

# LAND AUCTION

## 80 Acres of Union Township Moody County, SD Land with a Mixture of Productive Cropland and a Small Pasture - Inclusive of Some Very Nice Sites for Establishment of a New Home on an Acreage and/or Hobby Farm

In order to settle the Reuben Nicolai Estate, his trustees have decided offer the following real property at public auction, with the auction to be held "On Site" at the land located from the Trading Post Corner (Jct. Hwy. #13 & #32) in Flandreau, SD - 4 miles east on the Park Road (230th St.) and 1/4 mile north on 485th Ave.

**FRIDAY MORNING FEBRUARY 4, 2022  
SALE TIME: 10:00 AM**

This auction presents the opportunity to purchase a well located +/-80 acre parcel of Moody County, SD land. This property has a mix of productive cropland, a small +/-5.44 acre area of pasture located in the southeast corner of the farm which is traversed by a creek. This land has a very good location and has a topography which could make this this land extremely attractive to individuals looking for a site on which to construct a new home on an acreage/hobby farm, while also lending potential to lease a portion of the land for additional income or for an owner to utilize this entire property as a spacious acreage or hobby farm with room for livestock and/or crop production as an addition to an area farming operation. This property is very well located just 1/4 mile from a Co. Oil Hwy. and conveniently located to Flandreau, SD, Pipestone, MN., other area communities and major highways. According to FSA information this 80 acre farm has approximately 73.02 acres of cropland with a 15.5 acre corn base and a 137 bu. PLC yield and a 15.3 acre soybean base with a 44 bu. PLC yield. According to Moody County Assessor's information this farm has an overall soil rating of .725, comparatively Surety Agri Data, Inc. indicates this land has a soil productivity index of 68.2. The general topography of this land is gently rolling to rolling. The 2021 RE taxes payable in 2022 are \$1,747.44. **This land is sold subject to an existing cash lease for 2022, with the new buyer to receive \$275.00 per acre on 72 acres for a total of \$19,800.00 which will be credited to the buyer at closing.**

**REUBEN NICOLAI  
TRUST**

**Friday Feb. 4, 2022  
Sale Time: 10:00 am**



**CHUCK SUTTON -  
Auctioneer & Land Broker  
Sioux Falls, SD -  
ph. 605-336-6315 &  
Flandreau, SD - ph. 605-  
997-3777**

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

**BURLAGE-PETERSON  
AUCTIONEERS &  
REALTORS  
Brookings, SD -  
ph. 605-692-7102**

According to Big Sioux Community Rural Water there is an existing line that runs by the property. This land has potential to be of interest to land buyers in the market for a choice rural building location for use as an acreage/hobby farm, as an addition to an area row crop/livestock operation or as an investment. This is a very unique property with a variety of excellent amenities which are uncommon when compared to many parcels of land. Make plans to inspect this property and be in attendance at this auction

**LEGAL DESC.:** SE $\frac{1}{4}$  NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 19, T. 107N., R. 47W, (Union Twp.), Moody County, SD.

**TERMS: Cash** – A 10% non-refundable earnest money payment on sale day and the balance on or before March 18, 2022 with landlord's possession subject to the existing farm lease for the 2022 crop year. Marketable title will be conveyed with an owners title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. All of the 2021 RE taxes payable in 2022 will be paid by the sellers. The total acres are based on the acres stated on the county tax records, with this property sold by the acre with acres to be sold - 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. 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 Moody County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Trustee. **To view aerial maps, soils data and other information concerning this property see [www.suttonauction.com](http://www.suttonauction.com) or to make arrangements for absentee bidding or other information contact the auctioneers.**

**REUBEN NICOLAI TRUST, Owner**  
**Steven Nicolai, Trustee**

**CHUCK SUTTON - Auctioneer & Land Broker -**  
**Sioux Falls, SD - ph. 605-336-6315 &**  
**Flandreau, SD – ph. 605-997-3777**

**JARED SUTTON – RE Broker Assoc. & Auctioneer –**  
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Auctions Don't Just  
Happen—They're  
Planned!**

