
LAND AUCTION

+/-80 Acres of Productive Ramsey Township, McCook County, SD Land

We will offer the following real property at public auction on site at the Land - Located from the east side of Montrose, SD - 3 ¾ miles north on the Valley Road to 250th Street, then 1 mile east to the jog in 250th St., then ¼ mile north on 452nd to the SW Corner of the Land at the Jct. of 250th & 452nd St.; or from Buffalo Trading Post on Hwy. #19 – 5 miles west on Co. Hwy. (248th St.) and 1¾ miles south on 452nd Ave. to the NW Corner of the land.

FRIDAY APRIL 2, 2021

SALE TIME 10:00 AM

Auctioneer's Note: ATTENTION ROW CROP OPERATORS & INVESTORS! This parcel of land has a high percentage tillable is located northeast of Montrose, SD and just 1½ miles west of the McCook/Minnehaha County Line. This land has been operated by the owner and will be available to farm by the purchaser in 2021. You may inspect this property at your convenience and be sure to mark your calendars and make plans to be in attendance at this auction

This +/- 80 acre parcel of land has an extremely high percentage of productive tillable cropland! According to FSA information this +/-80 acre farm has approximately 76.86 acres of cropland with an FSA 38.1 acre corn base with a 105 bu. PLC yield and a 38.1 acre soybean base with a 34 bu. yield. According to info. obtained from Surety Agri-Data Inc., this land has an overall weighted productivity index of 76.6 with the cropland acres comprised primarily of Class I, II & III Soils. The general topography of this land is gently rolling to somewhat undulating. This land has been sowed to alfalfa since 2015 and has been operated by the owner, thus the alfalfa could either be retained for a year or a burn down could be completed to plant the field to corn. The buyer will have the opportunity to operate this land in 2021, as the buyer will receive full possession of this land for the 2021 crop year. If you are in the market for a very desirable parcel of productive cropland, then make plans to inspect this property and plan to be in attendance at this auction.

Legal Desc.: S½ SW¼, Sec. 35, T.104N., R. 53W., (Ramsey Twp.), McCook County, SD.

TERMS: CASH – A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before May 21, 2021, with full possession for the 2021 crop year. A Warranty Deed will be conveyed and owner's title insurance provided with the cost of the owner's policy and closing agent's fees, if any, to be divided 50-50 between the buyer and seller. The acres being sold are based on the acres as stated on the County Records with the acres sold being understood to be "more or less". All of the 2020 RE taxes payable in 2021 in the amount of \$1,805.70 will be paid by the sellers, with the purchaser to be responsible for 100% of the 2021 RE taxes payable in 2022. The sellers do 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 information 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 McCook 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 or contact the auctioneers.

DEL RAY and SABRINA DORALE, Owners

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
TERRY HAIAR – RE Auctioneer & Broker Assoc.
Alexandria, SD – ph. 605-239-4626
JARED SUTTON - Auctioneer & RE Broker Associate
Flandreau, SD - ph. 605-864-8527

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

**Contact us today
to plan your
successful auction!**



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605-336-6315








Common Land Unit

-  Non-Cropland
-  Cropland

 Tract Boundary
 PLSS

Wetland Determination Identifiers

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

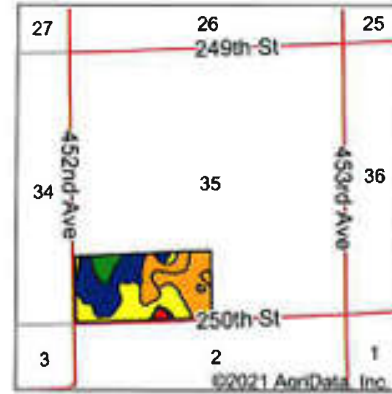
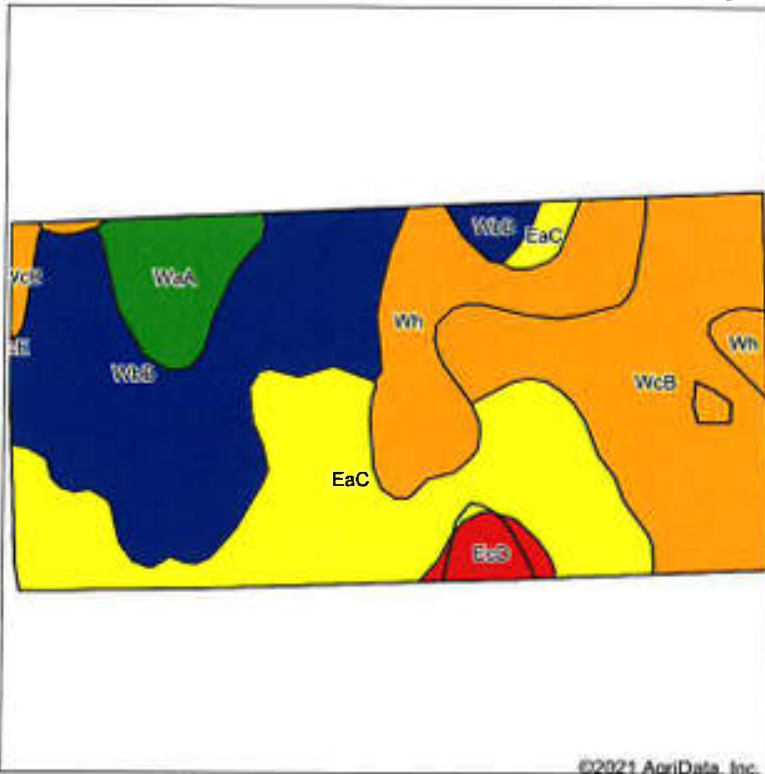
2021 Program Year
 Map Created December 30, 2020

Farm 6990

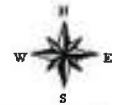
35 -104N -53W

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: **McCook**
 Location: **35-104N-53W**
 Township: **Ramsey**
 Acres: **78.19**
 Date: **3/2/2021**



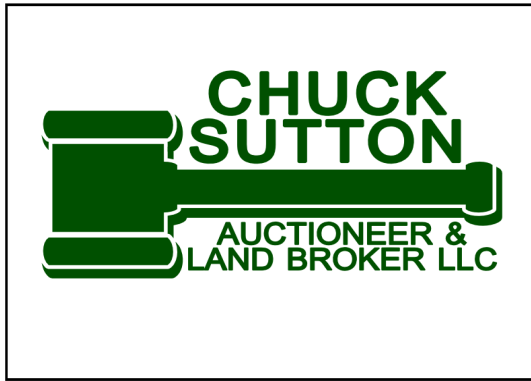
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WbB	Wentworth silty clay loam, 2 to 6 percent slopes	21.80	27.9%		Ile	84
EaC	Egan-Ethan complex, 5 to 9 percent slopes	20.68	26.4%		IIIe	67
WcB	Wentworth-Ethan complex, 2 to 5 percent slopes	18.55	23.7%		Ile	78
Wh	Whitewood silt loam	10.80	13.8%		IIw	78
WaA	Wentworth silty clay loam, 0 to 2 percent slopes	4.64	5.9%		I	93
EcD	Ethan-Betts loams, 9 to 15 percent slopes	1.72	2.2%		VIe	30
Weighted Average						76.6

*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 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>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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