

LAND AUCTION

74.12 Acres of Productive Blinsmon Township Moody County, SD Land – Comprised of High Producing Cropland, CRP and Some Acres w/Hunting & Recreational Habitat

We will offer the following real property at auction at the land located from Flandreau, SD – 12 miles south on Hwy. #13 (481st St.) and ½ mile east on 242nd St.; from Trent, SD – 3 miles east on 240th St., then 2 miles south on 481st St. (Co. Hwy. #13) and ½ mile east on 242nd St.; or from Dell Rapids, SD (T&C's Other Place @ Garfield Ave. & E. 7th St.) – approx. 7 miles east on Jasper Street (Co. Hwy. #104), to Co. Hwy. #13 (482nd Ave.), then 1½ miles north on 482nd Ave. to the M'haha-Moody County Line Curve, then go west approx. ¾ mile, 2 miles north on 481st Ave. and ½ mile east on 242nd St.

MONDAY MAY 16, 2022 SALE TIME: 10:00

AUCTIONEERS NOTE: This auction awards an opportunity to purchase this land which is located in one of the leading agricultural areas of Eastern SD. This auction includes cropland land with some extremely high caliber soils, along with a few acres on the west end of the farm comprised of CRP and wildlife habitat in an around West Pipestone Creek that crosses a small sector of the west end of the farm. This land will be sold subject to a 2022 Farm Lease with the Purchaser to receive landlord's possession for the 2022 crop year and shall receive a seller enhanced rental credit of \$300.00 per acre on +/-58.95 acres of cropland for a total rounded amount of \$18,000.00 and is subject to the tenant's rights to harvest the 2022 crops. The Purchaser will be obligated to succeed and continue the existing CRP Contract on 7 acres that is enrolled at \$281.88 per acre for a total annual payment of \$1,973.00, with the buyer to receive 100% of that payment in 2022 with no proration. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

CHRIS & DEIDRE REHFELD dba D&C PROPERTIES



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This +/- 74.12 Acres of Unimproved Moody County, SD land will be offered as a unit. The land being offered for sale on this auction has some highly productive cropland acres and is situated in one of the leading agricultural areas of eastern, SD. According to FSA information this 74.12 acre farm has approximately 65.95 acres of total cropland with 58.95 acres of effective cropland subsequent to the CRP reduction on 7.0 acres, with a 35.3 acre corn base with a 128 bu. PLC yield, a 13.6 acre soybean base with a 40 bu. PLC yield and a 3.5 acre wheat base with a 35 bu. PLC yield and is enrolled in the ARC County election of the USDA farm program; the 7.0 acres of CRP are enrolled at a rate of \$281.88 per acre with a total annual payment of \$1,973.00 with the contract scheduled to expire on Sept. 30, 2027. According to the Moody County Assessor this farm has an overall soil rating/parcel rating of .649, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a weighted Productivity Index of 61.8, with the cropland acres comprised of predominately Class I & II Soils, and some lower caliber soils near the creek. The general topography of this land is level to nearly level. The cropland acres on this farm are very well suited for row crop production and portions have been enhanced by the installation of approx. 18,686' of drain tile installed of which there are approx. 6,132' is 12" mainline tile, with the remainder being 5" tile. The acres in and around the creek and the CRP acres provide some excellent recreational habitat for hunting, especially pheasants, waterfowl and whitetail deer. This property is situated in southern Moody County within 30 minutes of Sioux Falls, SD, Brandon, SD, Dell Rapids, SD and other area communities and has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland, investors and others in the market for land. This is a unique parcel of land capable of fulfilling a variety of interests for a future buyer or buyers, and truly must be seen to be appreciated.

LEGAL DESC.: The S½ SE¼, Exc. Tr. 1 of Anderson's Addition, Sec. 22, T. 105N., R. 48W., (Blinsmon Twp.), Moody Co., SD – containing 74.12 acres M/L.

