LAND AUCTION

April 14, 2022

Sale Time: 10:00 am

Auction to be held on Main St. Ramona, SD

SUTTON AUCTION

WWW.SUTTONAUCTION.COM

+/-469.58 Surveyed Acres of Lake Co., SD Land - Including +/-315.43 Acres in Concord Twp. & +/-154.15 Acres in Wayne Twp. in Lake County, SD - With All Farms being Sold Subject to a Cash Lease for the 2022 Crop Year

THE HEIRS OF HAROLD & ELIZABATH MENCHES & GOLDIE DICKERSON

We Will Offer ALL of the Following Properties on the Main St. of Ramona, SD - Due to the fact that all of the farms were Fall Tilled and that there is not a location on at or near the farms being offered on this auction – We have made the decision to sell ALL farms at the auction site which will be on the Main St. of Ramona, SD. Ramona, SD is located from Madison, SD (Jct. of Hwy's. #34 & #81 – the Pizza Ranch Corner) - 8 miles north on Hwy. #81, 4½ miles west on 225th St. (Lake Co. Hwy. #20), then ¼ mile south on Pleasant Ave. to Main St., then 4 blocks east at the Jct. of E. Main S. & Railway Ave. in Ramona, SD to the Sale Site.

FARM #1: +/-153.04 Surveyed Acres - Legal Desc.: The NW¼, Exc. Tr. "A" of Menches First Addition in Sec. 26, T. 107N., R. 54W., (Concord Twp.), Lake Co., SD. The Land is Located from the Sale Site on the Main St. in Ramona, SD - 4 blocks west, approx. ½ mile south, 3½ miles west on 226th St. (Lake Co. Hwy. #22) and 4 miles south on 446th Ave. to the NW Corner of FARM #1 at the Jct. of 446th Ave. and 230th St.; or from Madison, SD - 8 miles west and 3 miles north on 446th Ave. (Lake Hwy. #51) to the NW Corner of the Land at the Jct. of 230th St. & 446th Ave.; or from Jake's Corner at the Jct. of Hwy's. #34 & #81 - 5 miles east on Hwy. #34 and 3 miles north on 446th Ave. to the NW Corner of the land.

This surveyed +/-153.04 acre farm will be offered as a unit. This land has a mixture of productive cropland and some acres with grassland & wildlife habitat with a dugout. According to FSA this farm is represented to have approx. 148.51 acres of cropland, although in reality it appears that probably closer to 120 acres has been cropped in recent years, with the remainder in grassland, lowland/slough type wildlife habitat; with 49 acre corn base with a 181 bu. PLC yield and a 49 acre soybean base with a 36 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. The general topography of this land is gently rolling to rolling with some lowland areas in the slough and drainage. This property has some areas primarily in the north central sector of the farm and in and around the dugout which provide some hunting & wildlife production habitat for pheasants, waterfowl, deer & other wildlife. According to the Lake Co. Assessor this land has an Overall Soil Rating of .722; comparatively Surety Agri-Data info. indicates this land has an soil rating of 70.5. **This land is sold subject to seller enhanced cash rent for 2022, with the new buyer to receive $250.00 per acre on 120 acres for a total cash rental amount of $30,000.00, which will be credited to the buyer at closing.** The 2021 RE taxes payable in 2022 on this land are $2,867.90. This is a parcel of land that is well suited to serve as an addition to an area farming operation or investment.

FARM #2 – +/-81.58 Surveyed Acres of Productive High Percentage Tillable Land – Legal Desc.: The W½ NW¼ of Sec. 23, T. 107N., R. 54W., (Concord Twp.), Lake Co., SD. The Land is Located from the Sale Site on the Main St. in Ramona, SD - 4 blocks west, ½ mile south, 3½ miles west on 226th St. and 3 miles south on 446th Ave. to the NW Corner of FARM #2 at the Jct. of 446th Ave. and 229th St.; or from Madison, SD - 8 miles west and 4 miles north on 446th Ave. to the NW Corner of the Land at the Jct. of 230th St. & 446th Ave.; or from FARM #1 – ½ mile north on 446th Ave. to the SW Corner of Farm #2.

This auction awards the opportunity to purchase a very nice +/-81.58 acre parcel of land with an extremely high percentage tillable that is situated in a very good agricultural area of Lake Co., SD. According to FSA this +/-81.58 acre surveyed parcel of land has approx. 79.01 acres of cropland with an 18.84 acre corn base with a 121 bu. PLC yield and a 16.52 acre soybean base with a 32 bu. PLC yield and a 2.27 acre wheat base with a 41 bu. PLC yield and presently is enrolled under the ARC County Election of the USDA Farm Program. The non-tillable acres on this farm are comprised of 2 waterways & a dugout located in the southeasterly portion of the farm. The general topography of this land is gently rolling to rolling. According to the Lake County Assessor this land has an Overall Soil Rating of .805; comparatively Surety Agri-Data info. indicates this land has an soil rating of 81.1. **This land is sold subject to seller enhanced cash rent for 2022, with the new buyer to receive $250.00 per acre on 80 acres for a total of $20,000.00, which will be credited to the buyer at closing.** The 2021 RE taxes payable in 2022 on this land are $1,674.90. This is a parcel of land that is well suited to serve as a nice addition to an area farming operation or investment.

FARM #3 – +/-80.81 Surveyed Acres of Productive High Percentage Tillable Land – Legal Desc.: The W½ NE¼ of Sec. 13, T. 107N., R. 54W., (Concord Twp.), Lake Co., SD. The Land is Located from the Sale Site on the Main St. in Ramona, SD - 4 blocks west, ½ mile south, 2½ miles west on 226th St., 2 miles south on 447th Ave. and ½ mile east on 228th St.; or from Madison, SD - 8 miles west on Hwy. #34, 5 miles north on 446th Ave., and 1½ miles east on 228th St.; or from FARM #2 – 1 mile north on 446th Ave. and 1½ miles east on 228th St. to the NW Corner of the land; (The NW Corner of this Land is located next to the Kingbrook Concrete Rural Water Tower).

This auction awards the opportunity to purchase a very nice inside +/-80.81 acre parcel of land with an extremely high percentage tillable that is situated in a very good agricultural area of Lake Co., SD. According to FSA information this +/-80.81 acre surveyed parcel of land has approx. 80.12 acres of cropland with a 19.11 acre corn base with a 121 bu. PLC yield and a 16.76 acre soybean base with a 32 bu. PLC yield and a 2.3 acre wheat base with a 41 bu. PLC yield and presently is enrolled under the ARC County Election of the USDA Farm Program. The general topography of this land is gently rolling to somewhat hilly. According to the Lake County Assessor this land has an Overall Soil Rating of .833; comparatively Surety Agri-Data info. indicates this land has a soil rating of 80.7. **This land is sold subject to seller enhanced cash rent for 2022, with the new buyer to receive $250.00 per acre on _80_ acres for a total of $20,000.00, which will be credited to the buyer at closing.** The 2021 RE taxes payable in 2022 on this land are $1,580.00. This is a parcel of land that is well suited to serve as a nice addition to an area farming operation or investment.

