

LAND AUCTION

**+/-164.71 Acres of Productive Spring Lake
“North” Township, Kingsbury, SD
Land**

AUCTIONEERS NOTE: This auction presents the opportunity to purchase a productive parcel of cropland situated in a prominent agricultural, hunting and recreational area of Kingsbury, County, SD. This land has a respectable soil rating and would make a nice addition to an area row crop farming operation with some hunting and recreational prospects and/or an investment opportunity. Please mark your calendars and make plans to be in attendance at this auction.

Chuck Sutton

**MONDAY OCTOBER 2, 2023
Sale Time: 10:00 AM**

**GARY & DEBRA
MILLER**

OWNERS



We will offer the following farm "ON SITE" at the land located from Oldham, SD - 4 miles east on 218th St., 4 miles north on Co. Hwy. #9 (449th Ave.) and ½ mile west on 214th St.; from the Jct. Hwy's #34 & #81 (Pizza Ranch Corner) in Madison, SD – approx. 15 miles north on Hwy. #81 to the Oldham Corner, then 5 miles west on 218th St., 4 miles north on Co. Hwy #9 (449th Ave.) and ½ mile west on 214th St.; or from Arlington, SD – 4 miles west on Hwy. #14 to the Hetland, SD Corner, then approx. 5 ½ miles south on 449th Ave. (Co. Hwy. #9) and ½ mile west on 214th St. (the NW Corner of the land at the Jct. of 214th St. and 448th Ave.).

This property consists of approximately 164.71 acres according to Kingsbury County assessment data. According to FSA information, this farm has approx. 142.93 acres of cropland with an FSA 70.90 acre corn base with a 154 bu. PLC yield and a 63.76 acre soybean base with a 43 bu. PLC yield. Presently the non-crop acres consist of an area with a few trees, lowland pockets, waterway, drainage and roads. The property is bordered by a gravel road on the north (214th St.) and a minimum maintenance road on the west (448th Ave.), along which there is a portable snowmobiler's warming building – which is not included with the property. According the Kingsbury County Assessor this farm has an overall soil rating of .713, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a soil productivity index of 70.6. The general topography of the land is gently rolling to somewhat hilly, especially in the SW portion of the farm near the waterway. According to US Fish and Willdlife the are no existing conservation easements on this land. The RE taxes payable in 2023 on this property were \$2,977.14.

Legal Desc.:

The NW¼ of Sec. 6,
T. 109N., R. 53W.
(Spring Lake Twp. "N"),
Kingsbury Co., SD.

TERMS: A 10% nonrefundable downpayment on sale day & the balance on or before Nov. 17, 2023, with full possession for the 2024 crop year and Fall tillage privileges subsequent to the harvest of the 2023 crops. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and closing agent's fee (if any), to be divided 50-50 between the buyer and seller. All of the 2022 RE taxes payable in 2023, as well as all of the 2023 RE taxes payable in 2024 with be paid by the sellers. The total acres being sold are based on the acres as stated on the county tax records, 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, 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 Kingsbury County Zoning Ordinances. The sellers may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate with facilitation of the exchange, with all cost related to the exchange to be paid by the sellers. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Owners. **This is a parcel of land that is well suited to serve as an addition to an area farming operation or investment. 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.**

GARY & DEBRA MILLER,
Owners

John M. Nelson –
Nelson & Ericsson Law Office, Prof. LLC - Madison, SD
- Attorney & Closing Agent for the Sellers

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

WAYNE BESSMAN – RE Auctioneer
Madison, SD – ph. 605-270-4980

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

CHIP WOSJE – RE Auctioneer
Nunda, SD – ph. 605-480-2847

REMEMBER . . .
SUCCESSFUL AUCTION'S
DON'T JUST HAPPEN—

THEY'RE PLANNED!

