

LAND AUCTION

+/-158.88 Acres of Sun Prairie Township, McCook County, SD Land

We will offer the following real property at public auction, with the auction to be held "ON SITE" at the land located at 43608 245th St., Canova, SD; from the SW Corner of Canova, SD (Jct. 435th Ave. & 242nd St.) – 3 miles south on Co. Hwy. (435th St.) to 245th St. (Immanuel Lutheran Church), then 1 mile east on 245th to the SW Corner of the Land at the Jct. of 245th St. & 436th Ave.; from Salem, SD – 5 miles north on Hwy. #81, 5 West on 247th St. (Unityville Rd.) and 2 miles north on 436th Ave.; or from Jake's Corner at Winfred, SD (Jct. Hwy. #34 & #81) – 12 miles south on Hwy. #81 and 4 ½ miles west on 245th St. to the SE Corner of the land.

THURSDAY OCTOBER 20, 2022 . Sale Time: 10:00 am

AUCTIONEERS NOTE: *This auction presents the opportunity to purchase a parcel of land located near Canova, SD in Sun Prairie Township of McCook County, SD that has been in the Koepsell family for many decades. Prior to their retirement the Koepsell's utilized this farm as a diversified crop & livestock farm, thus this farm has some older farm buildings, livestock yards and other improvements, as well as a mixture of productive cropland & pasture which has a respectable soil rating. Please mark your calendars and make plans to be in attendance at this auction. Chuck Sutton*

This land will be offered as an individual +/-158.88 acre parcel. The improvements on this property include a farmstead with an older set of farm buildings including a +/-50'x72' steel clad machine shed utilized primarily for equipment storage with some flat grain/feed storage on the west end with a wooden bulk head divider wall, a wooden granary, small quonset granary w/drive-thru, an old barn with field stone and concrete base and vertical wooden siding, some livestock yards with mostly RR tie & stockade panel fencing and 2 Ritchie automatic cattle tanks, an established grove on the north of the farmstead and other trees within and south of the farmstead, additionally the building site is serviced by Excel Electric and Kingbrook Rural Water. This farm presently is being operated with a mixture of productive cropland and pasture, although it appears more acres could potentially be converted to cropland. According to FSA information, this farm has approx. 103.43 acres of cropland with a 54.45 acre corn base with a 93 bu. PLC yield and a 47.59 acre soybean base with a 29 bu. PLC yield and is enrolled under the ARC Individual election of the USDA farm program. Presently the non-crop acres consist of approx. 27.30 acres of pasture approx. 25.78 acres inclusive of a mixture of the bldg. site, livestock yards, grassed area & trees with the remainder in roads and other non-crop acres. According to the Miner Co. Assessor this farm consists of +/-158.88 acres with an overall soil rating of .722, similarly Surety Agri-Data soils indicate this land has a soil index of 73.3, 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 \$3,541.18.

**STAN & PAT
KOEPSSELL
Owners**

**CHUCK SUTTON
Auctioneer & Land
Broker –
Sioux Falls, SD
605-336-6315**

**TERRY HAIAR
RE Auctioneer
Alexandria, SD
605-239-4626**

**JARED SUTTON
CAI
Auctioneer & RE
Broker Assoc.
605-864-8527**



www.suttonauction.com

Legal Desc.: SW¼ of Sec. 6, T. 104N., R. 55W., (Sun Prairie Twp.), McCook Co., SD.

TERMS: A 10% nonrefundable downpayment sale day with the remainder on a short term installment contract, with an add'l 40% on or before Dec. 29, 2022 and the remaining 50% on and not before Jan. 3, 2023, with no interest. Full possession for the 2023 crop year. A Warranty Deed will be conveyed and owner's title insurance provided, with the cost of the owner's policy and closing agent's fee, if any, 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 McCook 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.**

STAN & PAT KOEPSSELL, Owners

**CHUCK SUTTON – Auctioneer & Land Broker –
Sioux Falls, SD – ph. 605-336-6315**

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Flandreau, SD – ph. 605-864-8527**



