

LAND AUCTION

Malcom McKillop Family Trust

**ATTENTION – Cattle Producers, Hunters & Wildlife
Enthusiasts!**
**+/-236.55 Surveyed Acres of Oneida Township, Sanborn
County Grassland**

We will offer the following land at public auction “On Site” at the land – Located from Artesian, SD – approx. 6 miles west on Hwy. #34, 4 miles north on 408th Ave and ½ mile east on 229th to the SW Corner of the land; from Forestburg, SD - 4 miles east on Hwy. #34, 4 miles north on 408th Ave and ½ mile east on 229th to the SW Corner of the land; from Mitchell, SD – approx. 15 miles north on Hwy. #37 to Hwy. #34, then 1 mile west on Hwy. #34, 4 miles north on 408th Ave., then ½ mile east on 229th St.; or from Huron, SD – approx. 25 miles SE

THURSDAY JUNE 15, 2023
Sale Time: 10:00 AM

This is a farm with a high percentage of pasture with areas that may provide some hunting and recreational opportunities. This property is subject to a combination of two individual perpetual US Fish & Wildlife Easements, which includes what are commonly referred to as US Fish and Wildlife Grassland & Wetland Easements – the Grassland Easement essentially prohibits row cropping on any portion of the farm, although there are no restrictions on grazing, but the easement restricts haying until after July 15th, additionally there is a Wetland Easement on this area as well, which essentially prohibits filling, draining, burning, leveling and other specific terms of the easement.



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The pastureland is currently all sowed to grass and much of the grassland appears to be native grass pasture with no FSA cropland history. Water for livestock is provided from ponds on the property. There is no fence on the west or the south of the adjacent W ½ NE ¼ and due to a previous family agreement – the owner of that portion will not participate in any costs for fencing, although the seller will pay the purchaser \$7,500.00 towards the cost of fencing and labor for installation of a new fence between the properties. The general topography of this land is gently rolling to rolling with some low lying areas in the slough and areas of standing water. According to the Sanborn County Assessor this land has an Overall Soil Rating on the E½ NE¼ of a .655 and on the SE¼ of a .624; comparatively Surety Agri-Data indicates this land has an overall soil productivity index of 56.2. This land is located in a highly regarded hunting area of Sanborn County, SD and may have hunting potential for deer, pheasants, waterfowl and other wild game. According to the Sanborn County Treasurer the 2022 RE taxes payable in 2023 on this property are \$1,533.62 on the quarter and \$809.26 on the 80.

LEGAL DESC.: The SE¼ and the E½ NE¼ of Sec. 16, T. 107N., R. 60W. (Oneida Twp.), Sanborn County, SD.

TERMS: Cash - A 15% nonrefundable earnest money payment on the day of the sale with the balance on or before July 28, 2023, with immediate possession on sale day for the summer grazing season. 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. This land is subject both Wetland & Grassland US Fish & Wildlife Easements, which prohibits and restricts row crop farming practices, although allowing for unrestricted grazing at any time and haying after July 15th on this land and in accordance with other terms of the easements. Prospective bidders are encouraged to contact US Fish & Wildlife in Huron, SD – or Fred Oslund, Wetland District Manager - ph. 605-350-0712 - with questions pertaining to specifics concerning the easements. This property is being sold based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with the acres being understood to be "more or less". 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 seller does not warranty or guarantee that existing fences lie on the true & correct boundary and installation of new fencing between the property being sold and the W½ NE¼ will be the responsibility of the purchaser, with the seller to pay a fencing allowance to the buyer of \$7,500.00 at closing, all other fencing will be in accordance with SD law. This property is sold in "AS IS" Condition and subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Sanborn Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee.

Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements for absentee bidding. To View FSA Maps, Soils, Copies of the US Fish & Wildlife Easements or additional information, see www.suttonauction.com or contact the auctioneers.

MALCOLM McKILLOP FAMILY TRUST
Sally Reiman, Personal Representative/Trustee



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

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SALE DRAWING - PARCEL 1

IN THE EAST HALF OF SECTION 16, T107N, R50W, SANBORN COUNTY, SOUTH DAKOTA.



OWNERS: MALCOM McKILLOP

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

PARCEL 1 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 107 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, SANBORN COUNTY, SOUTH DAKOTA; TOGETHER WITH THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 THEREOF.

