

LAND AUCTION

+/-170.49 Acres of Choice High Producing Extremely Well Located Grovena Township, Moody County, SD Land - Situated in the "Garden Spot of Eastern South Dakota" – To Be Offered In Two Parcels Including a +/-49.87 Acre Site w/Remnants of a Farmstead, Trees & Cropland/Hayland; +/-120.62 Acres of Choice High Percentage Tillable Cropland or as a +/-170.49 Acre Unit

FRIDAY MARCH 26, 2021
Sale Time: 10:00 am

We will offer the following real property at auction "On Site" at the land located from Flandreau, SD – 7 miles south on Hwy. #13 (481st Ave.), 1 mile east on 237th St. and ¼ mile north on 482nd Ave. to the SW Corner of the PARCEL #1; from Trent, SD – 3 miles east on Co. Hwy./240th St., 3 miles north on Hwy. #13 (481st Ave.), 1 mile east on 237th St. and ¼ mile north on 482nd Ave. to the SW Corner of PARCEL #1; PARCEL #2 is 1 mile east and is bordered by 483rd Ave.

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a parcel or parcels of Choice High Caliber Grovena Township, Moody County, SD land that is situated in the "Garden Spot" of Eastern SD. This auction is especially noteworthy as the parcel being offered for sale has been in owned by the Erickson family for many decades, with one portion acquired in 1880 (over 140 years) and the most recent being 1904 (approx. 117 yrs.), thus this auction presents an opportunity of a lifetime to purchase this prime cropland. This auction includes choice land with a high percentage tillable, superb soils with a substantial amount of drain tile installed and a location within one of the most highly regarded agricultural areas of Eastern SD. The existing farmstead has some negligible improvements and trees. If you are in the market for a parcel of land with a variety of excellent amenities, that would serve as an excellent addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

*Successful Auctions don't just happen -
They're Planned! Call us today to plan your
successful auction! 605-336-6315*



www.suttonauction.com

WOMEN OF THE TRIBE, LLC,
Owners

**Deanna L. Pieper Estate,
Debra J. McBee &
Donis L. Janssen**

This +/-170.49 Acres of Moody County, SD Land will be offered as TRACT #1 – The West +/-120.62 Acres which is nearly all tillable, TRACT #2 – The East +/-49.87 Acres w/Remnants of the Old Farmstead, Trees, Cropland, Hayland & Waterways; or as TRACTS #1 & #2 Combined – The +/-170.49 Acre Unit.

****Actual Acres are in Accordance with a Recent Survey ****

Three words best describe the cropland on this farm – Choice, Choice, Choice! The land being offered for sale on this auction consists of a +/-120.62 acre parcel of land with an extremely high percentage tillable, a 2nd +/-49.87 parcel with remnants of an old farmstead w/trees, along with high quality tillable land and a few acres of hayland & waterways. The soils on the cropland acres are exceptional and have had areas enhanced by the installation of a significant amount of drain tile installed by Johnson Ditching in 2009. The existing improvements on this property are negligible and include remnants of a quonset and a couple of small metal grain bins and some trees – essentially the existing structures are in “tear down” condition and are being sold in “AS IS” condition. According to FSA information this farm is indicated to have +/-166.76 acres of farmland, of which there is approximately 152.84 acres of cropland, with the nontillable acres comprised of remnants of a farmstead and a few acres of hayland & waterways; with a huge FSA corn base of 150.5 acres with a 156 bu. PLC yield and has been enrolled under the ARC County election of the USDA farm program. There has been a Certified Wetland Determination completed on this land, and in approximately 2009 there was a substantial amount of drain tile installed in this land by Johnson Ditching of Lake Wilson, MN, which has enhanced the overall farmability of this land. According to the Moody County Assessor this farm has an overall soil rating of .905; similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a soil rating of 88.8 - with the predominate soils on the cropland acres comprised of Class I & II soils and approx. 9 acres of waterway and drainage has Class VI soils. The general topography of this land is level to level to gently rolling with excellent eye appeal. The RE taxes payable in 2020 on this farm were \$5,458.00. This property has potential to fulfill the needs of a variety of buyers including individuals seeking extremely high quality productive cropland to add to their farming operation or their investment portfolio. This is an extremely high caliber parcel of land that truly must be seen to be appreciated!

