CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

LAND AUCTION

Multi-faceted +/- 99.24 Acres Wayne Township, Hanson County, SD Land Inclusive of a Mixture of CRP/Cropland & Hunting Habitat

We will offer the following real property at auction "On Site" at the land located Alexandria, SD (Exit #344 on I-90) – 4½ miles south on Co. Hwy. (421st Ave.) and ½ mile east on 261st St. to the SW Corner of the Land.

FRIDAY MARCH 17, 2023 SALE TIME: 10:00 AM

This auction presents a great opportunity to purchase +/-99.24 surveyed acres which is situated in an excellent hunting and agricultural area of Hanson County, SD, that is inclusive of established CRP that provides a nice cash flow which complements the hunting and recreational aspects of this property.

This is a unique hunting and recreational parcel of land with established CRP which provides an income stream to supplement the hunting and recreational amenities of this property. Currently this property has approximately 78.45 acres enrolled in the CRP program under two existing contracts – contract #11118C covers 55.15 acres enrolled at a rate of $234.34 per acre generating a total annual payment of $12,924.00 with the contract scheduled to expire on Sept. 30, 2031 and a second contract #11310A covering 23.30 acres at a rate of $185.00 generating a total annual payment of $4,312.00 with the contract scheduled to expire on Sept. 30, 2031 – for a combined total payment of $17,236.00 – presently there are approx. 29.22 acres under contract 11118C on which reseeding is required on these acres (Seller will agree to complete or pay for the reseeding in order to re-establish the grass stand on these acres). According to FSA information virtually all of the cropland acres on this parcel are enrolled in the CRP program, with the remaining acres being comprised of a 2.12 acre area utilized as a strategically located food plot, with the remainder being pasture, slough and recreational hunting habitat. This property with the combination of CRP and the noncropland acres that provide a haven for deer, pheasants, waterfowl and other wildlife. According to info. obtained from Surety Agri-Data, Inc. its indicated that this parcel has a weighted productivity index of 77.2. According to US Fish & Wildlife there is an existing wetland easement on this property. Previously this parcel of land was part of a larger tract and overall the 2021 RE taxes payable in 2022 were approx. $12.20 per acre. If you are in the market for a parcel of land with both income and hunting/recreational amenities, then make plans to inspect this property and be in attendance at this auction.

DONALD & PAMELA WENANDE TRUST, Owner

LEGAL DESC.: The SE¼, except Tr. 1 of Albertz Add'n. and except Tr. 1 of Prairieland Farms Add'n., in Sec. 27, T. 102N. R. 58W., (Wayne Twp.), Hanson Co., SD.

TERMS: Cash – A 10% non-refundable earnest money payment on the day of the sale and the balance on or before May 1, 2023 with full possession. A Trustee's Deed will be conveyed with an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee, if any, will be divided 50-50 between the buyer and seller. The seller will pay for or will complete the reseeding in 2023 to remain in compliance with the existing CRP contract on the 29.22 acre field and the buyer shall receive 100% of the CRP payment payable in 2023 with no proration payable on Sept. 30, 2023; subsequently the new owner will succeed to the existing CRP contracts with the new owner(s) to be obligated to comply with all of the remaining terms and provisions of the existing CRP contracts; any penalty for non-compliance with the existing CRP contract or buyout of the existing CRP contract will be the responsibility of the new owner(s). All of the 2022 RE taxes payable in 2023 will be paid by the sellers, with the purchaser to be responsible for 100% of the 2023 RE taxes payable in 2024. The acres being sold are based on a survey as completed by Surveyor Nathan Nielson, with the acres are 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 CRP, 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 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 the survey, 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.**