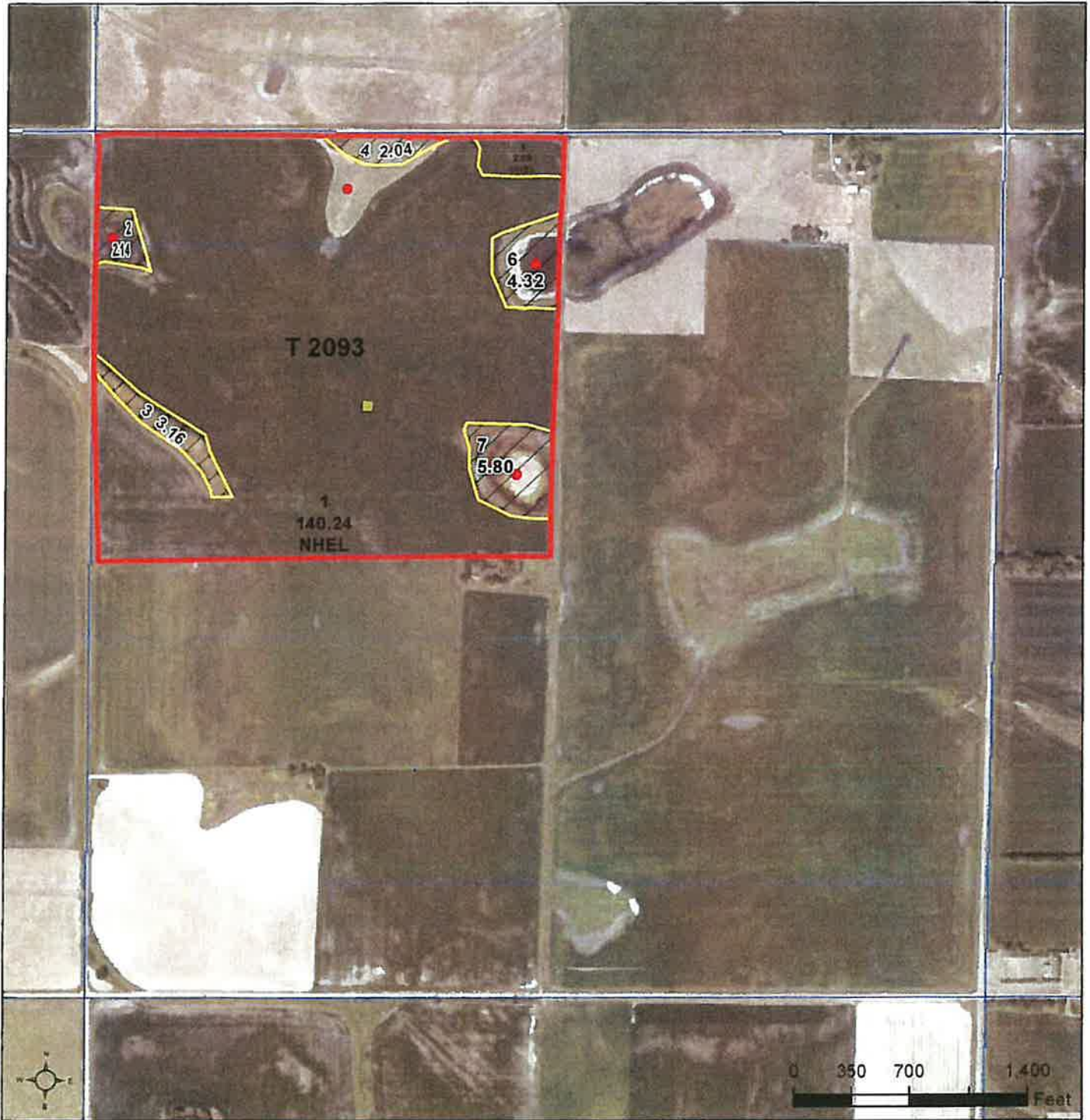


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United States
Department of
Agriculture

Kingsbury 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 Producer initial _____
 Corn = Yellow Date _____
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

