



NELLIE DISSING ACREAGE/HOBBY FARM & LAND AUCTION

**+/-80.3 Surveyed Acres of Lynn Twp., Moody County, SD Land
To be Offered as PARCEL #1 – An Attractive +/-7.41 Acre
Improved Acreage Site with “Tear Down Structures” with a Dense
Mature Tree Grove Providing a Very Private Secluded
Setting with the Acreage Lying Adjacent to a County Hard Surfaced
Highway and as PARCEL #2 – +/-72.89 Acres of Cropland &
Pasture or as PARCELS #1 & #2 Combined – The +/-80.3 Acre Unit**

We will offer the following real property “On Site” at the property located at 46779 241st St., Colman, SD; from Chester, SD (Jct. 241st St. & 464th Ave.) – 3¾ miles east on 241st St.; from the Trent Exit #104 on I-29 – 2½ miles west on 240th St., 1 mile south on Co. Hwy. (470th Ave.) and 2 miles west on 464th Ave.; from the Dell Rapids Exit #98 on I-29 – 1½ miles west on 246th St., 5 miles north on 470th Ave. and 2 miles west on 241st St. to the NE Corner of the Land at the Jct. of 468th Ave. & 241st St.

**THURSDAY SEPTEMBER 2, 2021
SALE TIME: 10:00 AM**

**This Property will be offered as PARCEL #1 – An Attractive and Very Well Located +/-7.41 Acre Acreage Site that is Situated in a Secluded Country Setting Complimented by a Dense Mature Tree Grove, which would be an Attractive Rural Home Construction Site;
PARCEL #2 - +/-72.89 Acres of Cropland & Pasture or as
PARCELS #1 & #2 Combined – The +/-80.3 Acre Unit**

The existing farmstead has been unoccupied for some time and includes some tear down type structures including a small one story home and a couple of small outbuildings. Presently there are no utilities servicing the property, although previously power was provided by Sioux Valley Energy Rural Electric and they indicate an existing line is located on the N. side of 241st St. and SVEA has estimated that to install a new service incl. approx. 700' underground line and 200 amp service & disconnect would cost approx. \$3,500.00 to \$4,000.00- depending on the location of a future home site; water previously was provided by a well, although Big Sioux Community Rural Water is located on the N. side of 241st St. and they indicate water is available and would cost a membership of \$2,000.00 and per a preliminary estimate - for approx. 700' of waterline, a road bore, digging and installation of the meter and pit which cost approx. \$5,500.00 for a total of approx. \$7,500.00, plus any other footage of pipe, plumbing connections and other related costs of installation for more specifics, potential buyers can contact Big Sioux Rural Water at 605-997-2098. The Acreage has excellent access from County Oil Hwy. #14 (241st St.) and has a high sense of privacy provided by the dense grove that is situated between the farmstead and the highway, with additional trees in and around the farmstead. Additionally there are a few acres of grassland located south of the farmstead that will be included with the acreage site. PARCEL #2 consists of +/-72.89 acres of which according to FSA there is approx. 64.81 acres of cropland with a 40.5 acre corn base with a 152 bu. PLC yield and a 24.3 acre soybean base with a 49 bu. PLC yield with both corn and beans enrolled under the PLC Election of the USDA Farm Program; after the deduction from the 80.3 surveyed acres, less the acreage site, less the +/-64.81 acres of cropland it appears there would be approx. 8.08 acre of non-tillable land which would be comprised of a few acres of pasture and roads. According to the Moody County Assessor this farm in its entirety has an overall soil rating of .661. Info. from Surety Agri-Data, Inc. indicates this land has a soil rating of 71.7. The general topography of this land is gently rolling to somewhat hilly. The RE taxes payable in 2020 on this farm are \$1,952.02. This property has potential to fulfill the needs of a variety of buyers including individuals seeking extremely a well located rural construction site for a new home, acreage/hobby farmers and/or area diversified area farming operations interested in land as an addition to their farming operation or as an investment property to add to their portfolio.