LEGAL DESC.: PARCEL #1 - The N½ SW¼ together with the NW¼ SE¼, containing 120.62 acres M/L; and **PARCEL #2** - The N¼ of the NE¼ SE¼, together with the S½ SE¼ NE¼, containing 49.87 acres M/L; Sec. 26, T. 106N., R. 48W., (Grovena Twp.), Moody County, SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before May 14, 2021 with full possession for the 2021 crop year. All tillage completed on this land will pass at “No Cost” to the buyer. 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. This property will be sold in accordance to a survey as completed by Midwest Land Surveying, Inc. - Certificates of Survey will be provided and if necessary plats will be prepared and recorded, with the surveyed acres understood to be “more or less” with all survey costs to be paid by the sellers. All of the 2020 RE taxes payable in 2021 will be paid by the sellers. 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 Moody 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 and/or 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 or contact the auctioneers.

WOMEN OF THE TRIBE, LLC, Owners

Deanna L. Pieper Estate, Debra J. McBee & Donis L. Janssen

CHUCK SUTTON - Auctioneer & Land Broker -

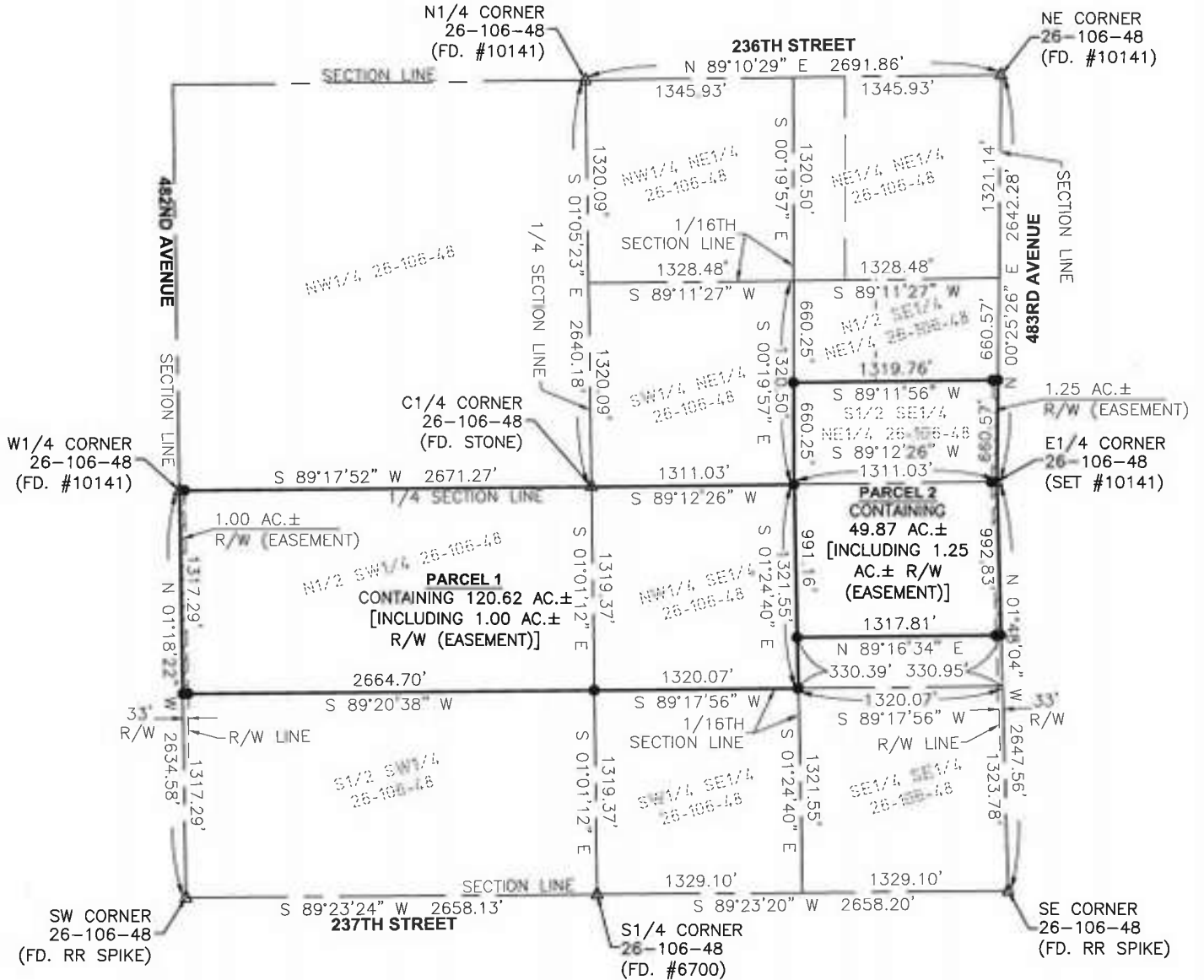
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

