LAND AUCTION

+/-160 Acres of Very Well-Located Oak Lake Twp., Brookings County SD Land – Bordered by an Oil Highway with a Mixture of Productive Cropland & Pasture

We will offer the following Land at Public Auction "Onsite" at the land. Located from White, SD Corner Gas & Goodies (Cenex) – 7 Miles North on 478th Ave, and 3 ½ Miles East on 197th St. to the NW Corner of the Land. From Astoria SD – ¾ Mile South on 483rd Ave, then 2/10 Mile West on 196th St., continue 1 Mile South on 483rd Ave, then 1 Mile West on 197th St.

WEDNESDAY MAY 10, 2023

Sale Time: 10:00 AM

This auction awards the opportunity to purchase a very well located +/-160 Acre farm bordered by an oil highway situated in Oak Lake Twp., Brookings County, SD. This parcel could provide areas which would be adaptable for a potential rural housing site with the good location of this property & the fact that it is bordered by a oil highway on the north side of the property & located just 1 ½ miles from Oak Lake. RW is located along the North Side of the Property off 197th St., as well as 3 Phase Electric.

LANSDOWNE, LLP - Owner

SUTTON AUCTION

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

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

BURLAGE-PETERSON AUCTIONEERS & REALTORS, LLC

Brookings, SD
605-692-7102
www.burlagepeterson.com

According to FSA information, this property consists of +/- 94.60 Acres of Cropland with a 37.30 acre corn base & a 103 Bu. PLC Yield, a 19.00 acre soybean base with a 33 Bu. PLC yield as well as a 19.00 acre wheat base with a 37 Bu. PLC yield. Information obtained through Surety Agridata Inc. indicates that this property in its entirety has a weighted average Productivity Index of a 54.8, however, on the +/-94.60 Acres of Cropland, this parcel is indicated to have a Productivity Index of a 72.3 with a large percentage of Class II soils & lower quality soils in the pasture & lowland areas. The pasture on the property consists of well managed native grass with established 4 barbed wire fences, and water supply is provided by a creek for livestock. The pasture on the property is under lease for the 2023 crop year with the buyer to receive a cash rental credit of $75.00 per acre on approximately 58 acres for a total of $4,350.00. The buyer will have the option to take immediate possession to farm or lease the cropland for the 2023 crop year, or the current owner would agree to lease back the cropland at a rate of $250.00 per acre on +/- 94.06 Acres for a total of $23,515.00 for the 2023 crop year. All rental amounts would be payable as a credit at closing for their respective amounts. 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. All of the 2022 RE taxes payable in 2023 in the amount of $2,312.02 will be paid by the sellers, with the buyer to pay all of the 2023 RE taxes payable in 2024. If you are in the market for Brookings County Land with quality grass, & productive cropland with respectable soils, then make plans to inspect this property and be in attendance at this auction!

LEGAL DESCRIPTION: The NE ¼ of Sec. 10, T. 112N., R.48W., Oak Lake Twp., Brookings County, SD

TERMS: Cash – A 10% non-refundable earnest money payment sale day and the balance on or before June 21, 2023. Buyer to have the option to take immediate full possession of the cropland to either farm or lease as they desire, otherwise the sellers would agree to a leaseback for the 2023 crop year at a rate of $250.00 per acre on 94.60 acres or a total of $23,515.00, the pasture portion of +/-58 acres is under lease for 2023 and the buyer will receive a rental credit of $75.00 per acre for a total of $4,350.00 which will be credited to the buyer at closing, with the lease expiring following the 2023 grazing season. Marketable title 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. All of the 2022 RE taxes payable in 2023 in the amount of $2,312.02 will be paid by the sellers, with the buyer to pay all of the 2023 RE taxes payable in 2024. The acres in the parcels will be based on the acres as stated on the county tax records, with acres being 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 Brookings County, SD Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners. **To make arrangements for absentee bidding or for other information or questions contact the auctioneers. To view additional information on this auction visit:** www.suttonauction.com **or** www.burlagepeterson.com**.**

LANSDOWNE, LLP - Owner

Auction Conducted By:
CHUCK SUTTON AUCTIONEER & LAND BROKER, LLC – Chuck Sutton & Jared Sutton – Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

BURLAGE-PETERSON AUCTIONEERS & REALTORS, LLC – Scott & Jim Peterson, Tyler & Lenny Burlage, & Dustin Tetzlaff – Brookings, SD – ph. 605-692-7102

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Successful Auctions don't just Happen—They're Planned! Call us today at 605-336-6315 to plan your successful auction!