LEGAL DESC. FOR THE PROPERTY IN ITS ENTIRETY: The E ½ NE ¼ of Sec. 20, T. 105N., R. 50W., (Lynn Twp.), Moody County, SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with a split closing; the remainder on a short-term installment contract with an addt'l 40% on Dec. 30, 2021 and the remaining 50% on Jan. 4, 2022, with landlord's possession on or before Dec. 30th and full possession subject to the rights of the existing tenant to harvest the 2021 crops and their rights under 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. 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 2021 RE taxes payable in 2022 will be paid by the seller. 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

The home and structures on the premises are deemed to be in "tear down" condition and are sold in "AS IS" Condition and exempt from a sellers property condition statement pursuant to SDCL 43-4-43 with No Disclosure Statement to be provided by the POA's. 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 Powers of Attorney for the Owner. **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.**

NELLIE M. DISSING, Owner

Stanford Dissing and Jane Dissing Dressen – Co-POA's

CHUCK SUTTON - Auctioneer & Land Broker -

Sioux Falls, SD - ph. 605-336-6315 &

Flandreau, SD - ph. 605-997-3777

JARED SUTTON - Auctioneer & RE Broker Associate

Flandreau, SD - ph. 605-864-8527

WAYNE BESSMAN – RE Auctioneer

Madison, SD – ph. 605-270-4980

DEAN GULBRANSON - RE Auctioneer

Madison, SD – ph. 605-695-0133

REMEMBER—Successful Auctions Don't Just Happen . . .

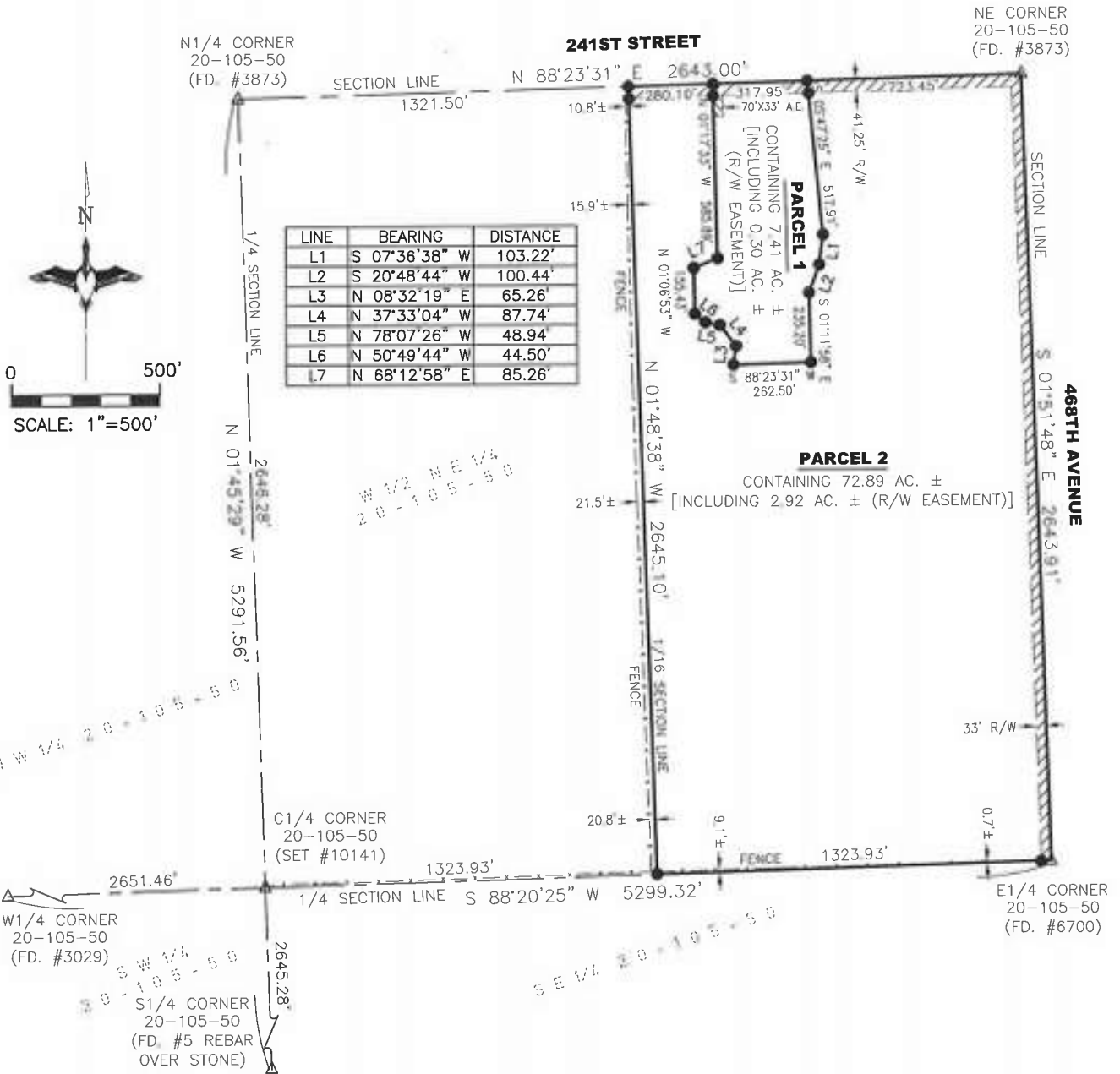
They're Planned!

