

# **McCOOK COUNTY SD ESTATE LAND AUCTION**

## **Offering 79.54 Acres of Extremely Productive Spring Valley Twp., McCook County SD Farmland**

In order to settle the Estate of the late Arvid E. Buseman, we will offer the following land at Public Auction "On-Site" located from Canistota SD, 3 miles south to SD Hwy 42 then 4.5 miles east on south side; or from Monroe/Montrose Corner (Jct. 451st Ave. & SD Hwy 42), 1/4 miles west; or 12.5 miles west of Wall Lake Corner on SD Hwy 42 (265th St.)

**THURSDAY, NOVEMBER 4TH, 2021 10:00 AM Start**

This land consists of an inside 79.54 taxable acre farm of which FSA information states there are 77.35 cropland acres containing 38.60 corn base acres with a 97 Bu. PLC Yield and a soybean base of 38.60 acres with a 28 Bu. PLC yield (nearly 100% base acres). According to Surety Agri-Data the primary soils are Clarno-Ethan-Bonilla loam, 2-9% slope; Clarno loam w/ 2-6% slope; Crossplain clay loam, Tetonka silt loam, 0-1% with a Productivity Index of 74.4. This land is slightly rolling to moderately rolling and virtually all tillable except for road right of way. This would make a great addition to any existing farming operation or from a farm investment standpoint. The 2020 RE Taxes due in 2021 were \$1,828.72. Be sure to inspect this offering at your convenience and then be in attendance on sale day.

