POLZINE LAND AUCTION

+/- 310.02 Acres of Productive Davison Co., SD Land

Farm #1 - +/-160 Acres in Mt. Vernon Twp. &

Farm #2 - +/-150.02 Acres in Lisbon Twp.

With both Farms located near Mt. Vernon, SD & I-90

We will offer these desirable parcels of Davison County, SD land at public auction "On Site" at the land located from Mitchell, SD – approx. 11 miles west on I-90 to the Mt. Vernon, SD Exit #319 on I-90, then 1½ miles south on Co. Hwy. (397th Ave.) and 2½ miles east on 256th St.to the SW Corner of Farm #1.

MONDAY MORNING SEPTEMBER 25, 2023 Sale Time: 10:00 AM

Both Farms to be Offered at the Site of Farm #1

AUCTIONEER'S NOTE: This auction awards the opportunity to purchase two individual farms situated in a prominent agricultural area in Davison County, SD where historically land ownership is tightly held and seldom becomes available on the open market. It is noteworthy that this land has been in the Alt/ Polzine Family for many decades, thus this auction truly presents a once in a lifetime opportunity to purchase this choice farmland. This Land will be offered as two individual parcels of This land will be sold with the buyer to receive full possession for the 2024 crop year. If you are in the market for a parcel or parcels of high caliber land to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.

RICHARD & KATHLEEN POLZINE

Owners

SUTTON AUCTIONEERS & LAND BROKERS, LLC

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FARM #1: +/-160 Acres –
Legal Desc.: The SE ¼ of Sec. 36, T. 103N., R. 62W., (Mt. Vernon Twp.), Davison County, SD. This farm is bordered on the south by a good gravel road (256th Street) and on the east by a non-maintained dirt road 400th Ave.).

This farm consists of a very high caliber parcel of land with an extremely high percentage tillable and is inclusive of choice high caliber cropland with some exceptionally high quality soils. This land will be offered as an individual +/-160 acre farm. According to FSA information this farm has approximately 158.40 acres of Cropland, with an FSA 96.16 acre corn base with a 107 bu. PLC yield and a 61.84 acre soybean base with a 36 bu. PLC yield. The general topography of this land is level to very gently rolling. According to information obtained from Surety-Agridata Inc., this parcel has an extremely high Soil Productivity Index of an 83.6; comparatively, Davison County Assessor's information indicates that this parcel has an extremely high soil rating of .779; with both indicating that this is a productive parcel of land with some extremely choice soils. The 2022 RE taxes payable in 2023 on this land are $2,855.44. This farm may be near the top in soils quality of land found in Davison County, SD and must be seen to be fully appreciated.

FARM #2: +/-150.02 Acres – Located from Farm #1 – 1 mile east on 256th St. and 1 mile south on 401st St. to the SW Corner of Farm #2 at the Jct. of 257th St. & 401st Ave; or from the Mt. Vernon, SD Exit #319 on I-90 – 2½ miles south on 397th Ave. and 4 miles east on 257th St.

Legal Desc.: The SW ¼, Ex. Lot A of Alts 1st Add'n., Sec. 5, T. 102N., R. 61W., (Lisbon Twp.), Davison County, SD.

The land consists of a parcel of land with a high percentage tillable and is inclusive of productive soils with some high quality soils. This land will be offered as an individual +/-150.02 acre farm. According to FSA information it appears the cropland acres may be slightly overstated and likely include a few acres that are within the boundaries of the excluded acreage site, as FSA 156EZ indicates this farm has approx. 151.69 acres of Farmland and 151.69 acres of cropland, with an FSA 91.65 acre corn base with a 107 bu. PLC yield and a 58.95 acre soybean base with a 36 bu. PLC yield. The general topography of this land is gently rolling to rolling. According to information obtained from Surety-Agridata Inc., this parcel has a very respectable Productivity Index of a 77.5; comparatively, Davison County Assessor's information indicates that this parcel has a soil rating of a .718. The 2022 RE taxes payable in 2023 on this land are $2,453.34.