**Call us today at 605-336-6315 to plan
your successful auction!**



SALE DRAWING - PARCELS 1 AND 2

IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, T106N, R50W OF THE 5TH P.M., MOODY CO., SD



OWNERS: NELLIE DISSING
CLIENT: SUTTON AUCTION SERVICE

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

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #21-552
DRAWN BY: JEB

TOTAL ACRES FOR PARCEL 1
7.41 ACRES±
[INCLUDING 0.30 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR PARCEL 2
72.89 ACRES±
[INCLUDING 2.92 AC.± OF R/W (EASEMENT)]

PREPARED BY:

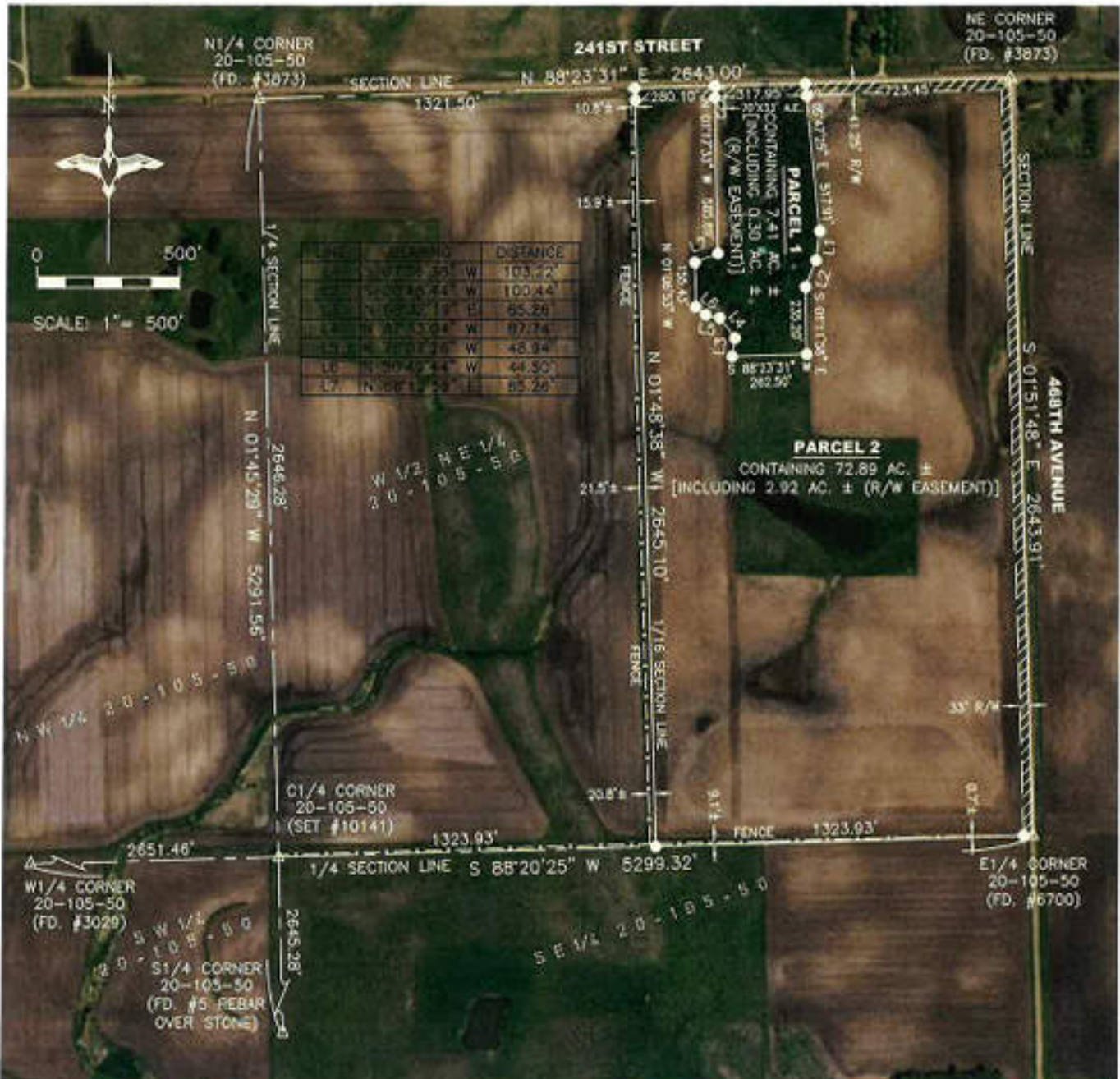
Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

PARCEL 1 LEGAL DESCRIPTION:
PROPOSED TRACT 1 OF DISSING ADDITION, AN ADDITION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 105 NORTH, RANGE 50 WEST OF THE 5TH P.M., MOODY COUNTY, SOUTH DAKOTA

PARCEL 2 LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 105 NORTH, RANGE 50 WEST OF THE 5TH P.M., MOODY COUNTY, SOUTH DAKOTA; EXCEPT PROPOSED TRACT 1 OF DISSING ADDITION THEREIN.

SALE DRAWING - PARCELS 1 AND 2

IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, T105N, R60W OF THE 5TH P.M., MOODY CO., SD



OWNERS: NELLIE DISSING

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #21-552
DRAWN BY: JEB

TOTAL ACRES FOR PARCEL 1
7.41 ACRES±
[INCLUDING 0.30 AC.± OF R/W (EASEMENT)]