FARM #4 – +/-154.15 Surveyed Acres of Productive High Percentage Tillable Land – Legal Desc.: The SE¼, Exc. the E. 62 Rods of the N. 14 Rods, Sec. 22, T. 108N., R. 54W., (Wayne Twp.), Lake Co., SD. The Land is Located from the Sale Site on the Main St. in Ramona, SD - 4 blocks west, ½ mile south, 3½ miles west on 226th St. and 2 miles north on 446th Ave. to the SE Corner of FARM #4 at the Jct. of 446th Ave. and 224th St.; from Madison, SD (Jct. of Hwy's. #34 & #81) - 8 miles west on Hwy. #34 and 9 miles north on 446th Ave. to the SE Corner of the Land at the Jct. of 224th St. & 446th Ave.; from Oldham, SD - 6 miles south on 445th Ave. and 1 mile east on 224th St.; or from FARM #2 – 5 miles north on 446th Ave.

This +/-154.15 acre farm will be offered as a unit. This land has a mixture of productive cropland and a few acres with grassland & wildlife habitat and waterway. According to FSA information this farm is represented to have approx. 139.48 acres of cropland with 72.6 acre corn base with a 140 bu. PLC yield and a 65.6 acre soybean base with a 38 bu. PLC yield and is enrolled under the ARC County Election of the USDA Farm Program. The general topography of this land is gently rolling to rolling. This property has a +/-8.53 acre area of lowland-wildlife habitat in the south central area of the farm, with the remaining non-tillable acres comprised of waterway & roads. According to the Lake Co. Assessor this land has an Overall Soil Rating of .814; comparatively Surety Agri-Data info. indicates this land has an soil rating of 80.4. **This land is sold subject to seller enhanced cash rent for 2022, with the new buyer to receive $250.00 per acre on 140 acres for a total cash rental amount of $35,000.00, which will be credited to the buyer at closing.** The 2021 RE taxes payable in 2022 on this land are $3,103.00. This is a parcel of land that is well suited to serve as an addition to an area farming operation or investment.

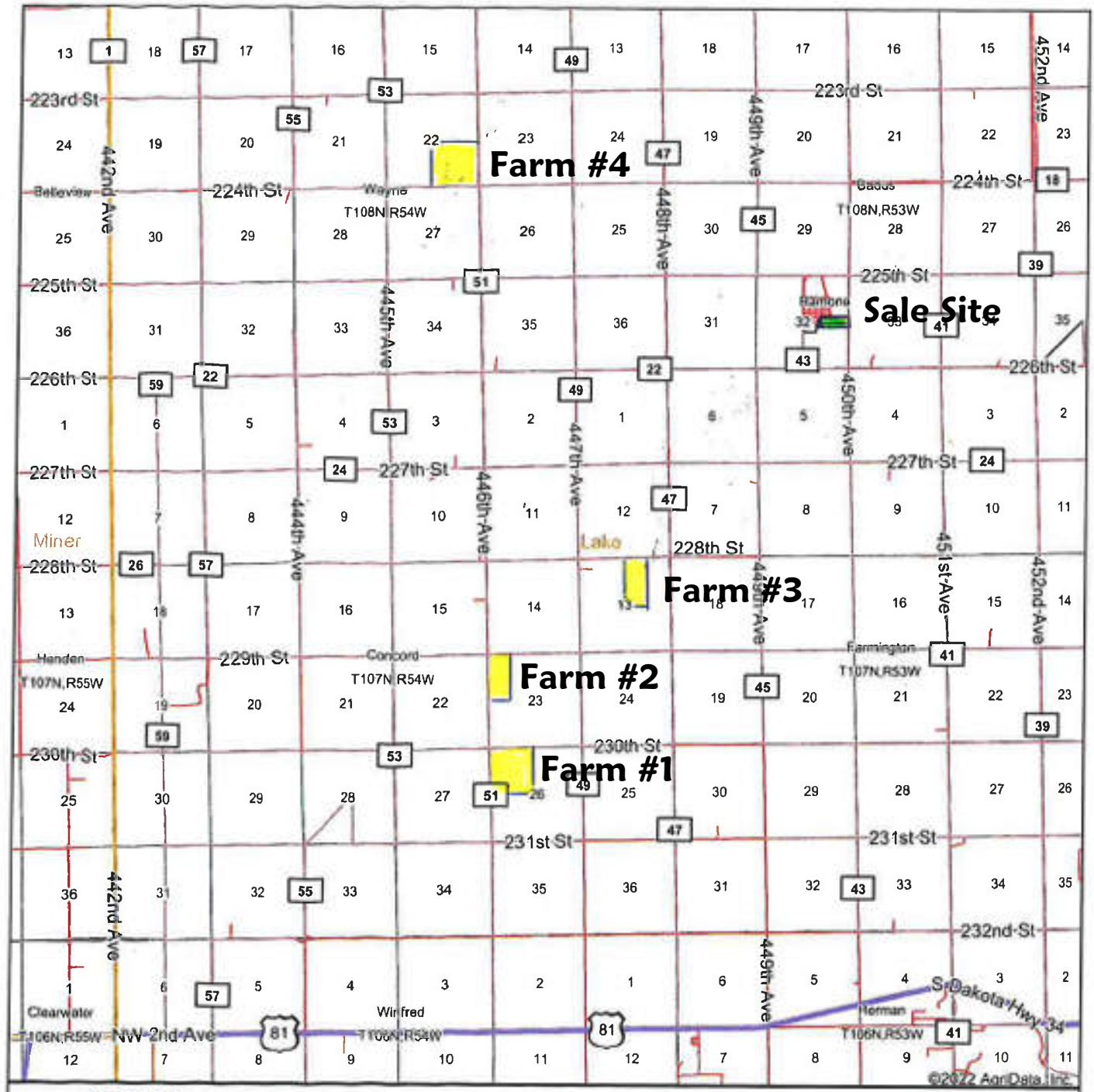
TERMS: Cash – A 10% non-refundable earnest money payment sale day and the balance on or before May 27, 2022 with landlord's possession subject to the existing farm leases for the 2022 crop year. The buyer will be credited at closing with the seller enhanced cash rent. Marketable title will be conveyed 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, with the buyer to be responsible for all of the 2022 RE taxes payable in 2023. The total acres in these farms are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres are understood to be “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 Lake 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 **or to make arrangements for absentee bidding or other information contact the auctioneers.**

HEIRS OF HAROLD & ELIZABETH MENCHES –
Owners of Farms #1, #2 & #3
THE HEIRS OF HAROLD & ELIZABETH MENCHES
& THE HEIRS OF GOLDIE DICKERSON, Owners of Farm #4

Richard L. Ericsson – Ericsson Law Office, Prof. LLC
- Attorney & Closing Agent for the Sellers

CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
JARED SUTTON – Auctioneer & RE Broker Associate –
Flandreau, SD – ph. 605-864-8527
WAYNE BESSMAN – RE Auctioneer – Madison, SD – ph. 605-270-4980
& DEAN GULBRANSON – RE Auctioneer – Madison, SD – ph. 605-695-0133

Overview Map



CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

map center: 44° 4' 58.62, -97° 16' 29.98

0ft 8682ft 17363ft

Maps Provided By
surety
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N W E S

3/21/2022

SALE DRAWING - FARM #1

IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH P.M., LAKE CO., SD

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #1 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT TRACT A OF THE MENCHES FIRST ADDITION CONTAINED THEREIN.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- —— —— RIGHT OF WAY LINE

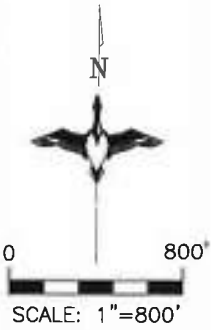
TOTAL ACRES FOR FARM #1

153.04 ACRES±
[INCLUDING 4.47 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-125
DRAWN BY: JEB

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SCALE: 1"=800'