DONALD & PAMELA WENANDE TRUST, Owner

Ph. 605-770-0595

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

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

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

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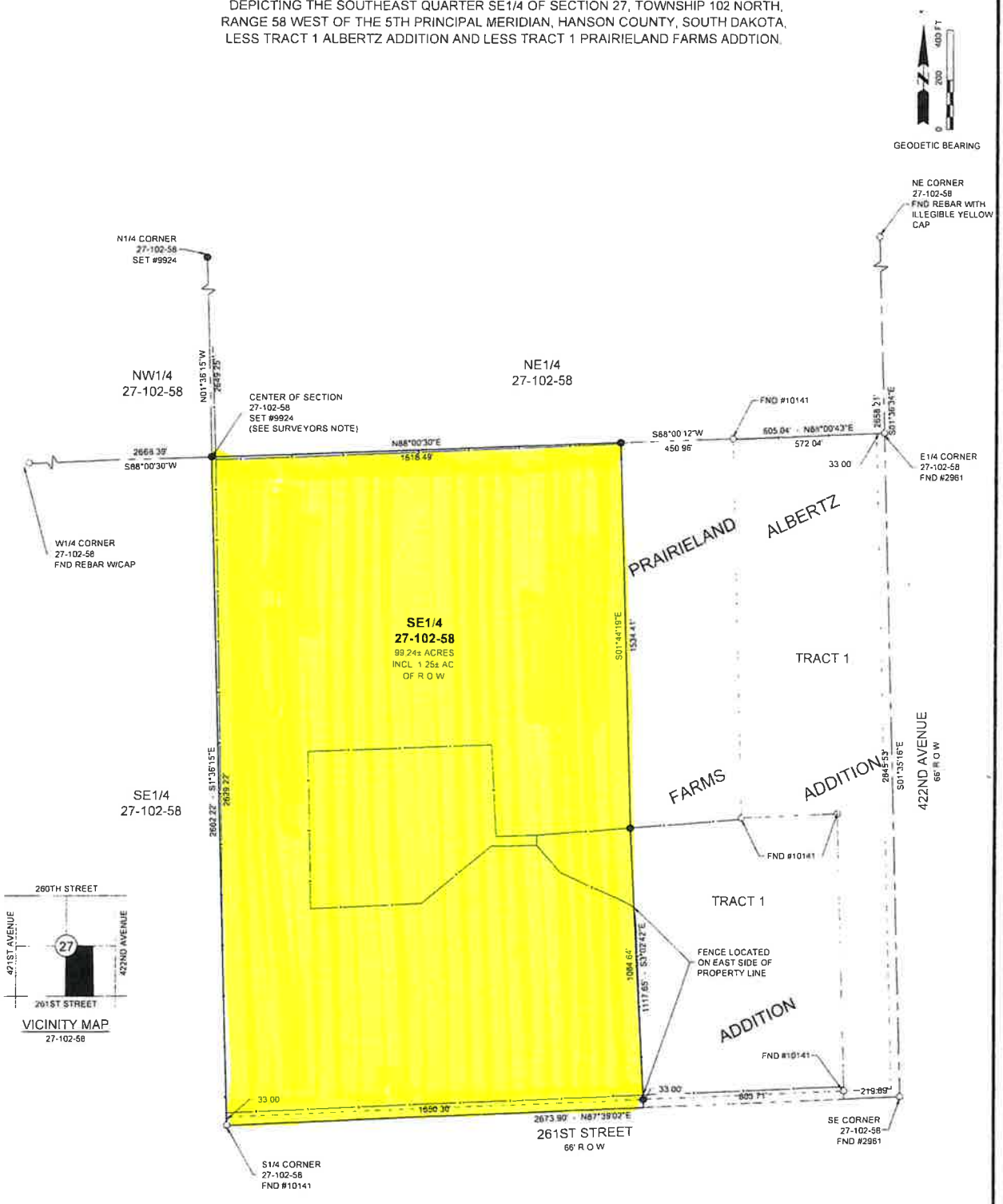
605-336-6315

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

RECORD OF SURVEY

DEPICTING THE SOUTHEAST QUARTER SE1/4 OF SECTION 27, TOWNSHIP 102 NORTH, RANGE 58 WEST OF THE 5TH PRINCIPAL MERIDIAN, HANSON COUNTY, SOUTH DAKOTA, LESS TRACT 1 ALBERTZ ADDITION AND LESS TRACT 1 PRAIRIELAND FARMS ADDTION.



SURVEYORS NOTE:

CENTER OF SECTION SET AT INTERSECTION OF OPPOSING QUARTER CORNERS PER THE BLM MANUAL. NORTH SOUTH FENCE LIES 15'± EAST OF CENTER OF SECTION. OLD FENCE GOING EAST LIES 11'± SOUTH OF QUARTER CORNER. FENCE AT THE R.O.W. LINE JUST NORTH OF THE S1/4 CORNER IS 2'± WEST OF THE QUARTER LINE.