DEAN STOLTENBERG - Auctioneer & RE Broker Associate – Jasper, MN – ph. 507-348-7352

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

SALE DRAWING - PARCEL 1 AND PARCEL 2

IN SECTION 26, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH P.M., MOODY COUNTY, SOUTH DAKOTA.



OWNERS: WOMEN OF THE TRIBE, LLC
CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER; TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH

PARCEL 2 LEGAL DESCRIPTION:

THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; TOGETHER WITH THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH

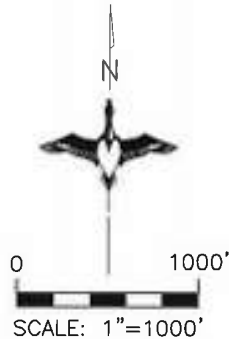
LEGEND:

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

TOTAL ACRES FOR PARCEL 1 AND PARCEL 2
 170.49 ACRES±
 [INCLUDING 2.25 AC.± OF R/W (EASEMENT)]

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



NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #21-120
 DRAWN BY: AJR

SALE DRAWING - PARCEL 1 AND PARCEL 2

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OWNERS: WOMEN OF THE TRIBE, LLC
CLIENT: SUTTON AUCTION SERVICE

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THE NORTH HALF OF THE SOUTHWEST QUARTER; TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH

PARCEL 2 LEGAL DESCRIPTION:

THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; TOGETHER WITH THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 106 NORTH, RANGE 48 WEST OF THE 5TH

LEGEND:

