



MAVIS STEEVER ESTATE

ESTATE LAND AUCTION

**+/-254.40 Acres of Productive Grant & Perry Twp.,
Lincoln County SD Land -
Consisting of 2 High Percentage Tillable Farms
Situated in Northern Lincoln County, SD –
5 Total Rural Housing Eligibilities Between
the 2 Farms**

We will offer the following Land at auction "On Site" at Farm #1. Farm #1 is located from Lennox, SD –1 mile south on Hwy #17/466th Ave & 1 mile east on Hwy #44, then ½ Mile south on 467th Ave with the Auction to be held at the Jct. of 467th Ave & 281st St.

THURSDAY JULY 1, 2021

Sale Time: 10:00 am

AUCTIONEER'S NOTE: This auction presents the opportunity to purchase +/-254.40 Acres of Productive Lincoln County, SD Farmland consisting of 2 High Percentage Tillable Farms that are Inclusive of Productive Farmland. **FARM #1- +/-153.90 Acres** – Features a high percentage tillable parcel of land w/ productive soils & good eye appeal. **FARM #2 - +/- 100.50 Acres** – A nice laying, productive parcel of high percentage tillable land & productive soils. Each of these farms will be offered individually. If you are in the market for a parcel or parcels of productive Lincoln Co., SD farmland to add to an area row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

THESE PROPERTIES WILL BE SOLD SUBJECT TO AN EXISTING FARM LEASE FOR 2021 – with the buyer to receive a seller enhanced rent at closing on FARM #1 of \$225.00 per acre on 153.90 acres for a total amount of \$34,627.50, and FARM #2 - \$225.00 per acre on 100.50 acres for a total amount of \$22,612.50 payable at closing.

FARM #1 - +/- 153.90 Acres – Legal Desc.: The SW ¼ Ex. N. 434' of the W. 612' of the S. 1500' of Sec. 10, T. 98N., R. 51W., (Grant Twp.), Lincoln Co., SD

Farm #1 will be offered as one individual +/-153.90 Acre Parcel. FARM #1 consists of a high percentage tillable parcel of land with good eye appeal and is inclusive of productive cropland with some productive soils. According to FSA Information this farm has a high percentage of tillable acres, as it has approx. 151.1 acres of cropland with non-tillable acres comprised of waterways, ditches, some lowland pockets & roads. FSA information indicates this parcel has a 75.41 acre corn base with a 118 bu. PLC yield., as well as a 75.26 acre soybean base with a 32 bu. PLC yield. According to information obtained from Lincoln County NRCS this property does have an Official Wetland Determination but has not had a Certified Wetland Determination completed on the property. The general topography of this land ranges from level to nearly level. According to information obtained from the Lincoln Co. Assessor this farm has an Overall Soil Rating of .812; similarly, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of an 81 & is comprised of primarily Wentworth-Chancellor silty clay loams & Egan-Shindler Complex soils. According to Lincoln Co. P&Z this parcel has 3 rural housing eligibilities. The 2020 RE taxes payable in 2021 on this land were \$3,711.48 – which have been paid in full by the sellers. This farm is being sold subject to a lease for the 2021 crop year with the purchaser to receive a seller enhanced rental amount of \$34,627.50 - \$225/acre on +/- 153.90 acres payable at closing with landlord's possession and full possession subsequent to the harvest of the 2021 standing crops.

FARM #2: +/- 100.5 Acres – Farm #2 is located from Jct. of Hwy. #17 & 278th St. (Jerry's Chevrolet) at Lennox SD, 2 miles east on 278th St., and 1/2 mile south on 468th Ave. From Farm #1 - Only approx. ½ mile north, 1 mile east on Hwy. #44, & 1 ¼ mile north on 468th Ave. Legal Desc.: The SW ¼ Sec. 35, T. 99N., R. 51W., (Perry Twp.), Lincoln Co., SD.

According to FSA information this farm is indicated to have 101.4 acres of cropland – which may be slightly overstated with a 50.61 acre corn base with a 118 Bu. PLC yield and a 50.51 acre soybean base with a 32 Bu. PLC yield. Additionally, this parcel has had a certified wetland determination through NRCS completed on the property. According to information obtained from the Lincoln Co. Assessor this farm has an Overall Soil Rating of .747. Comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 74.3. This parcel has some productive soils consisting of primarily Egan-Shindler Complex & Huntimer Silty Clay Loam soils. This is an inside parcel of land which is virtually all tillable with the exception of ditches and roads. The general topography of this land is gently rolling. According to Lincoln Co. P&Z this parcel has 2 rural housing eligibilities. The 2020 RE taxes payable in 2021 on this land were \$2,235.42 – which have been paid in full by the sellers. This farm is being sold subject to a lease for the 2021 crop year with the purchaser to receive a seller enhanced rental amount of \$22,612.50 - \$225.00/acre on +/- 100.50 acres payable at closing with landlord's possession and full possession subsequent to the harvest of the 2021 standing crops.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the balance on or before August 20, 2021, with landlord's possession for the 2021 crop year – with the buyer to receive the 2021 seller enhanced cash rental amounts, with full possession for the 2022 crop year, subject to the rights of the current tenant to harvest the 2021 crops in accordance with the 2021 farm lease. 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. These properties will be sold in accordance to the acres as stated on the county tax records with the acres understood to be "more or less". All of the 2020 RE taxes payable in 2021, have been paid by the estate/sellers, with the buyer(s) to be responsible for all 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 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 any and all Lincoln Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. 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.