SALE DRAWING - FARM #1

IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH P.M., LAKE CO., SD

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #1 LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT TRACT A OF THE MENCHES FIRST ADDITION CONTAINED THEREIN.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- —— —— RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #1

153.04 ACRES±
[INCLUDING 4.47 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
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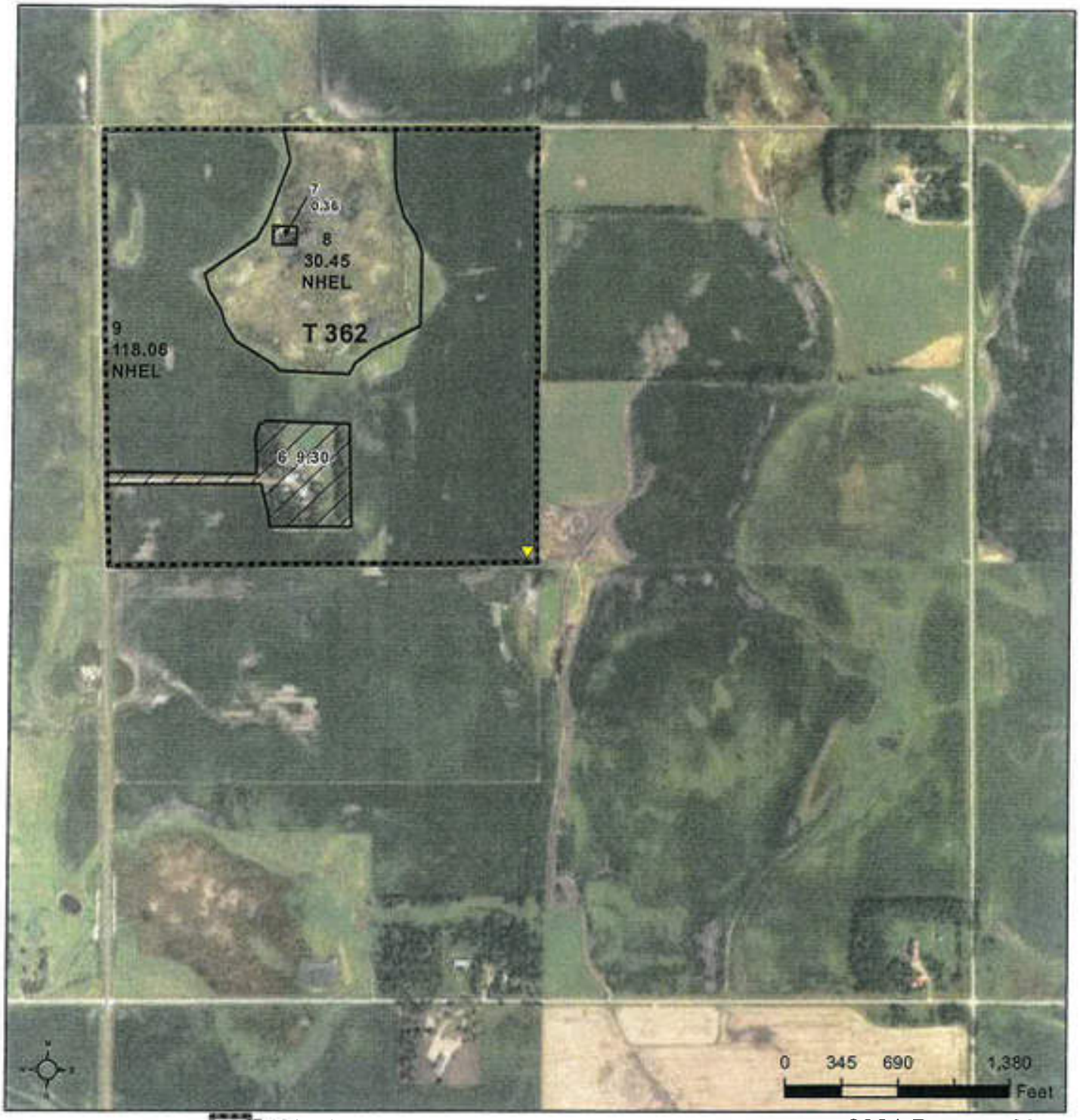
Phone: (605) 339-8901 FAX:(605) 274-8951

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #1



Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

2021 Program Year
Map Created July 08, 2021

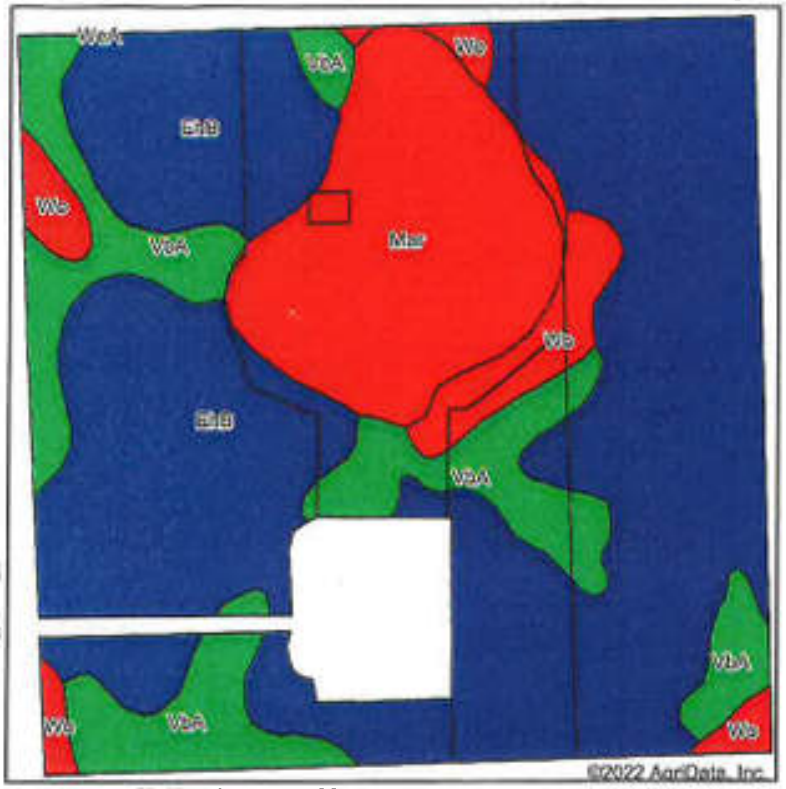
Farm **6806**

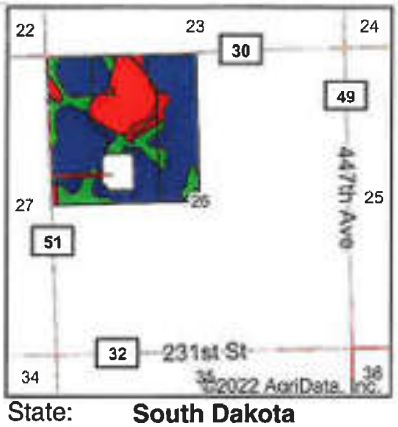
26-107N-54W

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).