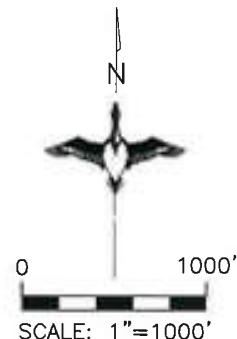
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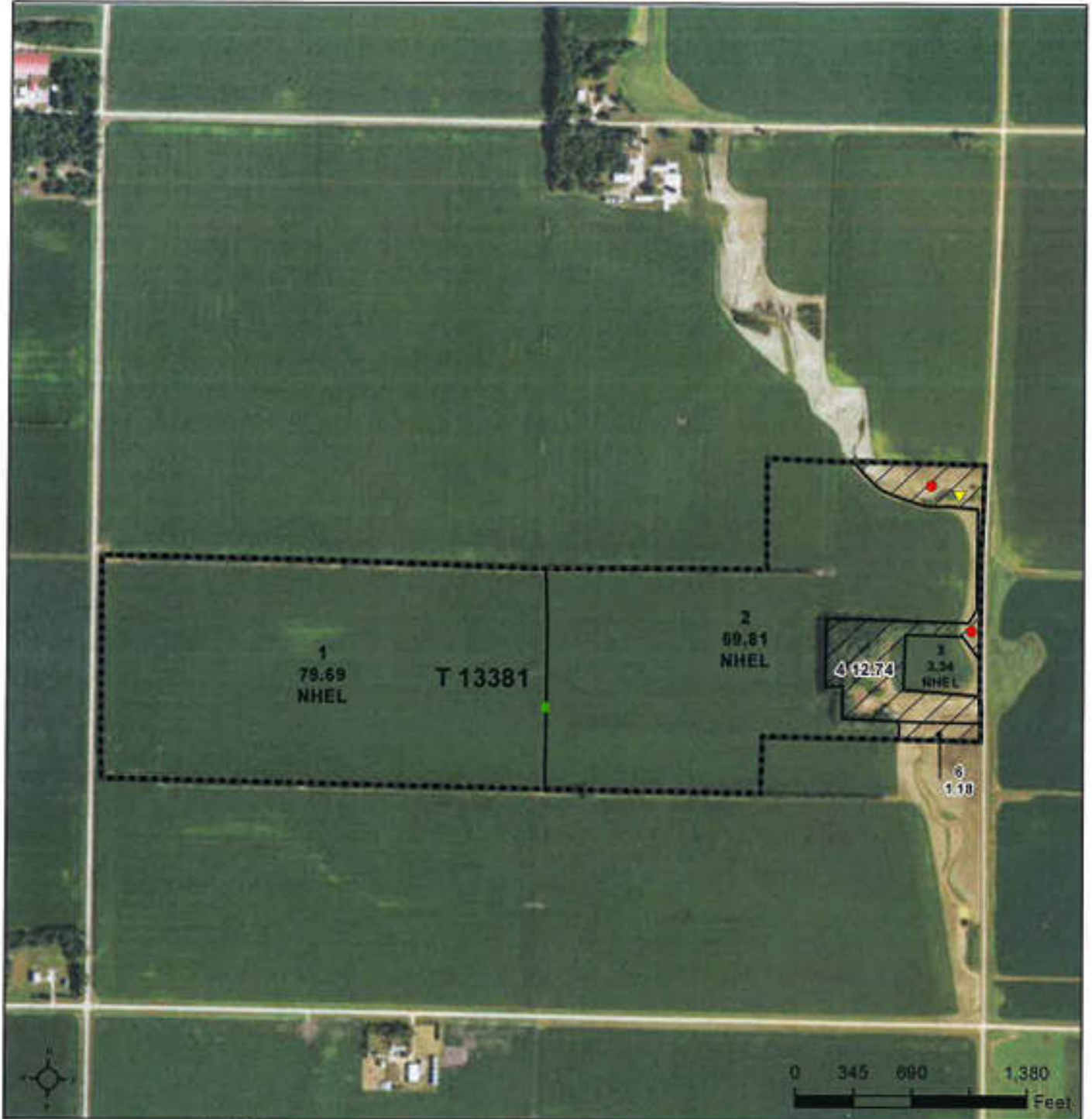
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United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

