IMMEKER LAND AUCTION

2 High Producing Taopi Township Minnehaha County South Dakota Farms - To be Offered Individually as FARM #1 - +/-74.57 Acres & FARM #2 – 129.58 Acres

We will offer the following Land at public auction – with Both Farms to be offered **"On Site" at FARM #1** – Located from Colton, SD – 1½ miles west on Co. Hwy. #110 (248th St.) to the SE Corner of Farm #1; from Buffalo Trading Post on Hwy. #19 – approx. 5¼ miles east on Co. Hwy. #110 (248th St.).

THURSDAY SEPTEMBER 22, 2022 SALE TIME: 10:00 AM

AUCTIONEER'S NOTE: In order to settle the Katherine Immeker Estate, heirs have made the decision to offer these two parcels of land at public auction. This auction presents the opportunity to purchase 2 parcels of land that are Inclusive of High Percentages Tillable. Both of these farms are situated in Taopi Township which is one of the most highly regarded agricultural areas of Minnehaha County, SD, which is an area where land ownership is especially tightly held and seldom becomes available for sale on the open market. If you are in the market for a parcel or parcels of productive Minnehaha County SD farmland to add to a row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1: +/-74.57 Acres – LEGAL DESC.: The S½ SW¼ of Sec. 21, T. 104N., R. 51W., (Taopi Twp.), Minnehaha County, SD, except the W. 533.58' of the S. 377'.

This attractive extremely well located +/-74.57 acre parcel of land will be offered as one I ndividual tract. According to FSA information this farm is stated to contain 74.64 acres of farmland with 74.64 acres of cropland with a 35.69 acre corn base with a 163 bu. PLC yield and a 31.61 acre soybean base with a 45 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The productivity and farmability of this land has been enhanced by the installation of some drain tile throughout portions of this farm. The general topography of this land is level to gently rolling. According to information obtained from the Minnehaha Co. Assessor this farm has an Overall Soil Rating of .765; comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of an 83.6 & is comprised of primarily Class II soils. According to Minnehaha County Planning & Zoning this parcel of land has 1 remaining housing eligibility available. The 2021 RE taxes payable in 2022 on this land were $1,890.84.

FARM #2: +/-129.58 Acres – Located from Colton, SD – 3 miles west on Co. Hwy. #110 (248th St.) and 1 mile north on Co. Hwy. #155 (461st Ave.) to the SW Corner of the land at the Jct. of 461st Ave. & 247th St.; or from the NW Corner of FARM #1 – ¾ mile north and approx. ¾ mile west on 247th St. **LEGAL DESC.:** The SW¼ of Sec. 17, T. 104N., R. 51W., (Taopi Twp.), Minnehaha County, SD, except the E. 950' of the S. 1,350' thereof, and exc. the W. 19 rods of the S. 10½ rods.

This attractive and very well located parcel of land containing +/-129.58 acre parcel of land that will be offered as one individual tract. According to FSA information this farm is stated to contain 226.11 acres of farmland with 126.11 acres of cropland with a 60.29 acre corn base with a 163 bu. PLC yield and a 53.41 acre soybean base with a 45 bu. PLC yield and is enrolled under the ARC County Election of the USDA farm program. The NRCS Certified Wetland Determination on this farm indicates a line of some existing drain tile and a drainage ditch, although the owners have no tile maps in their possession. The general topography of this land is more the most part gently rolling with some more hilly slopes, especially in the northeast corner of the farm. According to information obtained from the Minnehaha Co. Assessor this farm has an Overall Soil Rating of .662; comparatively, information from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 76.2. According to Minnehaha County Planning & Zoning this parcel of land has 3 remaining housing eligibilities – 2 by available use and 1 by conditional use. The 2021 RE taxes payable in 2022 on this land were $2,822.04.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before Nov. 10, 2022, with possession subsequent to the harvest of the 2022 standing crops and the rights of the current tenant to harvest the 2022 crops & corn stalks in accordance with the 2022 farm lease. Marketable Title will be conveyed and owner's title insurance policies will be provided with the cost of both the owner's policy and closing agent's fee - if any, divided 50-50 between the buyer & seller. This property is being sold based on the acres as stated on the county tax records, with acres understood to be more or less. All of the 2021 RE taxes payable in 2022, as well as all of the 2022 RE taxes payable in 2023 will be paid by the seller. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases and other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to M'haha. Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Heirs.

Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements for absentee bidding. To View FSA & Wetland Maps, Soils, Drain and Other Information, see www.suttonauction.com or contact the auctioneers.

