

**Monte Robinson, Owner**

# LAND AUCTION

**Thursday November 18, 2021 Sale Time: 1:00 pm**

**+/-160 Acres of Harmony Township  
Spink County, SD Land Located Near  
Frankfort, SD – Including a Mixture of  
Productive Cropland & CRP**

We will offer the following real property at auction “On Site” at the Land – Located from the Northwest Corner of Frankfort, SD (Oak St. & Lincoln Ave.) – approx. 4/10ths mile west to Hwy. #212, then jog west approx. 1/10<sup>th</sup> mile to the Jct. of US 212 & 395<sup>th</sup> Ave., then 1 mile north to the south side of the land and then approx. 3/10ths mile west to the SALE SITE at the SW Corner of the land; from East Side of Redfield, SD – approx. 8½ miles east on Hwy. #212 to 395<sup>th</sup> Ave., then 1 mile north on 395<sup>th</sup> Ave. to the dead end at the south side of the land, then 3/10ths mile west to the sale site at the SW Corner of the land.

**THURSDAY NOVEMBER 18, 2021 SALE TIME: 1:00 PM**

**AUCTIONEERS NOTE:** This auction presents a great opportunity to purchase a productive parcel of Spink County, SD land located near Frankfort, SD. This farm has a high percentage tillable with some of the cropland acres currently enrolled in CRP, thus under the current mode of operation this land offers both income and recreational opportunities. This land has respectable soil ratings and must be seen to be fully appreciated. This auction truly presents an “opportunity of a lifetime” to purchase this land that has been in this family for over 100 years. To View the Survey, Tract Maps & Other Information see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers for additional information. Please mark your calendars and make plans to inspect this property prior to the auction and make plans to attend this auction!

**CHUCK SUTTON  
AUCTIONEER &  
LAND BROKER  
1116 N. West Ave.  
Sioux Falls, SD 57104  
605-336-6315**



This +/-160 acre farm will be offered as a unit. This is a farm with a combination of productive cropland and income producing CRP and/or recreational acres – that could easily be converted back to row crop production at the expiration of the existing CRP contract that expires on 9/30/2023. According to FSA information this +/-160 acre farm has approx. 156.14 acres of cropland with a 42.8 acre corn base with an 82 bu. PLC yield and a 62.24 acre soybean base with a 41 bu. PLC yield with a current total of 105.04 base acres, due to the CRP reduction in base acres of 12.06 acres of soybean base and 38.90 acres of wheat base, with the property currently enrolled under the PLC Election for Corn ARC County Election for Soybeans of the USDA Farm Program; in addition FSA indicates that currently there are approx. 51.1 acres enrolled in CRP – one on 41.0 acres enrolled at \$130.56/Ac. generating a total annual payment of \$5,353.00 and a second on 10.10 acres enrolled at \$114.00/Ac. generating a total annual payment of \$1,151.00, with both contracts scheduled to expire on 9/30/2023 with the owner receiving 100% of the payment – with these contracts to be assigned to the new owner which will receive 100% of the payments payable in 2022 & 2023. The general topography of this land is level to gently rolling with very respectable soil ratings, as according to the Spink County Assessor this farm has county soil rating of .829 and similarly information obtained from Surety Agri-Data indicates this land has a soil index rating of 83.7. The 2020 RE taxes payable in 2021 on this property were \$3,532.16.

**LEGAL DESC.:** The SW ¼ of Sec. 32, T. 117N., R. 62W., (Harmony Twp.), Spink County, SD.

**TERMS: Cash** - A 10% nonrefundable downpayment on the day of the sale and the balance on or before Dec. 10, 2021. Full possession for the 2022 crop year subject to the rights of the current tenant(s) to harvest the 2021 standing crops. A Warranty Deed will be conveyed and an Owners Title Insurance Policy will be provided, with the cost of the title ins. and closing agent's fee, if any, divided 50-50 between the buyer & seller. All of the 2021 RE taxes payable in 2022 will be paid by the seller. The acres are based on the acres as determined by a survey completed by Assurance Land Surveying, with the acres understood to be "more or less". All survey costs will be paid by the owner. The seller(s) do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to County Committee Approval. The buyer will be obligated to comply with the remaining terms and provisions of the existing CRP contract which expires in 2023, with the buyer to be responsible for any penalties for noncompliance in the years subsequent to closing. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Spink County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. **For additional information, contact the auctioneers or see [www.suttonauction.com](http://www.suttonauction.com).**

