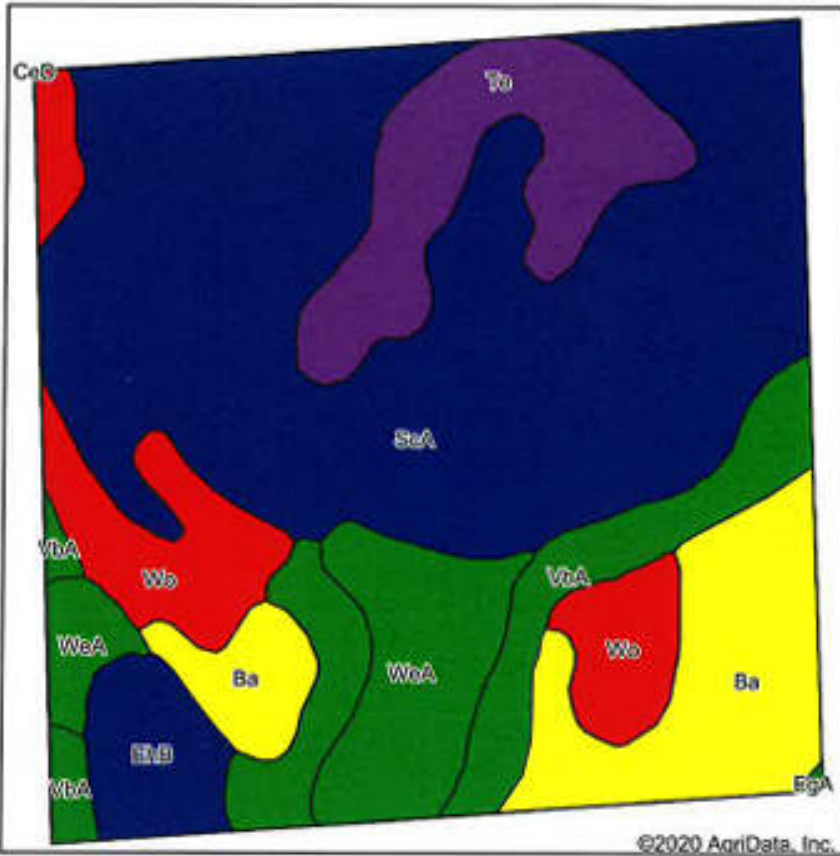
Map Created June 10, 2020

Farm **3725**

**30 -107N -51W**

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: **Lake**  
 Location: **30-107N-51W**  
 Township: **Rutland**  
 Acres: **156.49**  
 Date: **10/27/2020**



Soils data provided by USDA and NRCS.

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	75.08	48.0%		Iw	90
Ba	Badus silty clay loam	18.71	12.0%		IVw	64
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	14.99	9.6%		IVw	59
VbA	Viborg silty clay loam, 0 to 2 percent slopes	14.84	9.5%		Iw	96
Wo	Worthing silty clay loam, 0 to 1 percent slopes	14.09	9.0%		Vw	30
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	12.96	8.3%		I	92
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	5.71	3.6%		Ile	84
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	0.11	0.1%		Iw	92
<b>Weighted Average</b>						<b>79</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Certified Wetland Determination

Field Office: Madison Field Office  
Certified By: Daniel Morrison  
Legal Description: SE4 30-107-51

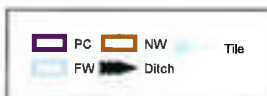
Agency: USDA-NRCS  
Certified Date: 7/11/2019  
Tract: 1378

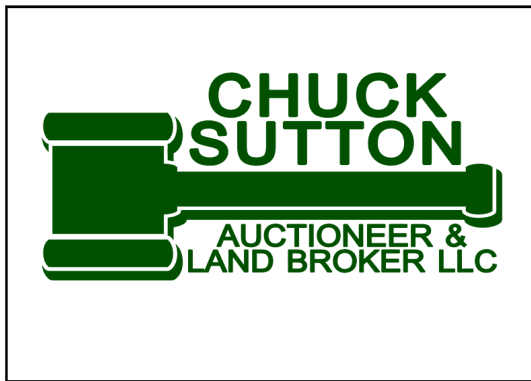


0 600 1,200 2,400 3,600 4,800 Feet

Lake County

1:9,000 1 inch = 750 feet





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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 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)

<b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b> 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	<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>	<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>
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