United States
Department of
Agriculture

McCook County, South Dakota



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

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

2022 Program Year

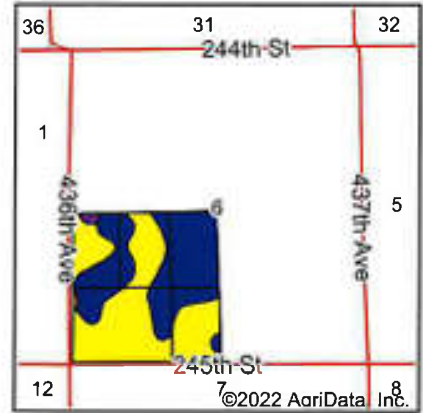
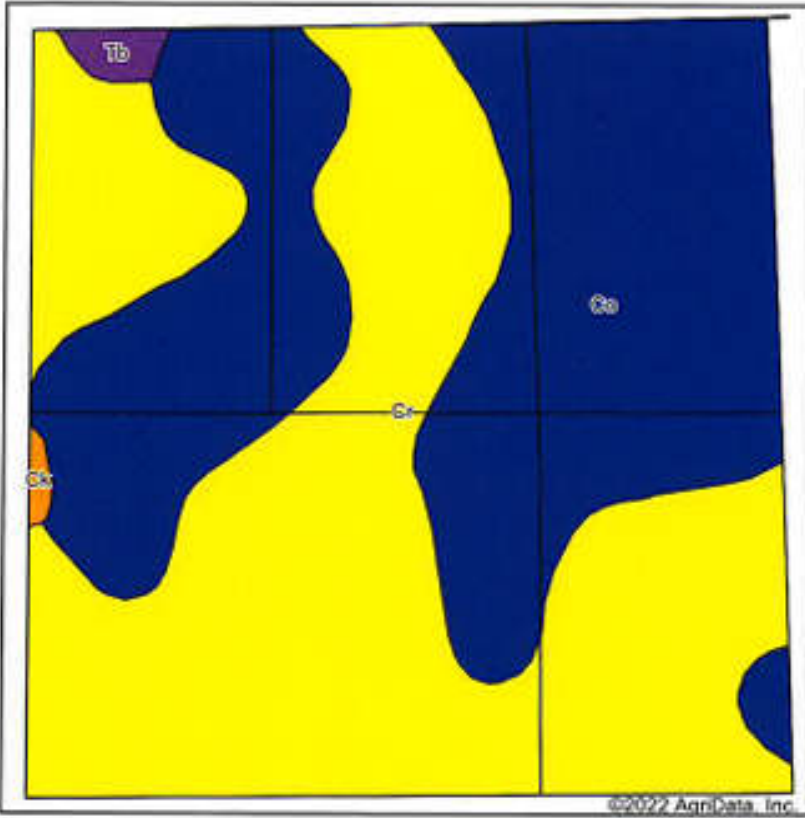
Map Created May 03, 2022

Farm 7235

6-104N-55W-McCook

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: **McCook**
 Location: **6-104N-55W**
 Township: **Sun Prairie**
 Acres: **154.51**
 Date: **8/26/2022**