Farm #1

Soils Map





State: **South Dakota**
County: **Lake**
Location: **26-107N-54W**
Township: **Concord**
Acres: **148.47**
Date: **1/28/2022**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By:
surety
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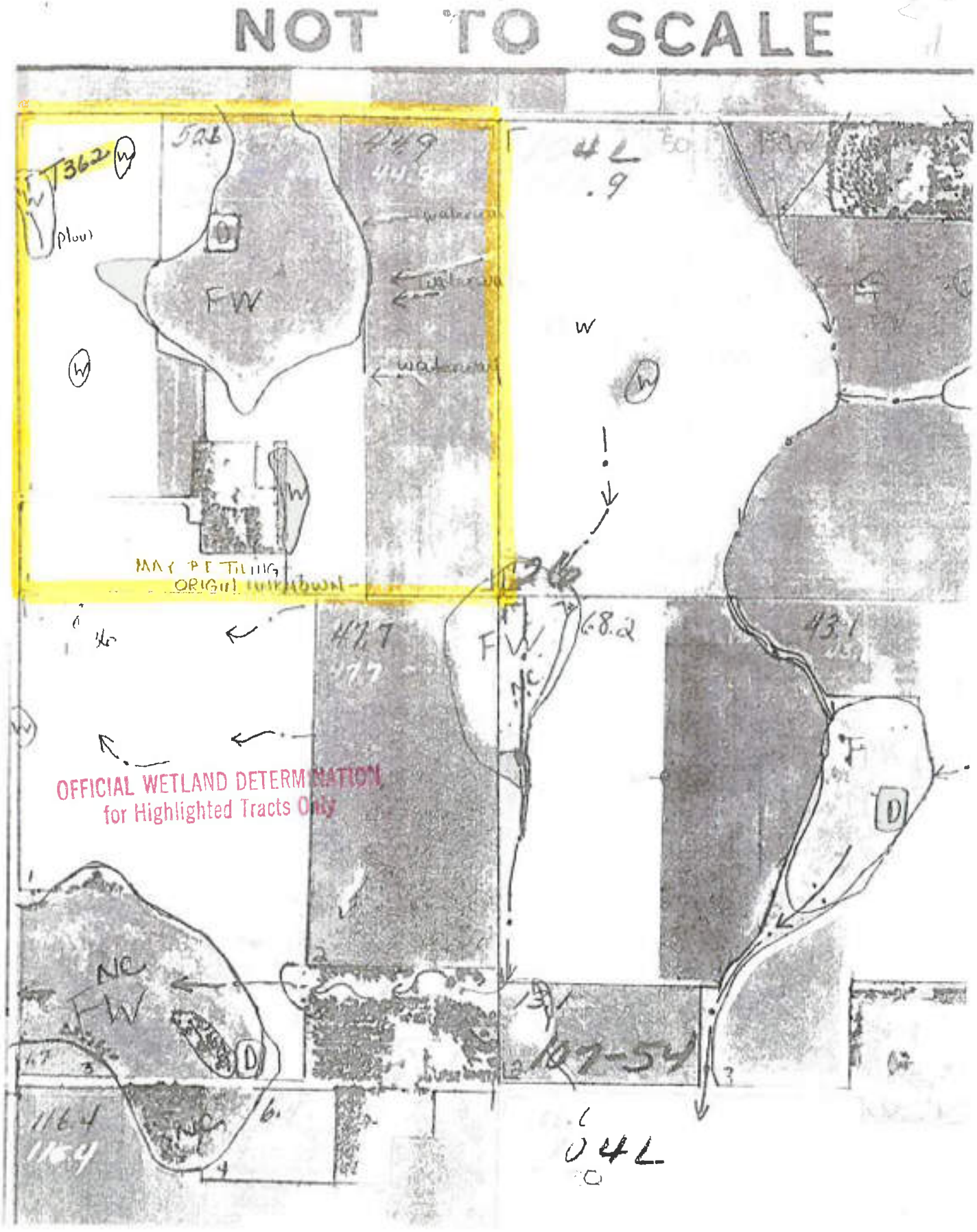
Soils data provided by USDA and NRCS.

Area Symbol: SD079, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	90.53	61.0%		IIe	84
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	24.70	16.6%		VIIIw	10
VbA	Viborg silty clay loam, 0 to 2 percent slopes	24.63	16.6%		Iw	96
Wo	Worthing silty clay loam, 0 to 1 percent slopes	8.61	5.8%		Vw	30
			Weighted Average		**3.01**	**70.5**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Official - Not Certified **Farm #1**



Farm #1

174

U.S.D.A. Soil Conservation Service — SCS-CPA-26 (Rev. 91)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person: James & Steve Langner, RT. 4 Box 26A, Madison, SD 57042
2. Date of Request: 6-2-94
3. County: Lake
4. Name of USDA Agency or Person Requesting Determination: SCS Scope + Effect
5. Farm No. and Tract No.: F-256 T-361, 362, 363

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes ☒ No ☐		
7. Are there highly erodible soil map units on this farm? Yes ☐ No ☐ Not Checked		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		
10. This Highly Erodible Land determination was completed in the: Office ☐ Field ☐		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes ☒ No ☐		Approx
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	Whole Farm	FW-31.4 W-3.2 NCW-0.2
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		

25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.

27. The wetland determination was completed in the office ☑ field ☐ and was delivered ☐ mailed ☐ to the person on 6-2-94

28. Remarks. CC: Harold Menches See Attachment

All Tile Repair Must Be Field Approved By SCS Personnel

29. *I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.*

30. Signature of SCS District Conservationist: Paul Lee

31. Date: 6-2-94

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

SCS Copy

SALE DRAWING - FARM #2

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, T107N, R54W, 5TH P.M., LAKE COUNTY, SOUTH DAKOTA

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND:

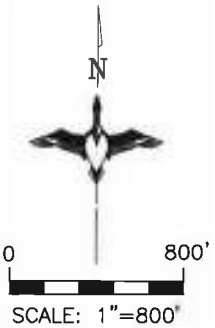
- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- — — PREVIOUSLY PLATTED LINE
- — — RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #2
81.58 ACRES±
[INCLUDING 3.75 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-126
DRAWN BY: JEB

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SCALE: 1"=800'

SALE DRAWING - FARM #2

IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, T107N, R54W, 5TH P.M., LAKE COUNTY, SOUTH DAKOTA

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #2
81.58 ACRES±
[INCLUDING 3.75 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

