LAND AUCTION

+/- 157.01 Acres of Unimproved Scotland Twp., Bon Homme County, SD Cropland & Pasture

We will offer the following real property at auction "On Site" at the land located from the northeast corner of Scotland, SD (Jct. Hwy. #25 & 292nd St.) – 3 miles south on Hwy. #25 (424th Ave) and 2 miles east on 295th St. to the NW Corner of the land at the Jct. of 426th Ave. & 295th St.

FRIDAY FEBRUARY 11, 2022 SALE TIME: 11:00 AM

This is a well located parcel of land situated in northeast Bon Homme County, SD. Due to the multi-fractioned ownership in TD Inc. which includes multiple family members, they have decided the time has come to dissolve their family ownership and to offer this property at public auction. According to the Bon Homme County Assessor this farm has approx. 157.01 deeded acres. This farm has a mixture of cropland and pasture and will be offered as a single parcel to be sold by the acre as a 157.01 acre unit. This is a well located productive parcel of land bordered on the north by a hard surfaced highway and is comprised of a mixture of cropland and pasture. This parcel of land has a variety of amenities – including productive cropland & pasture situated in a prominent agricultural area of Bon Homme County situated southeast of Scotland, SD. According to FSA information this +/-157.01 acre farm has approx. 91.52 acres of cropland of which there a very large percentage FSA corn base of 78.6 acres with a 156 bu. PLC yield and a 5.10 acre soybean base with a 38 bu. PLC yield and is enrolled under ARC County Election of the USDA farm program; the non-tillable acres are comprised of approx. 61.58 acres of pastureland which includes a dugout for livestock water, with the remaining nontillable acres in waterway, drainage and roads. According to the Bon Homme County Assessor this farm has a County Soil Rating of .750, similarly information obtained from Surety Agri-Data indicates this land has a soil productivity index on the property in its entirety and inclusive of both the cropland acres and pasture of 74.6; although the +/-91.52 acres of cropland has a productivity index of 83.8. The general topography of this land is gently rolling to rolling, with some lower lying areas in the drainage and waterways. The RE taxes payable in 2021 on this land were $2,361.76.

LEGAL DESC.: The NW¼ of Sec. 26, T. 96N., R. 58W., (Scotland Twp.), Bon Homme Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before April 1, 2022 with full possession for the 2022 crop & grazing season. Marketable Title will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and seller. Closing to be conducted through the Morgan-Theeler Law Firm in Mitchell, SD, with the closing fees to be paid by the sellers. All of the 2021 RE taxes payable in 2022 will be paid by the sellers. This property will be sold based on +/-157.01 deeded acres as stated on the county assessor's 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 Bon Homme 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 to make arrangements for phone/absentee bidding.**

TD INC., Owners

Jack Theeler – Attorney & Closing Agent for the Sellers
- Morgan-Theeler, LLP – Mitchell, SD ph. 605-996-5588

CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315
TERRY HAIAR – RE Auctioneer –
Alexandria, SD – ph. 605-239-4626 &
JARED SUTTON – RE Auctioneer & Broker Assoc. -
Flandreau, SD - ph. 605-864-8527

USDA United States Department of Agriculture

Bon Homme County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

2022 Program Year
Map Created December 28, 2021

Farm **3272**

26 -96N -58W

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

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
surety
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Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 43° 6' 26.76, -97° 40' 16.6