HEIRS OF KATHERINE IMMEKER, Owners

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
JARED SUTTON, CAI - RE Auctioneer & Broker Assoc. - Flandreau, SD - ph. 605-864-8527 &
WAYNE BESSMAN - RE & Pers. Property Auctioneer - Madison, SD - ph. 605-270-4980

USDA United States Department of Agriculture

Minnehaha County, South Dakota

Farm #1

Common Land Unit PLSS
Cropland
Tract Boundary

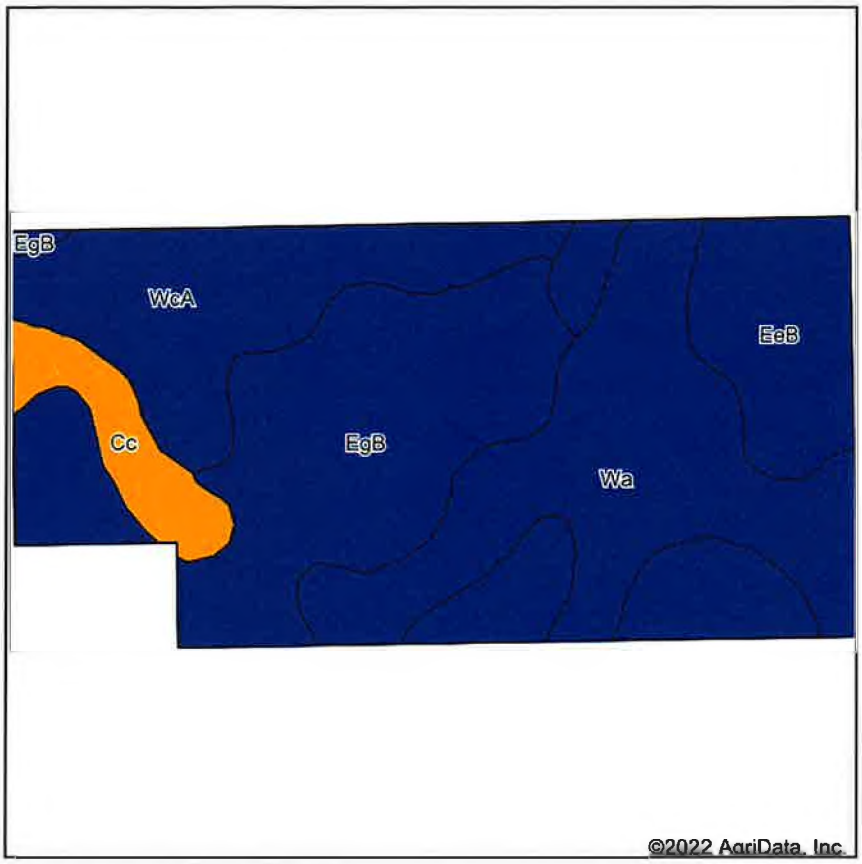
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Program Year
Map Created March 25, 2022
Farm **2079**

