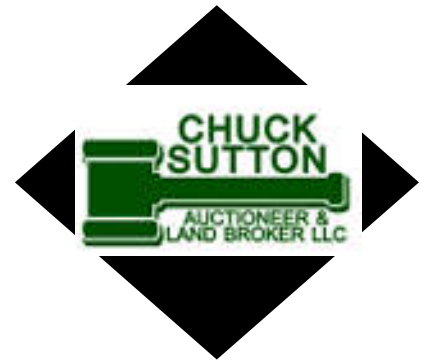


LAND AUCTION



ADAM & YE MOHRHAUSER

**+/-112.75 Acres of Southwestern Lake County, SD
WRP Grassland/Pasture/Haying,
Hunting & Wildlife Production Land**

We will offer the following real property at auction at the land - Located from Madison, SD (Jct. of Hwy. #81 & #34 – Pizza Ranch Corner - 3 miles west to the Jct. of Highways #34 & 451st Ave. (NW Corner of the Madison Golf Club) – then approx. 8 miles south to Orland, SD, then 3 miles west on 241st St. and 1 mile south on 448th Ave.; from Junius, SD – 9 miles south on 448th Ave.; or from the Franklin Corner on Hwy. #19 – 9 miles west on Co. Hwy. 241st St. and 1 mile south on 448th Ave.

THURSDAY MORNING MAY 27, 2021 SALE TIME: 10:00 AM

Attention Cattle Producers, Hunters and Wildlife Enthusiasts. This auction provides an opportunity to purchase a parcel of land which has been utilized by the present owners as pasture, along with some hunting and recreational habitat, as this land is under a perpetual Wetland Reserve Easement (WRP) which prohibits any form of row crop production on this land, with the easement allowing for managed grazing subject to the terms of the easement or as an alternative haying after July 15th & prior to Sept. 1st and in compliance with an approved plan as administered by the USDA Natural Resource and Conservation Service (NRCS) - this plan is reviewed annually by NRCS and management activities such as haying, grazing, food plots, tree planting & removal, etc., are prohibited without an NRCS approved plan through a Compatible Use Authorization (CUA) – for more specifics concerning the easement potential buyers may contact the owner or David Flanery who is the NRCS Easement Specialist with oversight on this property – ph. 605-680-3996. This property may also provide some hunting and recreational opportunities, which is allowed under the terms of the WRP easement, with apparent hunting attributes evidenced by the pheasants and waterfowl observed at the time of inspection of the property by the auctioneers and furthermore by the deer stands and other developed hunting attributes observed on nearby properties.

The majority of the owner's share of the perimeter fencing is comprised of mostly newer high tensile fencing that was installed within the last 2 years with some additional to be completed in 2021 by Fawcett fencing & much of the remainder of the owner's share is comprised of 4 strand barbed wire fencing that for the most part has been replaced within the last 10 years. Livestock water is provided by a dugout, a fork of the Vermillion River & lowland pockets and there is a rural water valve on an adjacent property near the northwest corner of the property, thus Kingbrook rural water could potentially be available. According to information obtained from Surety Agri-Data this land has a soils productivity index of 71.9. The total 2020 RE taxes payable in 2021 on this property are \$1,507.24. If you are in the market for an affordable parcel of land to utilize in conjunction with a livestock grazing/haying program and/or hunting and recreational property, then make plans to inspect this property at your leisure prior to the auction and make plans to be in attendance at this auction.

LEGAL DESC.: Tracts 1, 2 and 3 of Geraets' Addition in the E $\frac{1}{2}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Sec. 25, T. 105N., R. 54W., (Clarno Twp.), Lake County, SD.

TERMS: Cash - A 15% non-refundable earnest money payment on the day of the sale with immediate possession and the balance due and payable on or before July 9, 2021. A Warranty Deed will be conveyed and owners title insurance provided with the cost to be divided 50-50 between the buyer and seller. All of the 2020 RE taxes due & 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. The acres in this land are based on the acres stated on the recorded survey of Geraets' Addition, with the acres to be understood to be "more or less". Information contained herein is deemed to be correct but is not guaranteed. The buyer is bound to all terms and conditions of the existing perpetual WRP easements in place, which perpetually prohibits row crop production on this land. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners.

