

# LAND AUCTION

**Tuesday**

**Date: 12/06/2022**

**Time: 10:00 am**

**ATTENTION – Cattlemen! -  
+/-252.28 Acres of  
Wayne Twp., Hanson County, SD  
Land – Presently All Being  
Utilized as Pasture & +/-72 Acres  
has a Cropland History**

We will offer the following Land at public auction  
“On Site” at the land – Located from located  
Alexandria, SD (Exit #344 on I-90) – approx.  
½ mile south and approx. 1½ miles east on Hwy.  
#262 to the Sale Site on the North Side of the  
Hwy.

**AUCTIONEER’S NOTE:**

Due to declining health Don Guericke and his family have decided to sell his interest in this property formerly known as the East Block of the Lake Hanson Grazing Association and has decided to offer the following pastureland at public auction. This land has an excellent location and clean established quality grass.

**[www.suttonauction.com](http://www.suttonauction.com)**



**DONALD & CHARLOTTE GUERICKE  
REVOCABLE TRUST, Etal, Owners**

This is an excellent crop/livestock farm with a mixture of native grass and tame grass pasture and a superb location and access along Oil Highway #262 and township gravel roads. This property has excellent visibility and highway access. This farm has some high quality well managed unpunished grass and excellent weed and cedar control with over 15,000 cedars being hand cut since 2017. This property will be surveyed at the expense of the sellers, with the acres sold to be in accordance with the surveyed acres. In 2022 approx. 1,933' of new interior 5 barbed wire fence and posts fence was professionally installed by John Bartscher Fencing at the expense of the sellers and the previously existing fencing being above average 4 and 5 barbed wire fencing is in well maintained condition. According to FSA information this farm has approximately 72 acres of cropland with no present established yields and bases, with all of the cropland acres currently sowed to grass. Water is provided from Pierre Creek and is spring fed in several locations providing quality clean water and Hanson-Davison Rural Water is nearby the property. The general topography of this land is gently rolling to somewhat hilly with some existing mature cedars which provide shelter and shade for livestock. According to information obtained from Surety Agri-Data indicates this land has a soil productivity index of 39.1. A positive factor on this property is that there are NO restrictive Grassland or US Fish & Wildlife Easements whatsoever on this land. Another great attribute to this property is that there are some attractive potential sites for future housing, if a future owner should desire to utilize them. This property is currently part of a larger parcel, but as a whole the RE taxes payable in 2022 were approx. \$9.20 per acre. If you are in the market for Hanson County Land with high quality grass, acres with potential for conversion to use as cropland and respectable soils, then make plans to inspect this property and be in attendance at this auction.

**LEGAL DESC.:** To be known as Tr. 2 of Guericke & Haiar Subdivision of the NW¼, SE¼ & the SW¼ of Sec. 11, T. 102N., R.58W. (Wayne Twp.), Hanson County, SD – containing 252.28 Acres M/L.

**TERMS: Cash** - A 10% nonrefundable earnest money payment sale day with the balance on or before Jan. 25, 2023, with full possession for the 2023 pasture/crop year. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost divided 50-50 between the buyer & seller. Title Company Closing Fees, if any will be divided 50-50. This property is being sold based on the acres as determined by a survey as completed by Thomas Week – Registered Land Surveyor, with acres understood to be more or less. All of the 2022 RE taxes payable in 2023 will be paid by the sellers, with all future taxes to be paid by the buyer. The sellers do 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 cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to County Committee Approval. 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 Hanson County Zoning Ordinances. Terry Haiar, a minority owner in the parcel being sold is a licensed SD Real Estate Auctioneer. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the Trustees/Owners.

**Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid absentee, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils or additional information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