LEGEND

- ○ MONUMENT FOUND
- ● MONUMENT SET THIS SURVEY
- —— —— EXISTING FENCE

PREPARED BY
BANNER ASSOCIATES, INC
409 22nd AVE S
BROOKINGS, SD 57006
(605) 692-6342

SURVEYORS CERTIFICATE:

I, NATHAN W. NIELSON, HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, THAT THIS DRAWING IS A CORRECT REPRESENTATION OF THE SURVEY AS PERFORMED ON THE GROUND, THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED, THAT ALL MONUMENTS DEPICTED AS SET ON THIS DRAWING HAVE BEEN OR WILL BE CORRECTLY SET

DATED THIS 15TH DAY OF February 2023

NATHAN W. NIELSON

REGISTERED PROFESSIONAL LAND SURVEYOR
9924
NATHAN W. NIELSON
SOUTH DAKOTA

SHEET 1 OF 1

USDA United States Department of Agriculture

Hanson 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

2023 Program Year

Map Created January 09, 2023

Farm **3279**

27-102N-58W-Hanson

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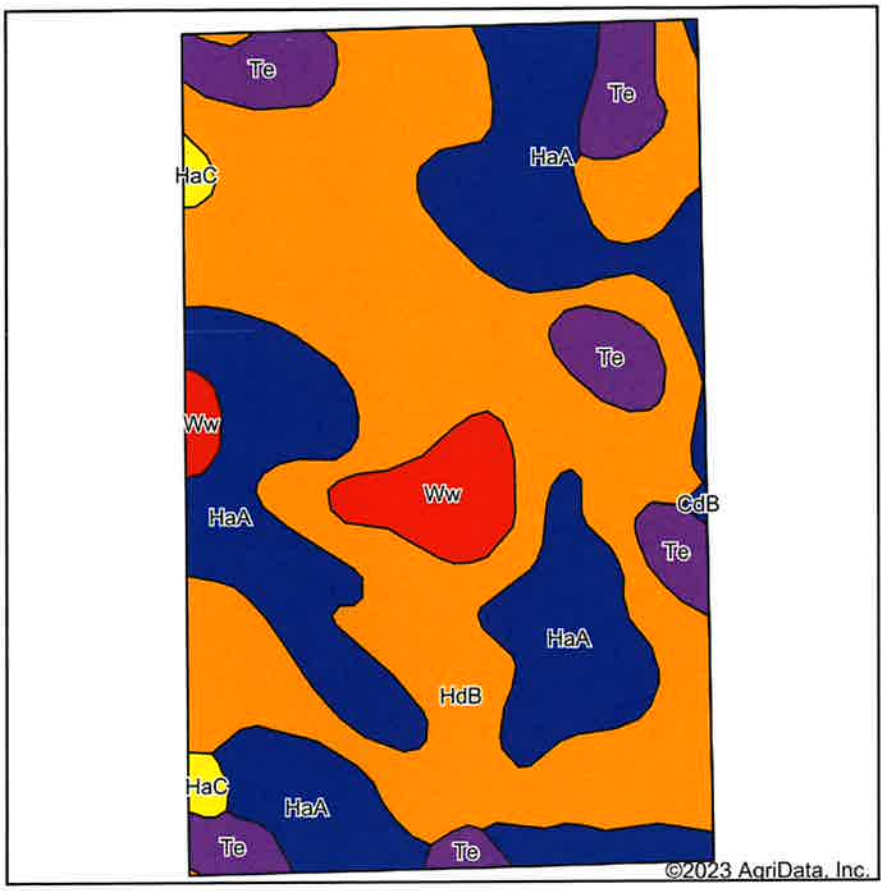
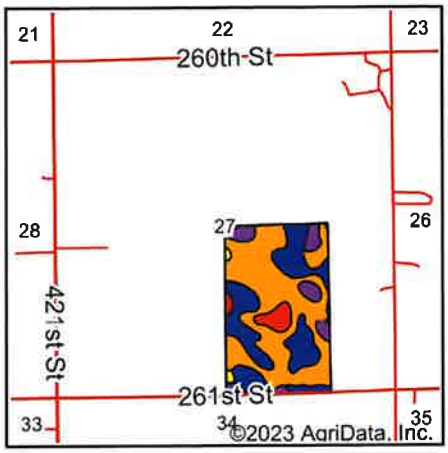
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hanson**
Location: **27-102N-58W**
Township: **Wayne**
Acres: **99.24**
Date: **2/27/2023**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: SD602, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HdB	Hand-Davison loams, 2 to 6 percent slopes	51.95	52.3%		IIe	80
HaA	Hand loam, 0 to 2 percent slopes	32.38	32.6%		IIc	86
Te	Tetonka silt loam, 0 to 1 percent slopes	9.28	9.4%		IVw	56
Ww	Worthing silty clay loam, 0 to 1 percent slopes	4.60	4.6%		Vw	30
HaC	Hand loam, 6 to 9 percent slopes	0.90	0.9%		IIIe	64
CdB	Clarno loam, 2 to 6 percent slopes	0.13	0.1%		IIe	82
				Weighted Average	**2.34**	**77.3**