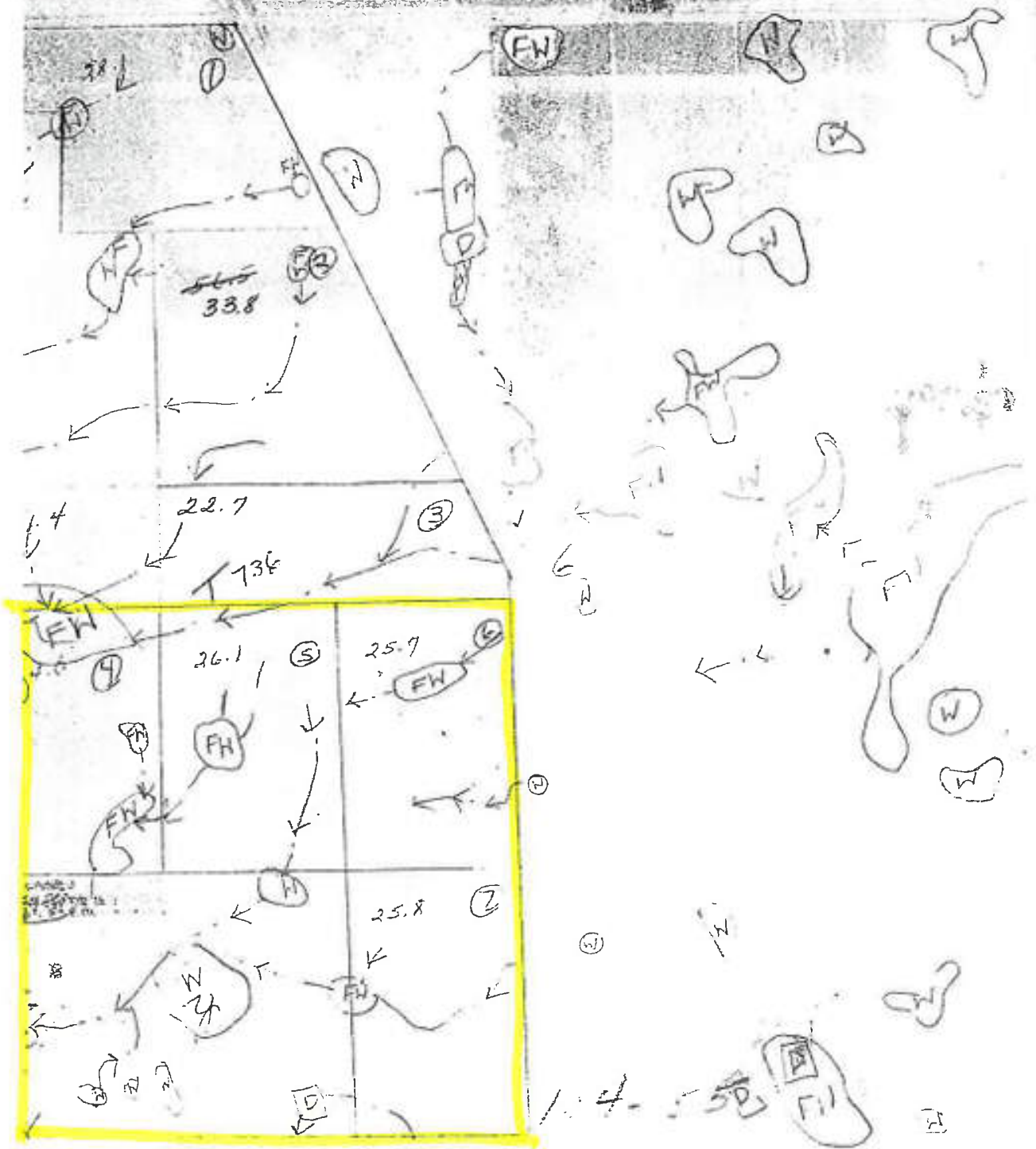
Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Cr	Crossplain-Dudley complex	81.93	53.0%		IIw	66
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	70.88	45.9%		IIc	82
Tb	Tetonka silt loam, 0 to 1 percent slopes	1.23	0.8%		IVw	56
Ck	Crossplain clay loam	0.47	0.3%		IIw	77
Weighted Average					2.02	73.3

