ESTATE LAND AUCTION
+/-70.73 Acres of High Percentage Tillable Productive Grant Township Lincoln Co., SD Land

FRIDAY
Oct. 14, 2022
10:00 am

CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD – 605-336-6315 & Flandreau, SD – 605-997-3777

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

TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates – Canton, SD 605-987-2404

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

We will offer the following parcel of farmland at public auction, with the auction to be held "On Site" at the land located from the Canton Exit #62 on I-29 – 5½ miles west on Co. Hwy. (282nd St.) and 2¼ miles south on 465th Ave. to the NE corner of the land; from the Davis/Hurley Exit #59 on I-29- 5½ miles west on Hwy. #18 and ¾ mile north on 465th Ave. to the NE Corner of the land; or from Davis, SD – 4½ miles east on Hwy. #18 /285th St. & ¾ mile north on 465th Ave.

This auction awards the opportunity to purchase a very nice +/- 70.73 acre parcel of land with an extremely high percentage tillable that is situated in an excellent agricultural area in Grant Township in Lincoln County, SD - According to FSA information this farm has approx. 70.40 acres of farmland with 70.40 acres of cropland with a 44.76 acre corn base with a 122 bu. PLC yield and a 19.60 acre soybean base with a 33 bu. PLC yield. The general topography of this land is level to very gently rolling. According to the Lincoln County Assessor this land has an Overall Soil Rating of .838; similarly Surety Agri-Data info. indicates this land has an soil rating of 83.4. The 2021 RE taxes payable in 2022 on this land were $1,715.32. This is a parcel of land that is well suited to serve as an excellent addition to an area farming operation or investment.

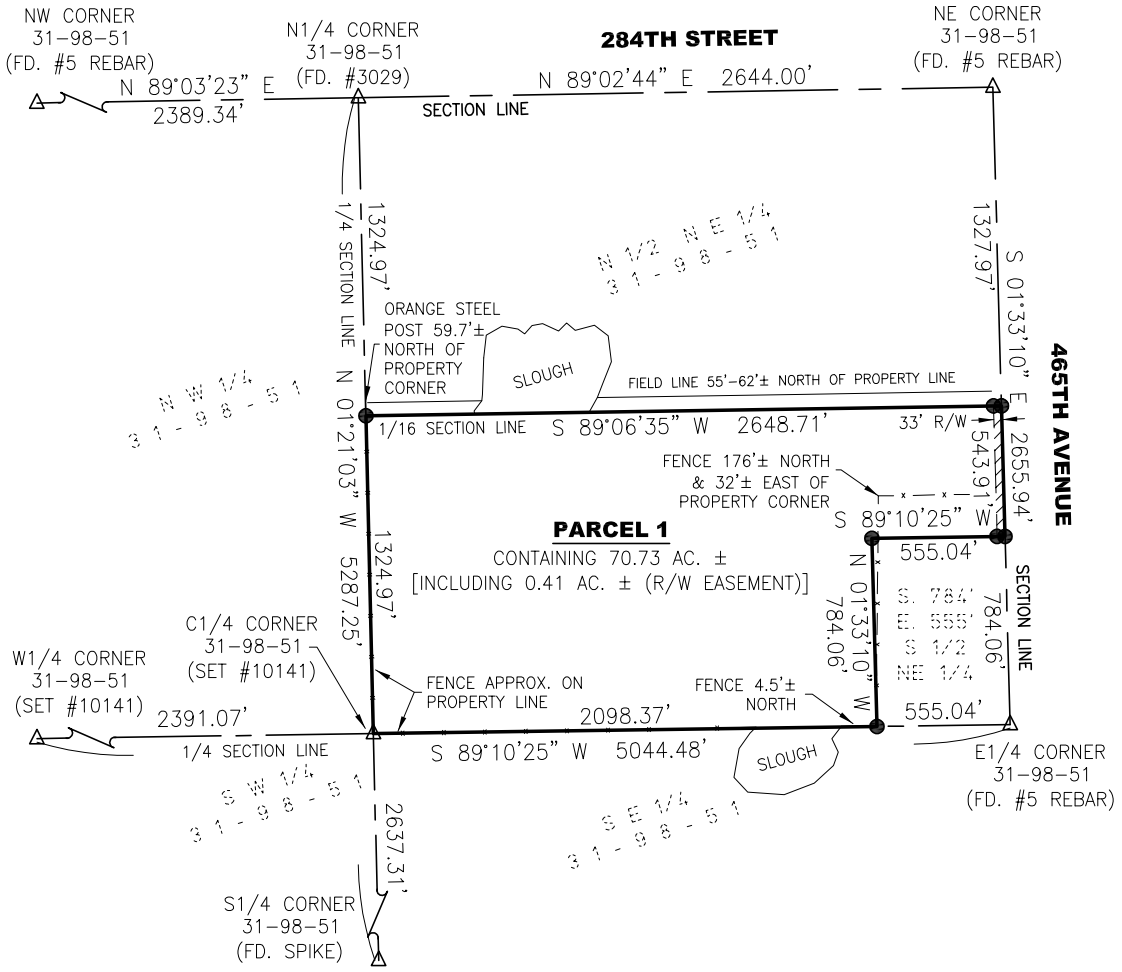
LEGAL DESC.: The S½ NE¼, Exc. the S. 784' of the E. 555' thereof, Sec. 31, T. 98N., R. 51W., (Grant Twp.), Lincoln Co., SD.