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

CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
46 061	48
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
11118C	55.15

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*
DAVISON COUNTY FARM SERVICE AGENCY
1820 NORTH KIMBALL-SUITE A
MITCHELL, SD57301-6100

5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (605)996-1564

6. TRACT NUMBER	7. CONTRACT PERIOD FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
8570	01-01-2017	09-30-2031

8. SIGNUP TYPE: Continuous

***THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	$ 234.34
9B. Annual Contract Payment	$ 12,924.00
9C. First Year Payment	$

(Item 9C is applicable only when the first year payment is prorated.)

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
8570	2	CP37	13.63	$ 0.00
8570	9	CP37	12.30	$ 0.00
8570	12	CP37	29.22	$ 0.00

55.15

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
DONALD - DONALD J. WENANDE & PAMELA R. W JAY WENAN 26035 421ST AVE ALEXANDRIA, SD57311-7410	50.00 %	e-Signed by Don Wenande For, if applicable: On 03-12-22	Trustee	03-12-22
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)* PAMELA - DONALD J. WENANDE & PAMELA R W RAE WENAND 26035 421ST AVE ALEXANDRIA, SD57311-7410	(2) SHARE 50.00 %	(3) SIGNATURE (By) e-Signed by Don Wenande For, if applicable: On 03-12-22	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Trustee	(5) DATE *(MM-DD-YYYY)* 03-12-22
C(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)* DONALD J. WENANDE AND PAMELA R. WENANDE JOINT REV 26035 421ST AVE ALEXANDRIA, SD57311-7410	(2) SHARE 0.00 %	(3) SIGNATURE (By) e-Signed by Don Wenande For, if applicable: On 03-12-22	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Trustee	(5) DATE *(MM-DD-YYYY)* 03-12-22

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE *(MM-DD-YYYY)*
		3-14-22

NOTE: *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

COPY

USDA United States Department of Agriculture

Hanson 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

2023 Program Year

Map Created January 09, 2023

Farm **3279**

27-102N-58W-Hanson

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CRP-1 (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation

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3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
11310A	23.30

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*
DAVISON COUNTY FARM SERVICE AGENCY
1820 NORTH KIMBALL-SUITE A
MITCHELL, SD57301-6100

5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (605) 996-1564

6. TRACT NUMBER	7. CONTRACT PERIOD	
	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
8570	10-01-2021	09-30-2031

8. SIGNUP TYPE: Continuous

***THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	$ 185.00
9B. Annual Contract Payment	$ 4,312.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
8570	0001	CP37	23.30	$ 1,864.00

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DONALD - DONALD J. WENANDE & PAMELA R. W JAY WENAN 26035 421ST AVE ALEXANDRIA, SD57311-7438	50.00 %	e-Signed by Don Wenande For, if applicable: On 03-14-22	Trustee	03-14-22
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
PAMELA - DONALD J. WENANDE & PAMELA R W RAE WENAND 26035 421ST AVE ALEXANDRIA, SD57311-7438	50.00 %	e-Signed by Don Wenande For, if applicable: On 03-14-22	Trustee	03-14-22
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		3-14-22

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USDA United States Department of Agriculture

Hanson County, South Dakota

Common Land Unit

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Map Created January 09, 2023

Farm **3279**

27-102N-58W-Hanson

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77X

Hanson County, South Dakota

T 102 N. R 58 W.

SECTION 27, SE1/4

Scale: 1:10,560

0 0.1 0.2 0.4 0.6 0.8 1

Miles

The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

Section Boundary

Boundary of Easement Description

Wetland Areas Covered by Provisions of the Easement

Data Sources: Farm Service Agency: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections). Map Date: 2/12/2020

CHUCK SUTTON
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

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