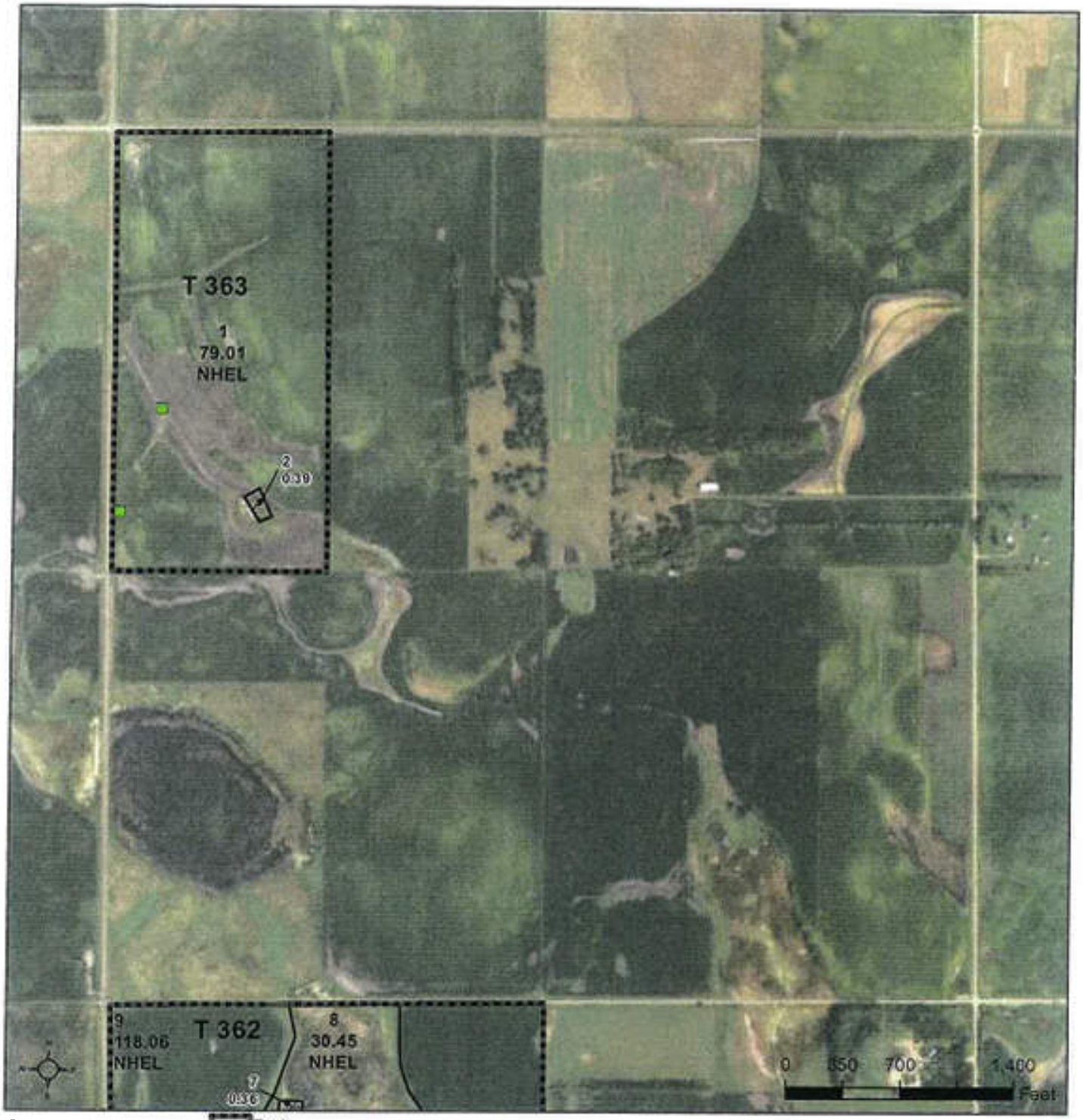
NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-126
DRAWN BY: JEB

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #2



Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

2021 Program Year

Map Created July 08, 2021

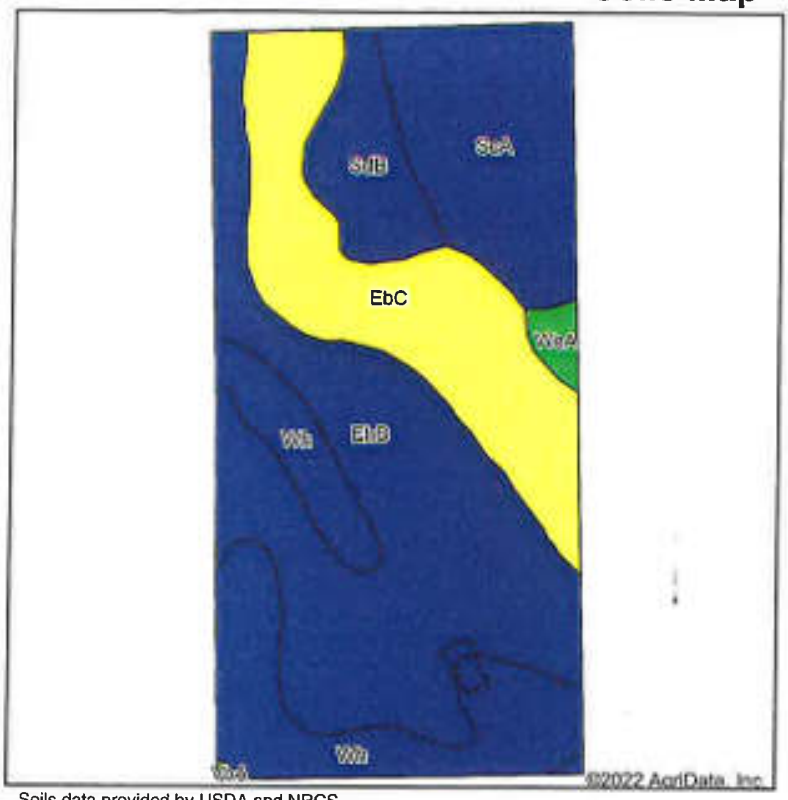
Farm **6806**

23-107N-54W

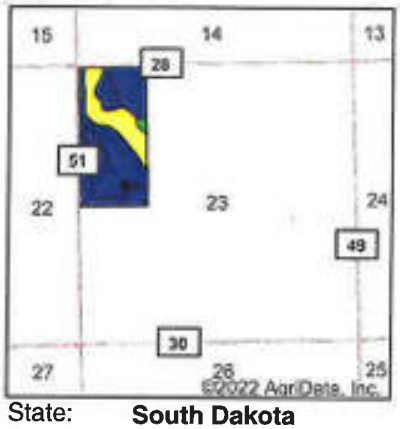
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

Farm #2

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **23-107N-54W**
Township: **Concord**
Acres: **79.4**
Date: **1/28/2022**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By surety
INFORMATION DRIVING AGRICULTURE
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N W E S

Area Symbol: SD079, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	29.32	36.9%		IIe	84
EbC	Egan-Beadle complex, 6 to 9 percent slopes	17.18	21.6%		IIIe	66
Wh	Whitewood silty clay loam	14.02	17.7%		IIw	83
ScA	Huntimer silty clay loam, 0 to 2 percent slopes	12.47	15.7%		Iw	90
SdB	Huntimer silty clay loam, 2 to 6 percent slopes	5.34	6.7%		IIe	85
WeA	Egan-Wentworth complex, 0 to 2 percent slopes	0.96	1.2%		I	92
VbA	Viborg silty clay loam, 0 to 2 percent slopes	0.11	0.1%		Iw	96
			Weighted Average		**2.05**	**81.1**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination **Farm #2**

Field Office: Madison Field Office
Certified By: Craig Veldkamp
Legal Desc: W2-NW4-23-107-54