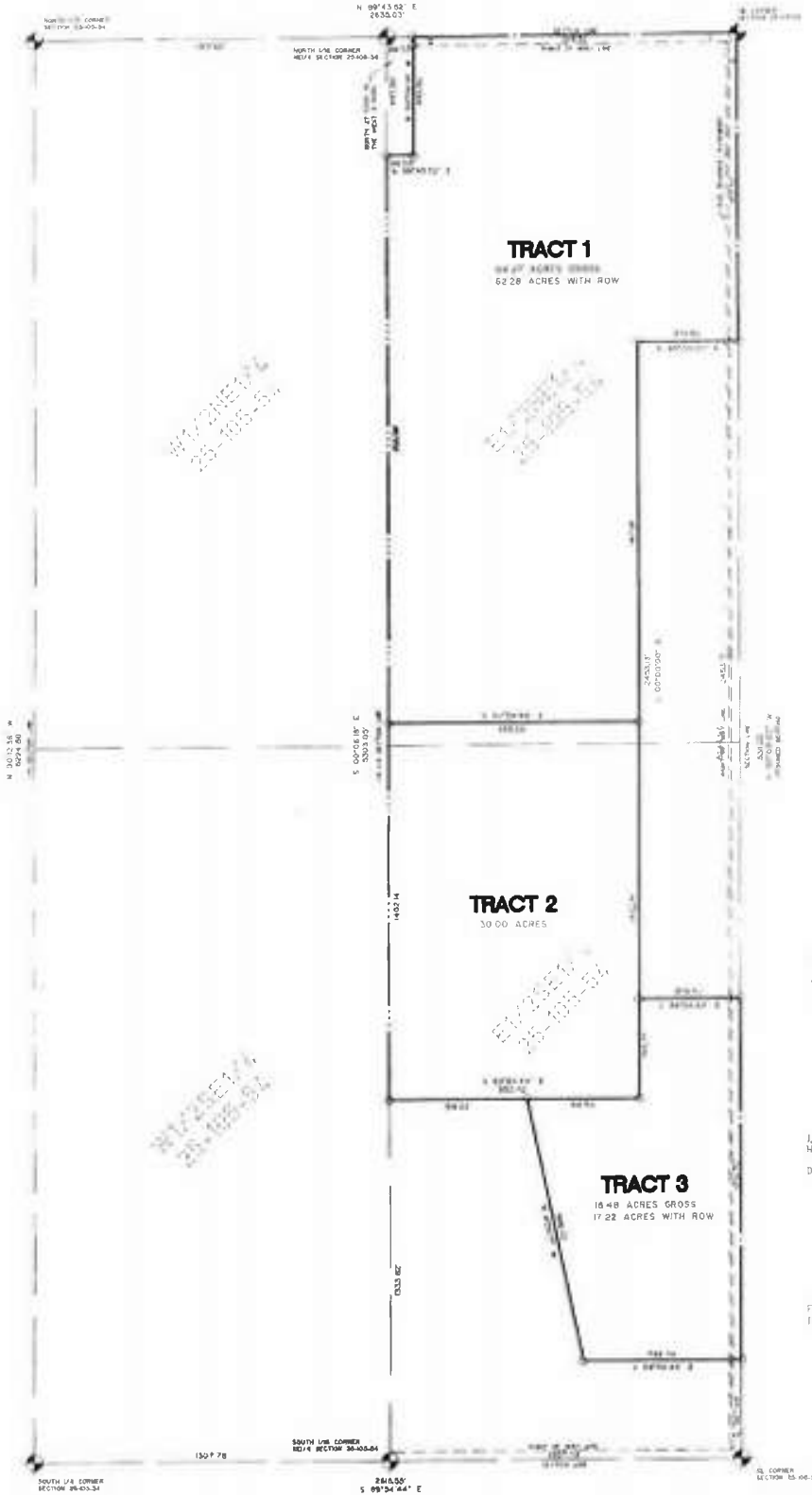
For additional information contact the Owners or the Auctioneers. To view property additional property information and maps see www.suttonauction.com. To make arrangements for absentee or phone bidding contact the auctioneers