**Legal Desc:** West 1/2 of Northeast 1/4 except Lot H-1, Section 21, T101, R53 (Spring Valley Twp.), McCook County, SD

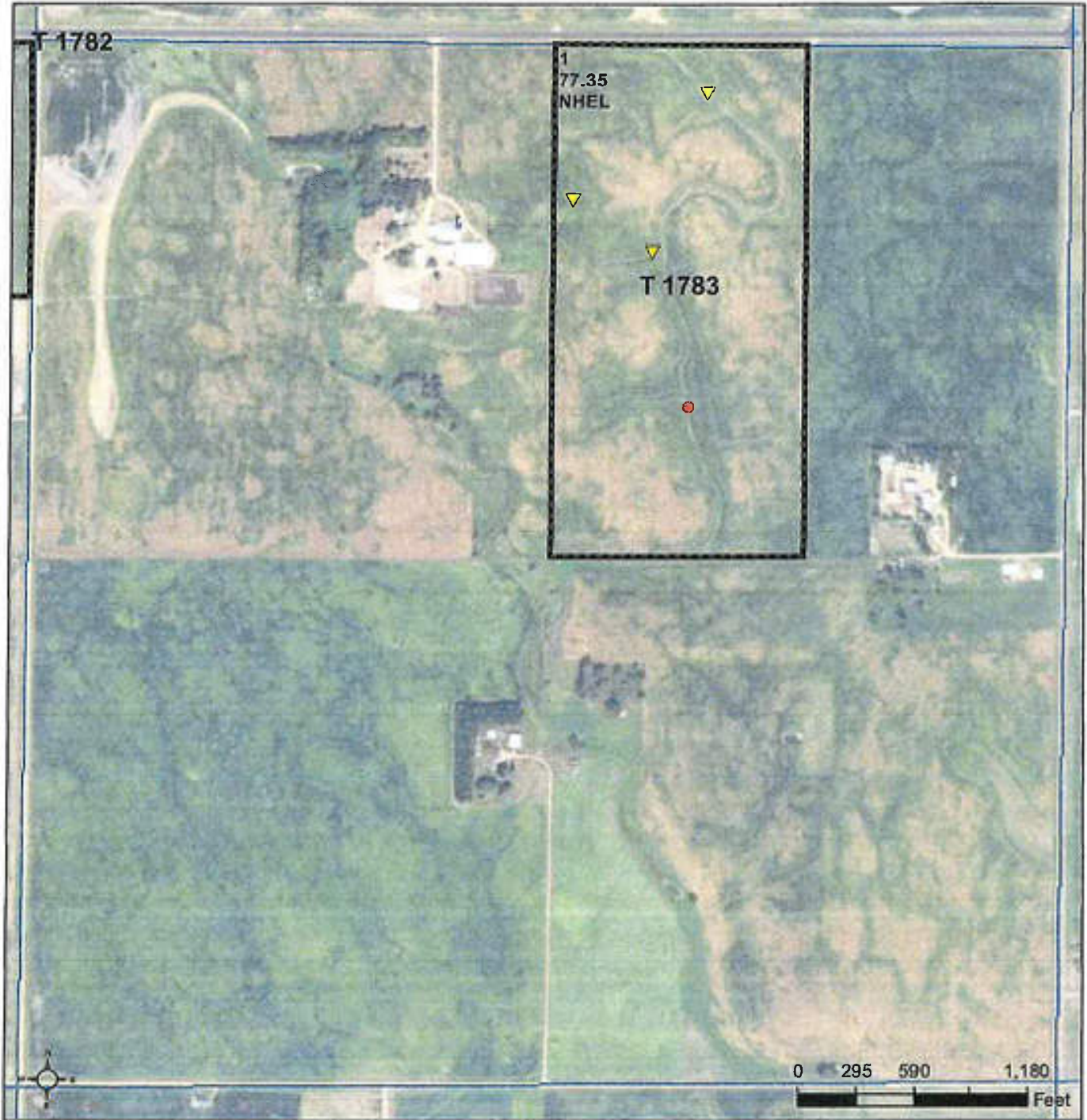
**Terms:** CASH. A 15% non-refundable earnest money payment day of sale with the balance due on or before December 15th, 2021 with full possession. A clear deed and Owner's Title Insurance policy provided with the cost of the title policy and Closing Agent's fee (McCook County Abstract and Title Ins.) to be split 50/50 between the Buyer(s) and the Seller. Seller to pay all the 2021 RE taxes due in 2022. Property sold by the stated acres at the County Courthouse and understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or Highways of record, if any. The FSA bases, yields and payments and other information are estimated and are not guaranteed and are subject to County Committee approval. Sellers do not guarantee the existing fences lie on the true and correct boundaries. The Licensees/Auctioneers in this transaction are acting solely as Agents for the Seller with property sold subject to confirmation of the Personal Representative and court approval.

Visit [www.souvignierauctions.com](http://www.souvignierauctions.com) for aerial maps, soil maps and other information.

**ARVIDE. BUSEMAN ESTATE, OWNER**  
**Angela Morseth, Personal Representative**



**TOM SOUVIGNIER, REAL ESTATE AND AUCTIONS,  
CANTON SD (605) 987-2404**  
**CHUCK SUTTON, AUCTIONEER AND LAND BROKER,  
SIOUX FALLS SD (605) 336-6315**  
**TED SOUVIGNIER, REAL ESTATE AND AUCTIONS,  
CANTON SD (605) 660-0421**  
**JARED SUTTON, REAL ESTATE AND AUCTIONEER,  
FLANDREAU SD (605) 864-8527**