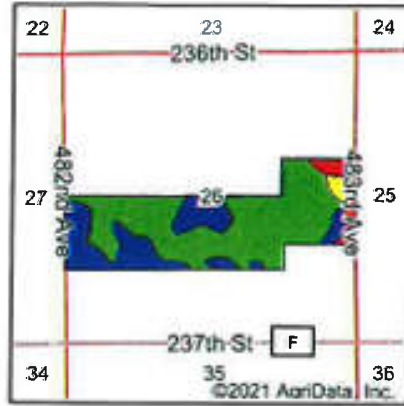
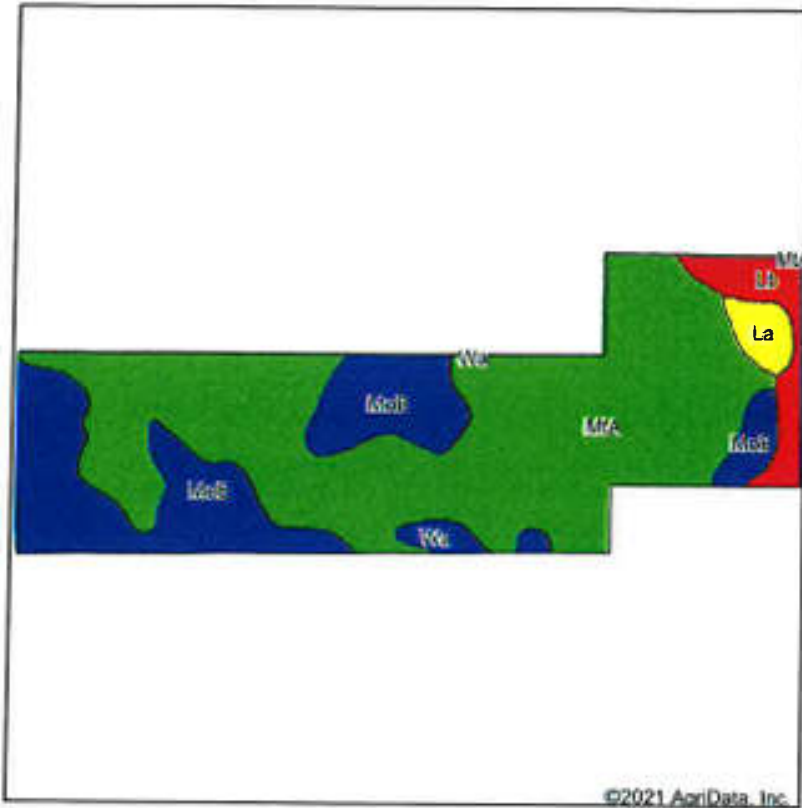
Map Created January 31, 2021

Farm 5697

26-106N-48W-Moody

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: **Moody**
 Location: **26-106N-48W**
 Township: **Grovena**
 Acres: **169.97**
 Date: **2/18/2021**