TERMS: Cash – A 10% non-refundable earnest money payment sale day and balance on or before June 29, 2022 with landlord's possession subject to the existing farm leases for the 2022 crop year, with Fall tillage privileges subsequent to the harvest of the 2022 crops and consent of the tenants prior to taking possession. The buyer will be credited at closing with the seller enhanced cash rent. The buyer will be obligated to succeed and comply with the remaining terms and provisions of the existing CRP Contract and will receive 100% of the 2022 CRP payment payable in October of 2022, any costs for cancellation or buyout of the CRP contract or penalties for future non-compliance will be the responsibility of the buyer(s). 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 in the amount of \$1,413.98 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 this farm are based on the acres as stated on the County Tax Records, 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 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 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.**

CHRIS & DEIDRE REHFELD dba D&C PROPERTIES, LLC, Owners

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Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Unless otherwise noted, crops listed below are:
 Non-irrigated Intended for Grain
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non-oil

Producer Initial _____
 Date _____

2022 Program Year
 Map Created March 09, 2022
Farm 7062

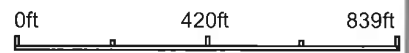
22-105N-48W-Moody

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).

Aerial Map



Map Center: 43° 52' 43.62, -96° 34' 20.16



22-105N-48W
Moody County
South Dakota



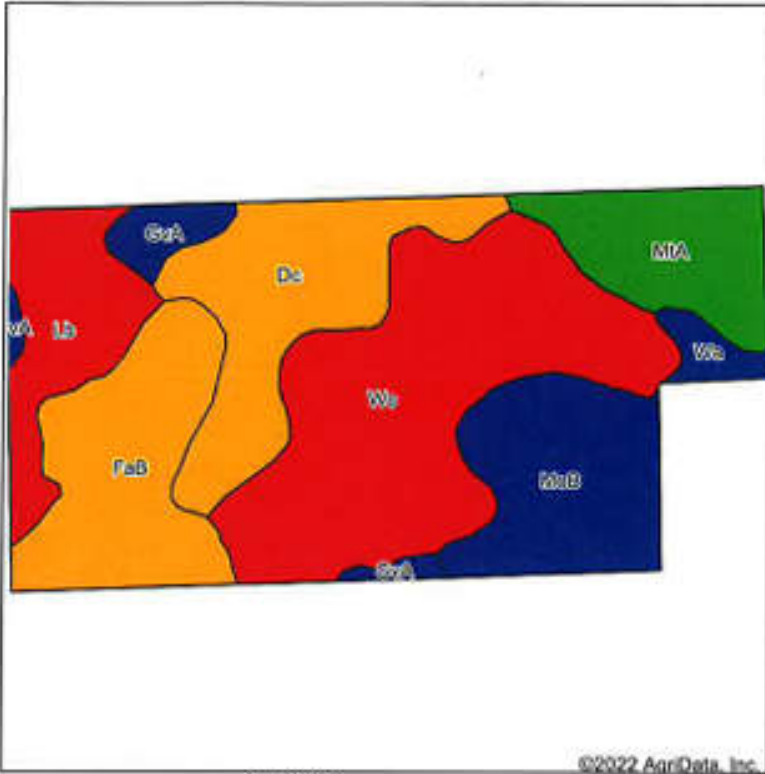
4/4/2022



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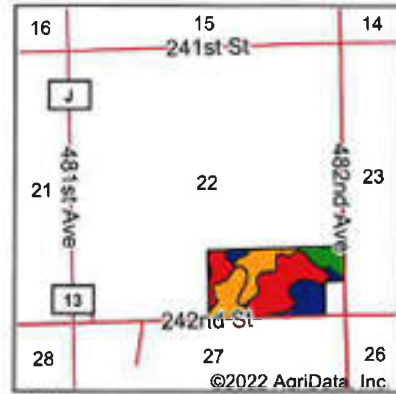
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Moody**
 Location: **22-105N-48W**
 Township: **Blinsmon**
 Acres: **74.51**
 Date: **4/4/2022**



Maps Provided By:



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Area Symbol: SD101, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
Wo	Worthing silty clay loam, 0 to 1 percent slopes	23.18	31.1%	■	Vw		30
Dc	Davison-Crossplain clay loams	11.67	15.7%	■	Ils		80
FaB	Flandreau loam, 2 to 6 percent slopes	11.49	15.4%	■	Ils	Ile	72
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	9.99	13.4%	■	Ile		87
MtA	Moody-Trent complex, 0 to 2 percent slopes	7.22	9.7%	■	I	I	95
Lb	Lamo silty clay loam, frequently flooded	7.19	9.6%	■	Vlw		34
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	2.16	2.9%	■	Is		90
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	1.35	1.8%	■	Ils		83
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	0.26	0.3%	■	Is		89
Weighted Average					3.19	0.41	61.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legend

12" Tile

5" Tile



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 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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