LAND AUCTION

+/-237.52 Acres of Beaver Township, Miner County, SD Land

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

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

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

We will offer the following real property at public auction, with the auction to be held "ON SITE" at the land located from Fedora, SD (Jct. of Hwy. #34 & 421st Ave.) – 9 miles south on 421st Ave., 1 mile west on 242nd St. and ½ mile north on 420th Ave. to the "Sale Site" at the SE Corner of Farm #1; from the Alexandria SD Exit # 344 on I-90 – 13 ½ miles north on Oil Hwy. 421st Ave., 1 mile west on 242nd St. and ½ mile north on 420th Ave.; from Canova, SD – 15 miles west on 242nd St. and ½ mile north on 420th Ave.

FRIDAY MARCH 24, 2023
Sale Time: 10:00 am

***AUCTIONEERS NOTE:** This auction presents the opportunity to purchase a parcel of land located in Beaver Township in Miner County, SD that has been in the Lambert family for many decades, the family has made the difficult decision to offer this property at public auction. The land being offered for sale on this auction consists to 2 Tracts of land, each with high percentages tillable and very respectable soils. This land is located in an excellent agricultural and hunting area of Miner County and would make an excellent addition to an area row crop operation and/or land investment. This Land will be offered subject to a cash lease for the 2023 crop year with the new owner to receive a seller enhanced rent of $250.00 per acre based on the surveyed acres. Please mark your calendars and make plans to be in attendance at this auction. Chuck Sutton*

THE E. CLAIR LAMBERT & PHYLLIS T. LAMBERT FAMILY LAND TRUST, Owners

SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD 57104
605-336-6315

www.suttonauction.com

This land has been surveyed by SPN Engineers & Land Surveyors and will be offered as 2 individual tracts as TRACT #1 - +/- 156.78 acres & TRACT #2 - +/- 80.74 acres.

TRACT #1 - +/- 156.78 Acres - Legal Desc.: The NE ¼ of Sec. 20, T. 105N., R. 58W., Miner County, SD
This farm presently is being operated primarily as cropland with a small portion in the SE corner being utilized as hayland/pasture. According to FSA information, this farm has approx. 141.87 acres of cropland and approx. 11.37 acres of grassland/hayland with the remainder in roads with an estimated 67.62 acre corn base with a 107 bu. PLC yield, an 18.97 acre wheat base with a 45 bu. PLC yield and a 3.65 acre oats base with a 64 bu. PLC yield and is enrolled under the ARC Individual election of the USDA farm program. According to the Miner Co. Assessor this farm has an overall soil rating of .764, similarly Surety Agri-Data soils indicate this land has a soil index of 75, with the soil predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The RE taxes payable in 2022 on this land were $2,297.86. **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 156.78 acres for a total of a rounded amount of $39,200.00, which will be credited to the buyer at closing, with possession to the buyer subsequent to the harvest of the 2023 crops.**

TRACT #2 - +/- 80.74 Acres - Legal Desc.: The N½ SW¼, Sec. 20, T. 105N., R. 58W., Miner County, SD
This farm presently is being operated as cropland and is virtually 100% tillable. According to FSA information, this farm has approx. 80 acres of cropland, with an estimated 38.48 acre corn base with a 107 bu. PLC yield, a 10.7 acre wheat base with a 45 bu. PLC yield and a 2.08 acre oats base with a 64 bu. PLC yield and is enrolled under the ARC Individual election of the USDA farm program. According to Surety Agri-Data soils indicate this land has a soil index of 75, with the soil predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The RE taxes were part of a larger parcel inclusive of the building site and the S½ SW¼, but the taxes on this unimproved +/-80.74 acre parcel should likely be similar to those on Tract #1 which were approx. $14.50 per acre. **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 80.74 acres for a total of a rounded amount of $20,185.00, which will be credited to the buyer at closing, with possession to the buyer subsequent to the harvest of the 2023 crops.**