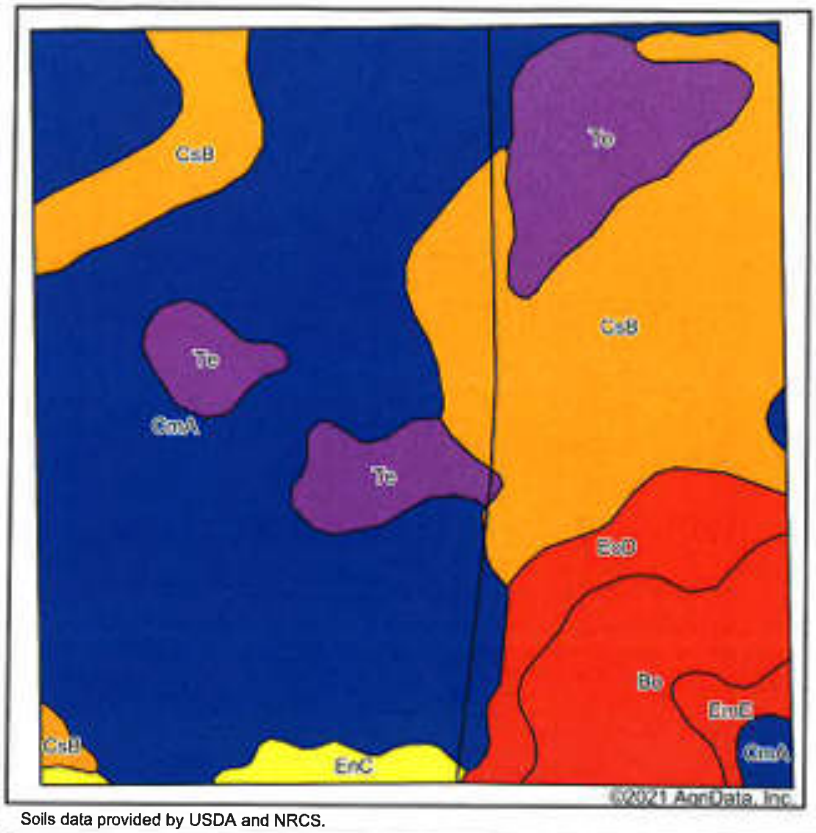
0ft 432ft 865ft

26-96N-58W
Bon Homme County
South Dakota

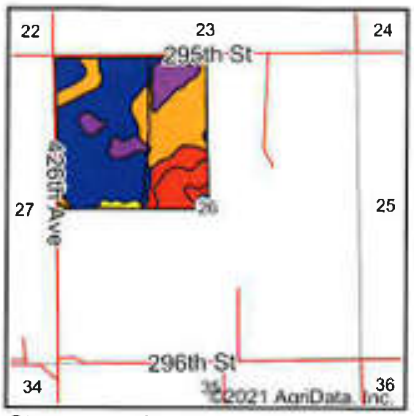
N
W E
S

12/30/2021

Soils Map TD INC. - Soils on Entire Parcel - Both Cropland & Pasture



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Bon Homme**
Location: **26-96N-58W**
Township: **Scotland**
Acres: **153.1**
Date: **12/30/2021**

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AGRONOMIST & LAND BROKER LLC

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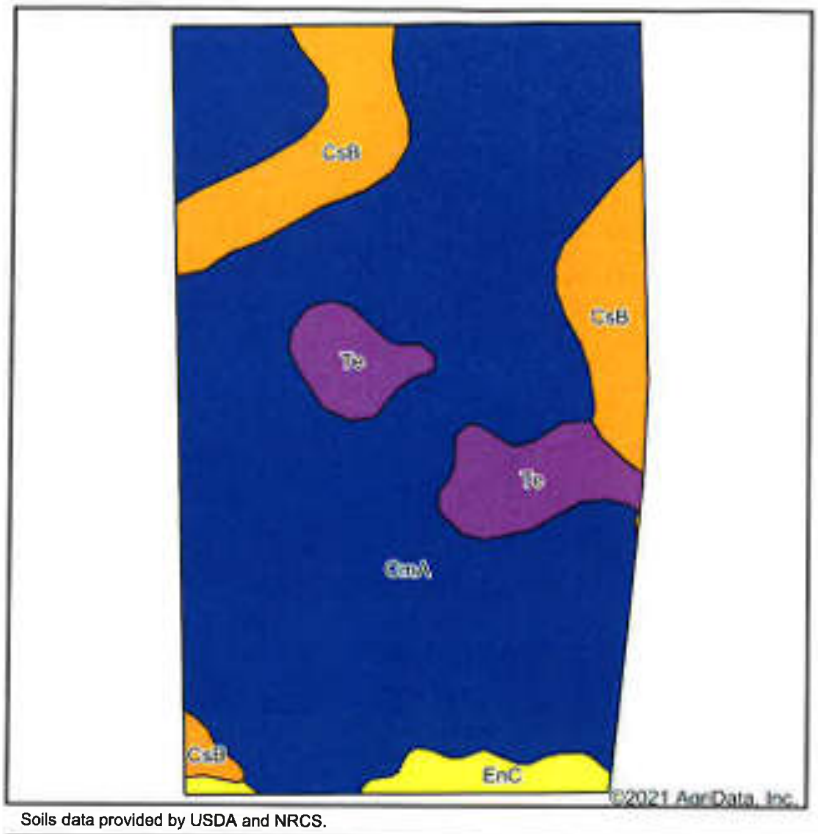
N W E S

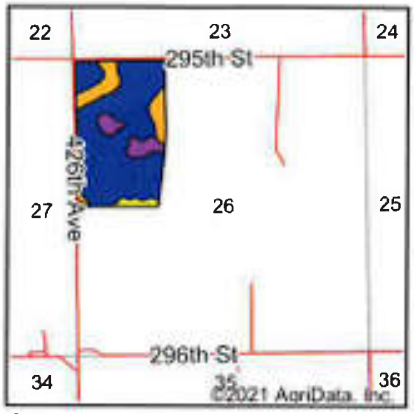
Area Symbol: SD009, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CmA	Clarno-Bonilla loams, 0 to 2 percent slopes	74.71	48.8%		IIc	88
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	38.39	25.1%		IIe	78
Te	Tetonka silt loam, 0 to 1 percent slopes	16.60	10.8%		IVw	56
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	11.38	7.4%		VIw	34
EoD	Ethan-Davis loams, 9 to 15 percent slopes	7.77	5.1%		VIe	42
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.46	1.6%		IIIe	69
EmE	Betts-Ethan loams, 15 to 40 percent slopes	1.79	1.2%		VIIe	18
				Weighted Average	**2.79**	**74.6**

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

Soils Map TD INC. - Cropland Soils on 91.52 Acres



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Bon Homme**
Location: **26-96N-58W**
Township: **Scotland**
Acres: **91.52**
Date: **12/30/2021**

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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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N
W E
S

Area Symbol: SD009, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CmA	Clarno-Bonilla loams, 0 to 2 percent slopes	70.27	76.8%		IIc	88
CsB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	11.93	13.0%		IIe	78
Te	Tetonka silt loam, 0 to 1 percent slopes	6.89	7.5%		IVw	56
EnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.43	2.7%		IIIe	69
				Weighted Average	**2.18**	**83.8**

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

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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

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NOTES