**MONTE ROBINSON**, Owner

Ph. 605-949-1257

**CHUCK SUTTON - Auctioneer & Land Broker**

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

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

**and JOE LUTTER – Auctioneer & RE Broker – Redfield, SD – ph. 605-460-3176**

**REMEMBER—Successful Auctions Don't Just Happen . . .  
They're Planned!  
Call us today at 605-336-6315 to plan  
your successful auction!**



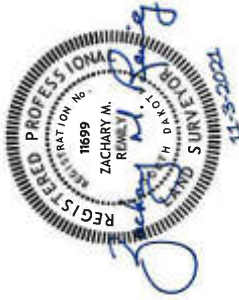
# CERTIFICATE OF SURVEY

## SURVEYOR'S CERTIFICATION

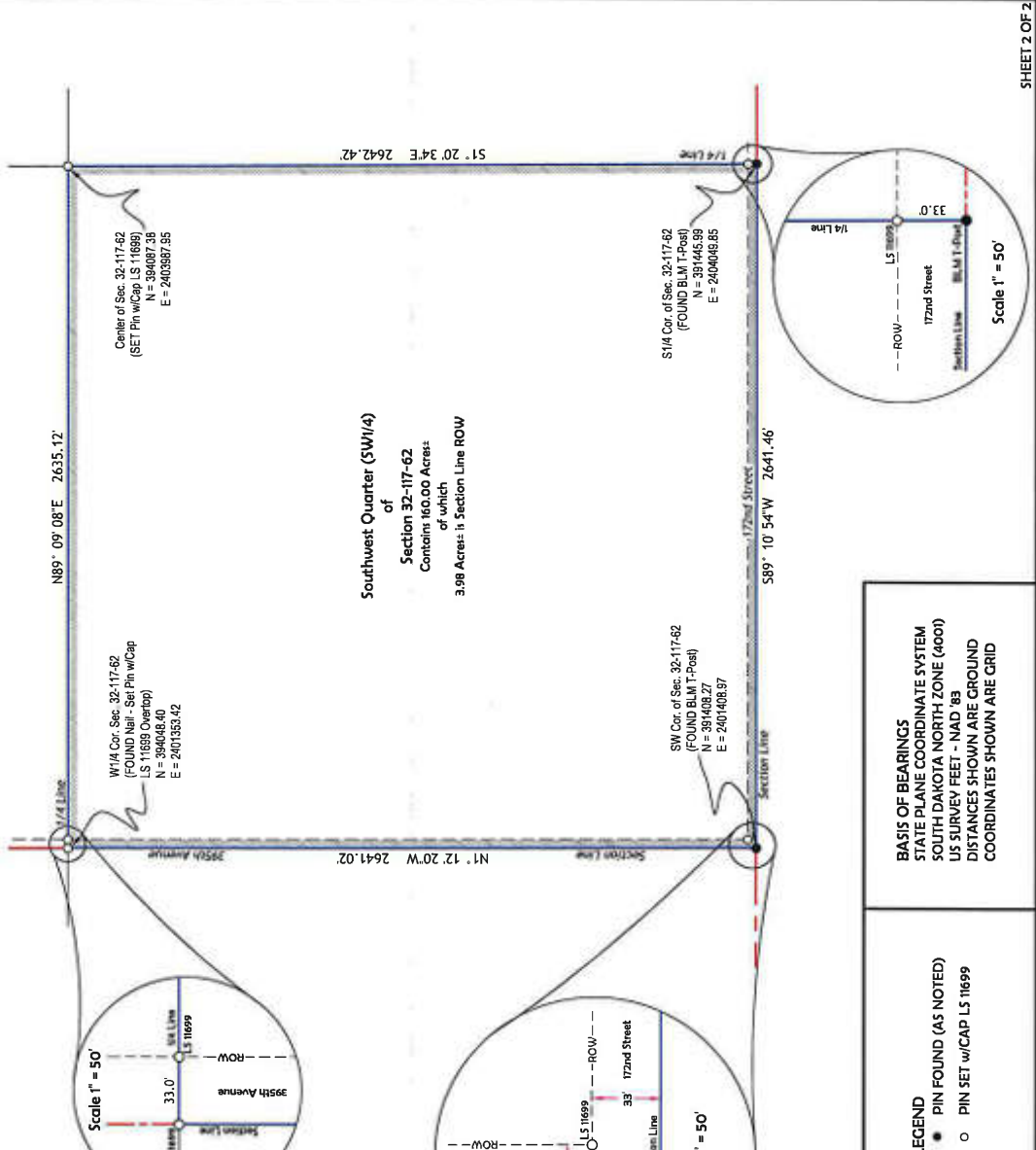
TO: CHUCK SUTTON - AUCTIONEER AND LAND BROKER  
 I, ZACHARY M. REMILY, A REGISTERED LAND SURVEYOR  
 IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY  
 THAT THIS IS A CERTIFICATE OF SURVEY FOR:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32,  
 TOWNSHIP 117 NORTH, RANGE 62 WEST OF THE 5TH  
 P.M., SPINK COUNTY, SOUTH DAKOTA