**DONALD & CHARLOTTE GUERICKE REVOCABLE TRUST, Etal,  
Owners**

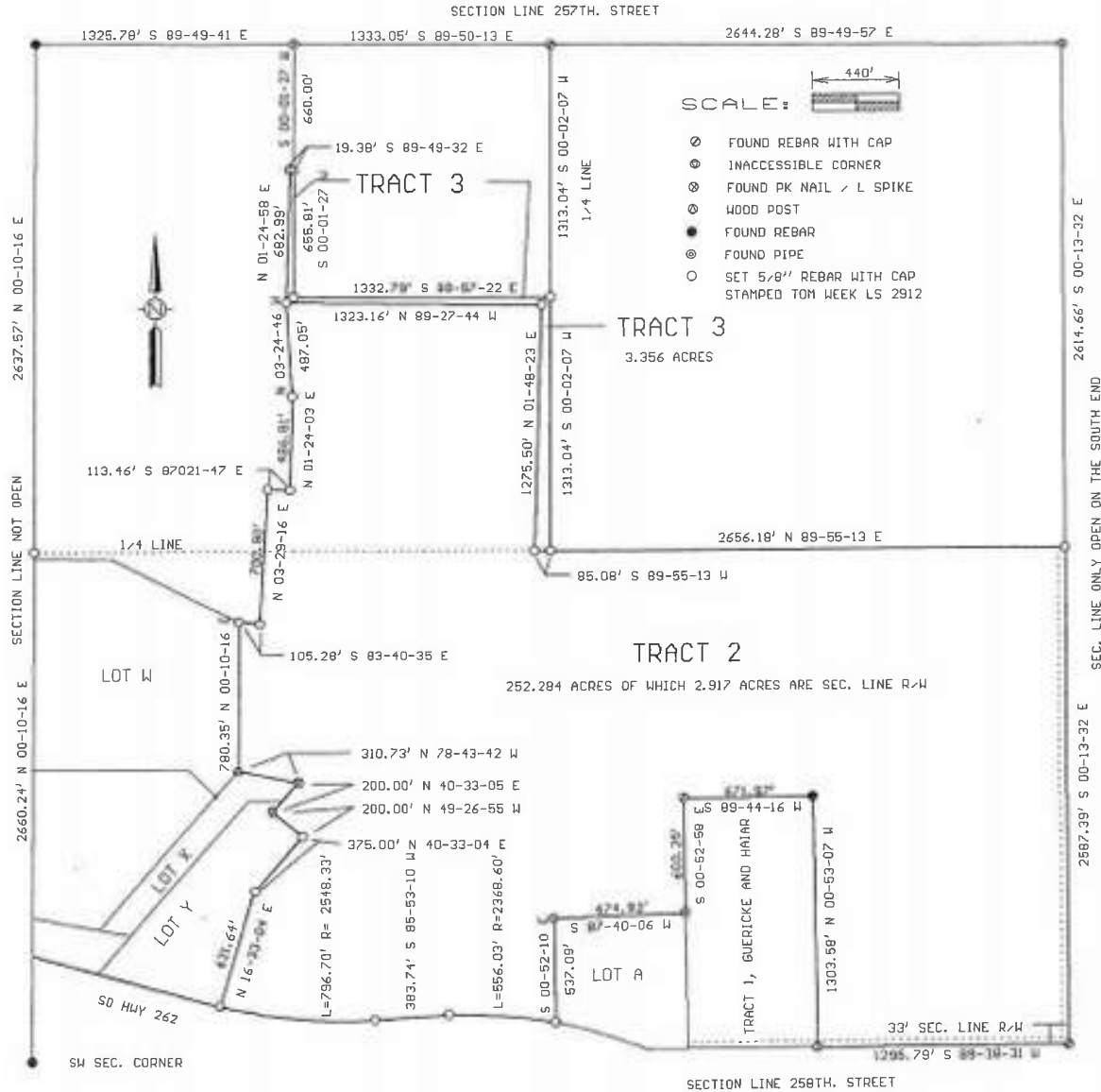
**CHUCK SUTTON - Auctioneer & Land Broker**

**- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;**

**TERRY HAIAR - RE Auctioneer – Alexandria, SD – ph. 605-239-4626 &**

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

PLAT OF TRACTS 2 AND 3, GUERICKE AND HAIAR SUBDIVISION OF THE NW1/4, SE1/4, AND THE SW1/4 OF SECTION 11, T102N, R58W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA.



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACTS 2 AND 3, GUERICKE AND HAIAR SUBDIVISION OF THE NW1/4, SE1/4 AND THE SW1/4 OF SECTION 11, T102N, R58W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 23RD. DAY OF OCTOBER, 2022.

