

ESTATE LAND AUCTION

**+/-308.87 Acres of Grafton Twp.,
Miner Co. SD Land in 2 Individual Farms
FARM #1 – +/-148.87 Acres &
FARM #2 – +/-160 Acres**

AUCTIONEERS NOTE: In order to settle the Margaret Austreim Estate we will offer this +/-308.97 acres of land at public auction. This auction presents the opportunity to purchase two parcels of land situated in Grafton Township in Miner County, SD, which have been owned by the Austreim Family for over 60 years. Each of these farms will be offered individually with NO combinations. Both of these farms have very good soil ratings and are currently operated with mixtures of cropland and pasture. Please mark your calendars and make plans to be in attendance at this auction. Chuck Sutton

WEDNESDAY SEPTEMBER 7, 2022

Sale Time: 10:00 am

HEIRS OF ORRIN & MARGARET AUSTREIM
Owners

**Doug Austreim and Peggy Clarke – Co-Personal Representatives
Greg Protsch – Mumford & Protsch Law Firm
– Attorney for the Estate – Howard, SD – ph. 605-772-4488**



**CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD – ph. 605-336-6315
WAYNE BESSMAN – RE Auctioneer – Madison, SD –
ph. 605-270-4980
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc.
– Flandreau, SD – ph. 605-864-8527**

www.suttonauction.com

ESTATE LAND AUCTION

+/-308.87 Acres of Grafton Twp., Miner Co. SD Land in 2 Individual Farms - FARM #1 - +/-148.87 Acres & FARM #2 - +/-160 Acres

We will offer both of the following farms "ON SITE" at FARM #1 – Located from Winfred, SD (Jake's Corner) at the Jct. of Hwy's #34 & #81 - 4 miles west on Hwy #34, then 11 miles north on Co. Hwy. (437th Ave), then 3 miles west on 222nd St to the NW Corner of Farm #1 at the Jct. of 222nd St & 434th Ave.; from Howard SD - 1 mile west on Hwy #34 then 11 miles north on Hwy. #25 and 1 mile east on 222nd St.; or from DeSmet, SD - 15 miles south on Hwy. #25 and 2 mile east on 222nd St.

FARM #1 – +/-148.87 Acres – Legal Desc.: The NW¼ of Sec. 14, T. 108N., R. 56W., except Lot A of O.E. Austreim's First Addition, (Grafton Twp.), Miner Co SD

Farm #1 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 148.87 acres. This farm presently is being operated with a mixture of productive cropland and pasture. According to FSA information, this farm has approx. 95.55 acres of cropland with a 44.14 acre corn base with a 136 bu. PLC yield and a 44.14 acre soybean base with a 42 bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. Presently the non-crop acres consist of approx. 46.88 acres of pasture with a dugout & the remainder in roads. According to the Miner Co. Assessor, this land has a very respectable overall soil rating of .856 and comparatively Surety Agri-Data soils indicate this land has a soil index of 78.3, with the soil predominately comprised of Class II soils. The general topography of the land is level to very gently rolling with some lower lying depressions in the pasture. The RE taxes payable in 2022 on this land were \$2,569.58.

FARM #2 - +/-160 Acres – Legal Desc.: The SE ¼ of Sec. 23, T. 108N., R. 56W (Grafton Twp.) Miner Co SD – Located from the NW Corner of Farm #1 (Jct. 222nd & 434th) – 1 mile east on 222nd St and 2 miles south on 435th Ave. to the SE Corner of the land at the Jct. of 224th & 435th; or from Howard SD 9 miles north on Hwy 25 and 1½ miles east on 224th St.

Farm #2 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 160 acres. This farm presently is being operated with a mixture of productive cropland and pasture. According to FSA info, this farm has approx. 109.99 acres of cropland with a 50.81 acre corn base with a 136 bu. PLC yield and a 50.81 acre soybean base with a 42 bu. PLC yield and is enrolled under the ARC County election of the USDA Farm Program. The non-tillable acres are comprised of approx. 36.44 acres of pasture with a hydrant in place that is serviced by Kingbrook Rural Water and the pasture has well established grass and mature trees that provide shade for livestock. The remaining non-crop acres are comprised of mature three groves and roads. According to the Miner Co Assessor, this land has a respectable overall soil rating of .856 and comparatively Surety Agri-Data soils indicate this land has a soil index of 78.8, with the soil predominately comprised of Class II soils and a high percentage of Class II Soils. The general topography of this land is level to very gently rolling. The RE taxes payable in 2022 on this land were \$2,774.64.