**Contact us today to plan  
your successful  
auction . . .**

**605-336-6315**

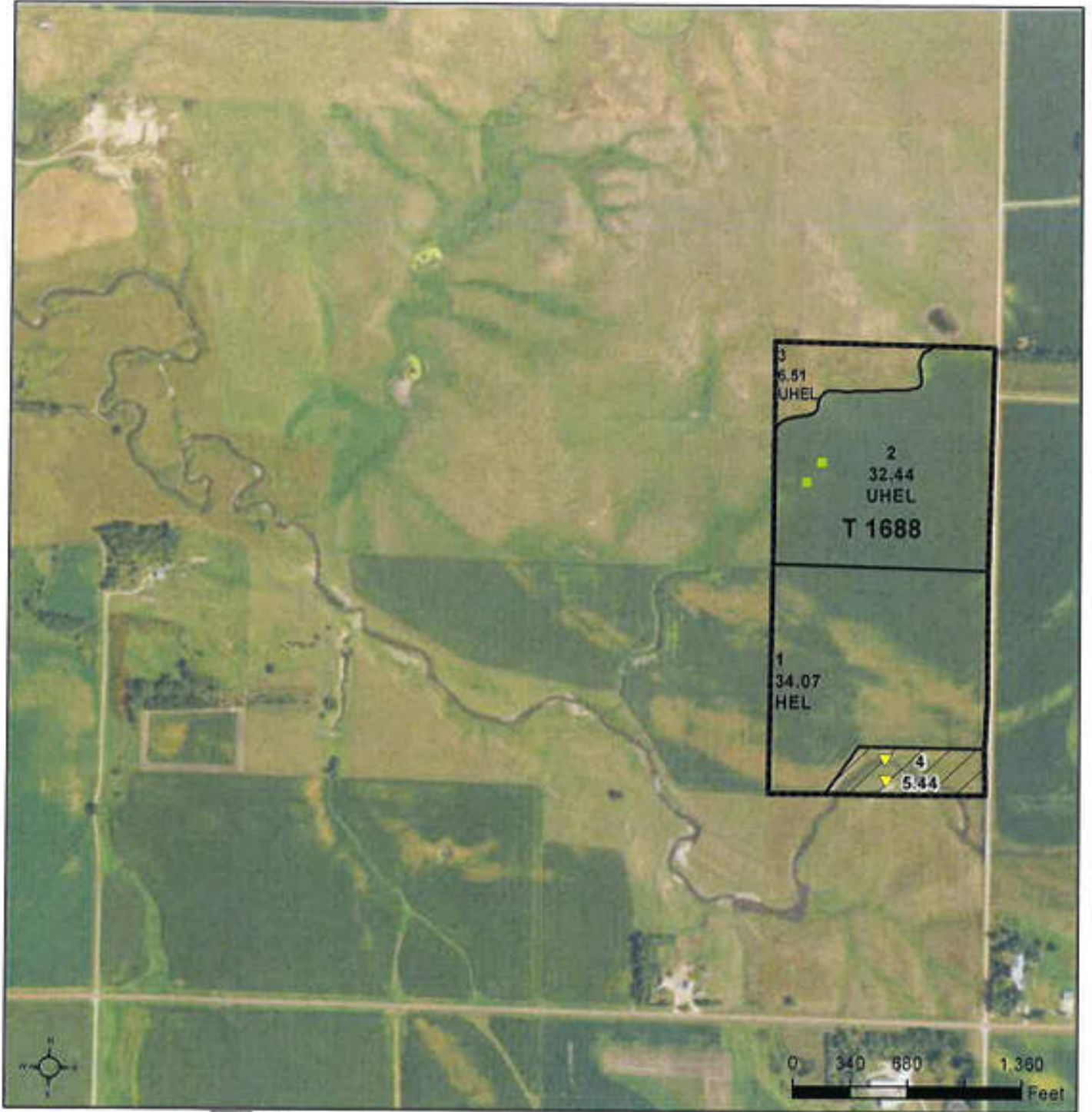
**suttonauction.com**





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

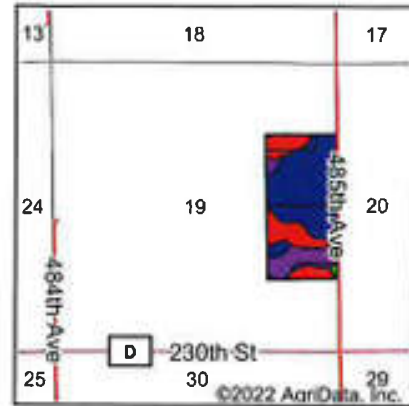
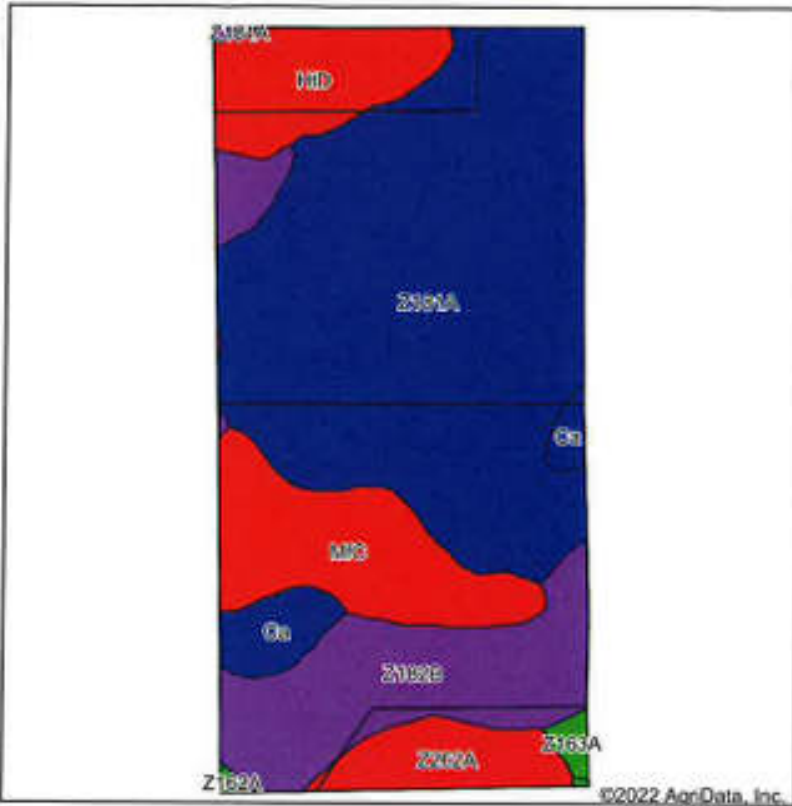
2020 Program Year  
Map Created December 01, 2021

**Farm 4664**

**19-107N-47W-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).

# Soils Map



State: **South Dakota**  
 County: **Moody**  
 Location: **19-107N-47W**  
 Township: **Union**  
 Acres: **78.46**  
 Date: **1/7/2022**



Map Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD101, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z181A	Brandt silty clay loam, 0 to 2 percent slopes	41.87	53.4%		IIs	86
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	13.51	17.2%		IIe	59
MfC	Maddock-Flandreau complex, 5 to 9 percent slopes	9.34	11.9%		IVe	43
HfD	Houdek-Talmo complex, 6 to 40 percent slopes	6.29	8.0%		IVe	31
Z262A	Lamoure-La Prairie complex, coteau, channeled, 0 to 2 percent slopes, frequently flooded	3.89	5.0%		VIIw	15
Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently flooded	2.86	3.6%		IIw	81
Z163A	La Prairie loam, coteau, 0 to 2 percent slopes, rarely flooded	0.52	0.7%		Iw	94
Z162A	La Prairie loam, coteau, 0 to 2 percent slopes, occasionally flooded	0.18	0.2%		IIs	93
<b>Weighted Average</b>					<b>2.05</b>	<b>68.2</b>