2023 Program Year

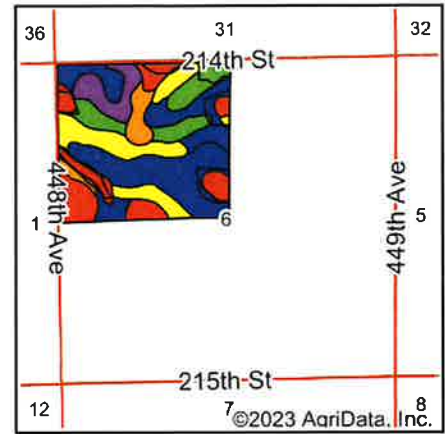
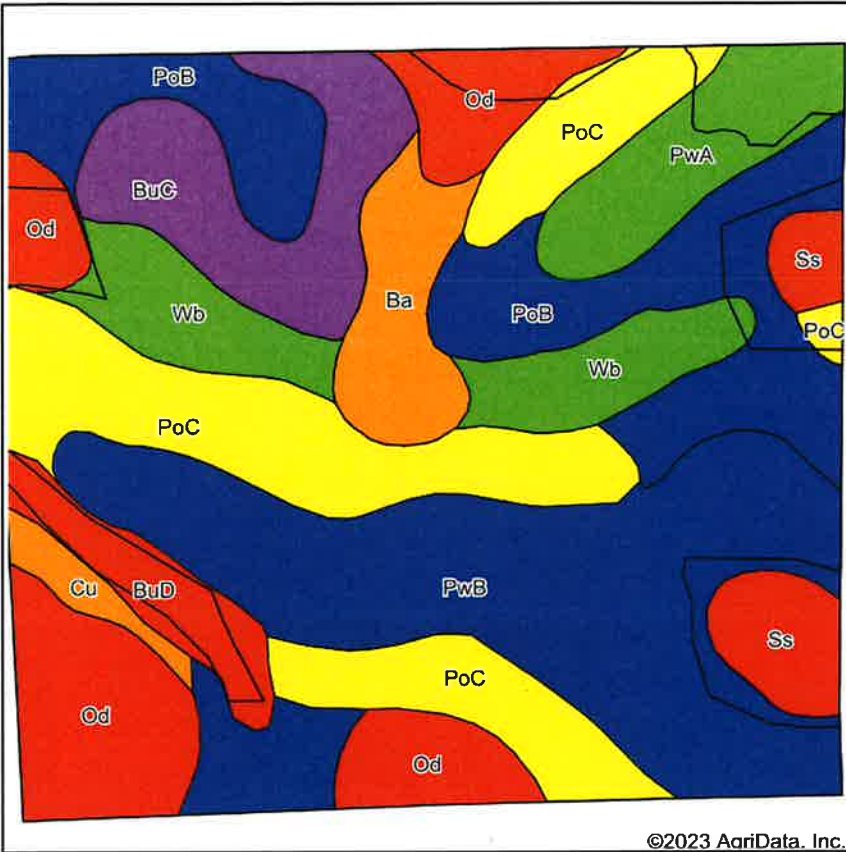
Map Created March 22, 2023

Farm 6509

6-109N-53W-Kingsbury

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



State: **South Dakota**
 County: **Kingsbury**
 Location: **6-109N-53W**
 Township: **Spring Lake**
 Acres: **160.39**
 Date: **8/9/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD077, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
PwB	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	38.42	24.0%		Ile	89
PoC	Poinsett-Buse-Waubay complex, 2 to 9 percent slopes	28.11	17.5%		IIIe	69
PoB	Poinsett-Buse-Waubay complex, 1 to 6 percent slopes	23.08	14.4%		Ile	81
Od	Oldham silty clay loam	19.60	12.2%		Vw	34
BuC	Buse-Barnes loams, 6 to 9 percent slopes	12.07	7.5%		IVe	60
Wb	Waubay-Badger silty clay loams, 0 to 2 percent slopes	11.22	7.0%		Iw	91
PwA	Poinsett-Waubay silty clay loams, 0 to 2 percent slopes	8.42	5.2%		Is	93
Ba	Badger silty clay loam, 0 to 1 percent slopes	6.88	4.3%		IIw	80
Ss	Southam silty clay loam, 0 to 1 percent slopes	5.59	3.5%		VIIIw	10
BuD	Buse-Barnes loams, 9 to 20 percent slopes	5.10	3.2%		VIe	30
Cu	Cubden silty clay loam, 0 to 2 percent slopes	1.90	1.2%		IIIs	77
Weighted Average					2.91	70.6

*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.

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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

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