AND THAT THIS SURVEY WAS PERFORMED BY ME OR  
 UNDER MY DIRECT SUPERVISION.



DRAWING SCALE  
 0 40' 80'  
 SCALE IN FEET



Prepared By:



**Assurance**  
 LAND SURVEYING  
 619 14th Avenue S, Faulkton, South Dakota 57438  
 Phone: 605-280-3090 / Email: info@assurancelandsurveying.com  
 Project No.: ALS21136 Field Survey Date: 1-11-2021

**LEGEND**  
 • PIN FOUND (AS NOTED)  
 ○ PIN SET w/CAP LS 11699

**BASIS OF BEARINGS**  
 STATE PLANE COORDINATE SYSTEM  
 SOUTH DAKOTA NORTH ZONE (8000)  
 US SURVEY FEET - NAD '83  
 DISTANCES SHOWN ARE GROUND  
 COORDINATES SHOWN ARE GRID

**NORTH**

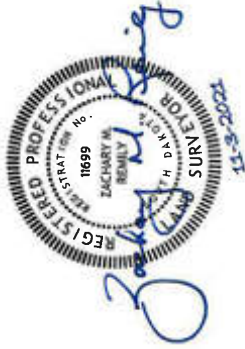
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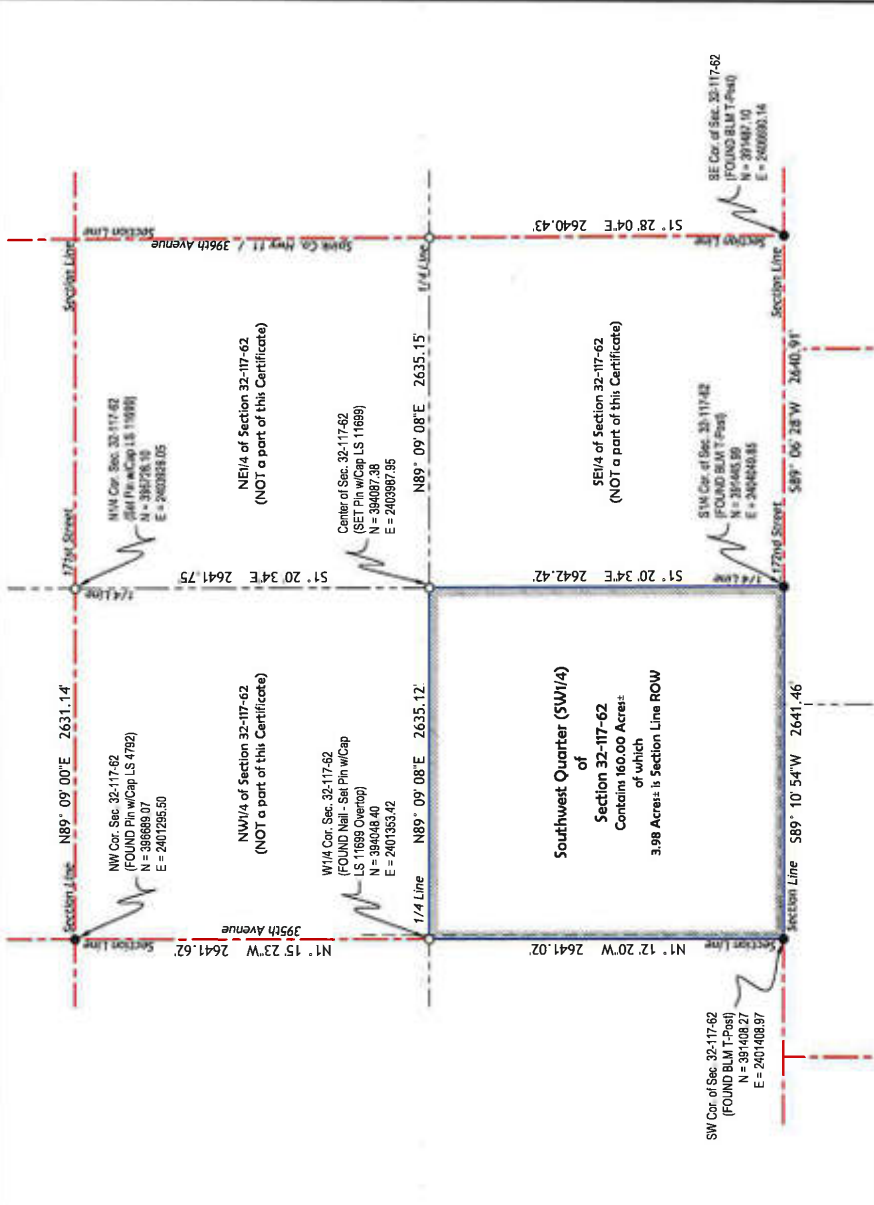
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AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.