Agency: USDA-NRCS
Certified Date: 12/19/13
Tract: 363

0 112.5 225 450 675 900 1,125 1,350
Feet

Legend

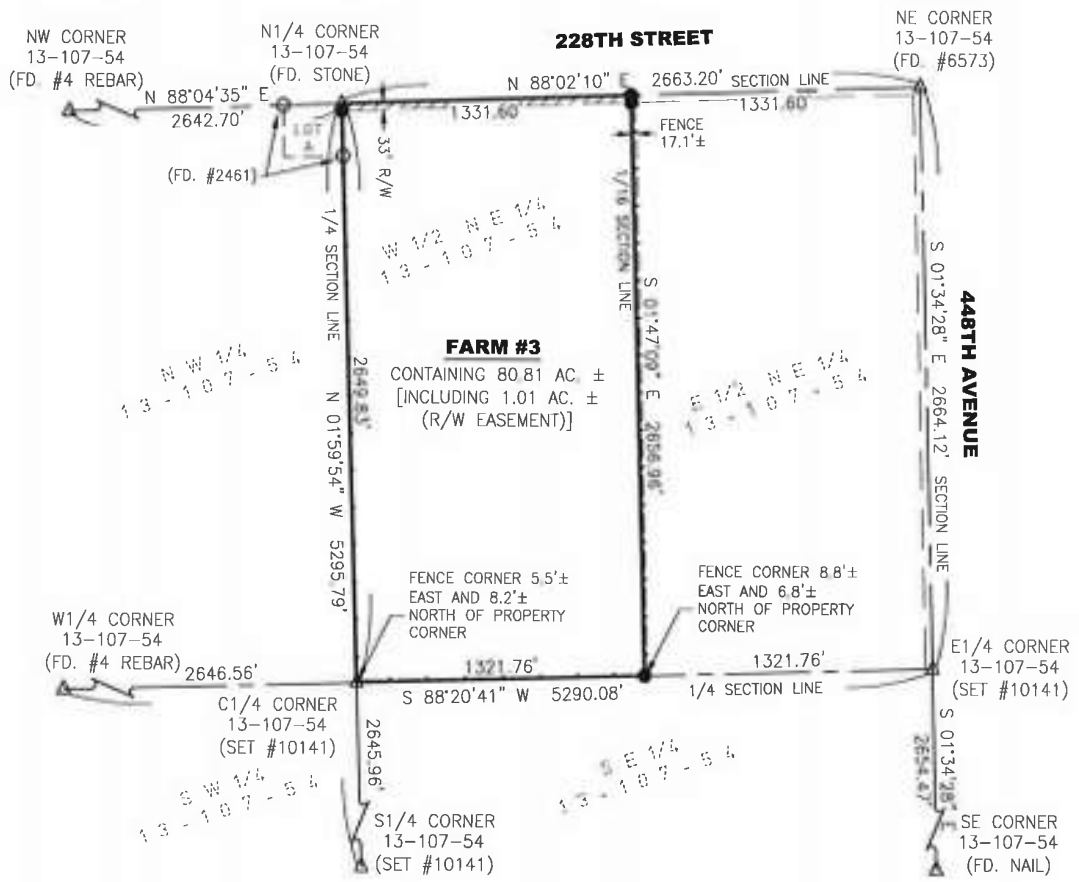
- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

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.

N

SALE DRAWING - FARM #3

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, T107N, R54W, 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.



OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #3 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #3
80.81 ACRES±
[INCLUDING 1.01 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-127
DRAWN BY: JEB

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SALE DRAWING - FARM #3

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, T107N, R54W, 5TH P.M., LAKE COUNTY, SOUTH DAKOTA.

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES

CLIENT: SUTTON AUCTION SERVICE

FARM #3 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 107 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- — — PREVIOUSLY PLATTED LINE
- — — RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #3
80.81 ACRES±
[INCLUDING 1.01 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-127
DRAWN BY: JEB

PREPARED BY:

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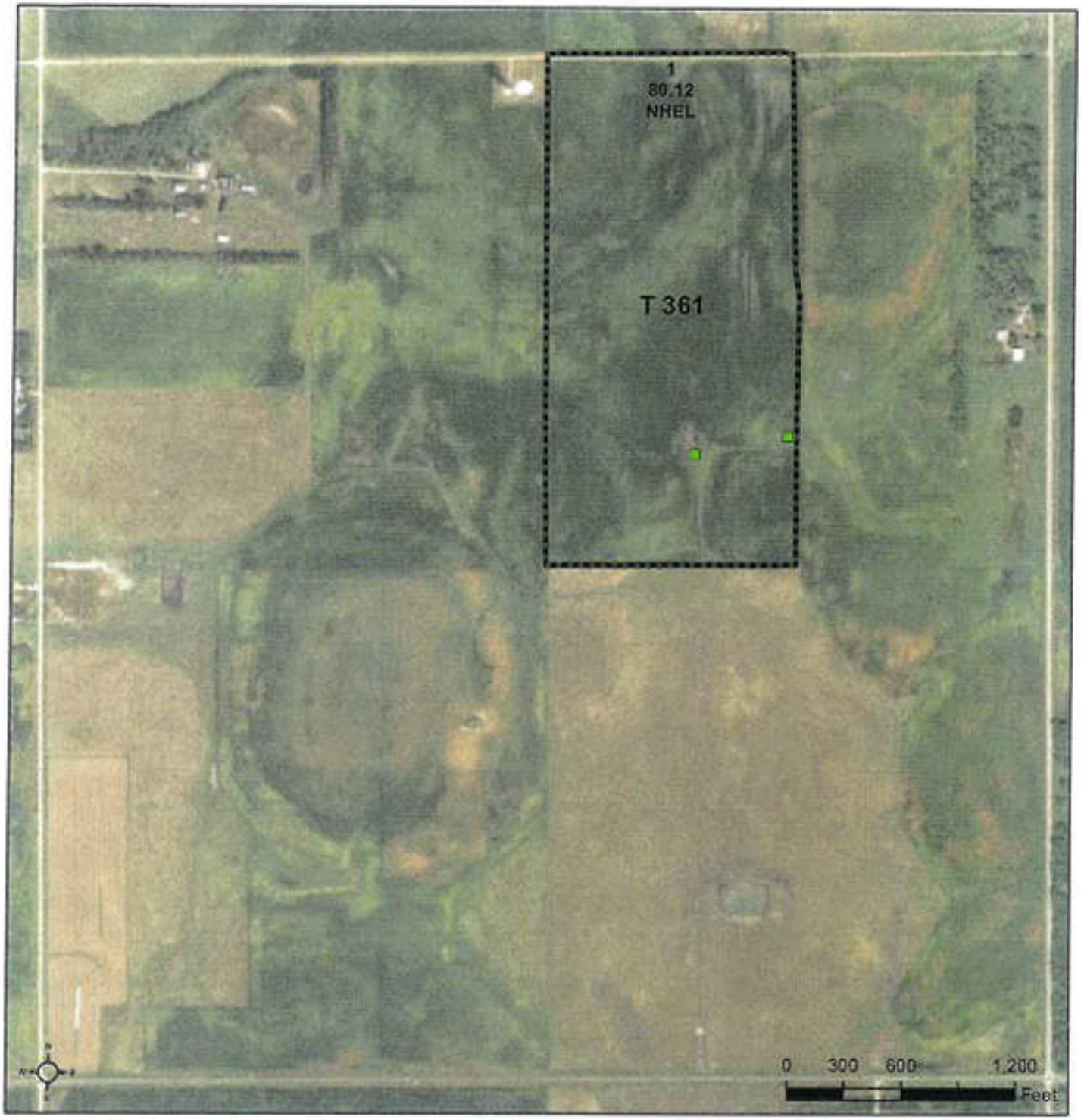
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #3



Common Land Unit
- Cropland
- Tract Boundary

PLSS

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

2021 Program Year

Map Created July 08, 2021

Farm **6805**

13-107N-54W

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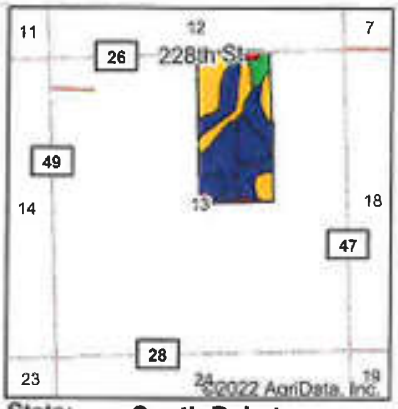
Soils Map

Farm #3

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **13-107N-54W**
Township: **Concord**
Acres: **80.12**
Date: **1/28/2022**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By surety
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N W E S