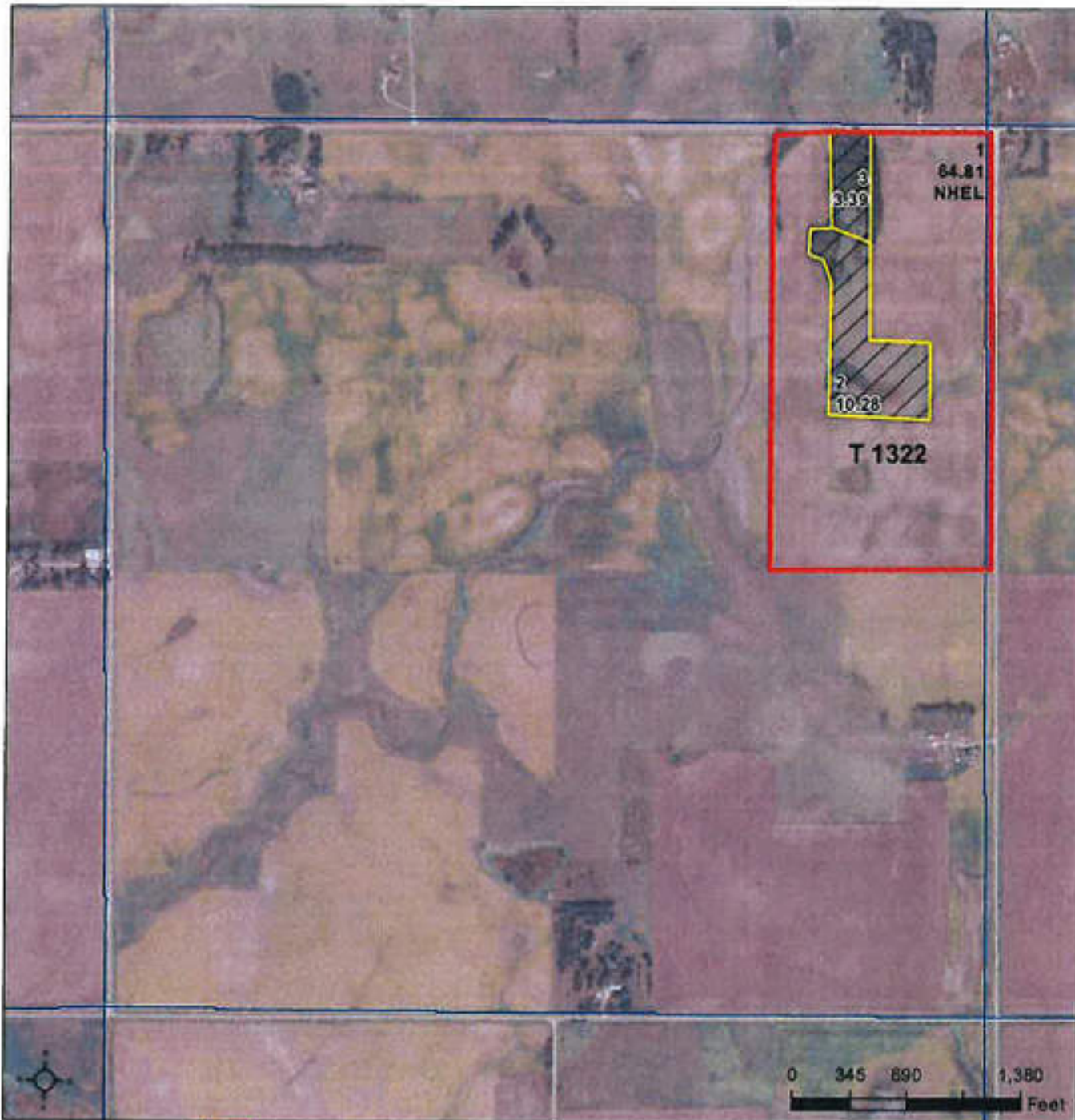
TOTAL ACRES FOR PARCEL 2
72.89 ACRES±
[INCLUDING 2.92 AC.± OF R/W (EASEMENT)]

PARCEL 1 LEGAL DESCRIPTION:
PROPOSED TRACT 1 OF DISSING ADDITION, AN ADDITION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 105 NORTH, RANGE 50 WEST OF THE 5TH P.M., MOODY COUNTY, SOUTH DAKOTA

PARCEL 2 LEGAL DESCRIPTION:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 105 NORTH, RANGE 50 WEST OF THE 5TH P.M., MOODY COUNTY, SOUTH DAKOTA; EXCEPT PROPOSED TRACT 1 OF DISSING ADDITION THEREIN.