Common Land Unit  PLSS

Cropland  
 Tract Boundary

**Wetland Determination Identifiers**

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

2021 Program Year

Map Created April 19, 2021

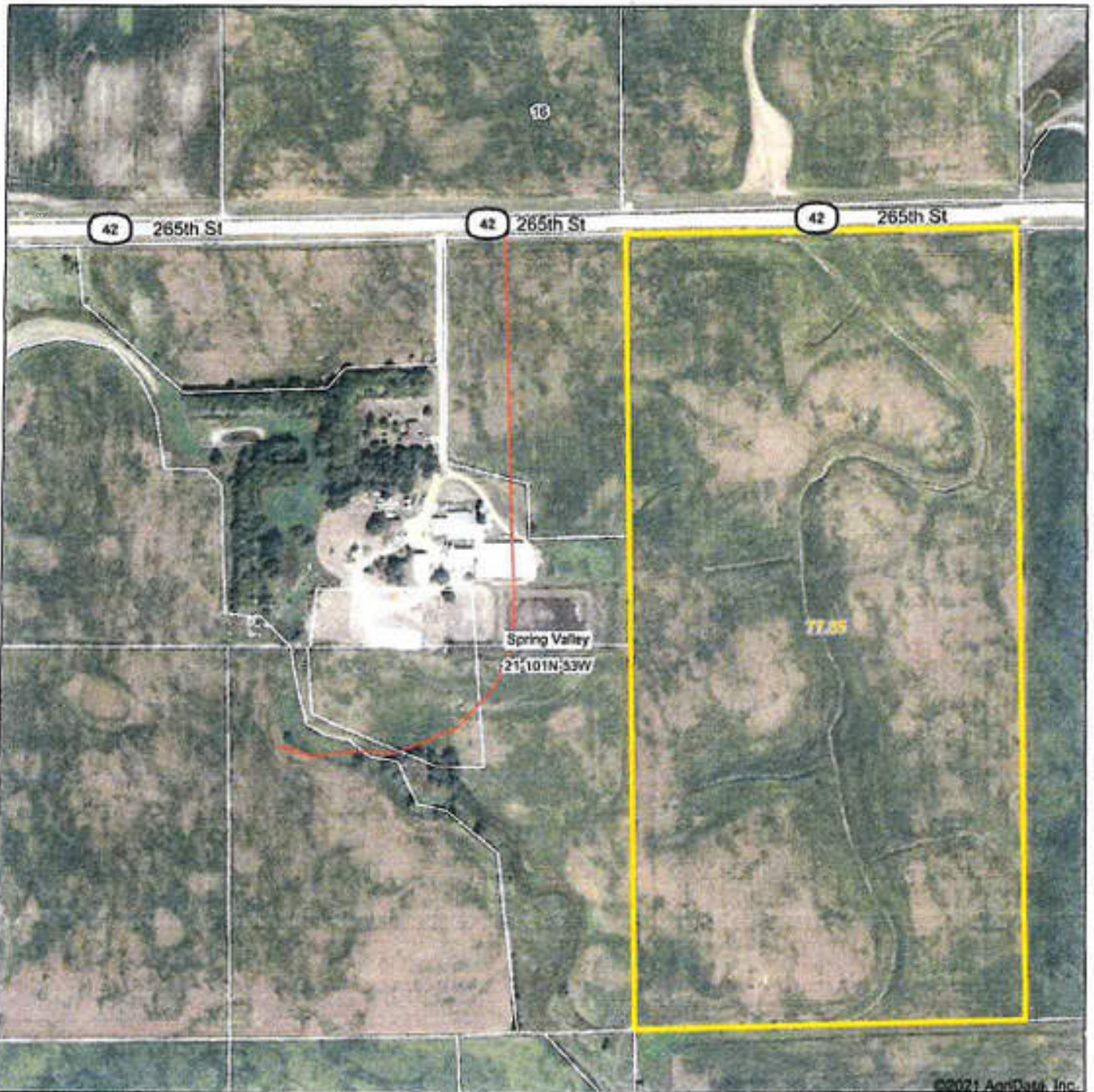
Farm 1129

21 -101N -53W

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).

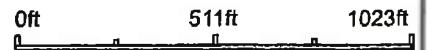


# Aerial Map



©2021 AgriData, Inc.