TERMS – Cash, with a 10% nonrefundable downpayment sale day and the balance on or before May 10, 2023, with landlord's possession for the 2023 crop year and full possession subsequent to the harvest of the 2023 crops. Trustee's Deeds will be conveyed and owner's title insurance provided, with the cost of the owner's policies and closing agent's fees, if any, divided 50-50 between the buyer and seller. All of the 2022 RE taxes payable in 2023 have been paid, with the buyer(s) to be responsible for payment of the 2023 RE taxes payable in 2024. The total acres are based on the acres as determine by a survey as completed by SPN Engineers & Surveyors, 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 for the portion previously removed between Tract #2 and the NW ¼ to be re-installed at the option of the buyer, and if so, the fence will be re-installed with the materials that were removed; understanding that the existing fences may or may not be on the true and correct boundary, with future maintenance to be the responsibility of the purchaser pursuant to SD law. Currently FSA has the land offered for sale on this auction combined as part of a larger parcel, thus accurate cropland, yields, bases & other information is unavailable, hence this land will be subject to an FSA reconstitution and 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 Miner 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.**

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CERTIFICATE OF SURVEY

THE NORTH 1/2 OF THE SW 1/4 AND THE NE 1/4 OF SECTION 20, T 105 N, R 58 W OF THE 5TH P.M., MINER COUNTY, SOUTH DAKOTA

I, Jeremy A. Wolbrink, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. I did survey, in general conformance with accepted standards of practice, those parcels of land as described above.

In my professional opinion and to the best of my knowledge, information and belief, this drawing correctly shows the location of the described property.

Dated this 3rd day of March, 2023.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
3-3-23

PROJECT NO. 23-14952:10A

N

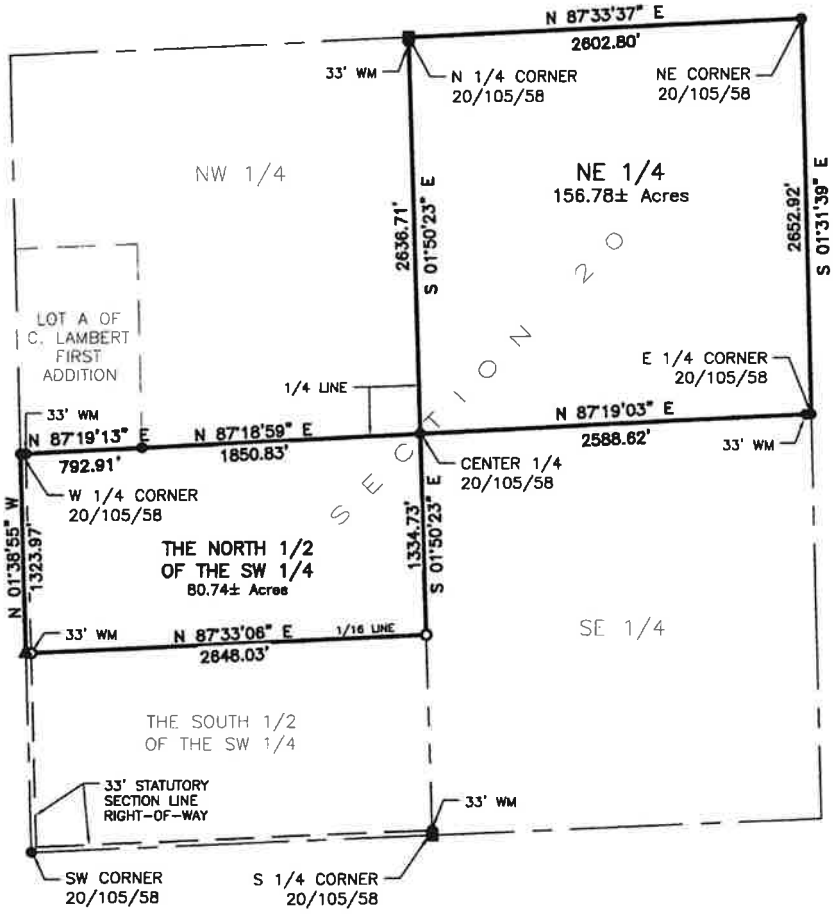
SCALE: 1" = 1000'

LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' = MEASURED BEARING OR DISTANCE
- 100' (P) = PLATTED DISTANCE
- ▲ = SET SURVEY SPIKE
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- ■ = FOUND NAIL
- WM = WITNESS MONUMENT

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. – P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761



SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

EXHIBIT "A"