TERMS: Cash – A 10% non-refundable earnest money payment sale day and the balance on or before Nov. 30, 2022, with possession awarded subsequent to the harvest of the 2022 crop and the existing farm lease that expires on Nov. 1, 2022 and the rights of the existing tenant to harvest the 2022 soybean crop. 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, as well as the 2022 RE taxes payable in 2023 will be paid by the estate. The total acres in in this farm are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres 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 Lincoln 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.**

REUBEN NICOLAI ESTATE TRUST, Owner
Steven Nicolai, Trustee

SALE DRAWING - PARCEL 1

IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 98 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.



OWNERS: REUBEN NICOLAI TRUST

CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 784 FEET OF THE EAST 555 FEET THEREOF, OF SECTION 31, TOWNSHIP 98 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.

LEGEND:

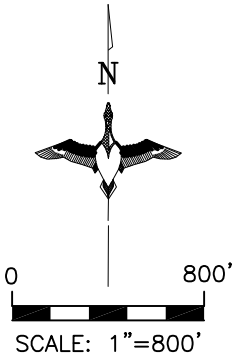
- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- —— —— PREVIOUSLY PLATTED LINE
- —— —— RIGHT OF WAY LINE

TOTAL ACRES FOR PARCEL 1
70.73 ACRES±
[INCLUDING 0.41 AC.± OF R/W (EASEMENT)]

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #22-655
DRAWN BY: JEB

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



SCALE: 1"=800'

SALE DRAWING - PARCEL 1

IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 98 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.

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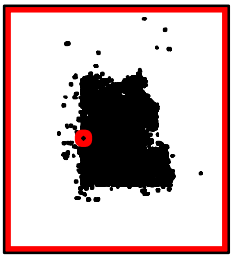
USDA

Program
Year 2022



United States Department of Agriculture

Lincoln County, SD

PLSS: 31_98N_51W

Farm: 6385

1 inch equals 667 feet

Wetland Determination Identifiers

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

Common Land Units

Non Cropland

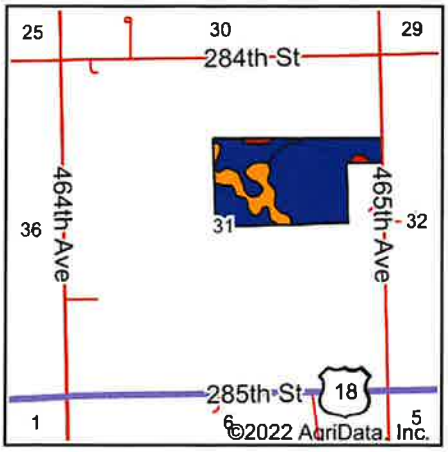
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided by the producer and/or National Agricultural Imagery Program (NAIP). 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 indentifiers 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 NRCS.

2021 Ortho-Photography - Not to Scale

November 3, 2021

Soils Map

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lincoln**
Location: **31-98N-51W**
Township: **Grant**
Acres: **70.25**
Date: **9/6/2022**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD083, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	46.69	66.5%		Iw	88
EcB	Egan-Chancellor silty clay loams, 0 to 4 percent slopes	11.37	16.2%		IIe	83
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	10.59	15.1%		IIw	75
Ws	Worthing silty clay loam, 0 to 1 percent slopes	1.60	2.3%		Vw	30
				Weighted Average	**1.40**	**83.9**

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

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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

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