Successful Auctions don't just happen . . .

They're Planned

TERMS: Cash – Short Term Installment Sale – A 10% non-refundable earnest money payment on the day of the sale with an additional 40% on or before Dec. 28, 2023 and the remaining 50% on Jan. 2, 2024 and not prior to Jan. 1, 2024.

TERMS ON BOTH FARMS #1 & #2 - Full possession at closing for the 2024 crop year. 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 2023 RE taxes payable in 2024 will be paid by the sellers. The total acres in these farms are based on the acres as stated on the County Assessor's Records, 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 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 Davison 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.

This property has potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/or their investment portfolio. 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.**

RICHARD & KATHLEEN POLZINE
Owners

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 &
Flandreau, SD - ph. 605-997-3777

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

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

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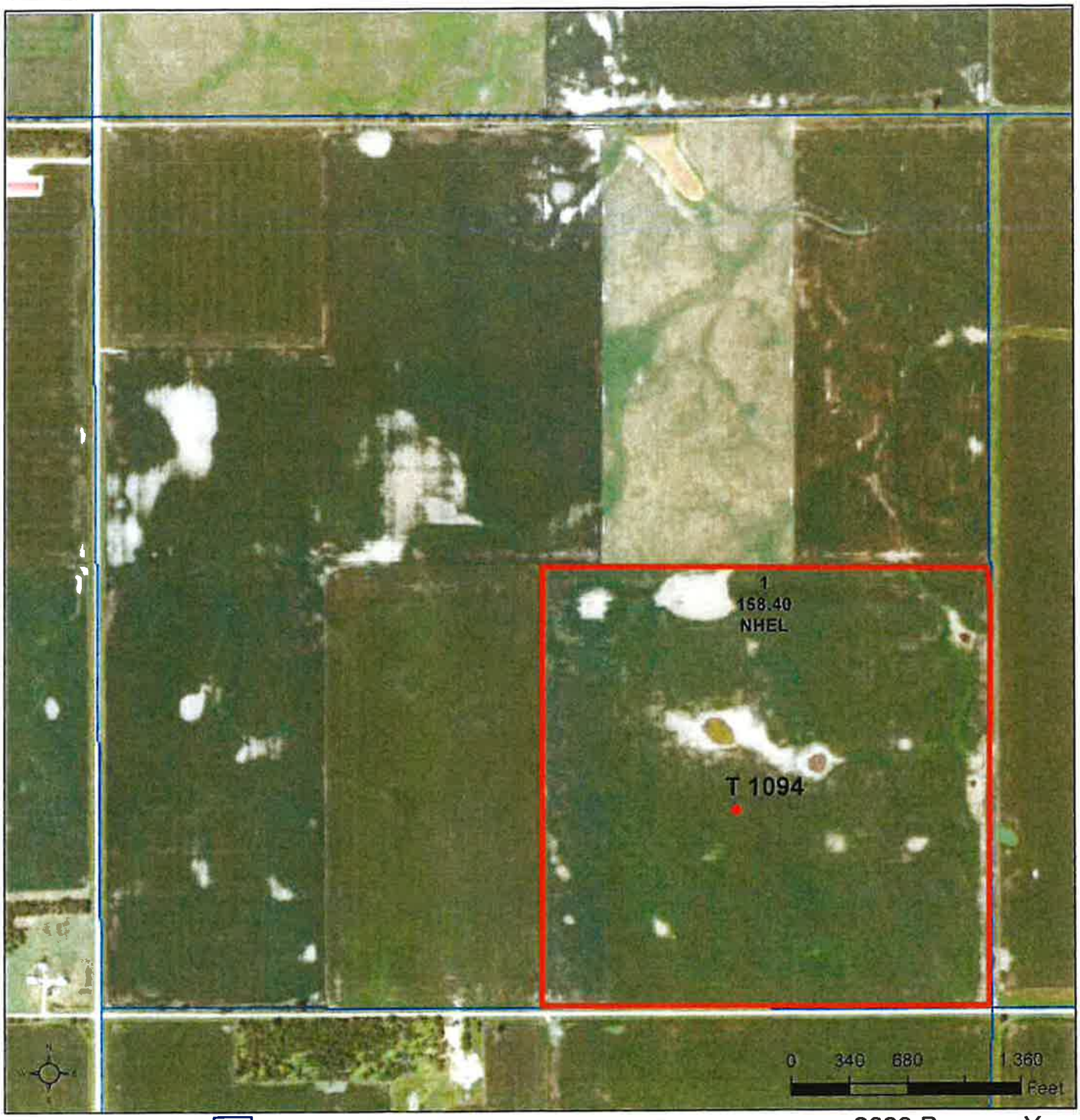
Farm #1