CERTIFICATE OF SURVEY

NE 1/4 OF SECTION 20, T 105 N, R 58 W OF THE 5TH P.M., MINER COUNTY, SOUTH DAKOTA

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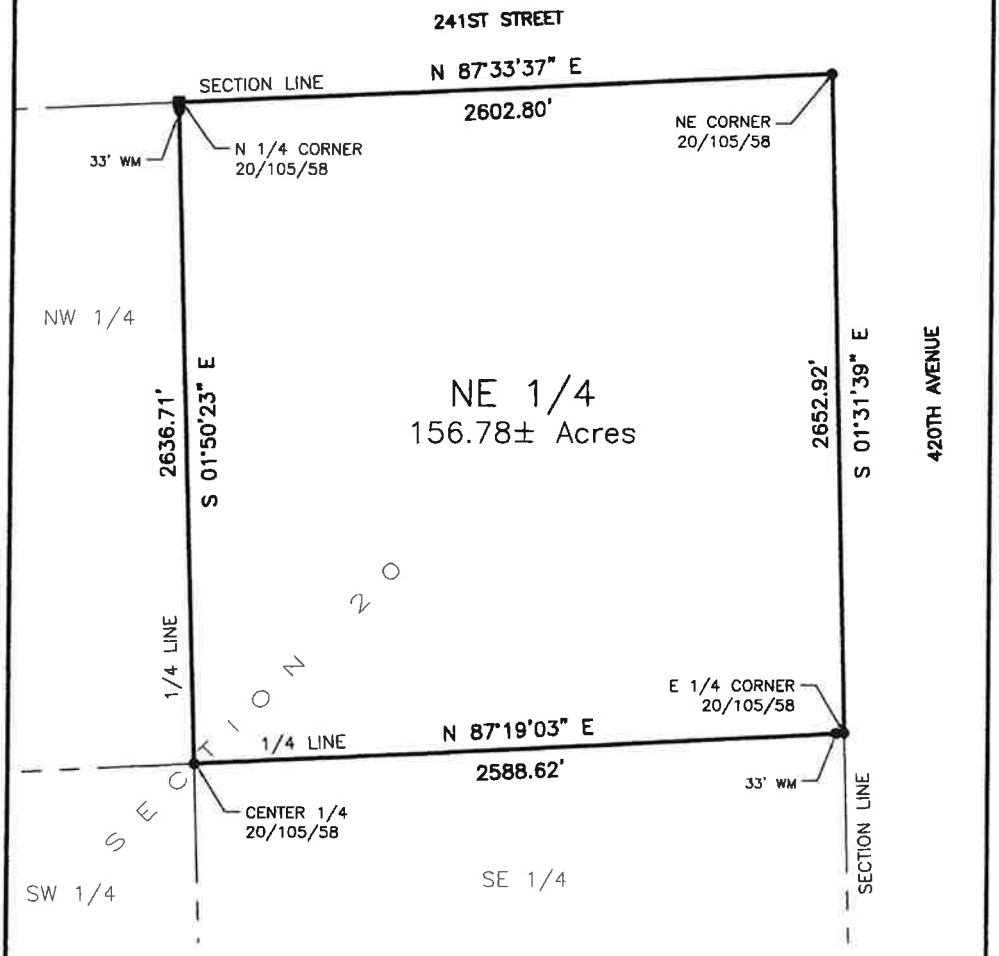

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EXHIBIT "A"
PAGE 1 OF 1

CERTIFICATE OF SURVEY

SW 1/4 OF SECTION 20, T 105 N, R 58 W OF THE 5TH P.M., MINER COUNTY, SOUTH DAKOTA

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Dated this 3rd day of March, 2023.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
3-3-23