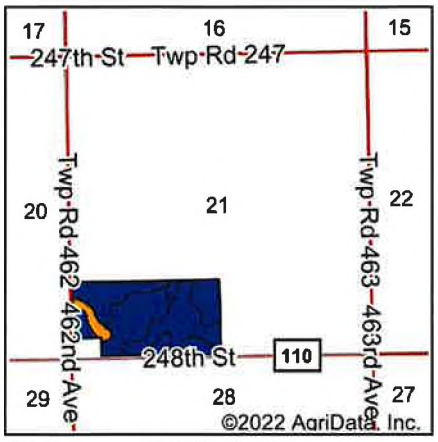
21-104N-51W-Minnehaha

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: **Minnehaha**
Location: **21-104N-51W**
Township: **Taopi**
Acres: **74.48**
Date: **4/5/2022**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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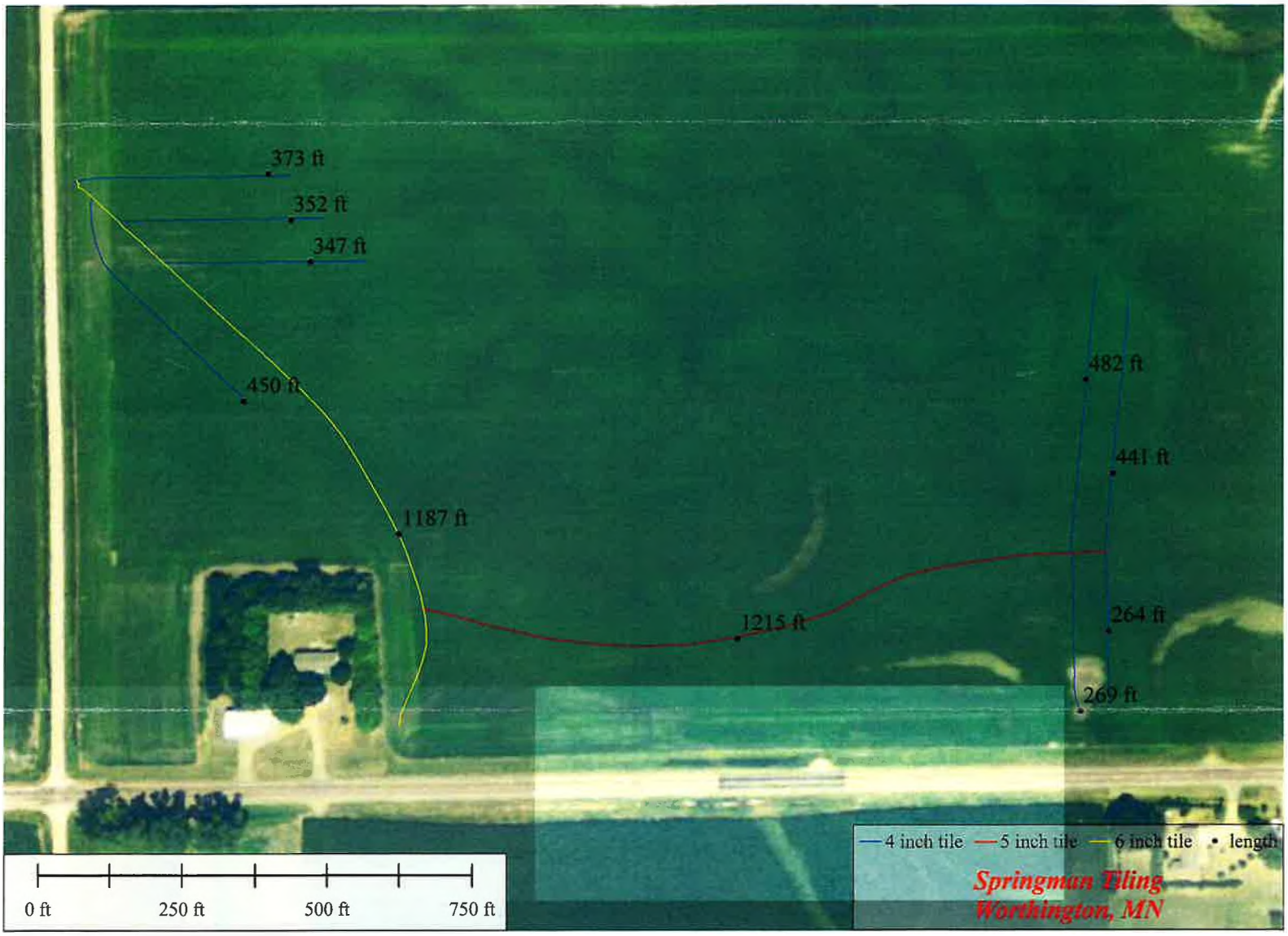
N W E S

Area Symbol: SD099, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	28.22	37.9%		IIe	84
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	20.00	26.9%		IIs	83
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	13.14	17.6%		Iw	88
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	9.10	12.2%		IIe	81
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	4.02	5.4%		IIw	75
				Weighted Average	**1.82**	**83.6**

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

S ½ SW ¼ Sec. 21 Taopi Bremer - Immeker



4 / 1167 5 / 1215 4 / 2978

5380
x70
8.65 Ac

Certified Wetland Determination

Field Office: Sioux Falls FO
Agency: USDA-NRCS
Certified By: Nathan Blankers
Date: 5-14-13
Legal Desc: **21-104-51**
Tract: **2923**

Legend

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

0 330 660 1,320 1,980 2,640 3,300 3,960 Feet

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
NI Not Inventoried Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.

N

United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E
9//2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Kevin L Bremer 46146 247th Street Colton, SD 57018-5162	Request Date:	8/29/12	County:	Minnehaha
Agency or Person Requesting Determination:	Farm Service Agency	Tract No:	2923	FSA Farm No.:	2079

Section I - Highly Erodible Land

	(Y/N)
Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland d

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
All	NW		74	5/14/13	6-14-13

The wetland determination was completed in the Field | It was mailed to the person on 5/14/2013

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
Mark Bremer	5/14/2013

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay) USDA is an equal opportunity provider and employer