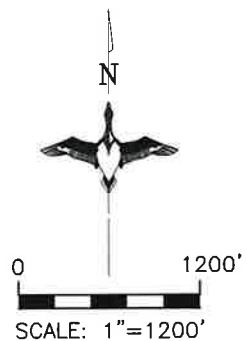
TOTAL ACRES FOR PARCEL 1

236.55 ACRES±
[INCLUDING 6.92 AC.± OF R/W (EASEMENT)]

PREPARED BY:



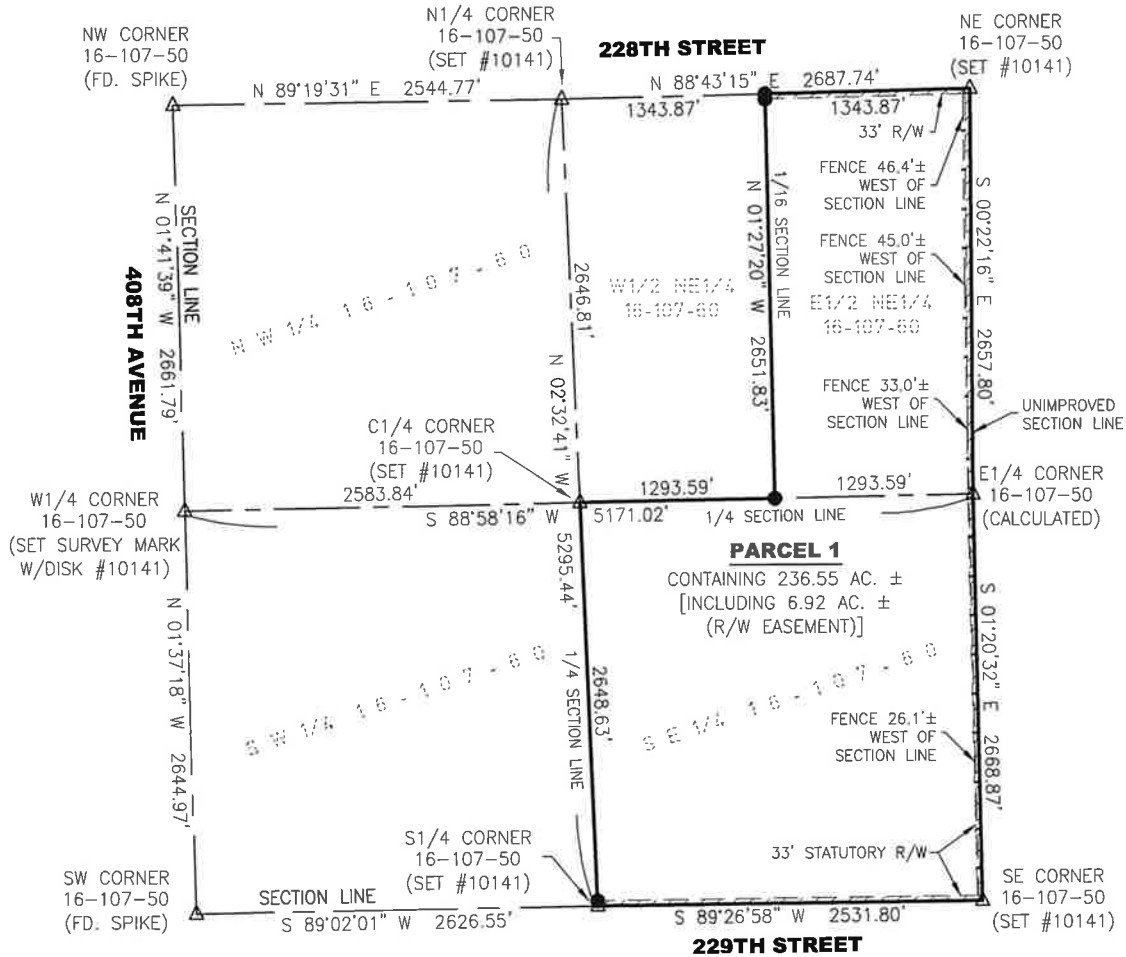
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951



NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #23-203
DRAWN BY: JEB

SALE DRAWING - PARCEL 1

IN THE EAST HALF OF SECTION 16, T107N, R50W, SANBORN COUNTY, SOUTH DAKOTA.



OWNERS: MALCOM McKILLOP

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

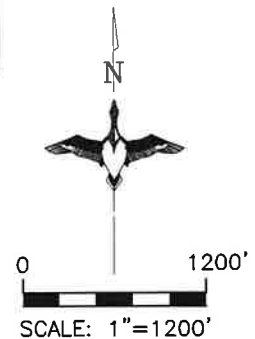
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

PARCEL 1 LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 107 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, SANBORN COUNTY, SOUTH DAKOTA; TOGETHER WITH THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16 THEREOF.