ADAM & YE MOHRHAUSER, Owners
ph. 605-359-8703

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777
WAYNE BESSMAN – RE & Pers. Property Auctioneer
Madison, SD – ph. 605-270-4980
JARED SUTTON – Auctioneer & RE Broker Associate
Flandreau, SD – ph. 605-864-8527

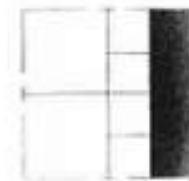
PLAT OF GERAETS' ADDITION

IN THE E1/2SE1/4 AND THE E1/2NE1/4 OF SECTION 25, TOWNSHIP 105 NORTH RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA



SCALE: 1" = 400'

FOUND IRON PIN
SET 3/8" x 10" CAPPED REBAR
PREVIOUSLY PLATTED DIMENSION
NOT FIELD VERIFIED



KEY MAP
SECTION 25-105-54

PREPARED BY
DANIEL A. NORMAN
2317 SOUTH WOODBINE LANE
SIOUX FALLS SOUTH DAKOTA
PHONE 605.576.8779

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR LAKE COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE DUE FROM ANY ONE PLATTED IN THIS PLAT AS SHOWN BY THE RECORDS OF MY OFFICE HAVE BEEN PAID IN FULL.

DATED THIS _____ DAY OF _____ 1994

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR LAKE COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED IN MY OFFICE.

DATED THIS _____ DAY OF _____ 1994

DIRECTOR OF EQ.

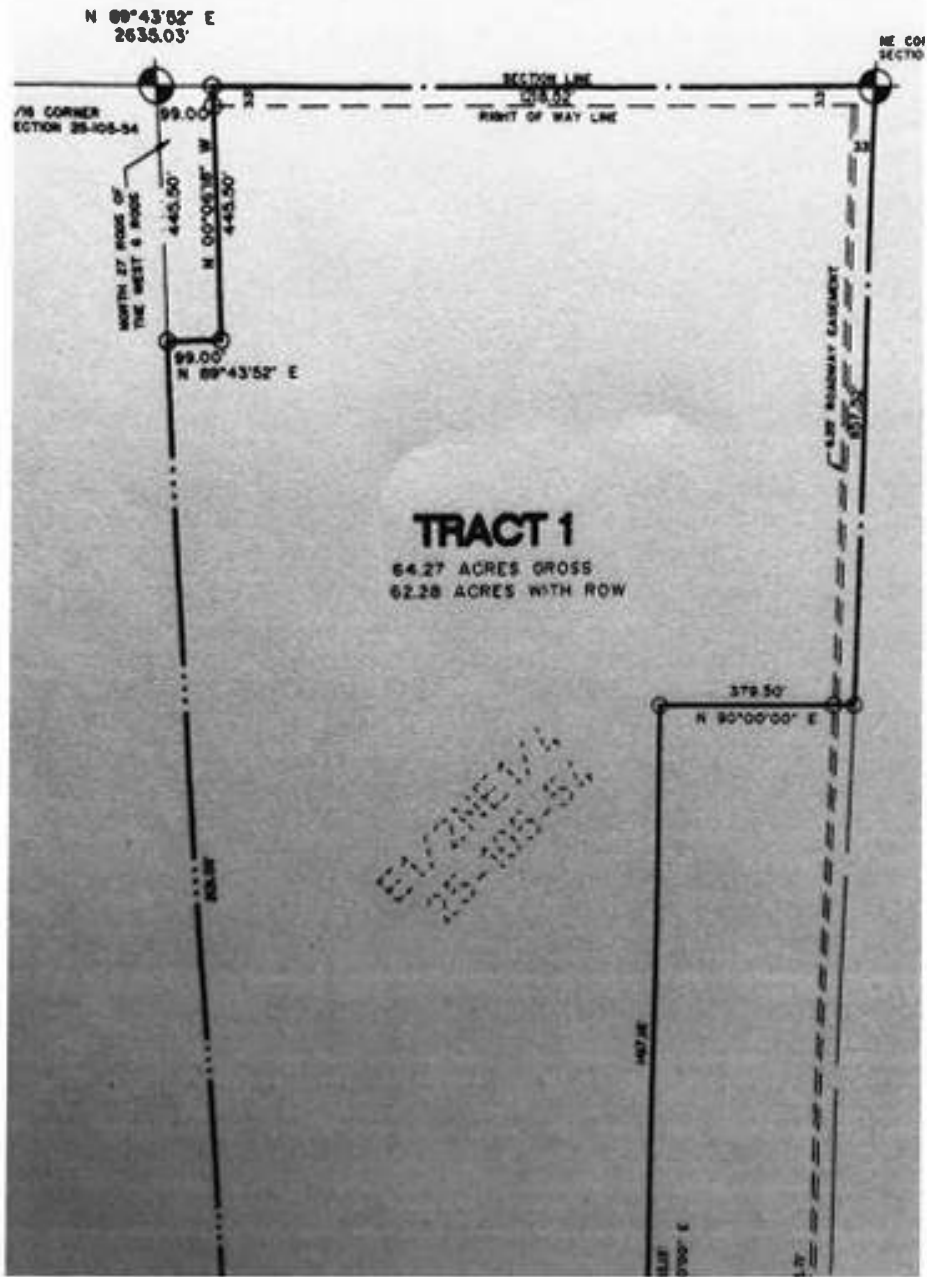
REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____ 1994, AT _____ IN BOOK _____ OF PLATS ON PAGE _____

REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I, DANIEL A. NORMAN, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE _____ 1994, I SURVEYED A PART OF THE E1/2SE1/4 AND A PART OF THE E1/2NE1/4 OF SECTION 25, TOWNSHIP 105 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA AND PLATTED THE SAME AS TRACT 1, TRACT 2 AND TRACT 3 WITH BEARS AND MONUMENTS AS SHOWN ON THE ABOVE PLAT.



$N 09^{\circ}43'52'' E$
 $2635.03'$

NE CORNER
SECTION

SECTION LINE
RIGHT OF WAY LINE

SW CORNER
SECTION 25-105-54

NORTH 27' BOUNDARY OF
THE WEST 1/4 BLOCK

$N 89^{\circ}43'52'' E$

TRACT 1
64.27 ACRES GROSS
62.26 ACRES WITH ROW

BLZM 25-105-54

RIGHT OF WAY EASEMENT

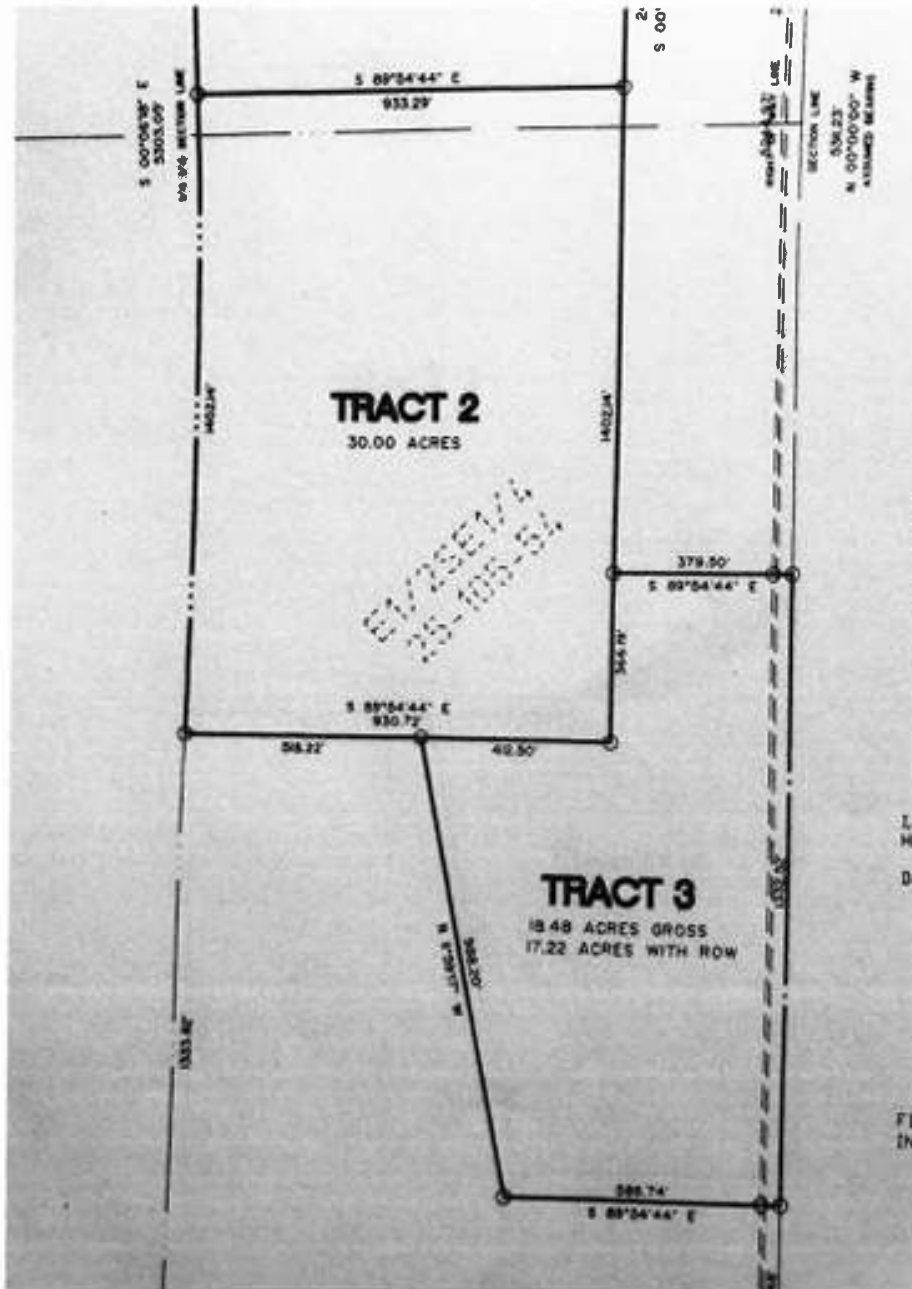
$N 90^{\circ}00'00'' E$

1/4 SECTION

1/4 SECTION

$N 90^{\circ}00'00'' E$

1/4 SECTION





United States
Department of
Agriculture

Lake County, South Dakota



Common Land Unit PLSS

- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2021 Program Year

Map Created February 24, 2021

Farm 6479

