RESCHEDULED

Painter Land Auction

+/-74.8 Acres of Franklin Twp. Lake Co., SD
Land with a High Percentage Tillable

We will offer the following real property at auction "On Site" at the land located from Madison, SD – (Prostrollo Corner) – approx. 1½ miles east on Hwy. 34 to the Jct. of Hwy. #19, approx. 4½ miles south on Hwy. #19, 1 mile east on 239th St. and ¼ mile north 458th Ave. to the SW Corner of the land; or from the Franklin Corner on Hwy. #19 – 2 miles north on Hwy. #19, 1 mile east on 239th St. and ¼ mile north 458th Ave

TUESDAY JANUARY 10, 2023 SALE TIME: 10:00 AM

This +/-74.8 acre farm will be offered as a unit (note the acreage site in the NW Corner is not included in the parcel being sold). This auction awards the opportunity to purchase a very nice +/-74.8 acre parcel of land with an extremely high percentage tillable that is situated in a prominent agricultural area lying between Madison and Chester, SD in Lake County, SD. FSA information on this parcel of land being sold is slightly overstated as it includes approx. 3 acres that is within the acreage site owned by a family member, thus the cropland and base acres will be subject to a minor adjustment, although presently this property as a whole was indicated to contain a total of 79.92 acres of farmland with approx. 78.01 acres of cropland with a 37.16 acre corn base with a 102 bu. PLC yield and a 37.14 acre soybean base with a 34 bu. PLC yield and has been enrolled under the ARC County Election of the USDA Farm Program, although the FSA information will be subject to an FSA reconstitution. The general topography of this land is level to gently rolling. According to the Lake Co. Assessor as a 78.99 acre parcel prior to a recent survey of the excluded acreage site, this land had an Overall Soil Rating of .698; comparatively Surety Agri-Data info. indicates this land as a whole and prior to the acreage survey had a soil rating of 71.4. **This land is sold subject to seller enhanced cash rent for 2023, with the new buyer to receive a seller's enhanced rental amount of $250.00 per acre on 74.8 acres for a total of $18,700.00, which will be credited to the buyer at closing, with the lease expiring on Feb. 28, 2024.** The 2021 RE taxes payable in 2022 on this land were $1,598.86. This is a parcel of land that is well suited to serve as a nice addition to an area row crop fArming operation or investment.

Legal Desc.: The N½ SW¼, Exc. Lot 1 of One Son's Addition, in Sec. 2, T. 105N., R. 52W., (Franklin Twp.), Lake Co., SD, Containing 74.8 Acres M/L.

TERMS: Cash – A 10% non-refundable earnest money payment sale day and the balance on or before Feb.22, 2023 with landlord's possession subject to the existing farm lease for the 2023 crop year which expires on Feb 28, 2024. Marketable title will be conveyed with an owner's title nsurance policy provided with the cost divided 50-50 between the buyer and seller. The Ericsson Law Office will be the closing agent for this transaction with the closing fees to be paid by the sellers. All of the 2022 RE taxes payable in 2023 will be paid by the sellers, with the buyer to be responsible for all of the 2023 RE taxes payable in 2024. The total acres in this property are calculated based on the stated acres on the County Tax Records – calculated as 80 acres less the 5.2 surveyed acres in the acreage site leaving a remainder of 74.8 acres in the parcel being sold, 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, with the exception that fencing around the acreage, if desired, will be the responsibility of the acreage owner. FSA cropland, yields, bases & other information is estimated and not guaranteed and will be subject to an FSA Reconstitution 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 Lake 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 owner. **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.**

SYLVIA S. PAINTER TRUST, Owner

Richard L. Ericsson – Ericsson Law Office, Prof. LLC
- Attorney & Closing Agent for the Seller

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

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Remember . . . Successful Auctions Don't Just Happen . . . They're Planned!