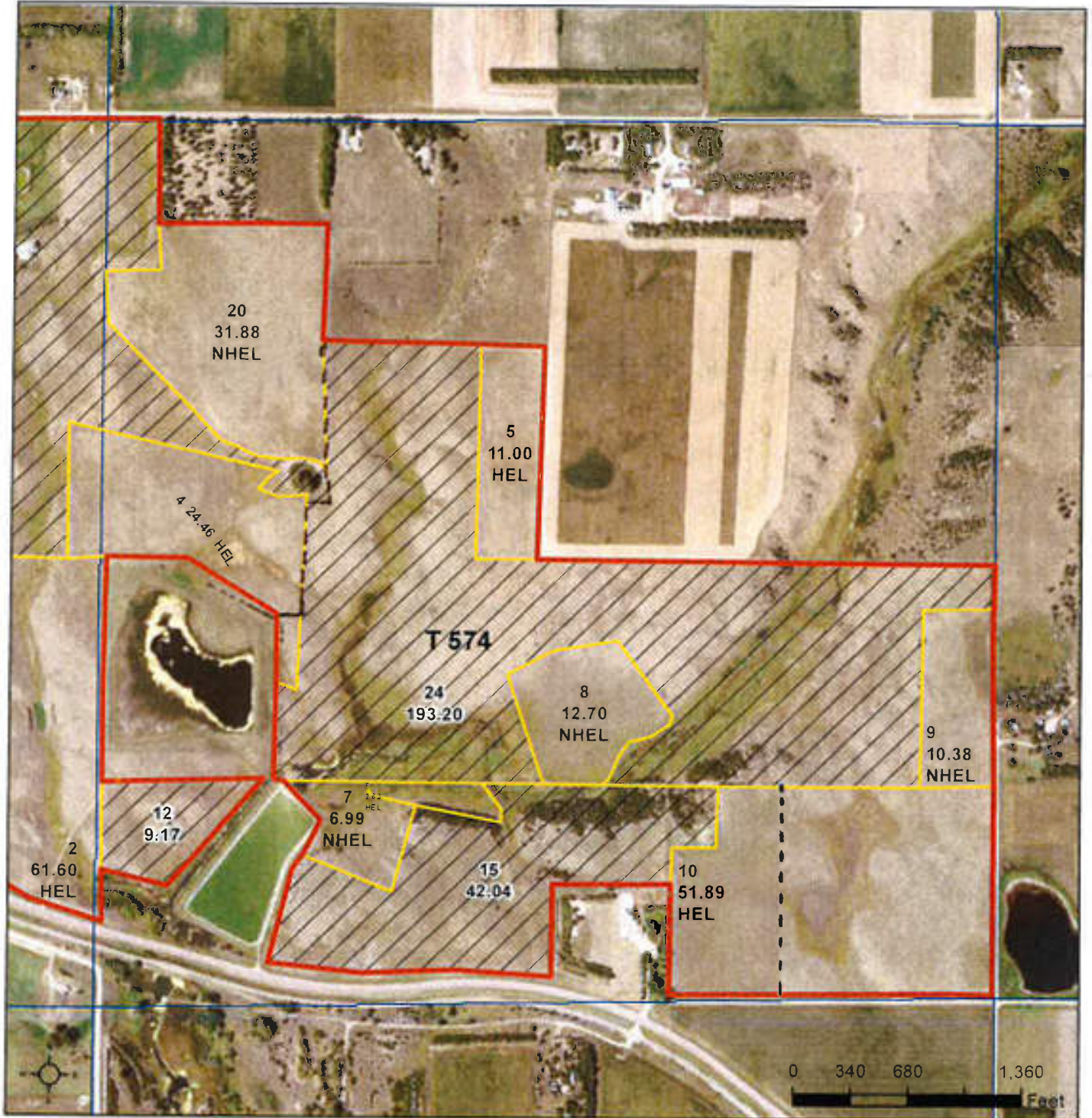
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

**RESOLUTION OF COUNTY PLANNING COMMISSION**

BE IT RESOLVED BY THE HANSON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 2 AND 3, GUERICKE AND HAIAR SUBDIVISION OF THE NW1/4, SE1/4 AND THE SW1/4 OF SECTION 11, T102N, R58W OF THE 5TH. P.M., HANSON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION





**Common Land Unit**   Tract Boundary  
  PLSS

  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      Producer initial \_\_\_\_\_  
 Corn = Yellow              Date \_\_\_\_\_  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non-oil