Farm #2

USDA United States Department of Agriculture

Minnehaha 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 March 25, 2022

Farm **2079**

17-104N-51W-Minnehaha

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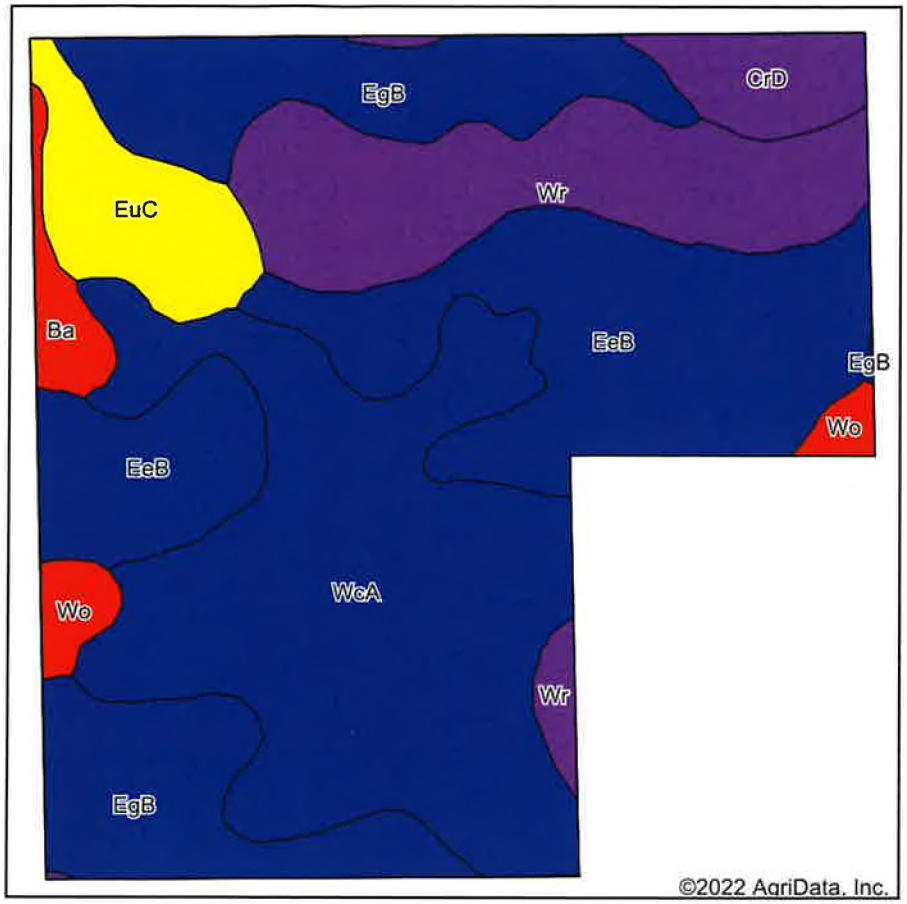
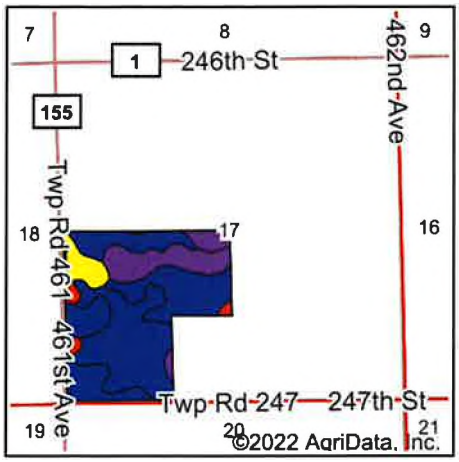
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **17-104N-51W**
Township: **Taopi**
Acres: **126.11**
Date: **8/24/2022**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD099, Soil Area Version: 24