TERMS: A 10% nonrefundable downpayment on the day of the sale and the balance on or before October 21, 2022, with full possession for the 2023 crop year. Personal Representative's Deeds will be conveyed and owner's title insurance policies will be 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 have been paid, with the sellers to also be responsible for payment 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 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 Miner 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 Co-Personal Representatives. 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 ORRIN & MARGARET AUSTREIM, Owners

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**REMEMBER – Successful Auctions don't just happen . . .
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Auction!**

www.suttonauction.com



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland

PLSS

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

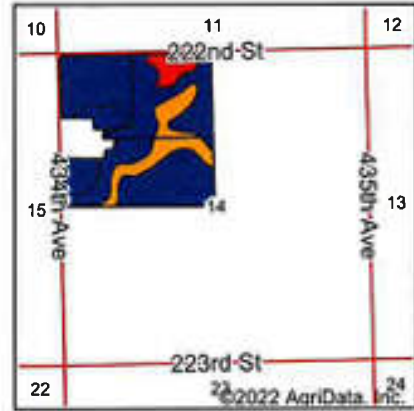
Map Created April 12, 2022

Farm 4405

14 -108N -56W

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Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **14-108N-56W**
 Township: **Grafton**
 Acres: **141.47**
 Date: **3/21/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	99.13	70.1%		IIc	82
Ct	Crossplain-Tetonka complex	20.52	14.5%		IIw	72
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	14.02	9.9%		IIc	88
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.80	5.5%		Vw	30
Weighted Average					2.17	78.3

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

NOT TO SCALE



2 NOV 1970



Common Land Unit Tract Boundary PLSS
 Non-Cropland
 Cropland

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

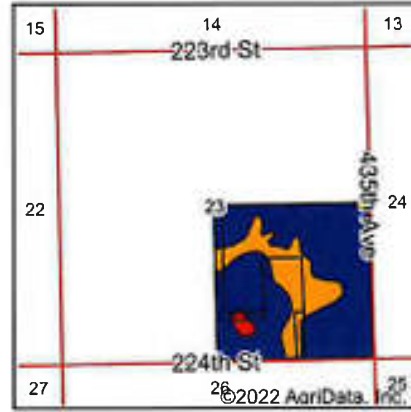
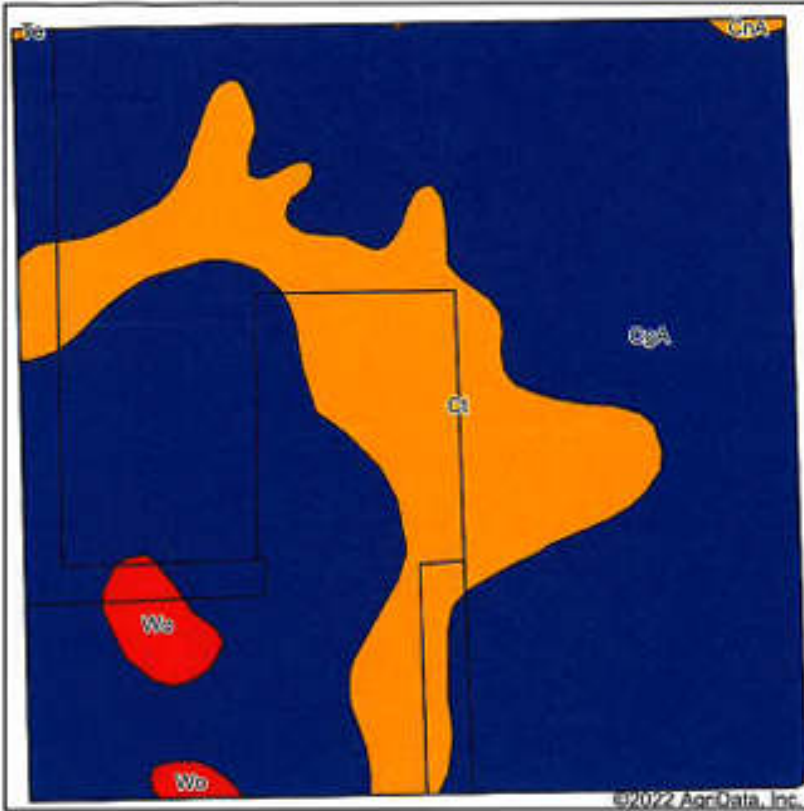
Map Created April 12, 2022

Farm 4405

23 -108N -56W

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Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **23-108N-56W**
 Township: **Grafton**
 Acres: **157.07**
 Date: **3/21/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: SD097, Soil Area Version: 23