DRAWING SCALE  
 0 600'  
 SCALE IN FEET



<p>Prepared By:</p>  <p>619 14th Avenue S, Faulkton, South Dakota 57438          Phone: 605-290-3090 / Email: <a href="mailto:zach@assurancelandsurveying.com">zach@assurancelandsurveying.com</a>          Project No. AL521136 Field Survey Date: 1-11-2021</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>• PIN FOUND (AS NOTED)</li> <li>○ PIN SET w/CAP LS 11699</li> </ul>	<p><b>BASIS OF BEARINGS</b>          STATE PLANE COORDINATE SYSTEM          SOUTH DAKOTA NORTH ZONE (4000)          US SURVEY FEET - NAD '83          DISTANCES SHOWN ARE GROUND          COORDINATES SHOWN ARE GRID</p>	<p>SHEET 1 OF 2</p>
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# CERTIFICATE OF SURVEY

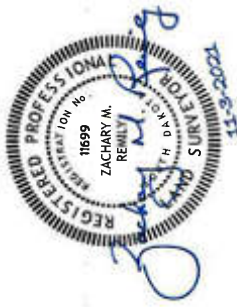
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AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.



DRAWING SCALE  
0 800'  
SCALE IN FEET



Prepared By:



**Assurance**  
LAND SURVEYING  
619 14th Avenue S, Faulkton, South Dakota 57748  
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com  
Project No. ALS21136a Field Survey Date: 1-11-2021



LEGEND  
● PIN FOUND (AS NOTED)  
○ PIN SET w/CAP LS 11699

BASIS OF BEARINGS  
STATE PLANE COORDINATE SYSTEM  
SOUTH DAKOTA NORTH ZONE (600)  
US SURVEY FEET - NAD '83  
DISTANCES SHOWN ARE GROUND  
COORDINATES SHOWN ARE GRID



United States  
Department of  
Agriculture

# Spink County, South Dakota



**Common Land Unit** Tract Boundary  
 Cropland PLSS  
 CRP

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**2021 Program Year**  
Map Created June 22, 2021

