

LAND AUCTION

**+/-194.12 Acres of Kingsbury County, SD Land Situated
in Spring Lake Twp., South and Lying Adjacent to US
Hwy. #81 on the Kingsbury-Lake County Line
- This Land is Leased with the Buyer to receive a Rent
Credit for the 2022 Crop Year**

THURSDAY JULY 2, 2022 SALE TIME: 10:00 AM

We Will Offer this Property at auction with the SALE SITE to on the Main St. of Ramona, SD - Due to the fact that crops have been planted on these farms and that there is not a good location on at or near the farm being offered on this auction – We have made the decision to offer this land 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 Street & Railway Ave. in Ramona, SD to the Sale Site.

DAVID & MARY ANN EXE

Owners

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**

**JARED SUTTON CAI – Auctioneer &
RE Broker Associate – Flandreau, SD –
ph. 605-864-8527**

**WAYNE BESSMAN – RE Auctioneer – Madison, SD
– ph. 605-270-4980**

**CHIP WOSJE – RE Auctioneer – Nunda, SD –
ph. 605-480-2847**

+/-194.12 Acres (Actual Acres to be Sold in Accordance with a Survey) – Legal Desc.: The W¹/₂ SE¹/₄ and the SE¹/₄ SE¹/₄, Exc. .51 Acres of Hwy. and Lot H-2 (+/-118.53 Acres); and the E¹/₂ SW¹/₄ (+/-75.59 Acres); Sec. 36, T. 109N., R. 53W., Spring Lake Twp. South, Kingsbury Co., SD, Excepting therefrom the W. 362.5 of Lot 1 of Martin's Add'n. in the SW¹/₄ and SE¹/₄ thereof.

The Land is Located from the Sale Site on the East End of Main Street in Ramona, SD – approx. ¼ mile north, 4 miles east on 225th St. to Hwy. #81, & 5 miles north on Hwy. #81 to the SE Corner of the Farm at the Jct. of Hwy. #81 & 220th St.; from the Oldham Corner on US Hwy. #81 – 2 miles south on Hwy. # 81 to 220th St.; from Madison, SD (Pizza Ranch Corner) – approx. 13 miles north on Hwy. #81 to 220th St.; or from Nunda, SD – 6 miles west on 223rd St. to Hwy #81, then 3 miles north on Hwy #81 to 220th St.

This +/-194.12 acre farm will be offered as a unit (actual total acres to be based on surveyed acres). The location of this land is especially unique as this land lies at the junction of three counties – being in Kingsbury County and being bordered on the south by Lake County and on the east by Brookings County. This land has a mixture of productive cropland and some acres with grassland & low lying wildlife habitat. According to FSA information and the 156EZ this farm is represented to have approx. 192.54 acres of farmland with approx. 166.25 acres of cropland, which from a review of the FSA aerial photo the non-cropland acres appear to be comprised of approx. 20.97 acres (which is a combination of a lowland slough situated in the NW¹/₄ SE¹/₄, with the remaining non-cropland acres being a mixture of a grassed waterway and drainage, a treebelt that runs north and south through the SE¹/₄ SE¹/₄ and roads). According to FSA this farm currently has a 82.7 acre corn base with a 105 bu. PLC yield and an 81.5 acre soybean base with a 36 bu PLC yield and is presently enrolled under the ARC County election of the USDA farm program. The topography of the cropland on this farm is generally gently rolling to rolling. This land has some very good soils on the cropland acres, as according to info. obtained from the Kingsbury County Assessor the 75.59 acre parcel has an overall soil rating of .861 and the 118.53 acre parcel has an overall rating of .749 – that being based on a .825 on the +/-98.47 cropland acres and a .374 on the 20.06 non-crop acres; comparatively info. obtained from Surety Agri-Data indicates that this property in its entirety has an overall productivity index of 79.1. The 2021 RE taxes payable in 2022 on this land are \$2,435.42 on +/-118.53 taxable acres & \$1,807.72 on +/-75.59 taxable acres for a combined total of \$4,243.14. **This land is presently under a crop share lease for the 2022 crop year, however the seller has agreed to provide the buyer of this land with a rental credit at closing from the seller in the amount of \$33,000.00, calculated as \$200.00 per acre on 165 acres.** 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 on the day of the sale and the balance on or before August 19, 2022 with landlord's possession subject to the existing farm lease 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 an attorneys or 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 this farm will be 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 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 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.**