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211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - PLSS
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2021 Program Year

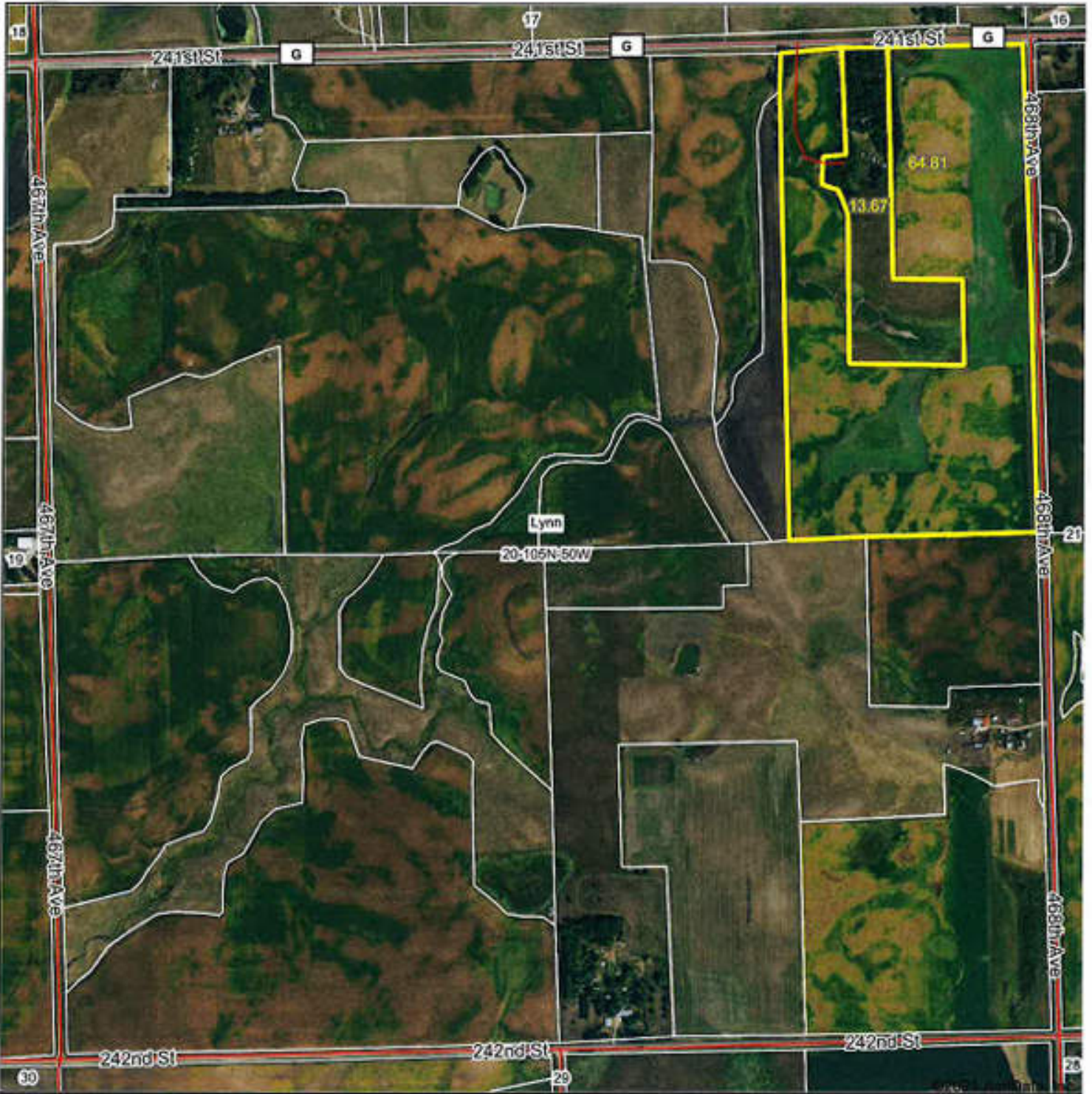
Map Created November 19, 2020

Farm 981

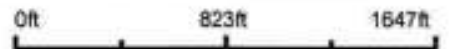
20-105N-50W-Moody

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).

