RAABE LAND AUCTION

+/-160 Acres of Productive Montrose Township, McCook County, SD Land

THURSDAY APRIL 7, 2022
Sale Time: 10:00 am

As Richard & Bonnie Raabe, formerly of the Montrose area, have moved out of state to Indiana to be closer to their children, they have made the difficult decision to sell this farm which they farmed for over 60 years, and have owned for over 30 years. **NOTE – This property is NOT under lease and is available with full possession for the 2022 crop year with the new owner provided the opportunity to farm or lease this property, with immediate full possession to be awarded for the 2022 crop year.**

RICHARD & BONNIE RAABE, Owners

Sutton Auction

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

1116 N. West Ave.
Sioux Falls, SD 57104
605-336-6315

www.suttonauction.com

We will offer the following real property at auction "On Site" at the land - Located from the Montrose, SD Exit #_374_ on I-90 – 2 miles north Co. Hwy. (451st Ave.) to Hwy. #38 at the SW Corner of Montrose, SD, then 2 miles west on Hwy. #38 to 449th Ave., then 3 miles north on 449th Ave. to the SW corner of the land at the Jct. of 251st St. & 449th Ave.; or from Salem, SD (Jct. of Hwy's. #81 & #38/253rd St.) – 7 miles east on Hwy. #38, approx. 2½ miles north on 448th Ave. and 1 mile east on 251st St. to the SW corner of the land.

THURSDAY APRIL 7, 2022 Sale Time: 10:00 AM

This auction presents the opportunity to purchase a parcel of land that has been in the Raabe Family for many years. This +/-160 acre farm will be offered as a unit. This land has tremendous eye appeal and has a very high percentage tillable with powerful productive soils. According to FSA information this +/-160 acre farm has approx. 154.77 acres of cropland with an FSA 76.4 acre corn base with a 143 bu. PLC yield and a 76.4 acre soybean base with a 43 bu. PLC yield and is enrolled under the PLC Election of the USDA Farm Program for Corn & Soybeans. According to the McCook Co. Assessor this farm has a very good overall soil rating of .759, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has an overall productivity index of 82. The general topography of this land is level to gently rolling. This property is bordered on the west by 449th Ave. and a dead road on the south. The 2021 RE taxes payable in 2022 on this land are $3,459.86. This is a parcel of land that could serve as an excellent addition to a row crop farming operation or as an investment.

LEGAL DESC.: The SW¼ of Sec. 5, T. 103N., R. 53W., (Montrose Twp.), McCook County, SD.

TERMS: A 10% nonrefundable downpayment on the day of the sale and the balance on or before May 27 2022, with full possession for the 2022 crop year, with the buyer to be awarded immediate possession in order plant and operate this land in 2022! Fall Tillage completed on this land will pass at "No Cost" to the buyer. 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, if any, 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 purchaser to be responsible for all of the 2022 RE taxes payable in 2023. 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 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 McCook 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 Owners. **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.**

RICHARD & BONNIE RAABE, Owners

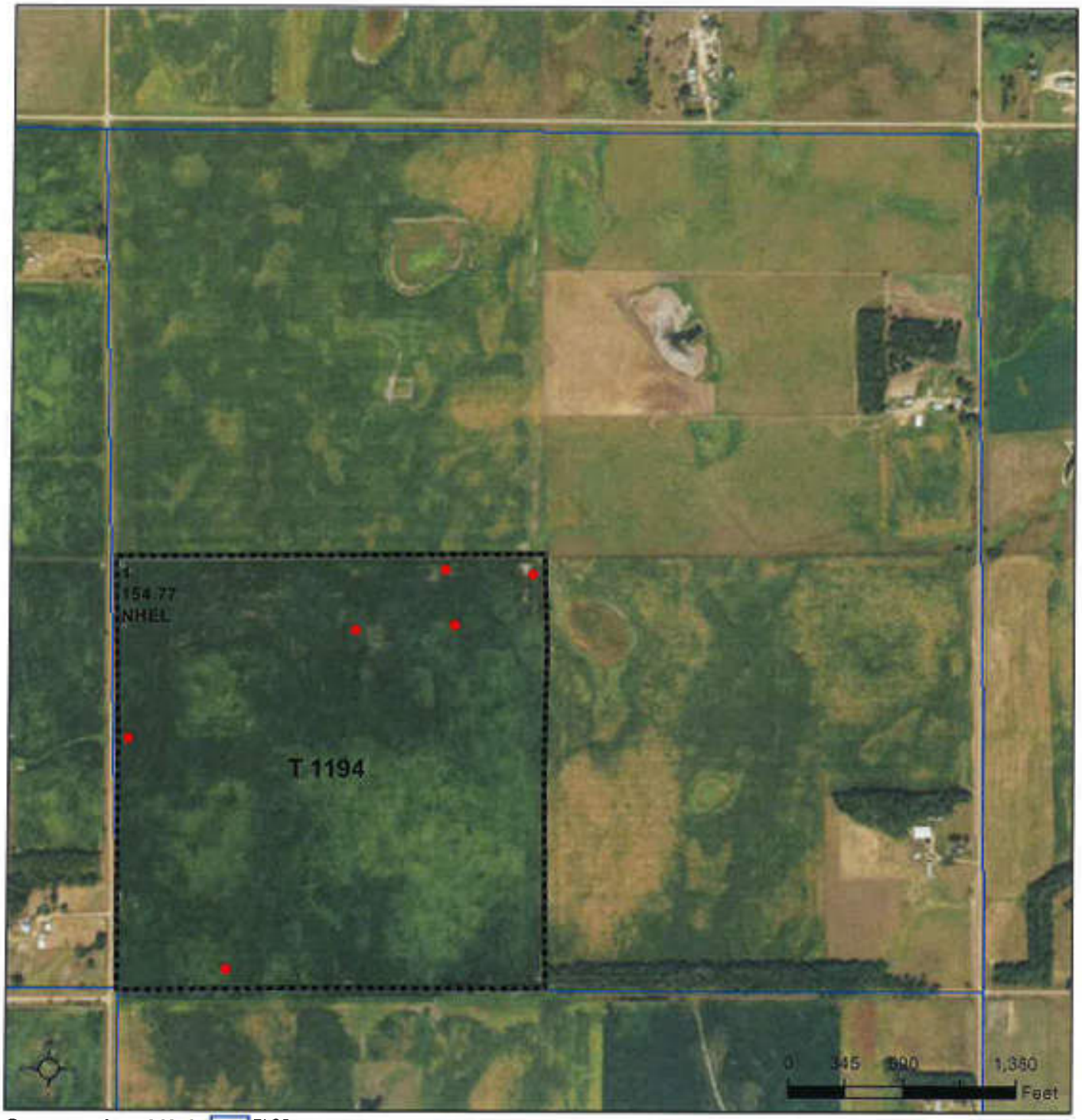
CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777;
TERRY HAIAR – RE Auctioneer - Alexandria, SD – ph. 605-239-4626 &
JARED SUTTON – RE Auctioneer & Broker Associate – Flandreau, SD – ph. 605-864-8527

