

LINCOLN COUNTY SD LAND AUCTION

+/-150.96 Acres of Very Well Located Perry Township Lincoln County, SD Land - This Is a High Caliber Parcel of Farmland with High Quality Productive Soils, a Very High Percentage Tillable Enhanced by the Installation of Approx. 5,700' of New Drain Tile in 2021 and a Superb Location Situated Just 2 Miles North of Lennox, SD or 3 ½ miles South of Tea, SD and Within 5 Miles of the Lennox Exit #68 on I-29 at the Jct. of Hwy. #17 & 276th St. and Inclusive of 3 Rural Housing Eligibilities

THURSDAY SEPTEMBER 30, 2021

SALE TIME: 10:00 AM

Due to the recent death of Rachelann Plucker, the Trustee's of the Luvern and Rachelann Plucker Trusts have made the decision to offer this parcel of land at public auction, with the auction to be held "On Site" at the land located from Lennox, SD – 2 miles north on Hwy. #17 with the Southeast Corner of the Land at the Jct. of Hwy. #17 (466th Ave.) & 276th St.; from Tea, SD – 3½ miles south on Hwy. #17 (466th Ave.) or from the Lennox Exit #68 on I-29 – 4½ miles west.

This auction presents an excellent opportunity to purchase a very well located productive parcel of Lincoln County, SD land. This land has a very high percentage tillable, productive soils and excellent eye appeal. Furthermore, according to Lincoln County Planning & Zoning this property has 3 remaining housing eligibilities with a superb location lying adjacent to Hwy. #17 and conveniently located to the area communities of Lennox, Tea and Sioux Falls, SD. If you are in the market for a very desirable parcel of land with many excellent amenities to add to a row crop farming operation or as an addition to your investment portfolio, then make plans to inspect this property and be in attendance at this auction or contact the auctioneers to make arrangements for absentee bidding.

According to Lincoln County Assessor's information this property contains a total of +/-150.96 acres. This is an extremely well located property, bordered on the east by Hwy. #17 (466th Ave.) and is within 4 ½ miles of the Lennox Exit #68 on I-29 and is conveniently located to the communities of Lennox, Tea, as well as other nearby communities, grain markets and other area points of interest. According to FSA information this property has approximately 147.6 acres of cropland, with an FSA 116.8 acre corn base with a 149 bu. PLC yield and a 30.8 acre soybean base with a 43 bu. PLC yield and is enrolled under the ARC-IC Election of the USDA farm program. According to the Lincoln County Assessor this land has a very respectable overall soil rating of .805, similarly info. obtained from Surety Agri Data, Inc. indicates this land has a soil rating of 78.9, with a large portion of the land being comprised of Class I and II soils. The farmability and productivity of this land has been enhanced by the recent installation of approximately 5,700 feet of new drain tile in the Spring of 2021. This land has excellent eye appeal with a nearly level topography, with the nontillable areas comprised of roads, drainage and 3 electrical tower sites. According to Lincoln County Planning and Zoning this property has 3 rural housing eligibilities. This land has an excellent location conveniently located to progressive area communities, I-29 and area grain and ethanol facilities. This land is available for a new owner to farm or lease as they desire in 2022.



LEGAL DESC.: The SE¼, Except Plucker's Add'n., Sec. 17, T. 99N., R. 51W., (Perry Twp.), Lincoln County, SD.

TERMS: Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before November 18, 2021 with full possession for the 2021 crop year. Trustee's Deeds will be conveyed with an owners title insurance policy provided with the cost divided 50-50, additionally a title company closing fee, if any, will be divided 50-50. All of the 2020 RE taxes payable in 2021 in the amount of \$3,618.92, as well as all of the 2021 RE taxes payable in 2022 will be paid by the trust. This property is being sold based on the acres as stated on the county tax records, with the acres understood to be "more or less". The sellers do not warranty or guarantee that the existing fences lie on the on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustees. To view drone video, aerial maps, soils data and other information concerning this property see www.suttonauction.com or contact the auctioneers.