USDA United States Department of Agriculture

Davison County, South Dakota



Common Land Unit PLSS
- Cropland
- Tract Boundary

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 _____

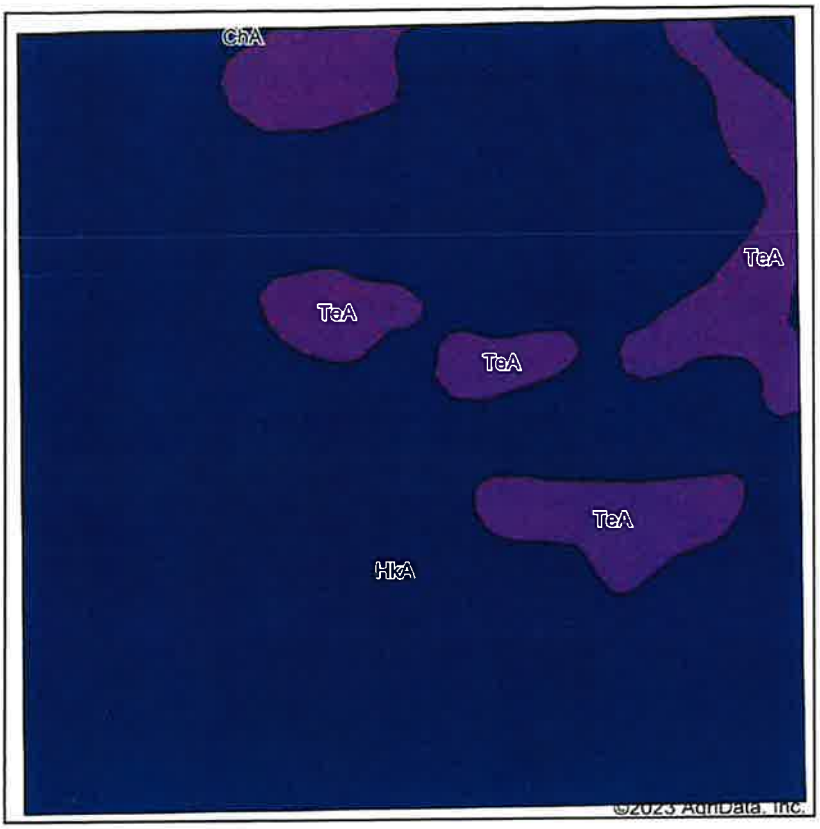
2023 Program Year
Map Created April 19, 2023
Farm **1280**

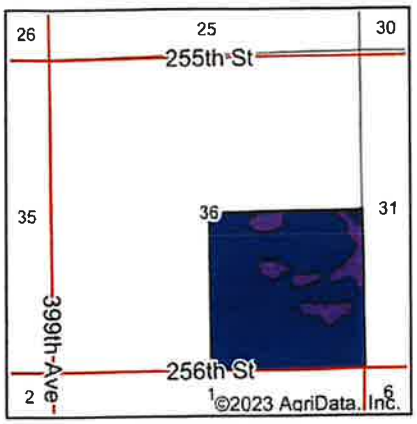
36-103N-62W-Davison

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

Farm #1





State: **South Dakota**
County: **Davison**
Location: **36-103N-62W**
Township: **Mount Vernon**
Acres: **161.75**
Date: **5/30/2023**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