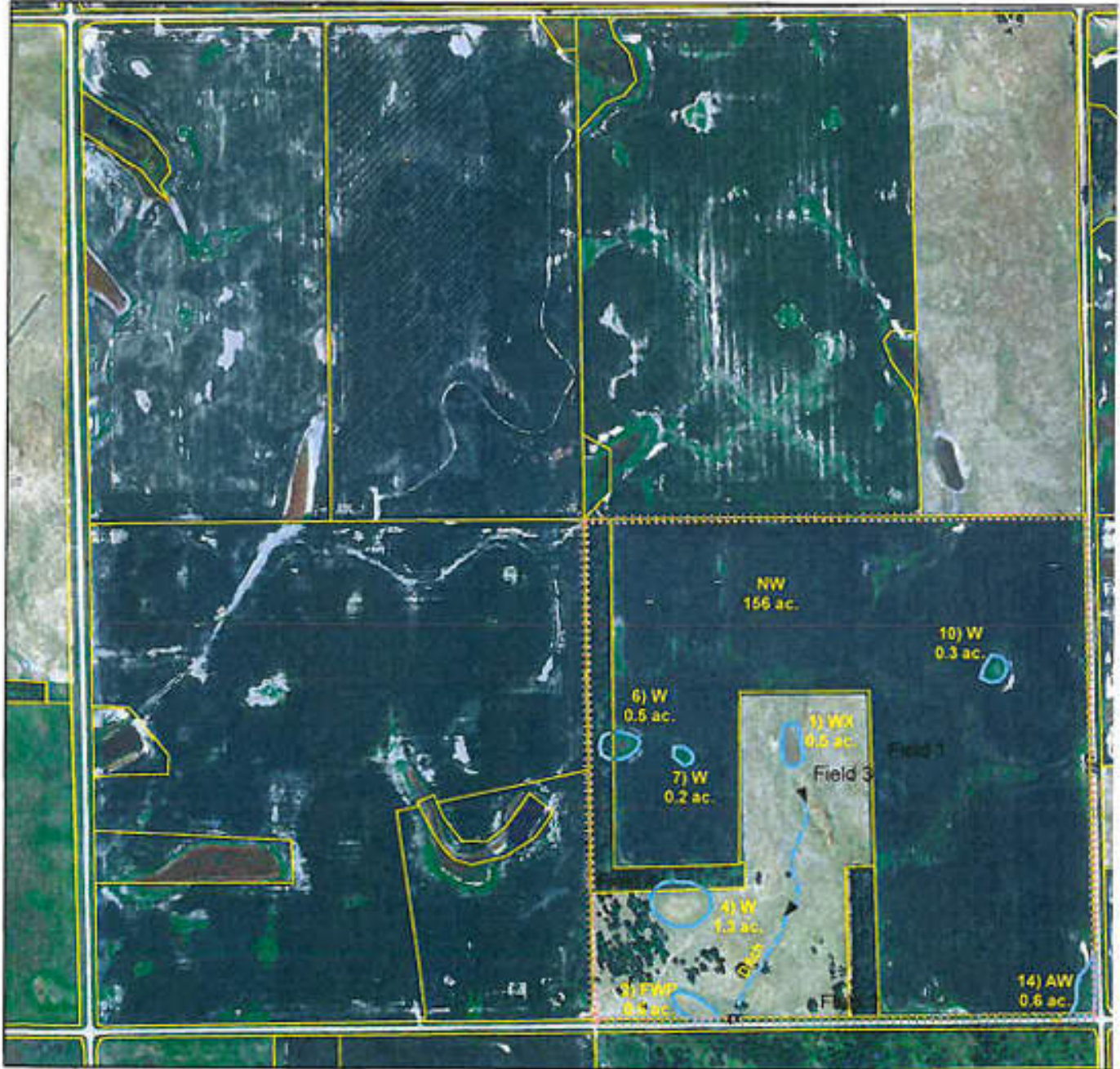
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	120.74	76.9%		IIc	82
Ct	Crossplain-Tetonka complex	32.64	20.8%		IIw	72
Wo	Worthing silty clay loam, 0 to 1 percent slopes	3.36	2.1%		Vw	30
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	0.33	0.2%		IIc	75
Weighted Average					2.06	78.8

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

Certified Wetland Determination

Field Office: Miner County FO
 Certified By: Steven Huber
 Legal Desc: SE 23-108-56

Agency: USDA-NRCS
 Certified Date: 1-30-2017
 Tract: 38



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
 See NRCS CPA-026E for definitions and additional info.

Legend

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

