

LAND AUCTION

Tuesday November 16, 2021

Sale Time: 10:00 am

+/-140 Acres of Productive Jefferson Township, Moody County, SD Land – Inclusive of an Abandoned Farmstead with a Mature Tree Grove, Productive Cropland & Hunting & Recreational Opportunities as this Land Lies Adjacent to a US Fish & Wildlife Production Area

On behalf of the Heirs of Rolland Halseth, we will offer the following real property at auction at the land located from the Flandreau, SD Exit #114 on I-29 – 6½ miles west to the NW corner of the land at the JCT of 466th Ave. and 230th St. (The Moody-Lake County Line); from Colman, SD – 1 mile east on Hwy. 34 to the Sioux Valley Electric Corner, 5 miles north on Old Hwy. #77 (471st Ave.) and 5 miles west on 230th St.; from the Dakota Ethanol Plant on Hwy. #34 at Wentworth, SD – ¼ mile east on Hwy. #34, 5 miles north on 463rd Ave and 3 miles east on 230th St.; or from Rutland, SD – ½ mile south, 1 mile east on 228th St., 2 miles south on 463rd Ave. and 3 miles east on 230th St.



HEIRS OF ROLLAND HALSETH—Owners
Janice Grabow, Elaine Speare & Susan Mellet, etal

AUCTIONEER'S NOTE: Due to the multi-fractioned ownership in this land by the Heirs of Rolland Halseth, we will offer the following parcel of farmland at public auction. This auction presents the opportunity to purchase a productive parcel of Moody County, SD land, inclusive of an farmstead which could provide a nice site for construction of a new home which also has some hunting opportunities amongst the existing trees and at other locations due to the proximity of this land lying adjacent to a US Fish & Wildlife Production Area. This property has been well farmed and maintained in a very good state of production and would make an excellent addition to a row crop farming operation or as an investment property, with both income and recreational opportunities. If you are in the market for a productive and well located parcel of land, then make plans to inspect this property and be in attendance at this auction!

This auction presents a great opportunity to purchase a productive parcel of western Moody County, SD land in Jefferson Township, with the west side of the property lying adjacent to the Moody-Lake County, SD line. This farm has relatively high percentage of productive cropland, with the nontillable acres comprised primarily of an old farmstead with mature trees, some waterway/drainage and roads. According to FSA information this +/-140 acre farm has approx. 130.83 acres of cropland with an FSA 65.4 acre corn base with a 141 bu. PLC yield and a 65.4 acre soybean base with a 38 bu. PLC yield, with this farm enrolled under the ARC County election of the USDA farm program for Corn & Soybeans. The non-tillable portions of this farm consist of a former farmstead location with a few older outbuildings and dense tree grove, waterway/drainage and roads. According to the Moody Co. Assessor this parcel has an Overall Soil Rating of .675, comparatively info. obtained from Surety Agri Data, Inc. indicates that this farm has an overall productivity index of 68.8. This property has a gently rolling to rolling topography, with some low lying areas in the lowland and drainage areas. There is an NRCS Certified Wetland Determination completed on this land. The 2020 RE taxes payable in 2021 on this property were \$3,110.98. This land is located in a well regarded agricultural area and is conveniently located to the Dakota Ethanol Plant and other area grain markets. This is a farm that could serve as an excellent addition to an area row crop farming operation and/or investment property and has some potential hunting and recreational opportunities and truly must be seen to be fully appreciated.

LEGAL DESC.: The NW¼ of Sec. 30, T. 107N. R. 50W., (Jefferson Twp.), Moody Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & balance on or before Jan. 14, 2022 with possession subsequent to the harvest of the 2021 crops and the rights or the existing tenant under their current farm lease which expires on Dec. 31, 2021. Marketable Title will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. A title company closing fee, if any, to be divided 50-50 between the buyer and seller. All of the 2020 RE taxes payable in 2021, as well as all of the 2021 RE taxes payable in 2022 will be paid by the sellers. This property will be sold based on the acres stated on the county tax records, with acres understood to be more or less. The seller does 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 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 owners. **Mark Your Calendars and Plan to be in Attendance at this Auction. To View Aerial Maps, Soils & Other Information, see www.suttonauction.com or contact the auctioneers with questions to make arrangements for phone/absentee bidding.**

HEIRS OF ROLLAND HALSETH

Janice Grabow, Elaine Speare & Susan Mellet, etal

CHUCK SUTTON - Auctioneer & Land Broker & JARED SUTTON - RE Auctioneer

- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;

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

WAYNE BESSMAN – RE & Personal Property Auctioneer – Madison, SD – ph. 605-270-4980



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

2021 Program Year

Map Created March 04, 2021

Farm 4920

30-107N-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: 44° 2' 52.16, -96° 53' 5.76

