

NICOLAI

ESTATE LAND AUCTION

+/-160 Acres of Choice Unimproved Esmond East Township Kingsbury County, SD Land Located Near

In order to settle the Estate of Reuben Nicolai, his trustee has made the decision to offer the following real property at auction, with the auction to be held "On Site" at the land - located from Carthage, SD (Jct. 222nd St. & 425th Ave.) - 4 miles north on Co. Hwy./425th Ave. and 1 mile east on 218th St. to the SW Corner of the land at the Jct. of 426th Ave. & 218th St.; or from Manchester, SD on US Hwy. #14 - 10 miles south on 425th Ave. and 1 mile east on 218th St.

**WEDNESDAY MORNING MAY 25, 2022
SALE TIME: 10:00 AM**

This auction awards an excellent opportunity to purchase +/-160 Acres of high percentage tillable cropland situated in Kingsbury, SD. This is a "Choice" farm with some high producing cropland with excellent soils, great eye appeal and a very high percentage tillable. This land is sold subject to an existing cash lease for 2022, with the new buyer to receive a seller's rent credit at closing of \$250.00 per acre on 160 acres for a total of \$40,000.00 which will be credited to the buyer at closing, the term of this lease is from April 1st to Nov. 1, 2022 - providing ownership of the crop and the right to harvest said crop is the right of the tenant, with possession allowed subsequent to the harvest of the 2022 crops.

REUBEN NICOLAI ESTATE TRUST, Owner

Steven Nicolai, Trustee

SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD
57104

605-336-6315

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This choice +/-160 acre farm will be offered as a unit. This farm has a very high percentage tillable and must be seen to be appreciated. According to FSA information this +/-160 acre farm has approximately 158.52 acres of cropland with a 71.98 acre corn base with a 146 Bu. PLC Yield and a 71.65 acre soybean base with a 42 bu. PLC yield and is presently enrolled under the ARC County Election of the USDA farm program for Corn & Soybeans. According to the Kingsbury County Assessor this farm has an Overall Soil Rating of .742; comparatively according to information obtained from Surety Agri-Data Inc. this farm has a high soil productivity index of 80.0, with predominately Class II soils. The general topography of this land is level to gently rolling. The 2021 RE taxes due and payable in 2022 on this farm are \$2,580.58. This land is situated in a very good agricultural area and would serve as an excellent addition to an area row crop operation or as an investment. If you are in the market for superb parcel of land with many desirable attributes, then make plans to inspect this property and be in attendance at this auction!!

LEGAL DESC: The SW¼ of Sec. 21, T. 109N., R. 57W., (Esmond Twp. East), Kingsbury Co., SD.

TERMS: Cash – A 10% non-refundable earnest money payment sale day and the balance on or before July 8, 2022, with landlord's possession subject to the existing farm lease for the 2022 crop year, with the buyer to receive a 2022 rental credit at closing. 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 buyer(s) to be responsible for all of the 2022 RE taxes payable in 2023. The total acres are based on the acres as stated on the county tax records, with the acres 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 Kingsbury County Zoning Ordinances. The RE licensees in this transaction are acting as agents 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.**

**REUBEN NICOLAI ESTATE 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, CAI – Auctioneer RE Broker Associate –
Flandreau, SD – ph. 605-864-8527
WAYNE BESSMAN – RE Auctioneer –
Madison, SD – ph. 605-270-4980**

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United States
Department of
Agriculture





Hamlin County, South Dakota



Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

2022 Program Year

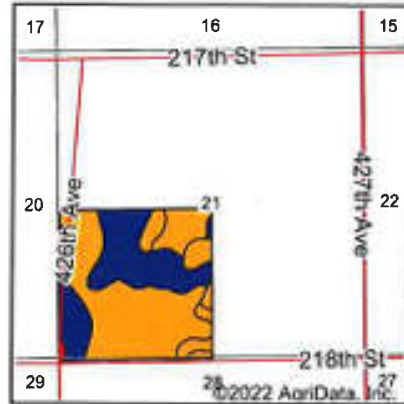
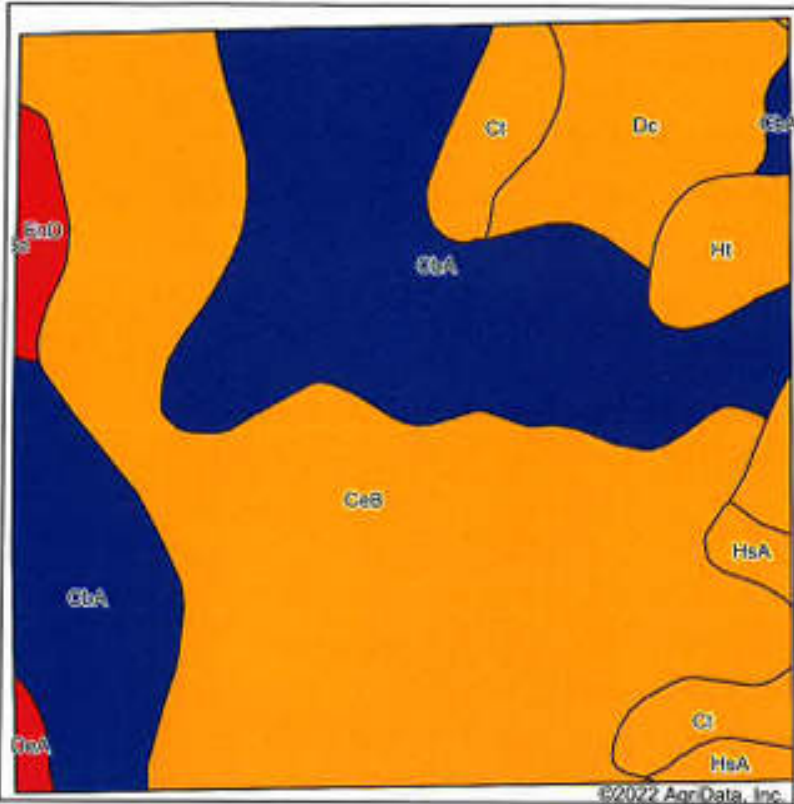
Map Created December 29, 2021

Farm 5150

21-109N-57W-Kingsbury

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: **Kingsbury**
 Location: **21-109N-57W**
 Township: **Esmond**
 Acres: **158.51**
 Date: **4/22/2022**



Map Provided By



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Soils data provided by USDA and NRCS

Area Symbol: SD077, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CeB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	73.02	46.1%		Ile	78
CbA	Clarno-Bonilla loams, 0 to 2 percent slopes	52.98	33.4%		IIc	88
Dc	Davison-Crossplain complex	12.32	7.8%		IIw	78
Ct	Crossplain-Tetonka complex	7.89	5.0%		IIw	73
Ht	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	6.13	3.9%		IIc	75
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	2.69	1.7%		IIc	77
EnD	Ethan-Betts loams, 9 to 15 percent slopes	2.62	1.7%		Vle	30
DeA	Delmont loam, 0 to 2 percent slopes	0.86	0.5%		IVs	41
Weighted Average					2.08	80

*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 132,000 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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