Map Provided By



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

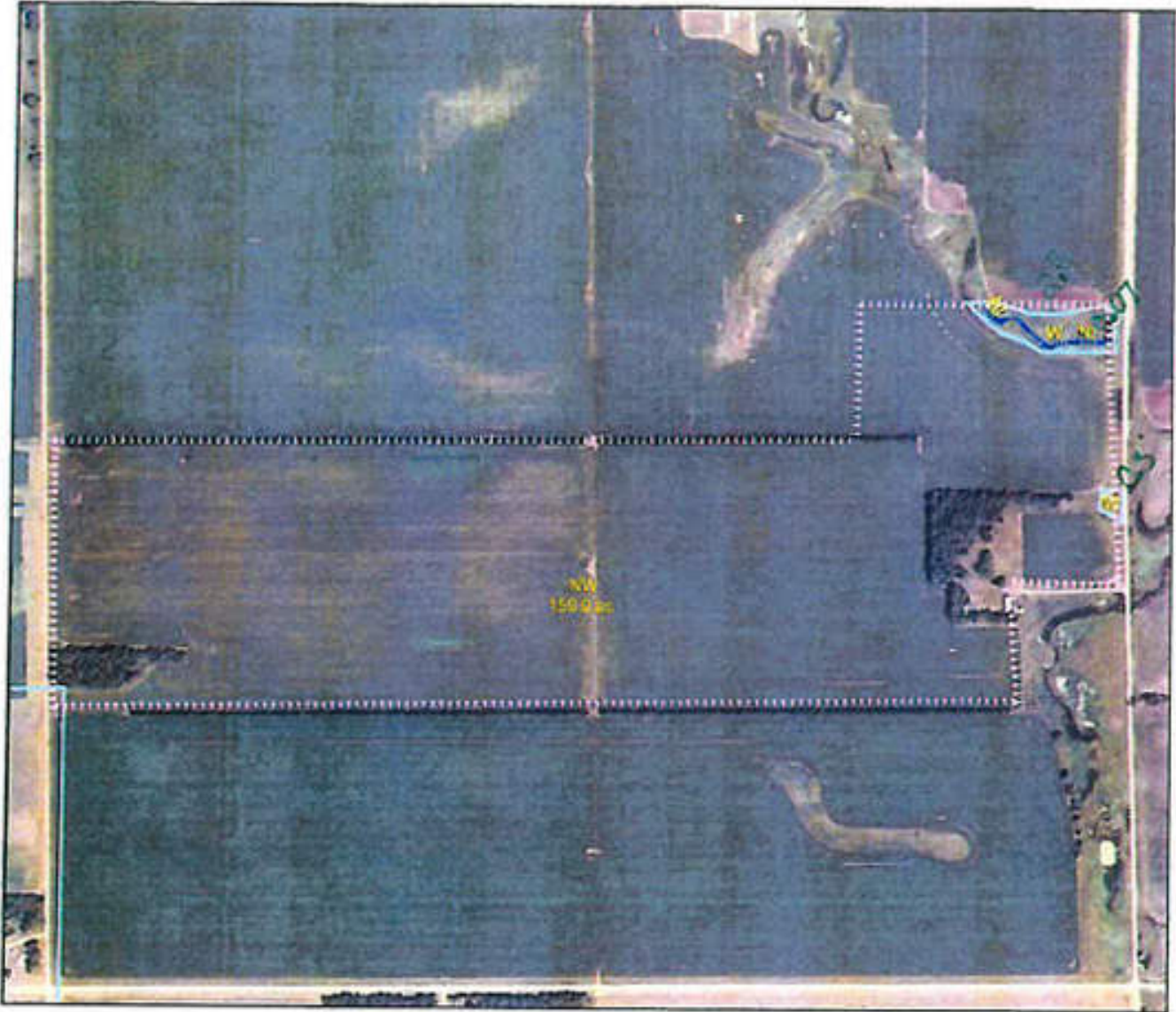
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
|-------------------------|---|--------|------------------|-----------|------------------|--------------|--------------------|
| MtA | Moody-Trent complex, 0 to 2 percent slopes | 108.08 | 63.6% | | I | I | 95 |
| MoB | Moody silty clay loam, cool, 2 to 6 percent slopes | 45.56 | 26.8% | | Ile | | 87 |
| Lb | Lamo silty clay loam, frequently flooded | 9.18 | 5.4% | | Vlw | | 34 |
| La | Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded | 3.98 | 2.3% | | Iiw | Iiw | 70 |
| Wa | Wakonda-Chancellor complex, 0 to 2 percent slopes | 3.17 | 1.9% | | Ils | | 83 |
| Weighted Average | | | | | | | 88.8 |

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








Certified Wetland Determination

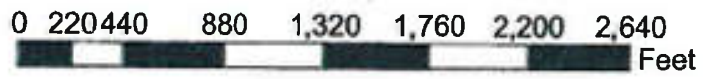
Field Office: Flandreau FO
 Certified By: Joel Curran
 Legal Desc: S 26, T 106N, R 48W