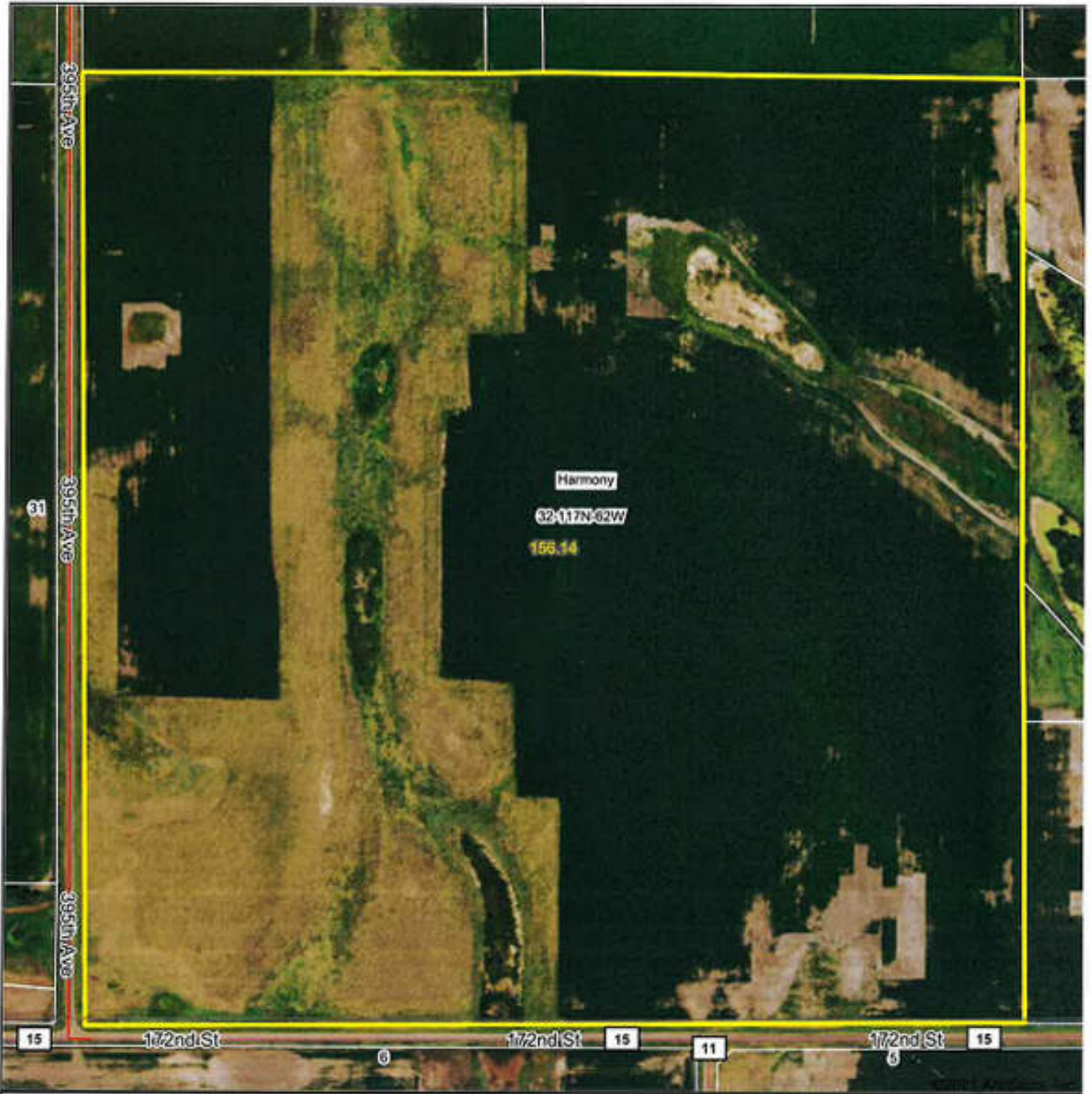
**Unless Noted Otherwise:**  
**ALL Beans are COM. ALL Corn is YEL**  
**ALL crops NON-IRR; Intended use GR; Solid Planting Pattern**  
**Grass: cropland-SMO BRO; NC=NAG**

**Farm 5571**

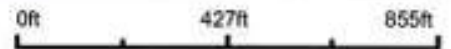
**Shares:** \_\_\_\_\_ **32 -117N -62W**  
**Initial and Date:** \_\_\_\_\_