www.suttonauction.com

USDA United States Department of Agriculture

Brookings 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

Producer initial _____
Date _____

2023 Program Year

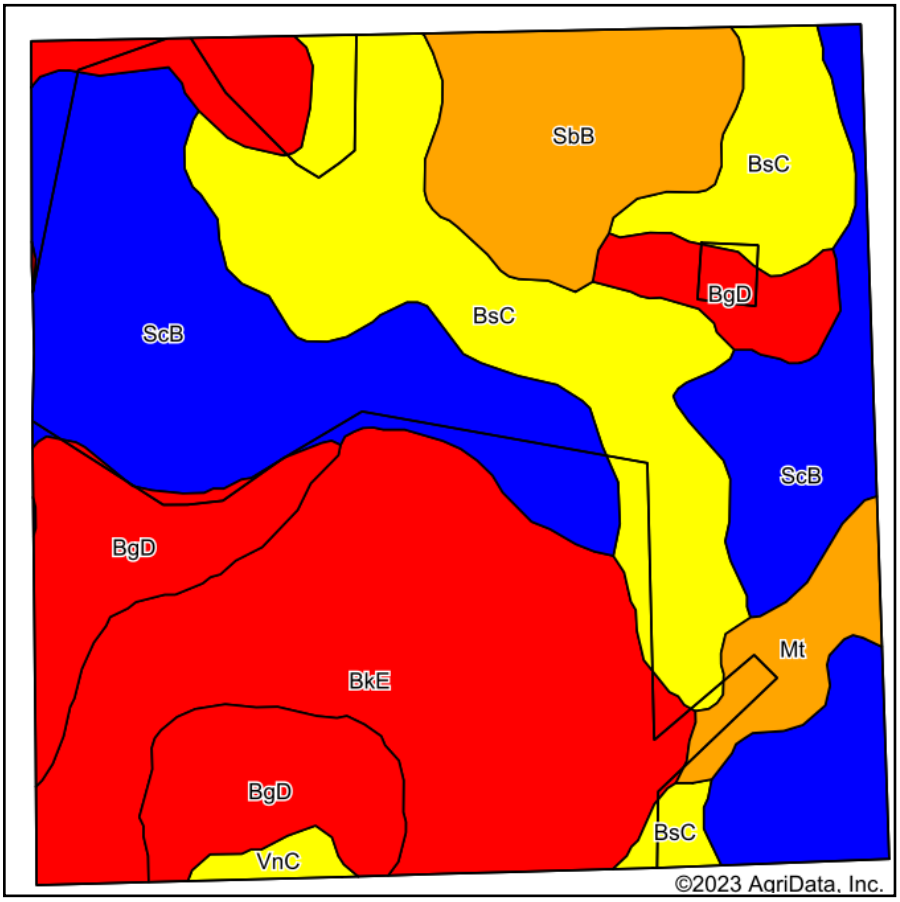
Map Created March 23, 2023

Farm **9607**

10 -112N -48W

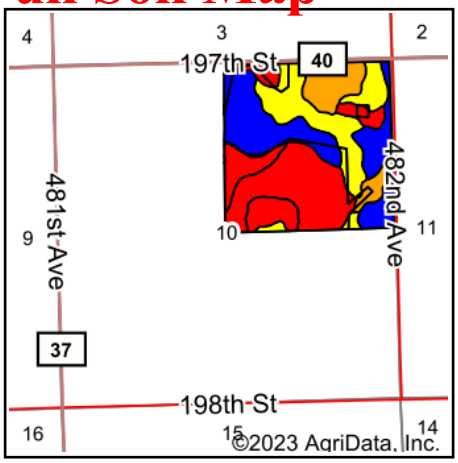
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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



Soils data provided by USDA and NRCS.

Full Soil Map



State: **South Dakota**
County: **Brookings**
Location: **10-112N-48W**
Township: **Oak Lake**
Acres: **154.3**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