Area Symbol: SD079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	21.04	26.3%		IIe	84
EaC	Egan silty clay loam, 6 to 11 percent slopes	20.32	25.4%		IIIe	72
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	19.88	24.8%		IIe	87
EbB	Egan-Beadle complex, 2 to 6 percent slopes	6.75	8.4%		IIe	78
Wh	Whitewood silty clay loam	6.43	8.0%		IIw	83
VbA	Viborg silty clay loam, 0 to 2 percent slopes	4.10	5.1%		Iw	96
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.60	2.0%		Vw	30
				Weighted Average	**2.26**	**80.7**

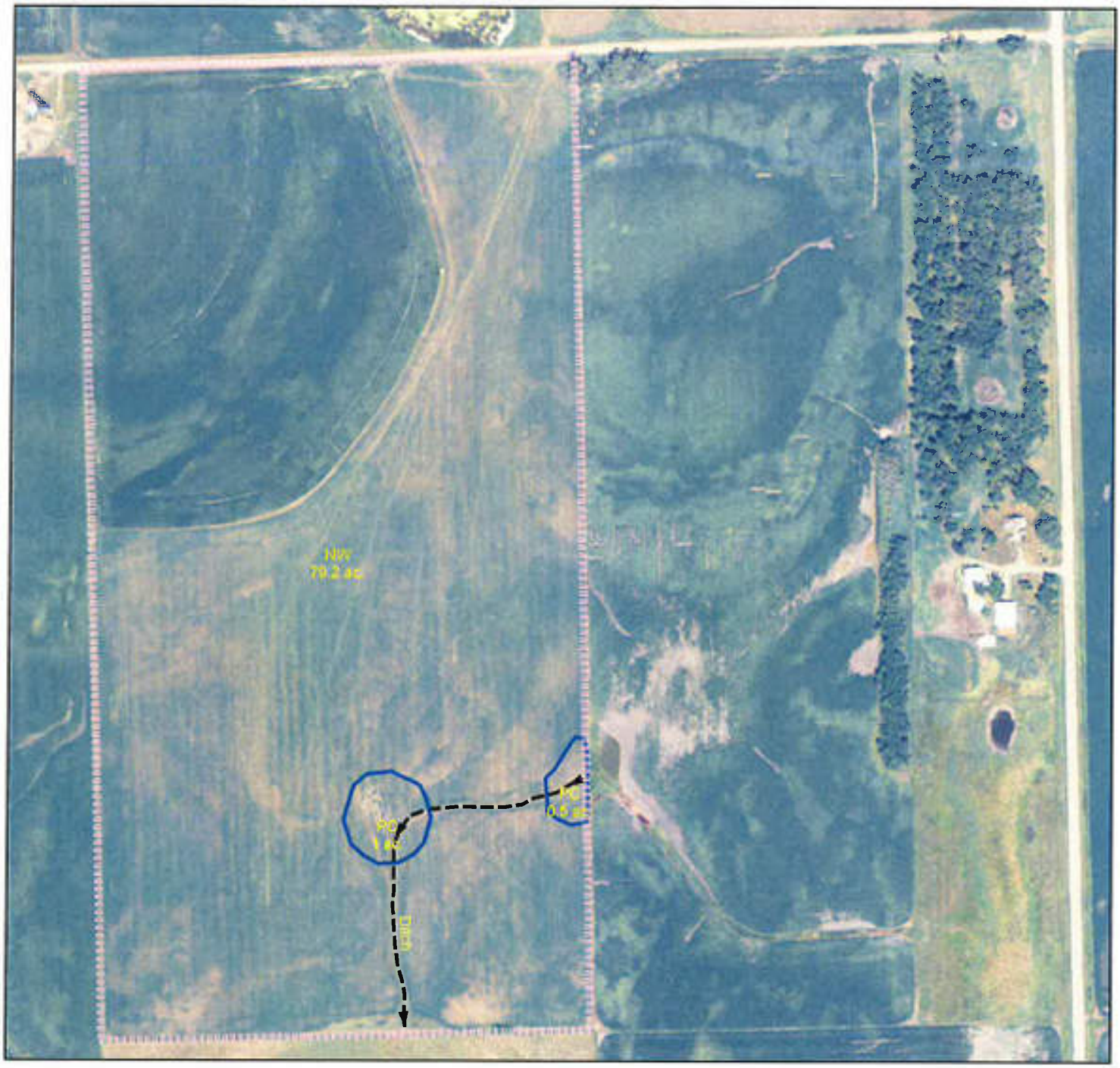
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination **Farm #3**

Field Office: Madison Field Office
Certified By: Craig Veldkamp
Legal Desc: W2-NE4-13-107-54

Agency: USDA-NRCS
Certified Date: 12/19/13
Tract: 361



0 105 210 420 630 840 1,050 1,260
Feet

Legend

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

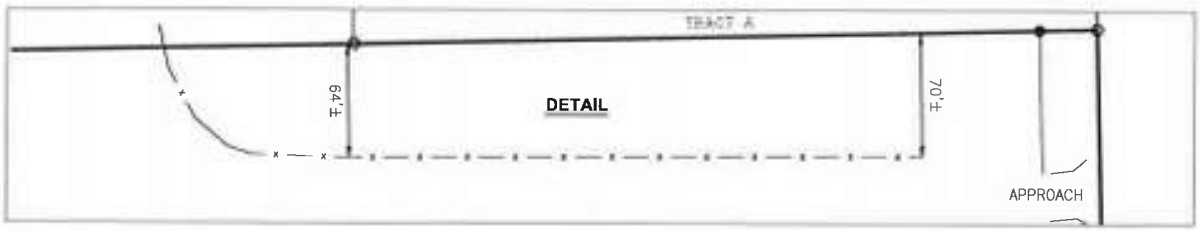
W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-O26E for definitions and additional info.

N

SALE DRAWING - FARM #4

IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 108 NORTH, RANGE 54 WEST, 5TH P.M., LAKE CO., SOUTH DAKOTA



OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES AND HEIRS OF GOLDIE DICKERSON

CLIENT: SUTTON AUCTION SERVICE

FARM #4 LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 108 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THE EAST 62 RODS OF THE NORTH 14 RODS THEREOF; AND EXCEPT THAT PORTION OF TRACT A OF SEVERSON'S AND ABRAHAM'S ADDITION CONTAINED THEREIN.

LEGEND:
- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- —— —— RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #4
154.15 ACRES±
[INCLUDING 3.79 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-128
DRAWN BY: JEB

PREPARED BY:
Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SALE DRAWING - FARM #4

IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 108 NORTH, RANGE 54 WEST, 5TH P.M., LAKE CO., SOUTH DAKOTA

OWNERS: HEIRS OF HAROLD & ELIZABETH MENCHES AND HEIRS OF GOLDIE DICKERSON

CLIENT: SUTTON AUCTION SERVICE

FARM #4 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 108 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAKE COUNTY, SOUTH DAKOTA; EXCEPT THE EAST 62 RODS OF THE NORTH 14 RODS THEREOF; AND EXCEPT THAT PORTION OF TRACT A OF SEVERSON'S AND ABRAHAM'S ADDITION CONTAINED THEREIN.