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# Aerial Map



Map Center: 44° 53' 54.05, -98° 19' 27.28

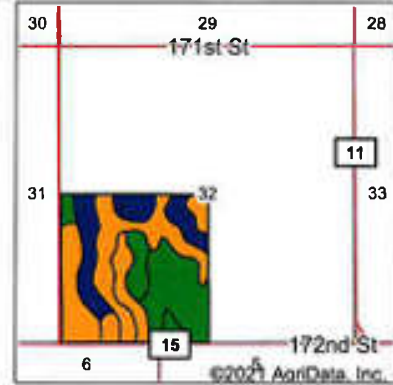
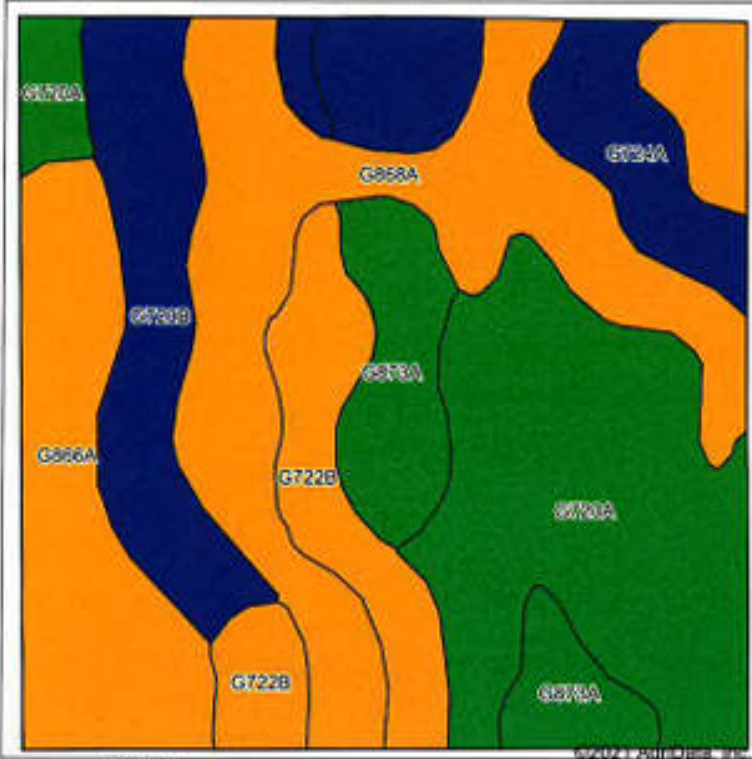


32-117N-62W  
Spink County  
South Dakota



8/4/2021

### Soils Map



State: **South Dakota**  
 County: **Spink**  
 Location: **32-117N-62W**  
 Township: **Harmony**  
 Acres: **156.14**  
 Date: **8/4/2021**



Maps Provided By:



© AgriData, Inc. 2021

www.AgrDataInc.com



Soils data provided by USDA and NRCS

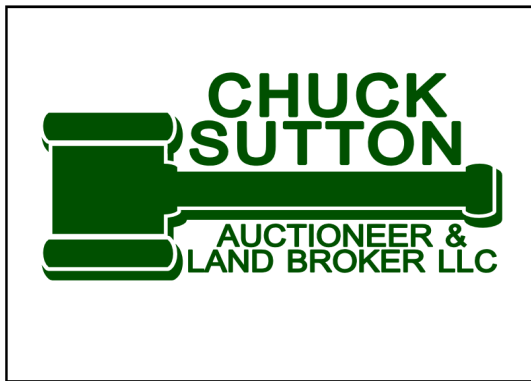
Area Symbol: SD115, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G868A	Winship-Tonka silt loams, 0 to 1 percent slopes	39.14	25.1%		IIw	71
G720A	Great Bend-Beotia silt loams, 0 to 2 percent slopes	37.10	23.8%		IIc	95
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	20.06	12.8%		IIs	80
G720B	Great Bend-Beotia silt loams, 2 to 6 percent slopes	17.23	11.0%		IIe	88
G722B	Great Bend-Zell silt loams, 2 to 6 percent slopes	14.89	9.5%		IIe	77
G724A	Great Bend-Putney silt loams, 0 to 2 percent slopes	14.37	9.2%		IIc	87
G873A	Beotia-Winship silt loams, 0 to 2 percent slopes	13.35	8.6%		IIc	93
<b>Weighted Average</b>						<b>83.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS





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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.

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**"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!!"**

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<b>Chuck Sutton Auctioneer &amp; Land Broker, LLC</b> 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	<b>Kuhle-Sutton Agency, LLC</b> 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a>	<b>Pipestone Realty, LLC</b> 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a>
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# NOTES