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

Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	139.25	86.1%		IIc	88
TeA	Tetonka silt loam, 0 to 1 percent slopes	22.23	13.7%		IVw	56
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.27	0.2%		IIc	88
				Weighted Average	**2.27**	**83.6**

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

USDA United States Department of Agriculture

Davison County, South Dakota

Farm #2

Common Land Unit PLSS
- Cropland
- Tract Boundary

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 April 19, 2023
Farm **1280**

5-102N-61W-Davison

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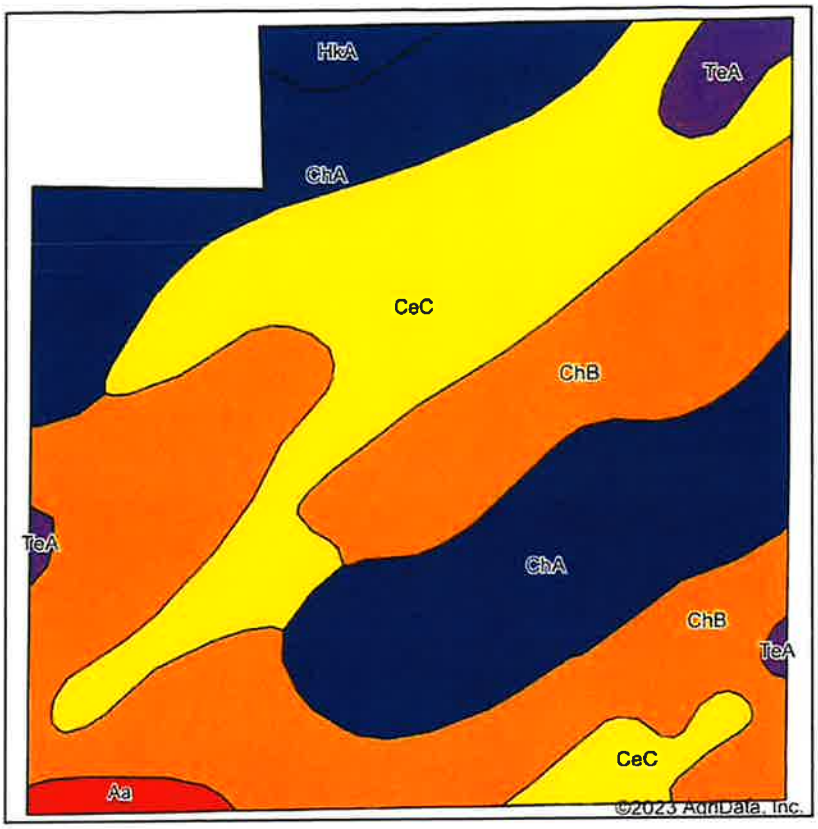
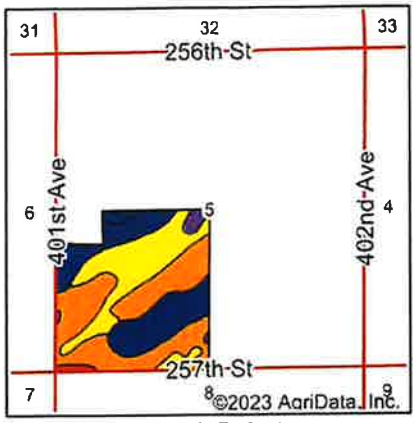
Farm #2

Soils Map





State: **South Dakota**
County: **Davison**
Location: **5-102N-61W**
Township: **Lisbon**
Acres: **152.72**
Date: **5/30/2023**

CHUCK SUTTON AUCTIONEER & LAND BROKER LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: SD035, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	60.67	39.7%		IIe	78
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	43.31	28.4%		IIc	88
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	41.15	26.9%		IIIe	69
TeA	Tetonka silt loam, 0 to 1 percent slopes	3.53	2.3%		IVw	56
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	2.27	1.5%		IIc	88
Aa	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.79	1.2%		VIw	34
			Weighted Average		**2.36**	**77.5**

*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

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