Agency: USDA-NRCS
 Certified Date: 11/20/07
 Tract: 1080



Legend

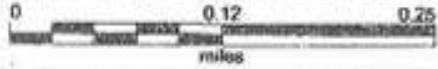
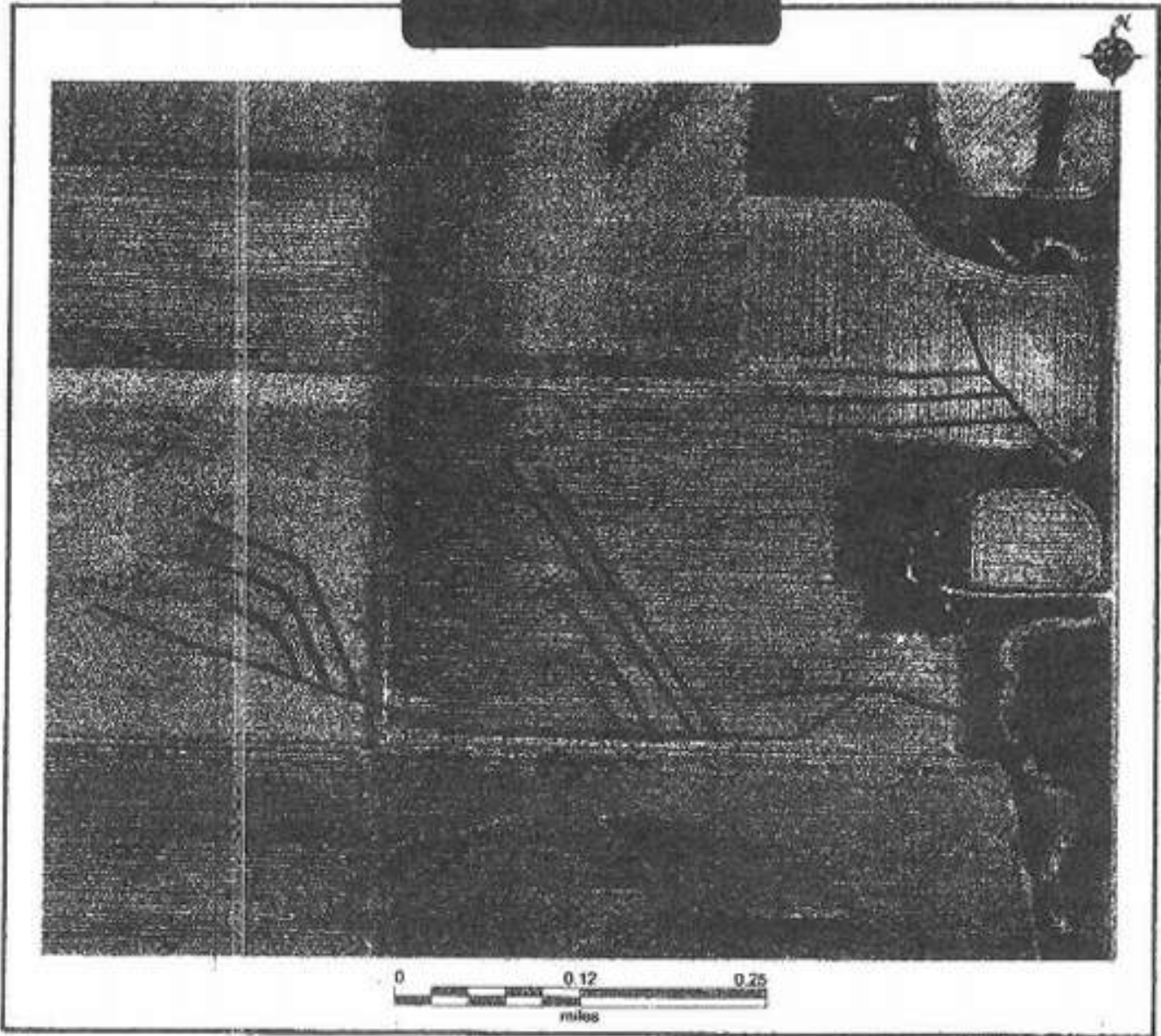
-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  NI
-  NI\Ditch
-  Tile



- 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

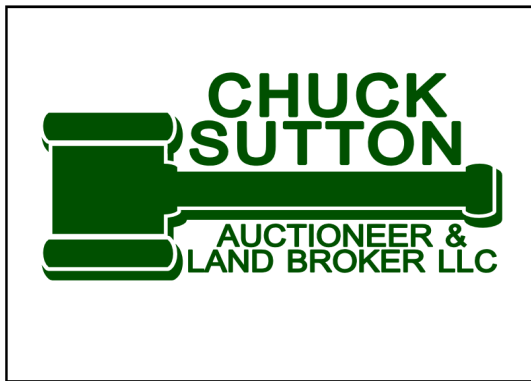
See NRCS CPA-O26E for definitions and additional info.





Name: Grovena26se
Min: 1
Max: 9
Avg: 5

■ Above 5
■ Below 7



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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

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| Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315 | Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com | Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com |
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