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

NOT TO SCALE



OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

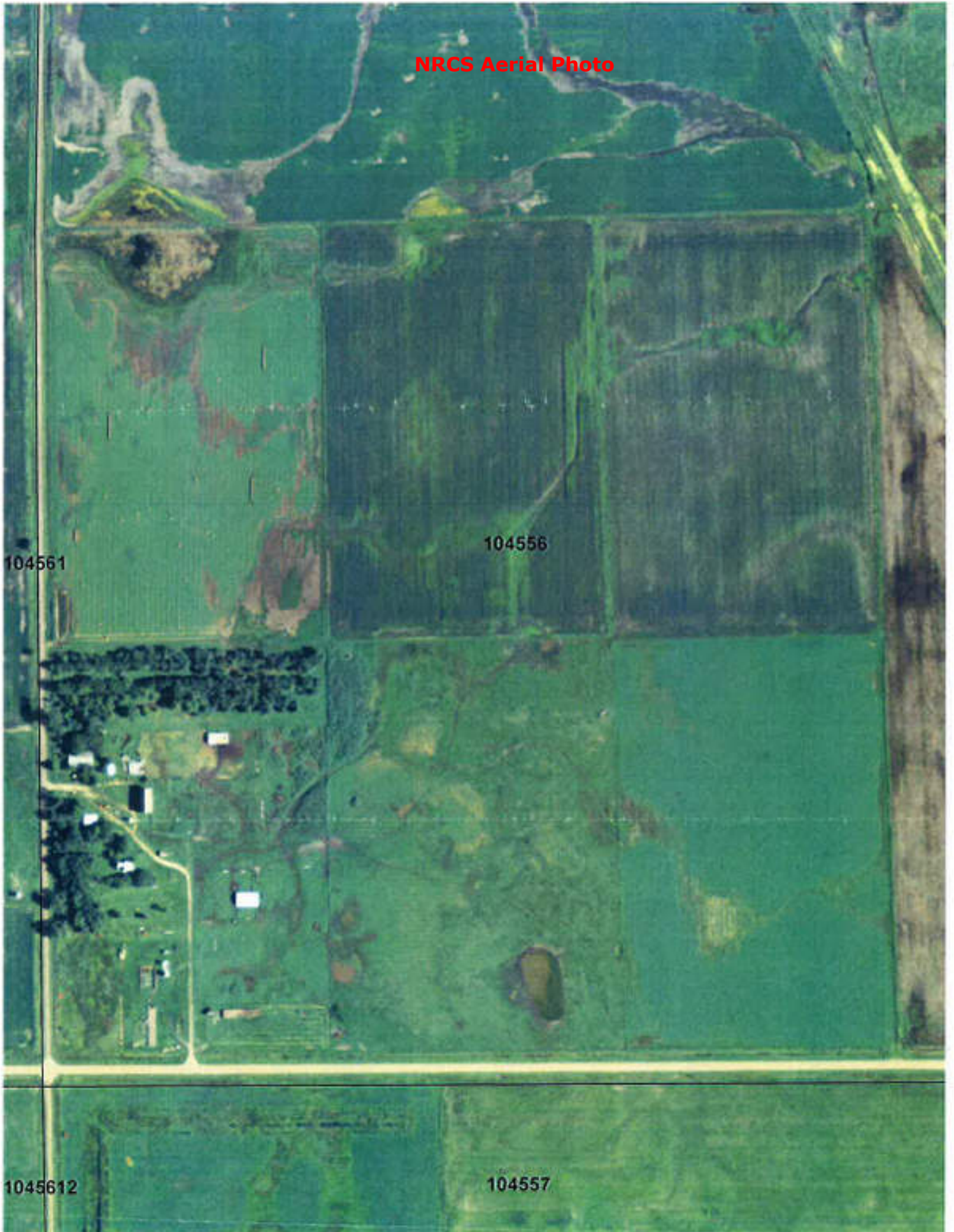
NRCS Aerial Photo

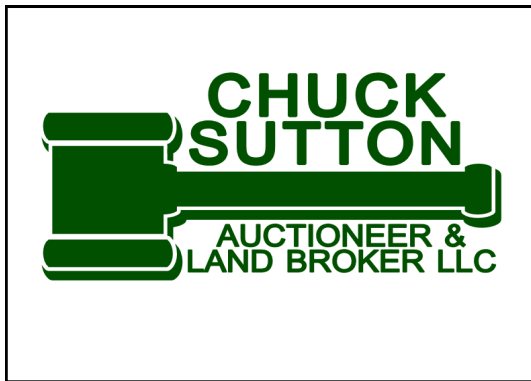
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The Sale of your property may be a once in a lifetime event...

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

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