Aerial Map



Map Center: 43° 53' 4.44, -96° 51' 31.57



CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided by
surety
CUSTOMER ONLINE MAPS
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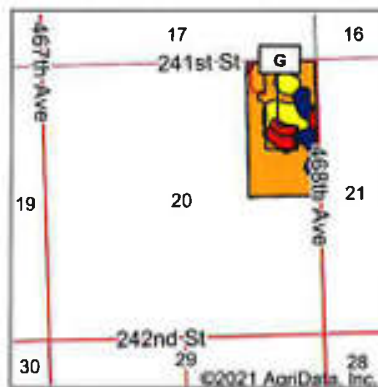
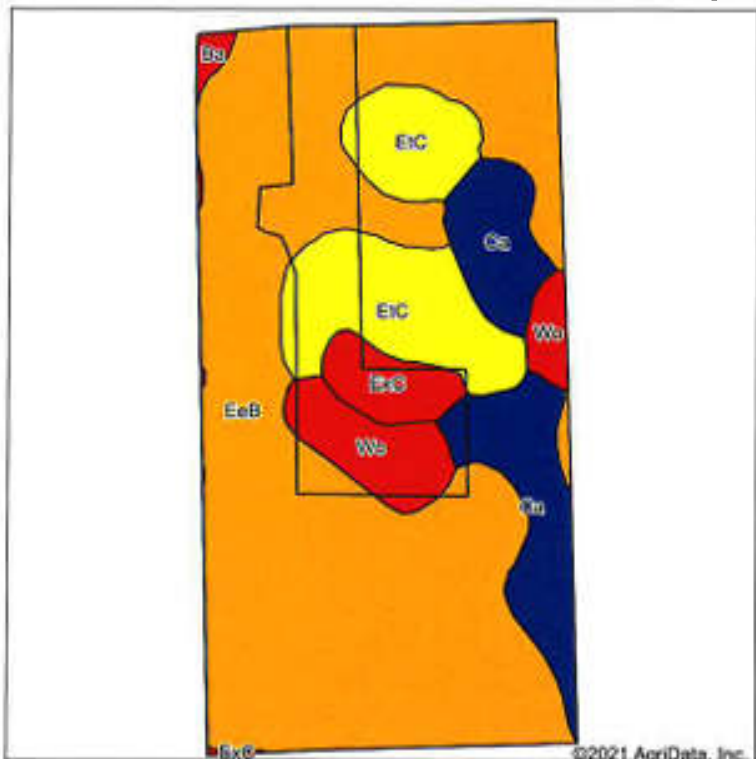
20-105N-50W
Moody County
South Dakota



5/11/2021

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

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **20-105N-50W**
 Township: **Lynn**
 Acres: **78.48**
 Date: **5/11/2021**



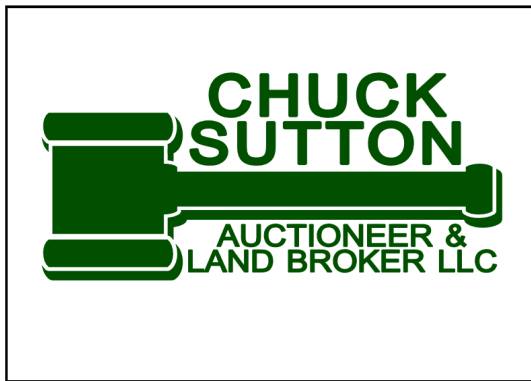
Soils data provided by USDA and NRCS

Area Symbol: SD101, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| EeB | Egan-Ethan complex, 2 to 6 percent slopes | 49.82 | 63.5% | | Ile | 79 |
| EtC | Ethan-Egan complex, 5 to 9 percent slopes | 11.22 | 14.3% | | IVe | 64 |
| Ca | Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded | 9.63 | 12.3% | | IIw | 81 |
| Wo | Worthing silty clay loam, 0 to 1 percent slopes | 4.73 | 6.0% | | Vw | 30 |
| ExC | Ethan-Egan complex, 2 to 9 percent slopes, very stony | 2.54 | 3.2% | | VIIIs | 13 |
| Ba | Baltic silty clay loam | 0.54 | 0.7% | | Vw | 34 |
| Weighted Average | | | | | | 71.7 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



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

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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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