0ft 440ft 880ft



Maps Provided By



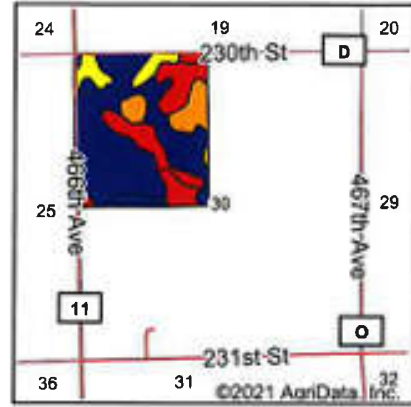
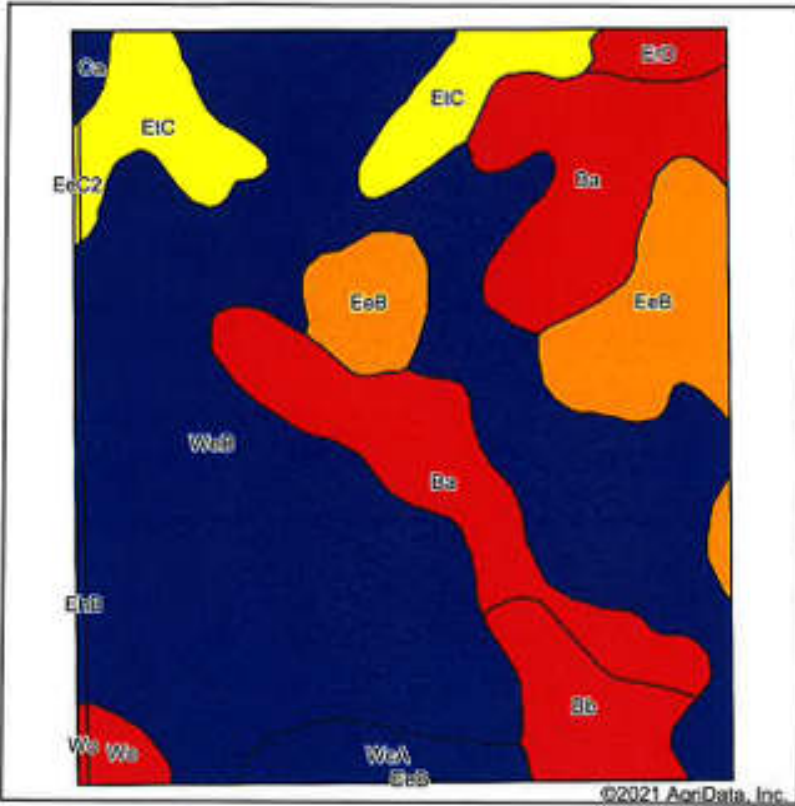
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30-107N-50W
Moody County
South Dakota



10/6/2021

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **30-107N-50W**
 Township: **Jefferson**
 Acres: **139.5**
 Date: **10/6/2021**



Map Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD079, Soil Area Version: 23
 Area Symbol: SD101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WeB	Egan-Wentworth complex, 2 to 6 percent slopes	76.15	54.6%		Ile	84
Ba	Baltic silty clay loam	24.05	17.2%		Vw	34
EeB	Egan-Ethan complex, 2 to 6 percent slopes	13.66	9.8%		Ile	79
EtC	Ethan-Egan complex, 5 to 9 percent slopes	10.10	7.2%		IVe	64
Bb	Baltic silty clay loam, ponded	6.12	4.4%		VIIIw	9
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	3.87	2.8%		Iw	83
ErD	Ethan-Clarno loams, 6 to 25 percent slopes	1.86	1.3%		VIe	33
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.38	1.0%		Vw	30
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	1.08	0.8%		Ile	84
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	0.62	0.4%		IIw	81
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.24	0.2%		Vw	30
EeC2	Egan-Ethan complex, 6 to 9 percent slopes, eroded	0.22	0.2%		IIIe	66
Wh	Whitewood silty clay loam	0.15	0.1%		IIw	83
Weighted Average					2.99	68.8

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

Certified Wetland Determination

Field Office: Flandreau FO
 Certified By: Field Office
 Legal Desc: 30-107N-50W

Agency: USDA-NRCS
 Certified Date: 5/16/2000
 Tract: 0000



Legend

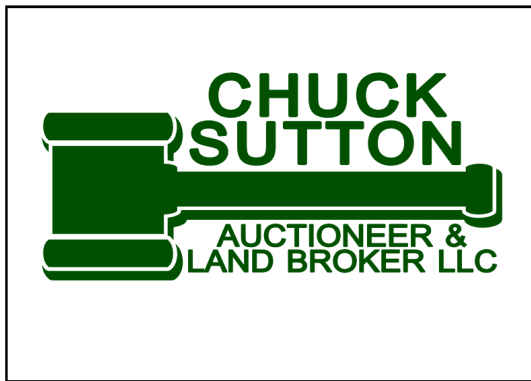
-  Certified Wetland Determination Boundary
-  Wetlands
-  Wetlands
-  Ditch
-  NI
-  NI\Ditch
-  Tile



- 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

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