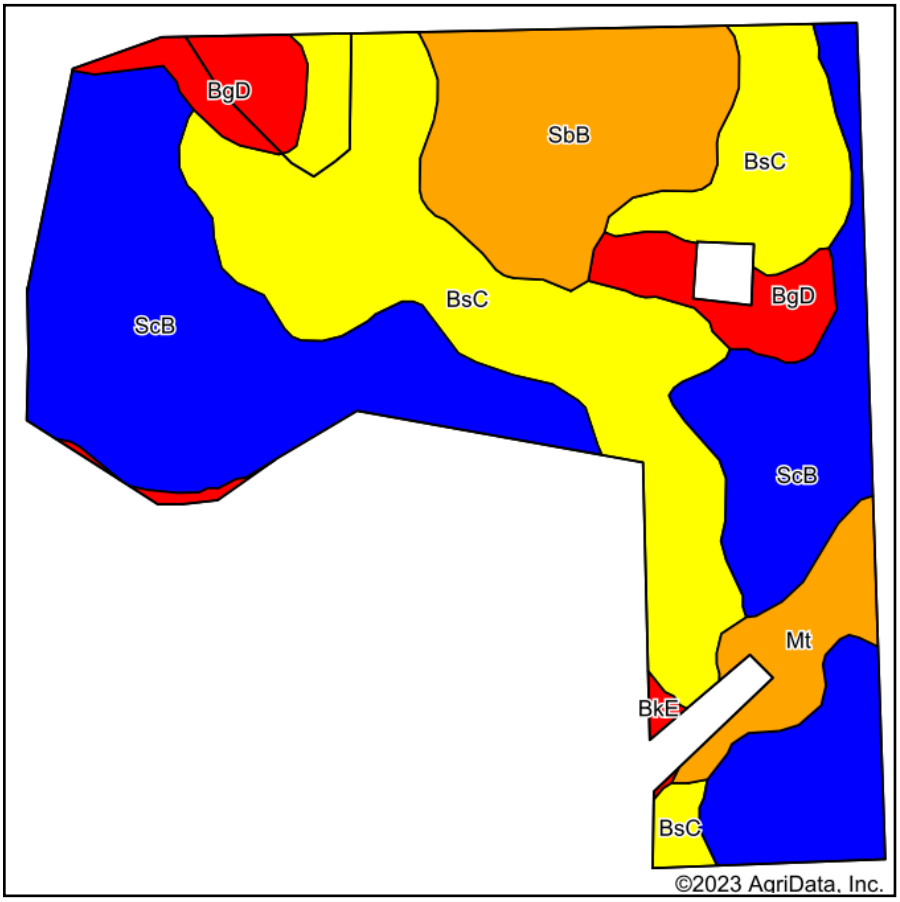
N W E S

Area Symbol: SD011, Soil Area Version: 30

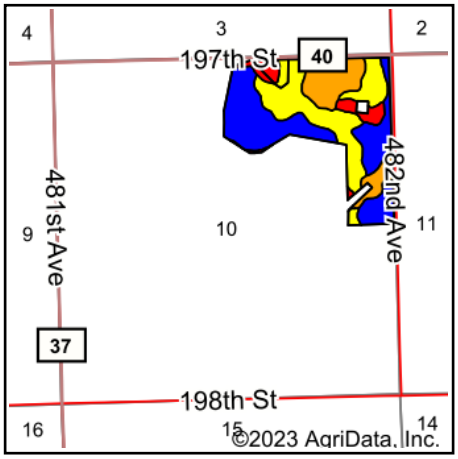
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScB	Singsaas-Waubay silty clay loams, 1 to 6 percent slopes	42.09	27.3%		IIe	86
BkE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	36.49	23.6%		VIIe	15
BsC	Buse-Singsaas complex, 6 to 9 percent slopes	32.35	21.0%		IVe	61
BgD	Buse-Barnes loams, 9 to 20 percent slopes	23.98	15.5%		VIe	34
SbB	Singsaas-Buse complex, 2 to 6 percent slopes	13.35	8.7%		IIe	78
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	4.91	3.2%		IIs	79
VnC	Vienna-Buse complex, 6 to 9 percent slopes	1.13	0.7%		IIIe	65
			Weighted Average		**4.23**	**54.8**

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Brookings**
Location: **10-112N-48W**
Township: **Oak Lake**
Acres: **93.53**

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023
www.AgriDataInc.com

N W E S

Area Symbol: SD011, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ScB	Singsaas-Waubay silty clay loams, 1 to 6 percent slopes	38.06	40.7%		IIe	86
BsC	Buse-Singsaas complex, 6 to 9 percent slopes	30.77	32.9%		IVe	61
SbB	Singsaas-Buse complex, 2 to 6 percent slopes	13.35	14.3%		IIe	78
BgD	Buse-Barnes loams, 9 to 20 percent slopes	6.83	7.3%		VIe	34
Mt	Mckranz-Badger silty clay loams, 0 to 2 percent slopes	4.22	4.5%		IIs	79
BkE	Buse-Lamoure, channeled, complex, 0 to 40 percent slopes	0.30	0.3%		VIIe	15
			Weighted Average		**2.97**	**72.3**

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

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

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