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

REMEMBER – Successful Auctions don't just happen . . . They're Planned!
Call us today at 605-336-6315 to plan your successful Auction!

USDA United States Department of Agriculture

McCook County, South Dakota



Common Land Unit PLSS
Cropland
Tract Boundary

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

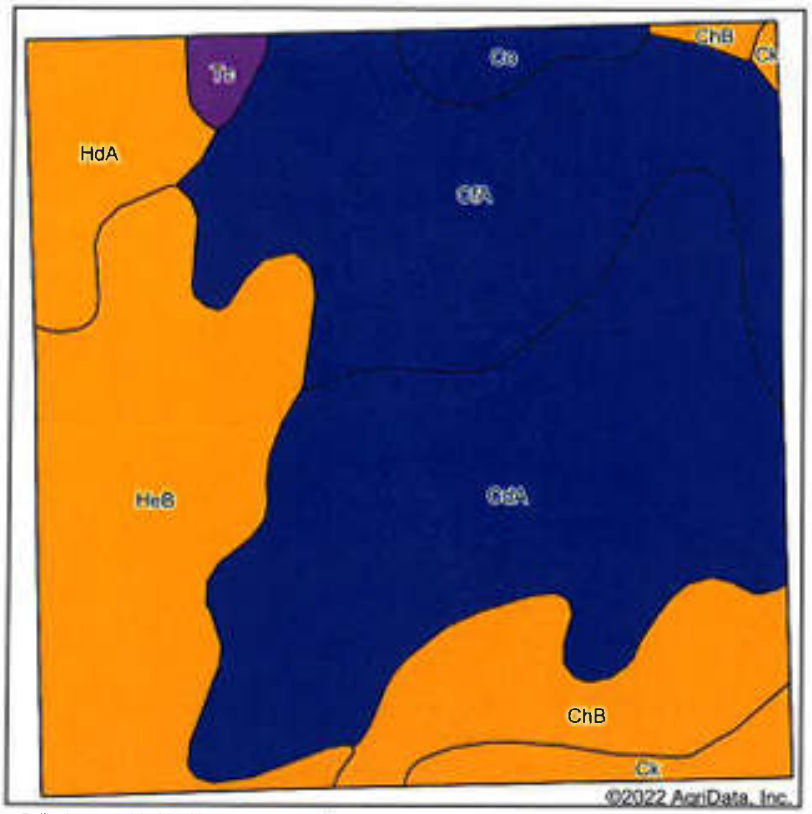
2021 Program Year
Map Created April 19, 2021

Farm **816**

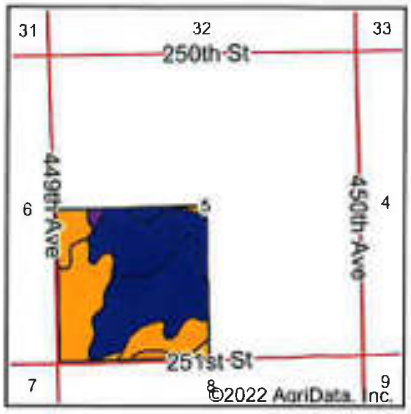
5 -103N -53W

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



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **McCook**
Location: **5-103N-53W**
Township: **Montrose**
Acres: **154.77**
Date: **3/1/2022**

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Maps Provided By
surety
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Area Symbol: SD087, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	50.41	32.6%		IIc	88
CfA	Clarno-Crossplain-Davison complex, 0 to 2 percent slopes	38.47	24.9%		IIc	82
HeB	Hand-Ethan loams, 3 to 6 percent slopes	31.73	20.5%		IIe	77
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	15.19	9.8%		IIe	78
HdA	Hand-Davison-Crossplain complex, 0 to 2 percent slopes	9.59	6.2%		IIc	80
Ck	Crossplain clay loam	4.41	2.8%		IIw	77
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	3.42	2.2%		IIc	82
Tc	Tetonka-Canisteo complex	1.55	1.0%		IVw	58
				Weighted Average	**2.02**	**82**

*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.

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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