PROJECT NO. 23-14952:10A

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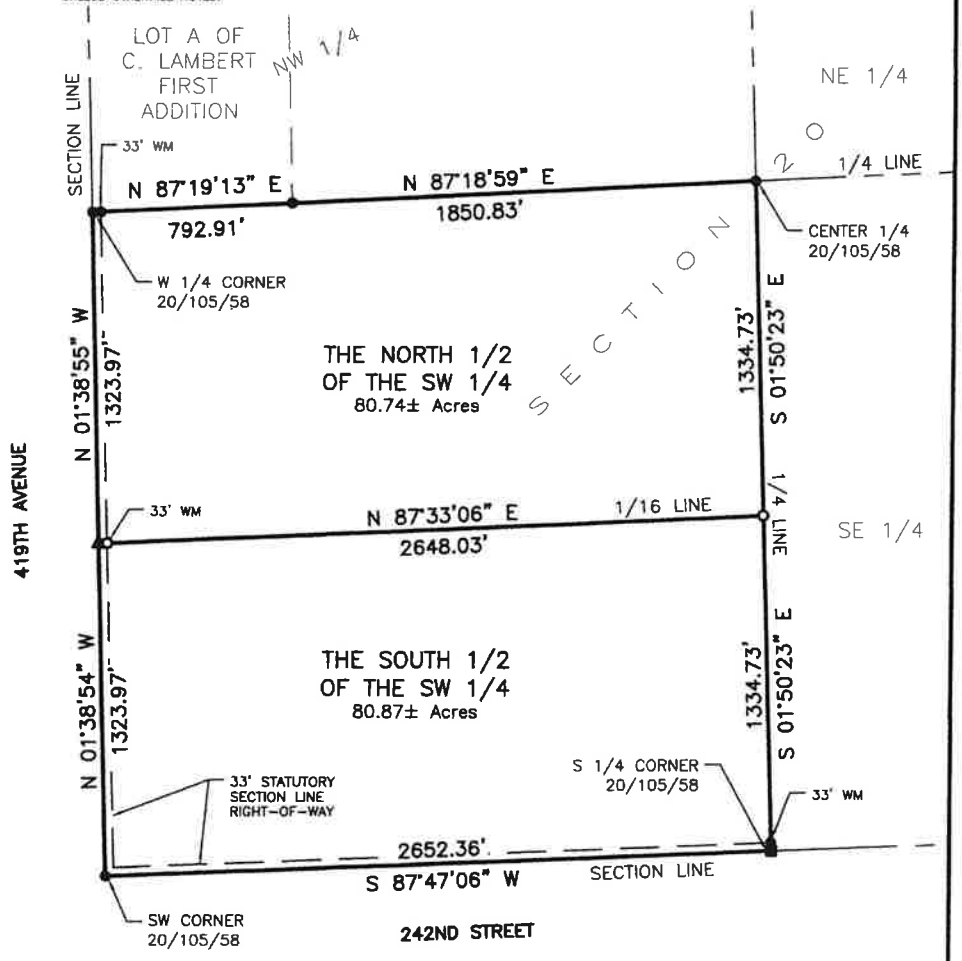