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

# Certified Wetland Determination

Field Office: Flandreau FO

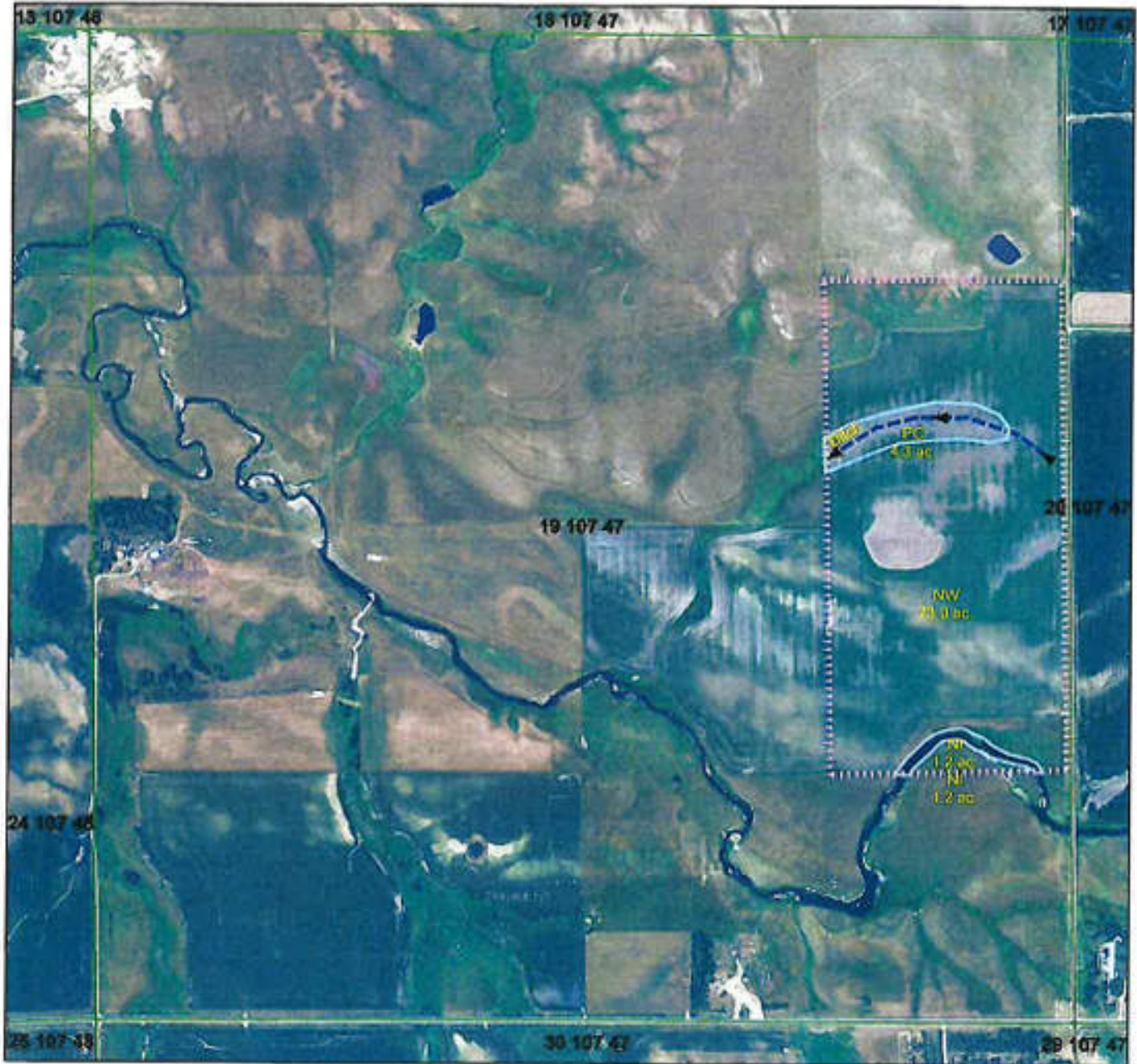
Certified By: WSI- Bachman/Howell

Legal Desc: SE4NE4 & NE4SE4 19-107-47

Agency: USDA-NRCS

Certified Date: 12/3/2012

Tract: 1688



**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](http://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 or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

**"Remember, Successful Auctions Don't Just Happen, They're Planned!!"**  
[www.suttonauction.com](http://www.suttonauction.com)

<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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