TOTAL ACRES FOR PARCEL 1
236.55 ACRES±
[INCLUDING 6.92 AC.± OF R/W (EASEMENT)]

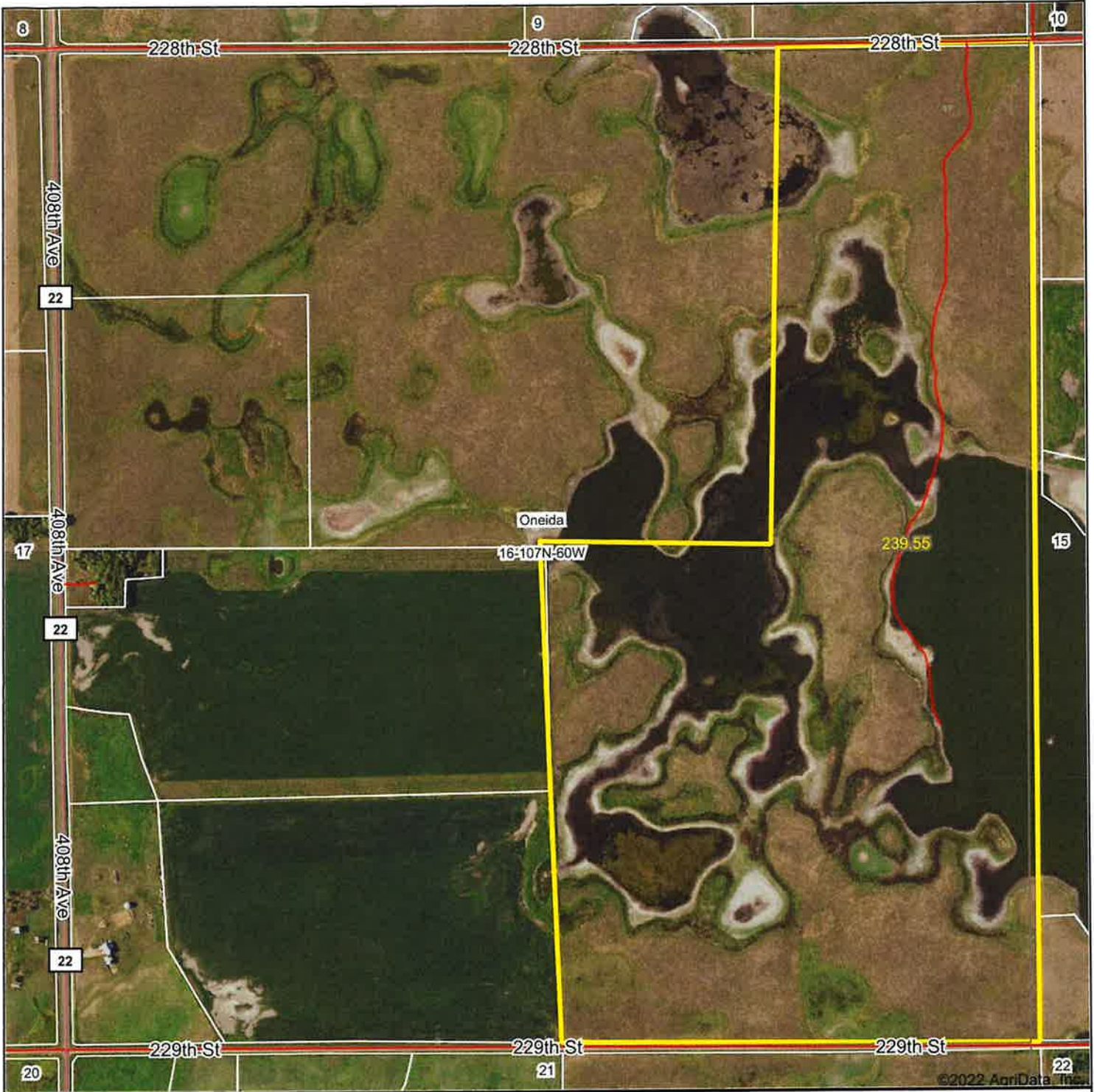
PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951



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BASIS OF BEARINGS IS
UTM-ZONE 14.
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Aerial Map

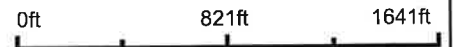


Maps Provided By



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Map Center: 44° 4' 32.24, -98° 2' 29.12