DAVID & MARY ANN EXE, Owners

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

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Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

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

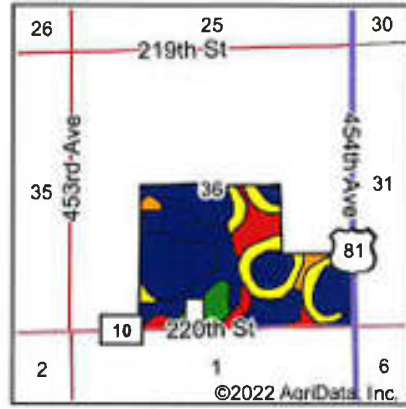
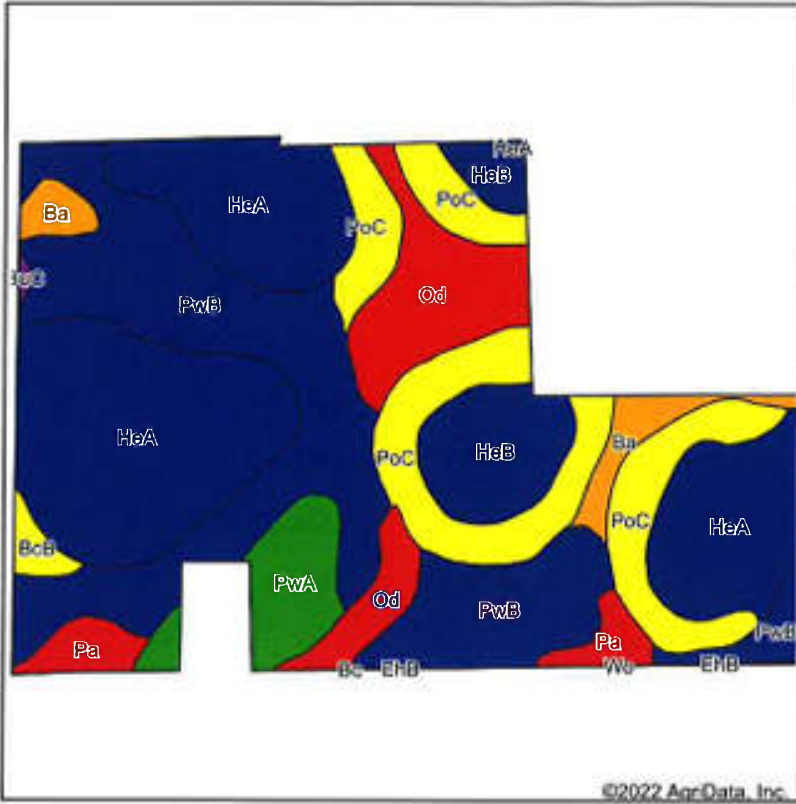
Map Created May 20, 2022

Farm 5811

36-109N-53W-Kingsbury

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Soils Map



State: **South Dakota**
 County: **Kingsbury**
 Location: **36-109N-53W**
 Township: **Spring Lake**
 Acres: **194.22**
 Date: **6/2/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: SD077, Soil Area Version: 25
 Area Symbol: SD079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HeA	Hetland silty clay loam, 0 to 2 percent slopes	59.28	30.5%		Is	89
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	54.37	28.0%		Ile	89
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	30.15	15.5%		IIIe	69
Od	Oldham silty clay loam	16.68	8.6%		Vw	34
HeB	Hetland silty clay loam, 2 to 6 percent slopes	12.17	6.3%		Ile	84
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	8.38	4.3%		Is	93
Ba	Badger silty clay loam, 0 to 1 percent slopes	5.73	3.0%		IIw	80
Pa	Parnell silty clay loam	5.43	2.8%		Vw	34
BcB	Barnes-Buse loams, 2 to 6 percent slopes	1.62	0.8%		Ile	70
BuC	Buse-Barnes loams, 6 to 9 percent slopes	0.28	0.1%		IVe	60
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	0.13	0.1%		Ile	84
Weighted Average					2.15	79

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



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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