Map Center: 43° 32' 25.56, -97° 12' 1.45



**21-101N-53W**  
**McCook County**  
**South Dakota**



9/26/2021

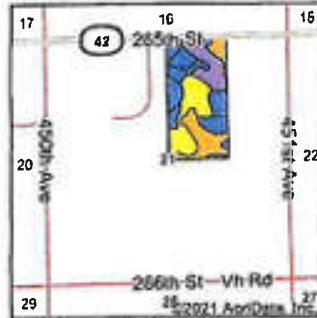
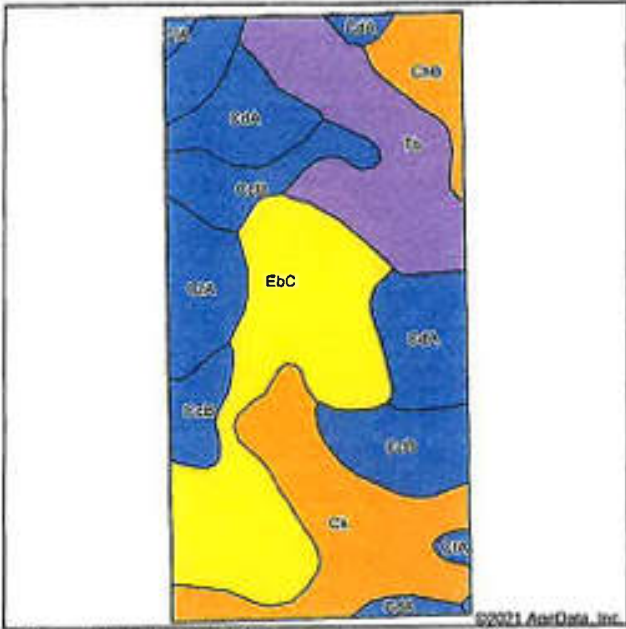
Maps Provided By



© AgriData, Inc. 2021 www.AgrDataInc.com

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

### Soils Map



State: **South Dakota**  
 County: **McCook**  
 Location: **21-101N-53W**  
 Township: **Spring Valley**  
 Acres: **77.35**  
 Date: **9/26/2021**



Soils data provided by USOA and NRCS.

©2021 AgData, Inc.

Area Symbol: SD087, Soil Area Version: 22																			
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Com	Com silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCPI Soybeans
EbC	Clamo-Ethan-Bonilla loams, 2 to 9 percent slopes	18.95	24.5%		IIIe	69													62
CcB	Clamo loam, 2 to 6 percent slopes	13.28	17.2%		Ile	82													65
Ck	Crossplain clay loam	12.86	16.6%		IIw	77	1.8	37	3.5	3.5	73	8.1	42	46	28	26	1260	28	36
Tb	Tetonka silt loam, 0 to 1 percent slopes	12.54	16.2%		IVw	56													14
CdA	Clamo-Bonilla loams, 0 to 2 percent slopes	10.57	13.7%		IIc	88													65
C1A	Clamo-Crossplain-Davison complex, 0 to 2 percent slopes	5.33	6.9%		Iic	82													55
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Bromegrass hay	Bromegrass alfalfa	Com	Com silage	Grain sorghum	Oats	Soybeans	Spring wheat	Sunflowers	Winter wheat	*n NCCPI Soybeans
ChB	Clamo-Ethan-Bonilla loams, 1 to 6 percent slopes	3.82	4.9%		Ile	78													63
<b>Weighted Average</b>						<b>74.4</b>	<b>0.3</b>	<b>6.2</b>	<b>0.6</b>	<b>0.6</b>	<b>12.1</b>	<b>1.3</b>	<b>7</b>	<b>7.6</b>	<b>4.7</b>	<b>4.3</b>	<b>209.5</b>	<b>4.7</b>	<b>*n 50.4</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



# Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

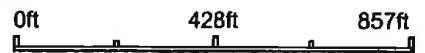
Min: 1,444.8

Max: 1,478.4

Range: 33.6

Average: 1,461.2

Standard Deviation: 5.87 ft



10/13/2021

**21-101N-53W**  
**McCook County**  
**South Dakota**

Map Center: 43° 32' 21.38, -97° 11' 52.25

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Final tooling provided by Farm Service Agency as of 5/21/2008.