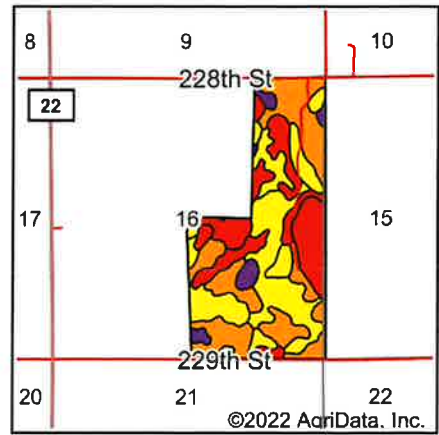
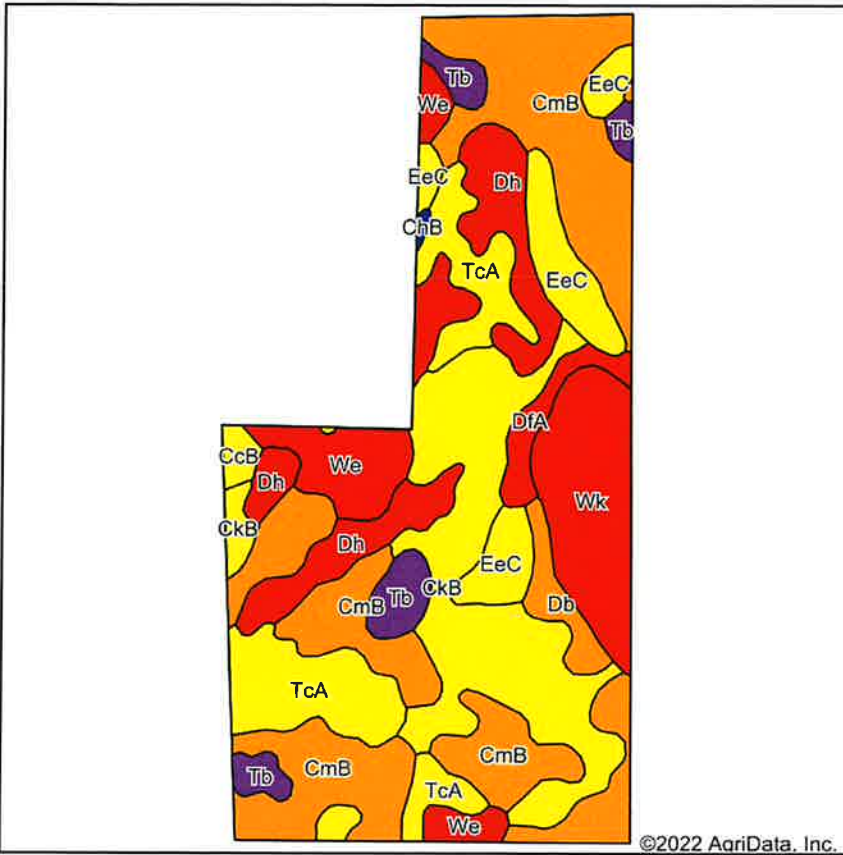
16-107N-60W
Sanborn County
South Dakota



8/19/2022

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

Soils Map



State: **South Dakota**
 County: **Sanborn**
 Location: **16-107N-60W**
 Township: **Oneida**
 Acres: **239.55**
 Date: **8/19/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD111, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CmB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	72.64	30.3%		Ile	78
CkB	Clarno-Dudley complex, 2 to 6 percent slopes	43.33	18.1%		Ile	62
TcA	Tetonka-Davison-Clarno complex, 0 to 2 percent slopes	27.59	11.5%		IIw	70
Dh	Durrstein silt loam	21.78	9.1%		VIIs	13
Wk	Worthing silty clay loam, ponded, 0 to 1 percent slopes	20.28	8.5%		VIIIw	10
We	Worthing silty clay loam, 0 to 1 percent slopes	17.22	7.2%		Vw	30
EeC	Ethan-Clarno loams, 6 to 9 percent slopes	16.07	6.7%		IVe	64
Tb	Tetonka silt loam, 0 to 1 percent slopes	9.15	3.8%		IVw	56
DfA	Dudley-Jerauld silt loams, 0 to 2 percent slopes	4.67	1.9%		IVs	28
Db	Davison loam	4.62	1.9%		Ile	77
CcB	Carthage-Hand fine sandy loams, 2 to 6 percent slopes	1.85	0.8%		IIIe	68
ChB	Clarno-Bonilla loams, 1 to 6 percent slopes	0.35	0.1%		Ile	84
Weighted Average					3.34	56.2

*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 Sutton Auctioneer & Land Brokers, 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

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