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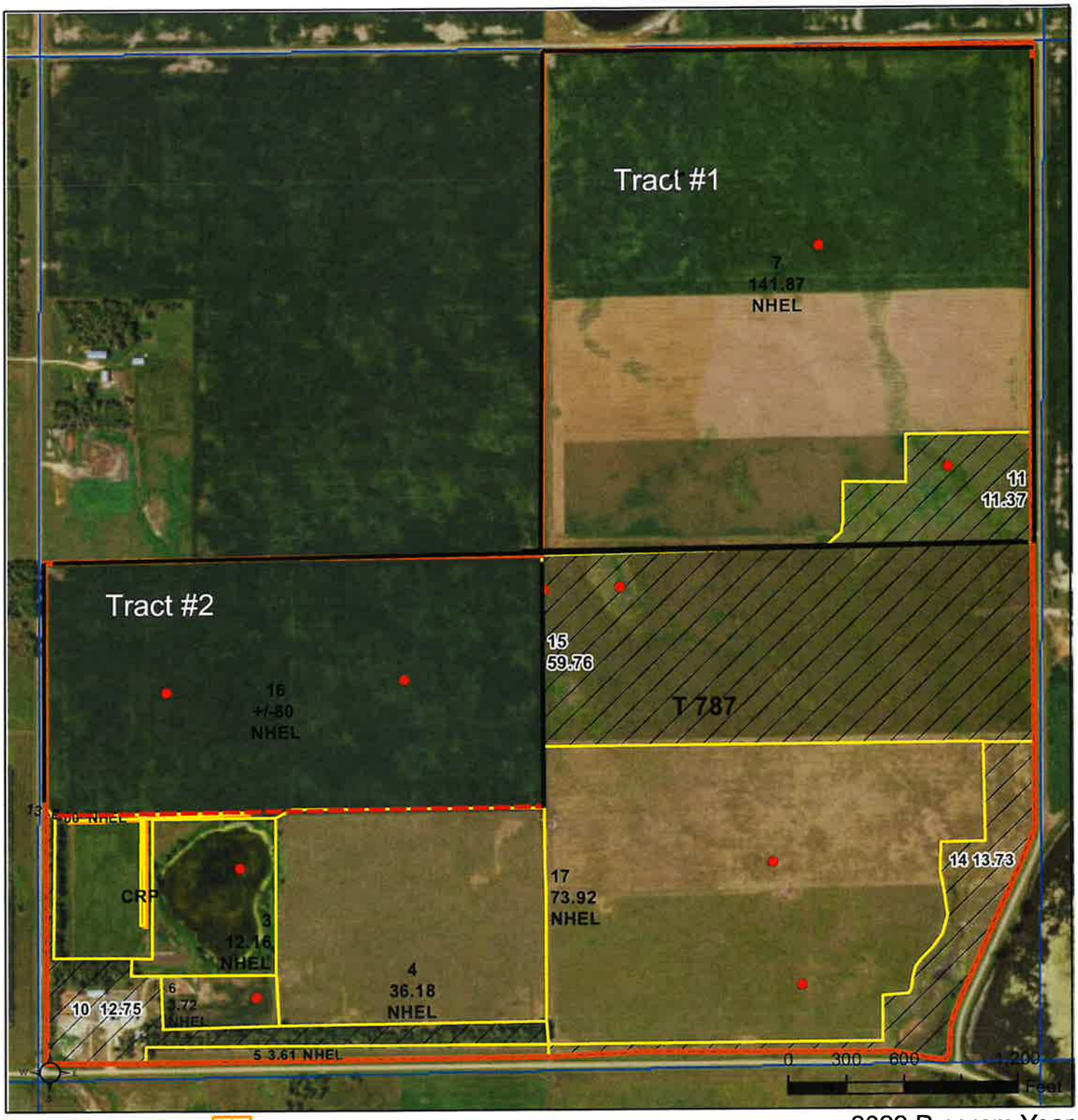
EXHIBIT "A"

USDA United States Department of Agriculture

Miner County, South Dakota



Common Land Unit
- Non-Cropland
- Cropland
- CRP
- 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 **Producer initial** _____
Corn = Yellow **Date** _____
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non-oil