2022 Program Year

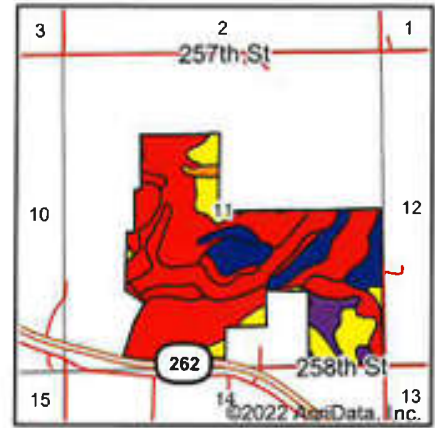
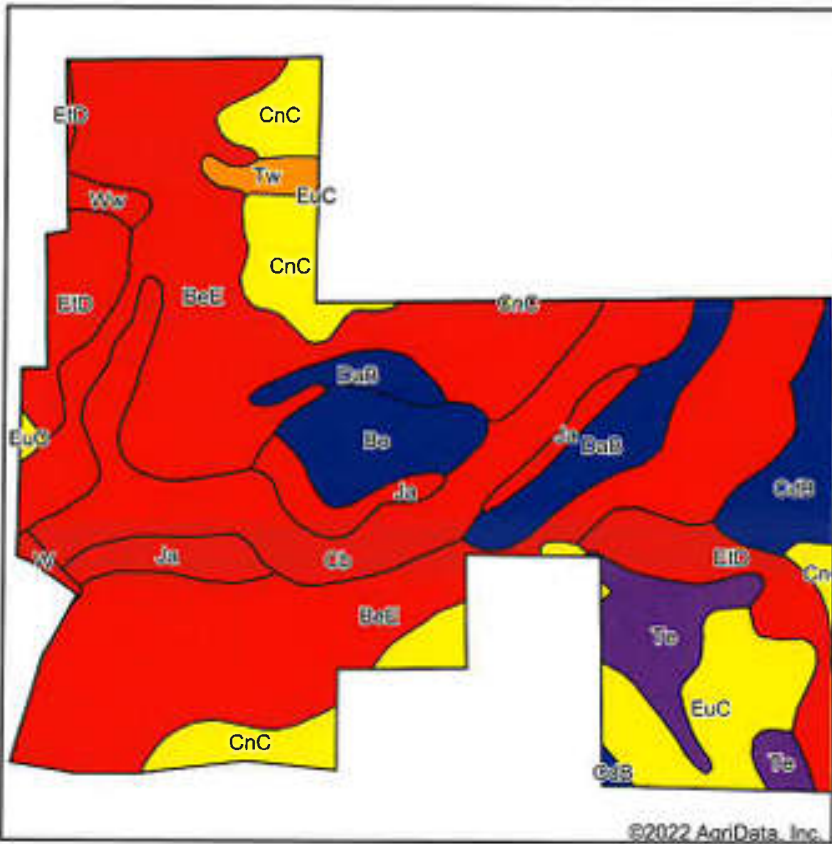
Map Created August 26, 2022

**Farm 2592**

**11-102N-58W-Hanson**

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# Soils Map



State: **South Dakota**  
 County: **Hanson**  
 Location: **11-102N-58W**  
 Township: **Wayne**  
 Acres: **252.27**  
 Date: **11/2/2022**



Maps Provided by



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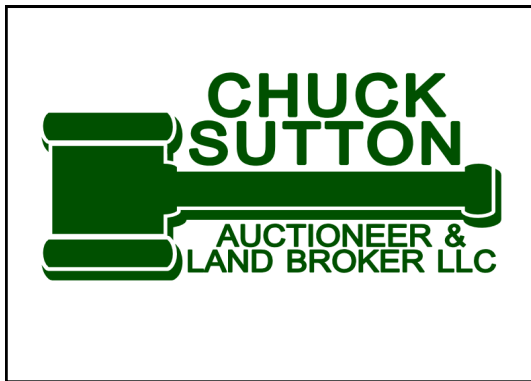


Soils data provided by USDA and NRCS.

Area Symbol: SD602, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BeE	Betts-Ethan loams, 15 to 40 percent slopes	108.77	43.1%		VIIe	18
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	29.44	11.7%		VIw	34
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	20.62	8.2%		IIIe	69
EtD	Ethan-Betts loams, 9 to 15 percent slopes	19.40	7.7%		VIe	30
EuC	Ethan-Clarno loams, 6 to 9 percent slopes	14.66	5.8%		IVe	64
DaB	Davis loam, 2 to 6 percent slopes	13.47	5.3%		IIe	82
Ja	James silty clay	11.00	4.4%		IVw	30
Te	Tetonka silt loam, 0 to 1 percent slopes	10.90	4.3%		IVw	56
Bo	Bon loam, 0 to 2 percent slopes, rarely flooded	10.19	4.0%		IIc	84
CdB	Clarno loam, 2 to 6 percent slopes	9.07	3.6%		IIe	82
Tw	Tetonka and Whitewood silty clay loams	2.33	0.9%		IVw	73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	1.63	0.6%		Vw	30
W	Water	0.79	0.3%		VIII	0
<b>Weighted Average</b>					<b>5.36</b>	<b>38.7</b>

\*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](http://www.suttonauction.com)

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