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- —— —— RIGHT OF WAY LINE

TOTAL ACRES FOR FARM #4

154.15 ACRES±
[INCLUDING 3.79 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-128
DRAWN BY: JEB

PREPARED BY:

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211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

USDA United States Department of Agriculture

Lake County, South Dakota

Farm #4

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

2021 Program Year

Map Created July 08, 2021

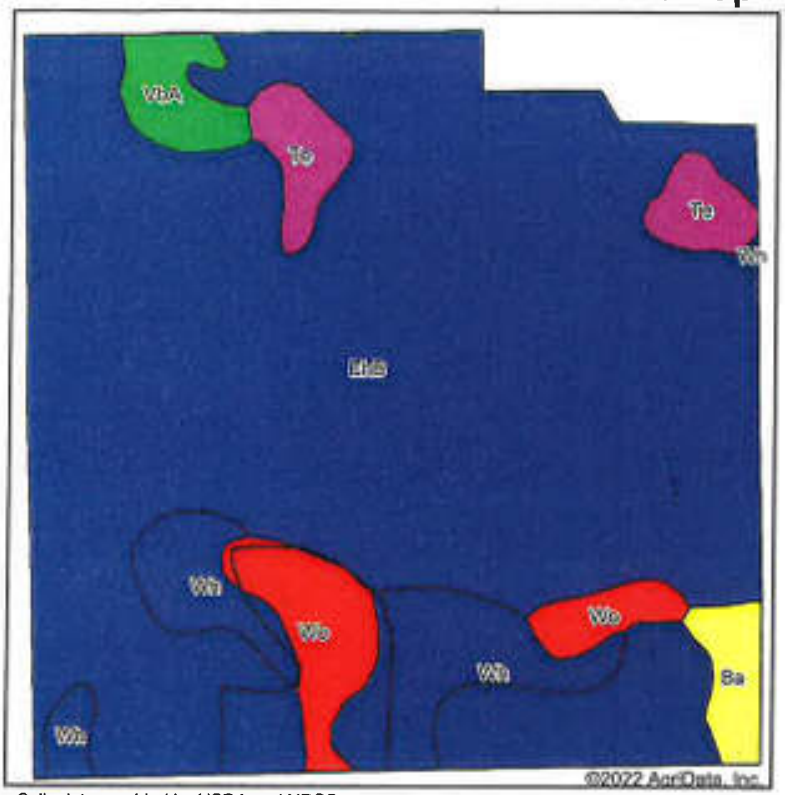
Farm **1086**

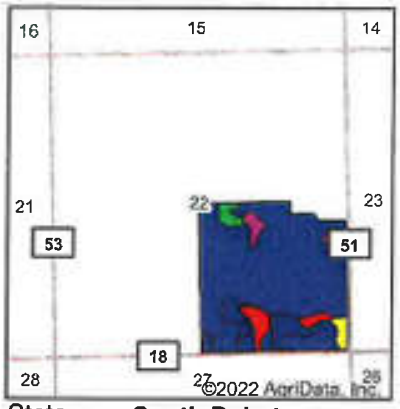
22-108N-54W

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).

Farm #4

Soils Map





State: **South Dakota**
County: **Lake**
Location: **22-108N-54W**
Township: **Wayne**
Acres: **148.01**
Date: **1/28/2022**

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Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: SD079, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	117.79	79.6%		IIe	84
Wh	Whitewood silty clay loam	12.37	8.4%		IIw	83
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.05	4.8%		Vw	30
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	5.05	3.4%		IVw	59
VbA	Viborg silty clay loam, 0 to 2 percent slopes	3.17	2.1%		Iw	96
Ba	Badus silty clay loam	2.58	1.7%		IVw	64
			Weighted Average		**2.22**	**80.4**

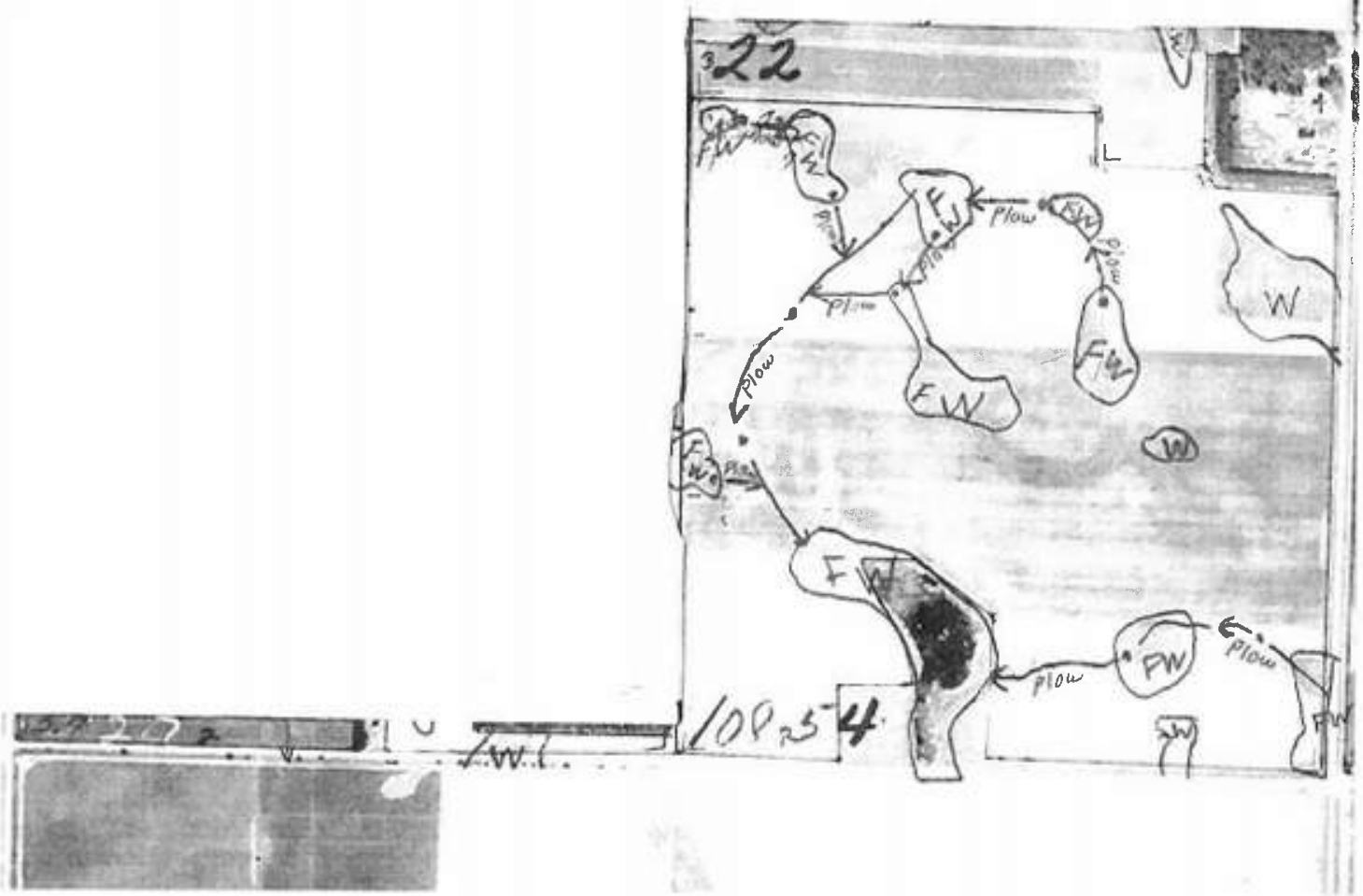
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Farm #4

OFFICIAL WETLAND MAP

(W) Wetland
(FW) Ditched or Tiled prior to 12/23/85, but still wetland
(PC) Wetland converted prior to 12/23/85
(CW + year) Wetland converted after 12/23/85



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AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

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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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