MAVIS STEEVER ESTATE

Robert Steever & Linda Seck, Owners

BRENDA ASK – Attorney for Owners & Closing Agent

**CHUCK SUTTON - Auctioneer & Land Broker Sioux Falls &
Flandreau, SD - ph. 605-336-6315**

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

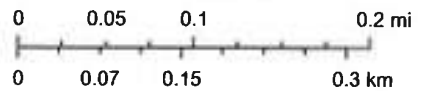
**TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates-
Canton, SD – ph. 605-987-2404**




Mavis Steever Sec 10 98 51



5/3/2021, 4:46:46 PM

1:9,028



-  New Plats
-  Town Border
-  Parcel



Program
Year 2020



United States Department of Agriculture
Lincoln County, SD

PLSS: 10_98N_51W
Farm: 5087

1 inch equals 700 feet

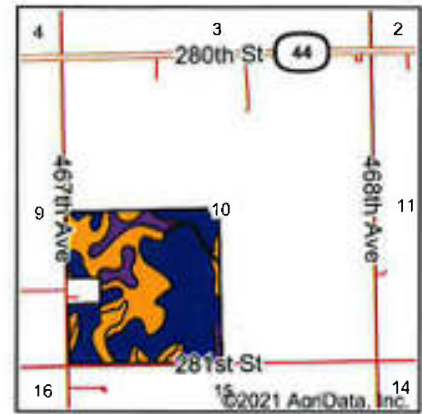
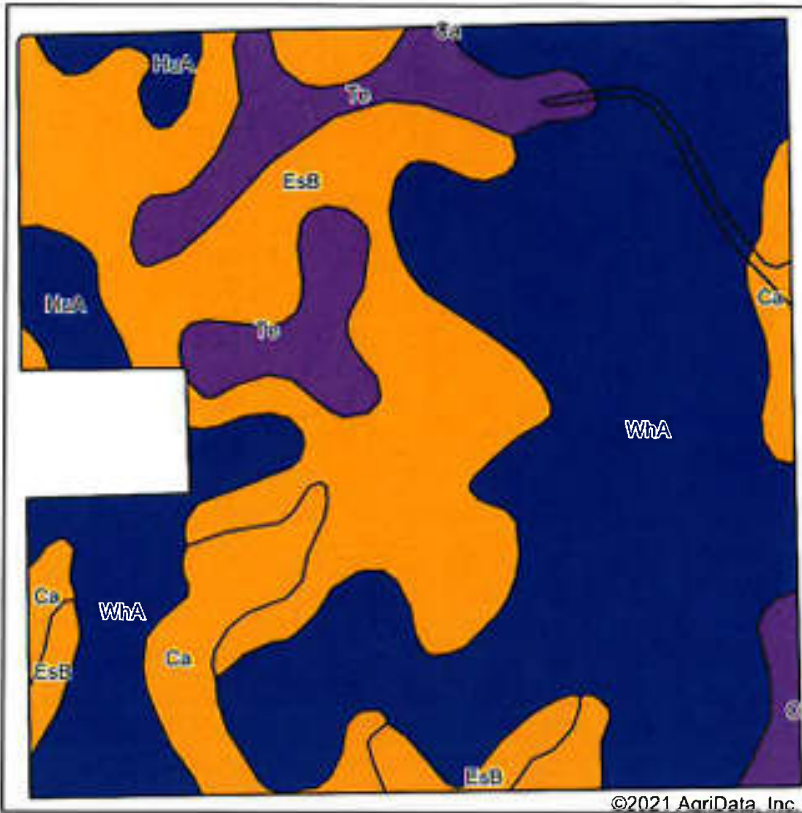
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2018 Ortho-Photography - Not to Scale

October 01, 2019

FARM #1 Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **10-98N-51W**
 Township: **Grant**
 Acres: **152.13**
 Date: **5/26/2021**