LUVERN & RACHELANN PLUCKER TRUSTS – Owners

James E. Plucker and William M. Plucker, Trustees

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

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

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



Program
Year 2020



United States Department of Agriculture
Lincoln County, SD
PLSS: 17_99N_51W
Farm: 7882

1 inch equals 703 feet

Wetland Determination Identifiers

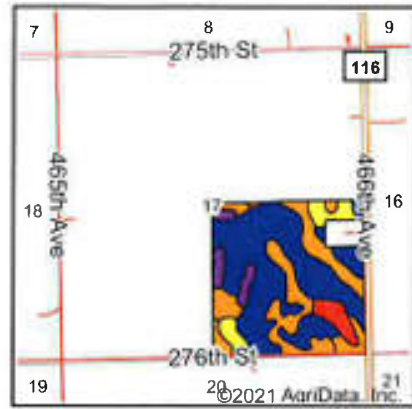
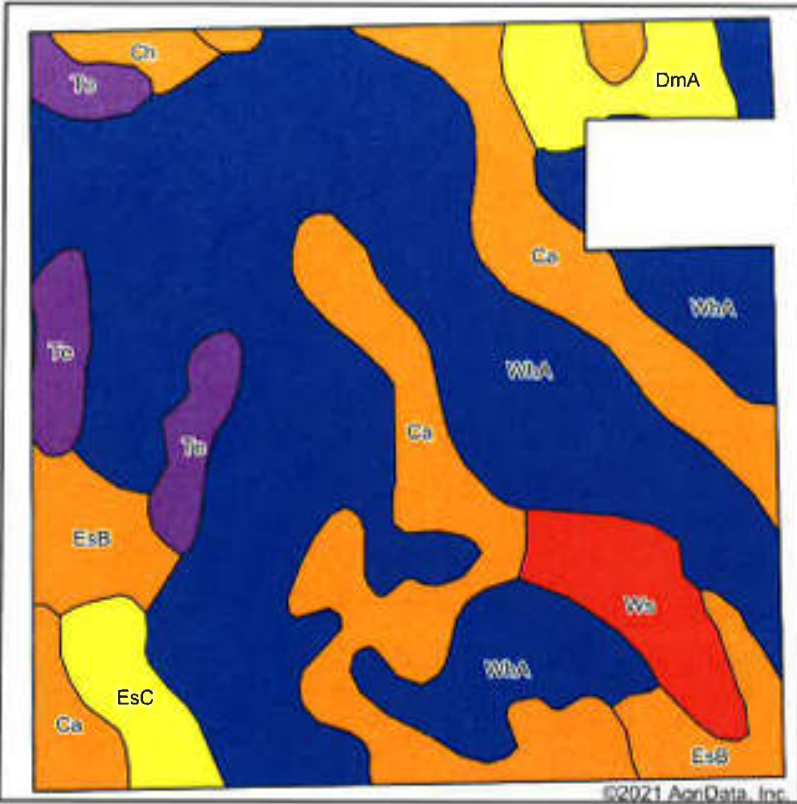
- Restricted Use
- ◊ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Common Land Units
- Non Cropland

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 02, 2019

Soils Map



State: **South Dakota**
 County: **Lincoln**
 Location: **17-99N-51W**
 Township: **Perry**
 Acres: **150.7**
 Date: **8/16/2021**



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
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	83.09	55.1%		Iw	88
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	32.40	21.5%		IIw	75
EsB	Egan-Shindler complex, 2 to 6 percent slopes	8.76	5.8%		Ile	77
Te	Telonka silt loam, 0 to 2 percent slopes, frequently ponded	7.82	5.2%		IVw	59
Ws	Worthing silty clay loam, 0 to 1 percent slopes	6.65	4.4%		Vw	30
DmA	Dempster silt loam, 0 to 2 percent slopes	5.58	3.7%		IIs	66
EsC	Egan-Shindler complex, 6 to 9 percent slopes	4.65	3.1%		IIIe	65
Ch	Chancellor-Wakonda-Tetonka complex	1.75	1.2%		IIw	78
Weighted Average						78.9

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



United States Department of Agriculture
Farm Service Agency

October 11, 2018

Lincoln County, SD
1 inch equals 696 feet

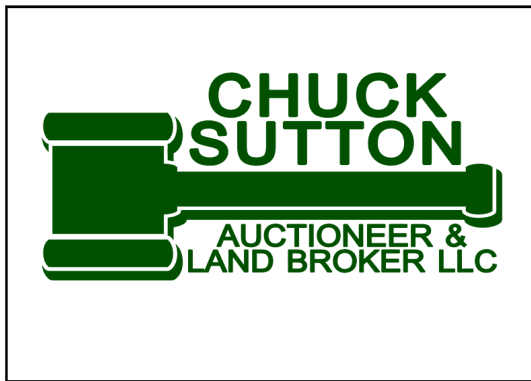
PLSS: 17_99N_51W
Farm: 4340

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provision
- Common Land Units
- Non Cropland

654 5" tile from pt
1.05 6" tile from pt
55 inches gutter

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2016 Ortho-Photography - Not to Scale



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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