25-105N-54W

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).

Aerial Map

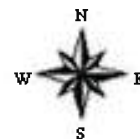


Map Center: 43° 52' 12.85, -97° 15' 32.57

0ft 825ft 1650ft



25-105N-54W
Lake County
South Dakota



4/28/2021



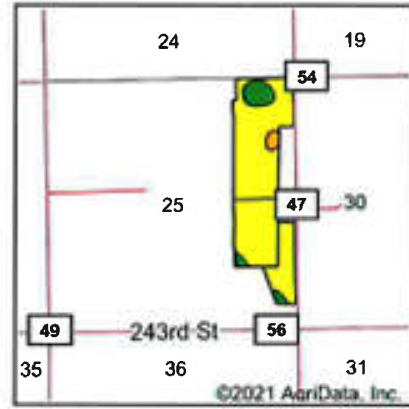
Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **South Dakota**
 County: **Lake**
 Location: **25-105N-54W**
 Township: **Clarno**
 Acres: **109.69**
 Date: **4/28/2021**



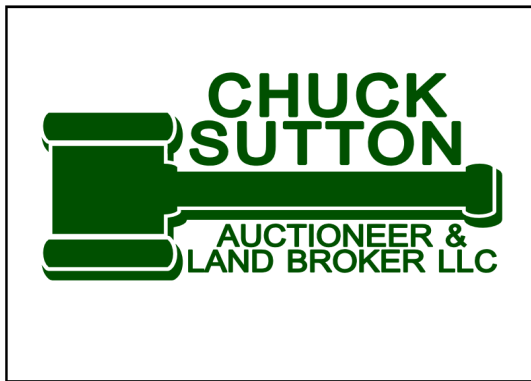
Soils data provided by USDA and NRCS.

Area Symbol: SD079, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	98.43	89.7%		Ilw	Ilw	70
Da	Davis loam	9.03	8.2%		Ilc		91
EbB	Egan-Beadle complex, 2 to 6 percent slopes	2.14	2.0%		Ile		78
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	0.09	0.1%		Ille		69
Weighted Average							71.9

*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

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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