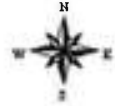


Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: SD083, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	76.71	50.4%		Iw	88
EsB	Egan-Shindler complex, 2 to 6 percent slopes	43.31	28.5%		Ile	77
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	15.30	10.1%		IVw	59
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	11.97	7.9%		IIw	75
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	4.84	3.2%		Iw	90
Weighted Average						81

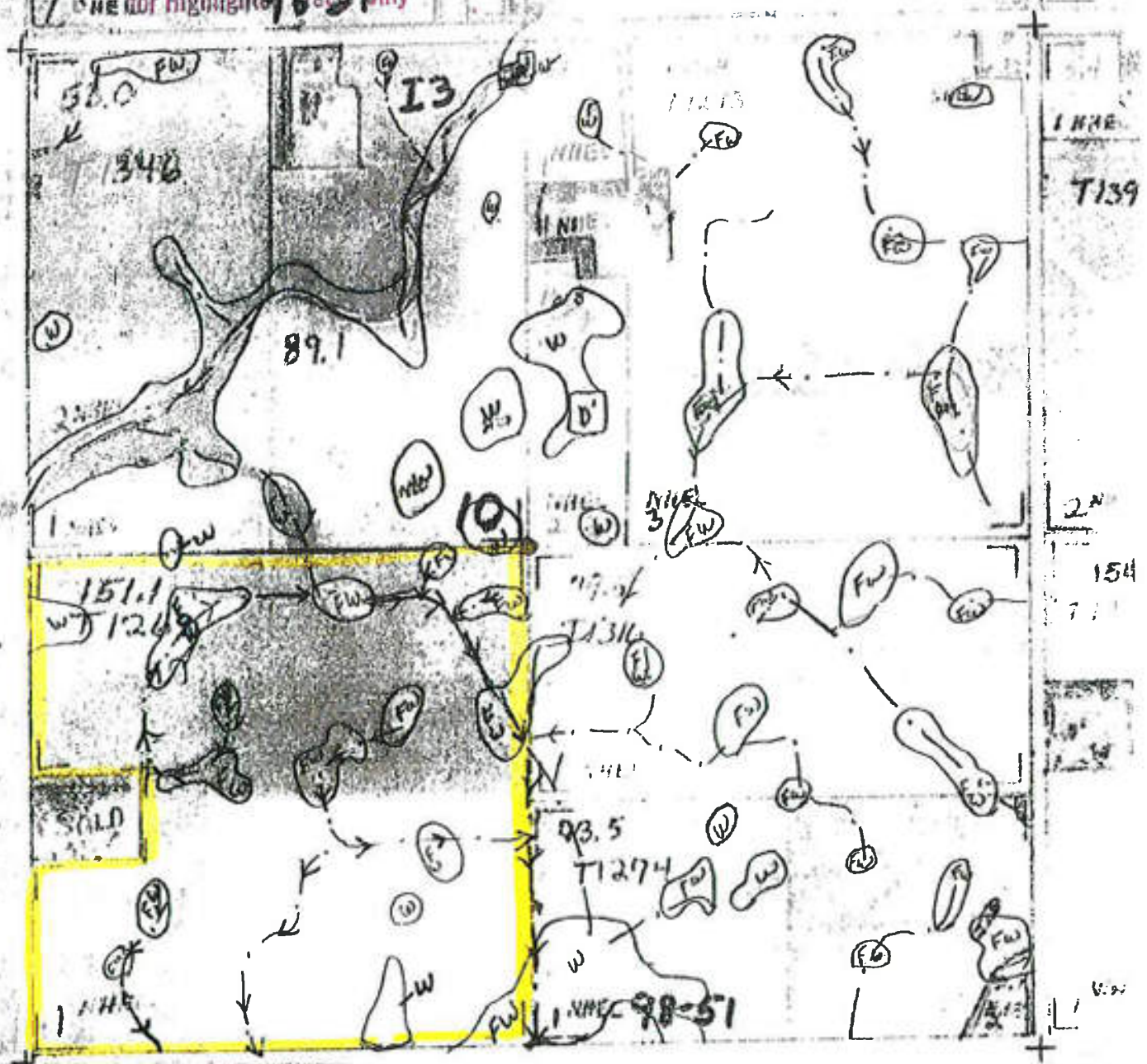
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

NOT TO

OFFICIAL WETLAND DETERMINATION

ONE FOR HIGHWAYS ONLY

- (W) Wetland
- (FW) Ditched or tiled prior to 12-23-85 but still wetland
- (PC) Converted Wetland prior to 12-23-85
- (CWD) Converted Wetland after 12-23-85
- (---) Ditched prior to 12-23-85
- (---) Tiled prior to 12-23-85
- (---W---) Wetland in a channel