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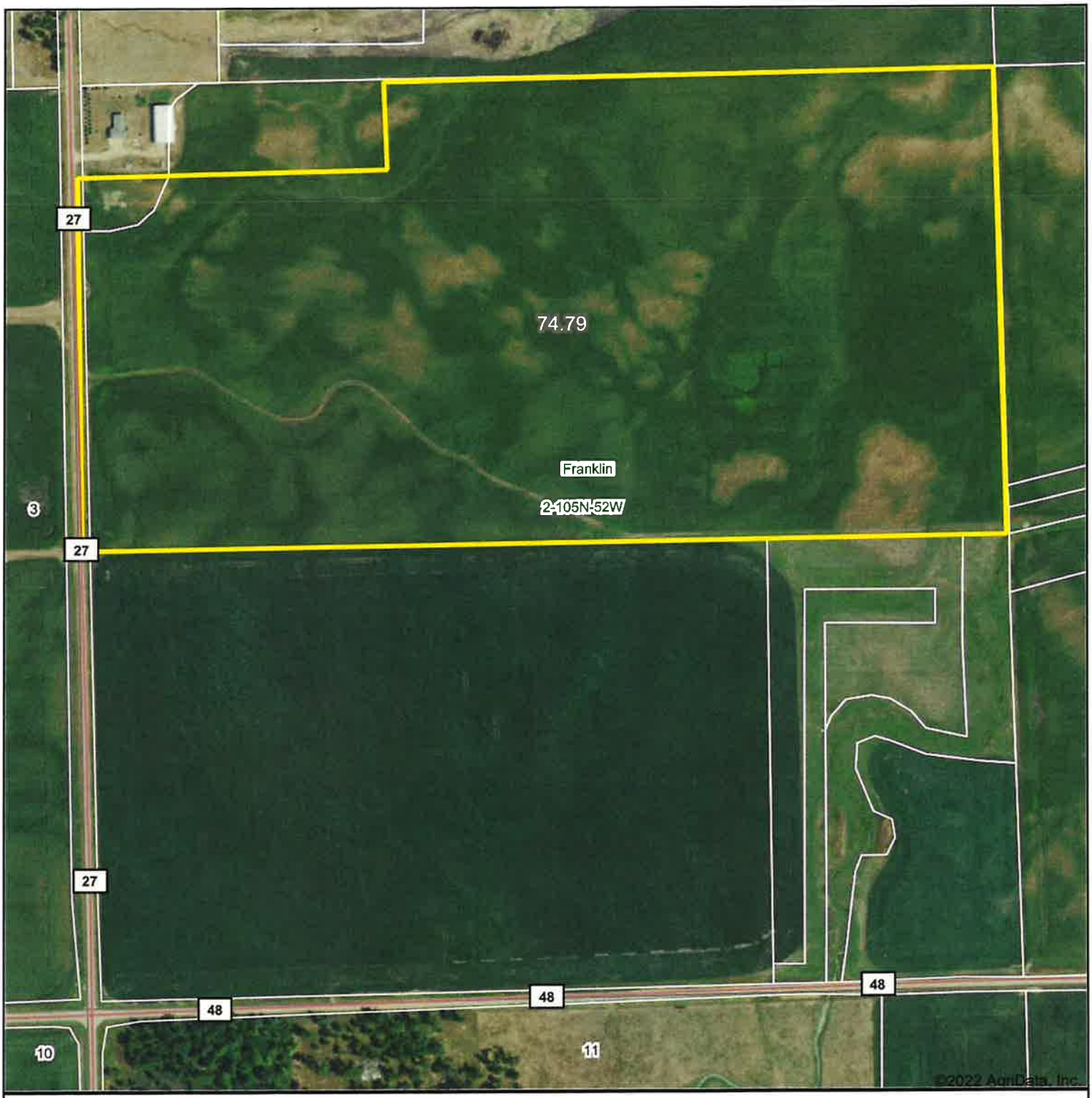
Aerial Map



CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 55' 26.98, -97° 2' 38.43

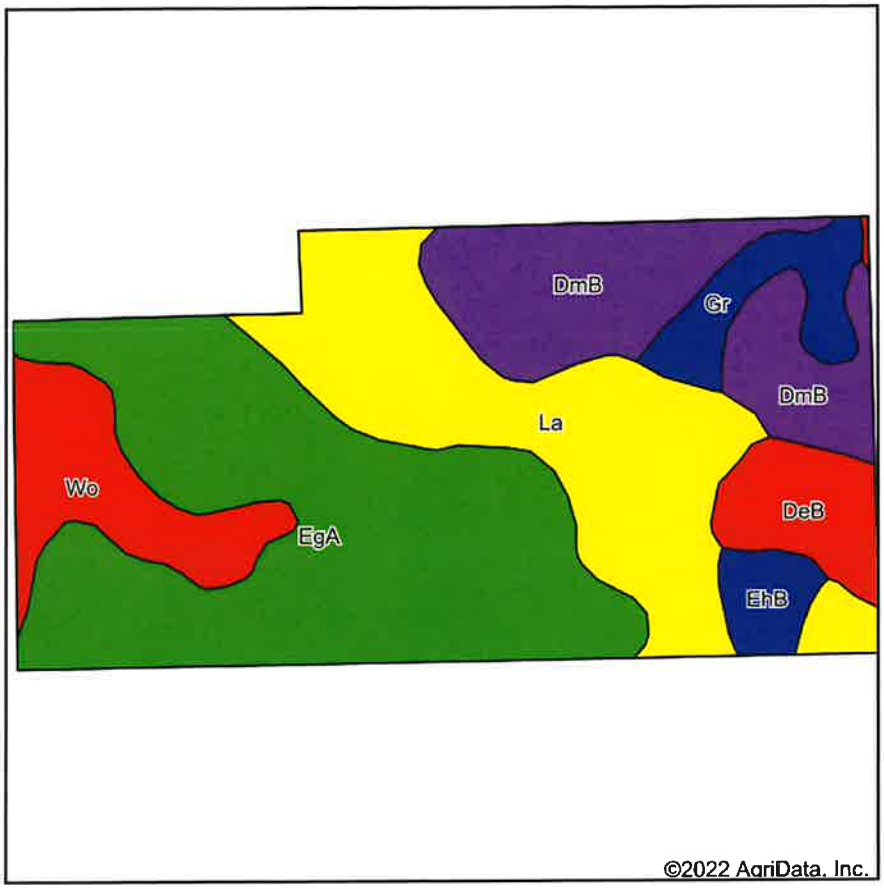
0ft 441ft 882ft

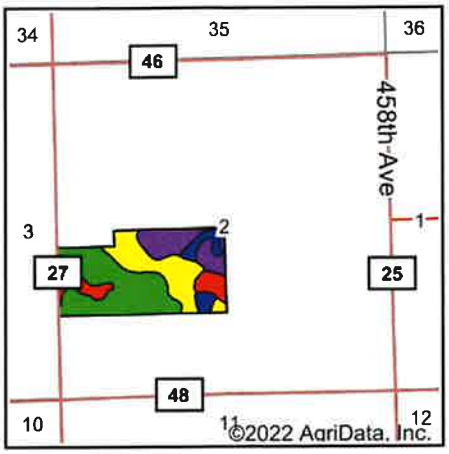
2-105N-52W
Lake County
South Dakota

N
W E
S

12/7/2022

Soils Map





State: **South Dakota**
County: **Lake**
Location: **2-105N-52W**
Township: **Franklin**
Acres: **74.79**
Date: **12/7/2022**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: SD079, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	28.31	37.9%		Iw		92
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	18.39	24.6%		IIw	IIw	70
DmB	Dempster silt loam, 2 to 6 percent slopes	12.15	16.2%		IIe		55
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.49	8.7%		Vw		30
DeB	Delmont-Talmo loams, 2 to 6 percent slopes	3.98	5.3%		IVs		32
Gr	Graceville silty clay loam, 0 to 2 percent slopes	3.56	4.8%		Is		83
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	1.91	2.6%		IIe		84
				Weighted Average	**1.94**	***-**	**71.4**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

USDA United States Department of Agriculture

Lake County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

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

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 July 28, 2022

Farm 5333

2-105N-52W-Lake

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).

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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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

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