2022 Program Year

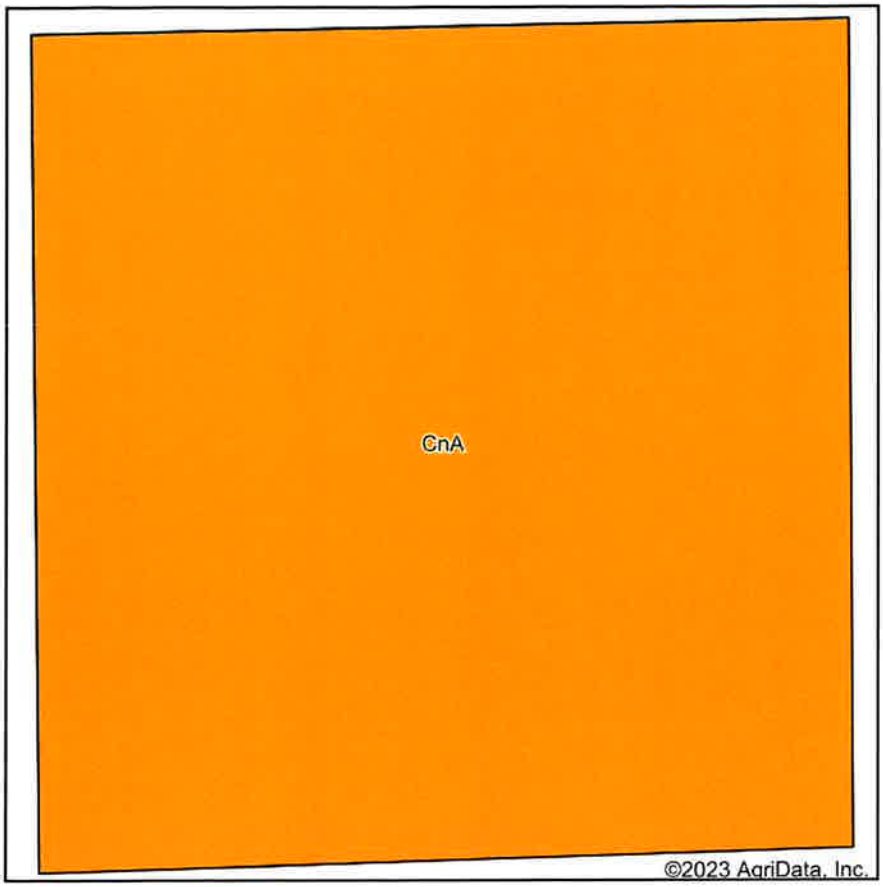
Map Created April 11, 2022

Farm **2276**

20 -105N -58W

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 - TRACT #1



Soils data provided by USDA and NRCS.

State: **South Dakota**
County: **Miner**
Location: **20-105N-58W**
Township: **Beaver**
Acres: **156.34**
Date: **3/1/2023**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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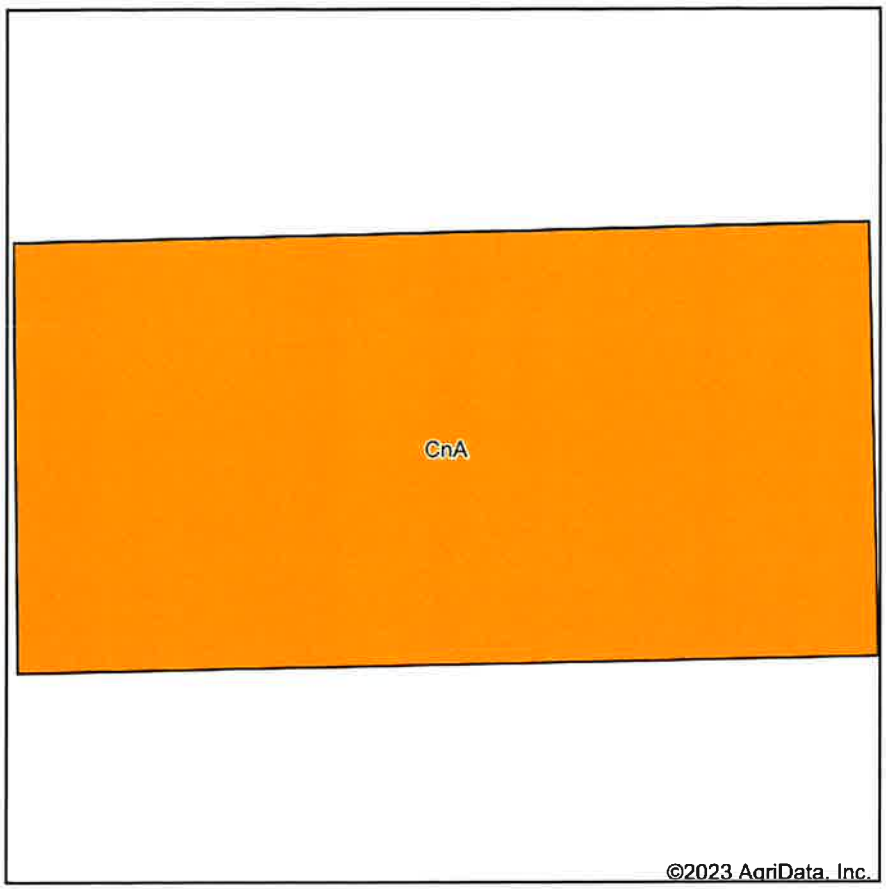
N W E S

Area Symbol: SD097, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	156.34	100.0%		IIc	75
				Weighted Average	**2.00**	**75**

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

Soils Map - TRACT #2



Soils data provided by USDA and NRCS.

State: **South Dakota**
County: **Miner**
Location: **20-105N-58W**
Township: **Beaver**
Acres: **80.72**
Date: **3/1/2023**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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

Area Symbol: SD097, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	80.72	100.0%		IIc	75
				Weighted Average	**2.00**	**75**

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

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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

NOTES