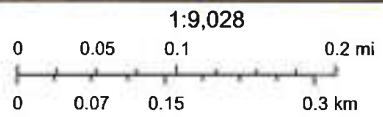


Mavis Steever Sec 35 99 51



5/3/2021, 4:43:34 PM

-  New Plats
-  Town Border
-  Parcel



Maxar



Program
Year 2020



United States Department of Agriculture
Lincoln County, SD
PLSS: 35_99N_51W
Farm: 5087

1 inch equals 701 feet

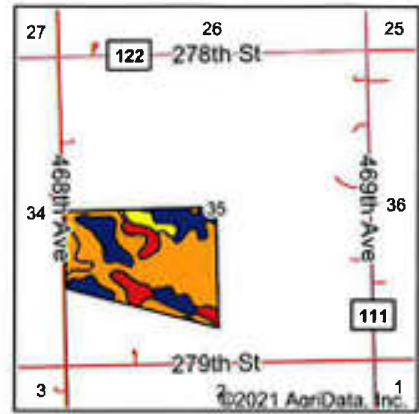
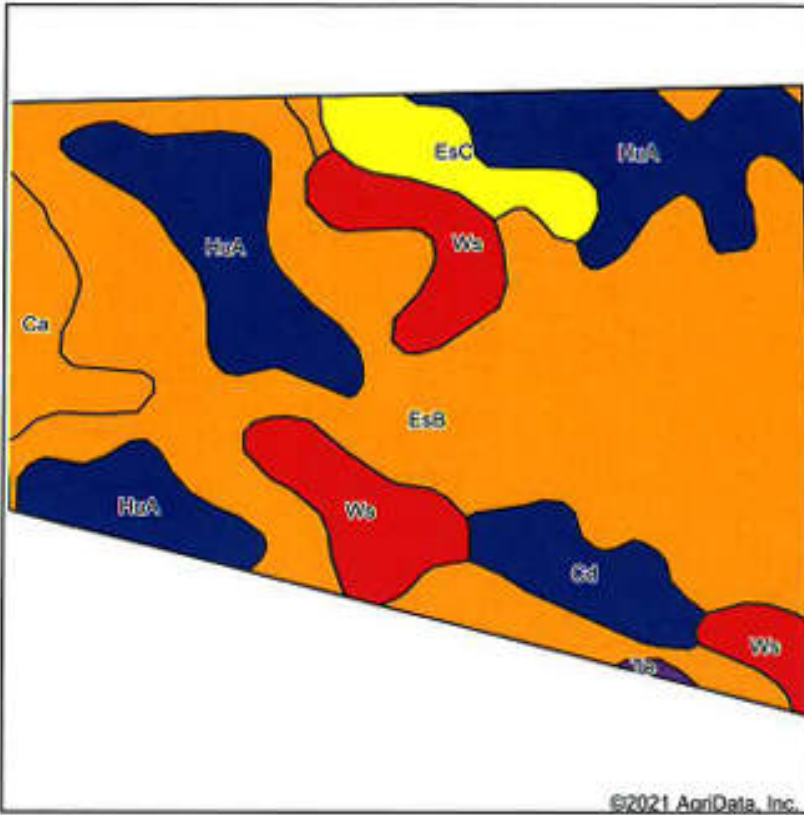
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Common Land Units
- ▨ Non Cropland

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 by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

2018 Ortho-Photography - Not to Scale

October 04, 2019

FARM #2 Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **35-99N-51W**
 Township: **Perry**
 Acres: **101.41**
 Date: **5/26/2021**



Map Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EsB	Egan-Shindler complex, 2 to 6 percent slopes	55.67	54.9%		Ile	77
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	20.88	20.6%		Iw	90
Ws	Worthing silty clay loam, 0 to 1 percent slopes	11.22	11.1%		Vw	30
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	4.59	4.5%		IIw	75
Cd	Chancellor-Viborg silty clay loams	4.47	4.4%		IIw	87
EsC	Egan-Shindler complex, 6 to 9 percent slopes	4.36	4.3%		IIIe	65
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	0.22	0.2%		IVw	59
Weighted Average						74.3

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

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: N2SW4 Section 35 99-51

Agency: USDA-NRCS
 Certified Date: 12-10-02
 Tract: 1891



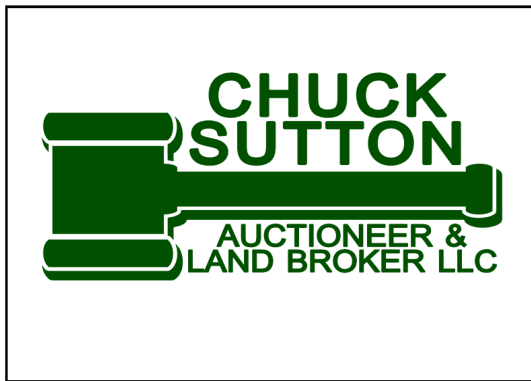
Legend

- 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.





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

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
--	--	---