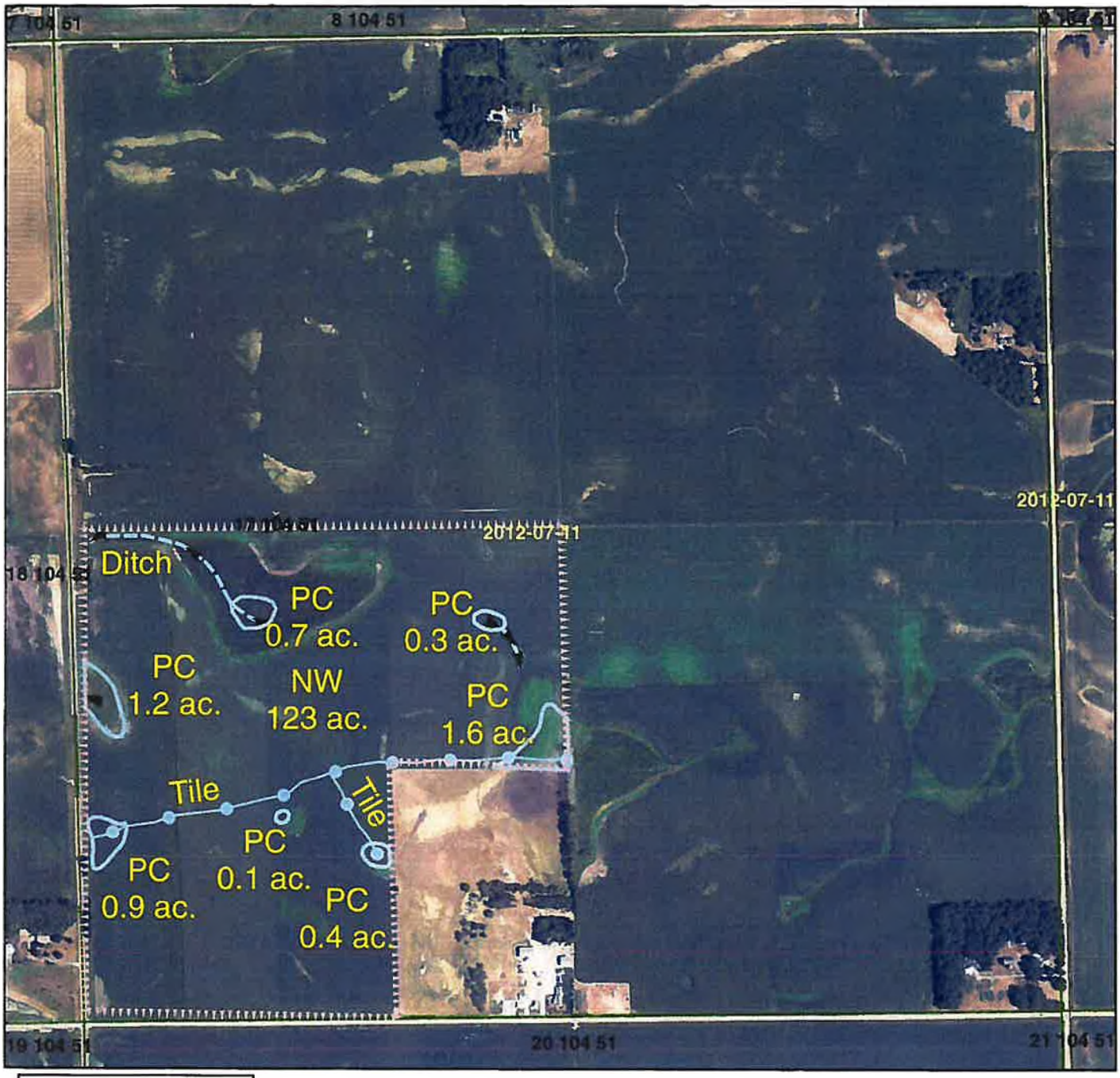
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 to 2 percent slopes	39.47	31.3%		Iw	
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	29.86	23.7%		IIe	
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	22.18	17.6%		IIe	
Wr	Worthing-Davison complex, 0 to 2 percent slopes	18.48	14.7%		Vw	
EuC	Ethan-Egan complex, 6 to 9 percent slopes	7.20	5.7%		IVe	
CrD	Crofton-Nora complex, 9 to 15 percent slopes	4.34	3.4%		VIe	
Wo	Worthing silty clay loam, 0 to 1 percent slopes	2.39	1.9%		Vw	
Ba	Baltic silty clay loam, 0 to 1 percent slopes	2.19	1.7%		Vw	
			Weighted Average		**2.49**	**76**

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

Certified Wetland Determination

Field Office: Sioux Falls FO
Certified By: Nathan Blankers
Legal Desc: 17-104-51

Agency: USDA-NRCS
Date: 7-7-14
Tract: 2922



Legend

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

500 250 0 500 1,000 1,500 2,000 Feet

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.

N

United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E
9//2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Kevin Bremer 46146 247th St. Colton, SD 57018	Request Date:	4/1/13	County:	Minnehaha
Agency or Person Requesting Determination:	Farm Service Agency	Tract No:	2922	FSA Farm No.:	2079

Section I - Highly Erodible Land

	(Y/N)
Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL. **This Determination is for wetlands only.**

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
All	NW		123	7/7/14	7/7/14
All	PC		5.2	7/7/14	7/7/14

The wetland determination was completed in the Field | It was mailed to the person on

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature	Designated Conservationist	Date
Nathan Blakeman		7/7/2014

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***DEFINITIONS OF WETLAND LABEL CODES**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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

Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	**Kuhle-Sutton Agency, LLC** 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com	**Pipestone Realty, LLC** 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com