LAND AUCTION

+/-160 ACRES OF CHOICE HIGH PRODUCING EXTREMELY WELL LOCATED LONE ROCK TOWNSHIP, MOODY COUNTY, SD LAND – SITUATED IN THE GARDEN SPOT OF EASTERN SOUTH DAKOTA

WEDNESDAY OCTOBER 18, 2023 SALE TIME: 10:00 AM

We will offer the following real property at auction at the land located from Flandreau, SD – 3 miles south on Hwy. #13 (481st Ave.), 4 miles east on Hwy. #34 and 1 mile south on 485th Ave. to the Northeast Corner of the Land at the Jct. of 485th Ave. & 234th St.; from the Madison-Colman, SD Exit #109 on I-29 – 12 ½ miles east on Hwy. #34 and 1 mile south; from Pipestone, MN – 7 miles west on MN Hwy. #30 to the SD/MN State Line, then continue 2 ½ miles west on SD Hwy. #34 and 1 mile south on 485th Ave.

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AUCTIONEERS NOTE: This auction awards an opportunity to purchase a Parcel of High Caliber and Highly Productive Lone Rock Township Moody County, SD Land, that is situated in the "Garden Spot of Eastern South Dakota". This auction includes a parcel of land that has a relatively high percentage tillable and is inclusive of some superb soils, with areas that have been enhanced by the installation of drain tile in areas of the property which enhances the overall farmability and productivity of this land. This choice parcel of land has been in the Greenhoff Family for nearly 60 years, thus this auction presents a once in a lifetime opportunity to purchase this land. This is an Extremely Choice parcel of land located in what is one of the most highly regarded agricultural areas of Eastern SD, where ownership is tightly held and seldom becomes available on the open market. If you are in the market for land 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.

-Chuck Sutton

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Successful auctions just don't happen. They're planned.

This +/-160 Acre Moody County, SD farm will be offered as a unit. The land being offered for sale on this auction consists of a parcel of land with approx. 92% tillable and is inclusive of choice acres of cropland with some extremely high caliber soils. According to FSA 156EZ on this property, this farm has approximately 156.26 acres of farmland with approx. 147.27 acres of cropland, with a 106.14 acre corn base with a 161 bu. PLC yield and a 35.46 acre soybean base with a 51 bu. PLC yield and is enrolled in the ARC County farm program election. According to FSA info. the non-tillable acres appear to consist of approx. 8.99 acres of grassed waterway/drainage with the remainder in ditches and roads. According to the Moody County Assessor this farm has an excellent overall soil rating/parcel rating of .850, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 84.5 – with the predominate soils on the cropland comprised of Moody silty clay loams (MoB) – Class II, Wakonda-Chancellor silty clay loams (Wa) – Class II, Moody-Trent silty clay loams (MtA) – Class I, and Moody-Nora silty clay loams – Class II, with lower quality soils in the waterways and drainage areas. The general topography of the cropland is level to level to very gently rolling with excellent eye appeal. This land is very well suited for row crop production and there is some existing drain tile installed in areas of the farm according to the owners, although there are only owner's hand drawn maps available representing the approx. location of the existing tile lines. This property has potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated!

LEGAL DESC.: The NE¼ of Sec. 18, T. 106N., R. 47W., (Lone Rock Twp.), Moody Co., SD.

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. 3, 2024 and not prior to Jan. 1, 2024, with full possession for the 2024 crop year and Fall tillage privileges subsequent to the rights of the existing tenants to harvest the 2024 standing crops. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost divided 50-50 between the buyer and seller. All of the 2022 RE taxes payable in 2023 in the amount of $4,315.84, as well as all of the 2023 RE taxes payable in 2024 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the county tax records with the acres understood to be "more or less". This property is sold in "AS IS" Condition and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/ auctioneers in this transaction stipulate that they are acting as agents for the sellers. 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 make arrangements for absentee bidding or other information contact the auctioneers.**

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DUANE & RITA GREENHOFF, Owners

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – ph. 605-336-6315 or Flandreau, SD – ph. 605-997-3777
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527
DEAN STOLTENBERG – Auctioneer & RE Broker Associate – Jasper, MN – ph. 507-829-6856

Aerial Map

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AUCTIONEERS & LAND BROKERS LLC

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 43° 59' 20.11, -96° 30' 38.88

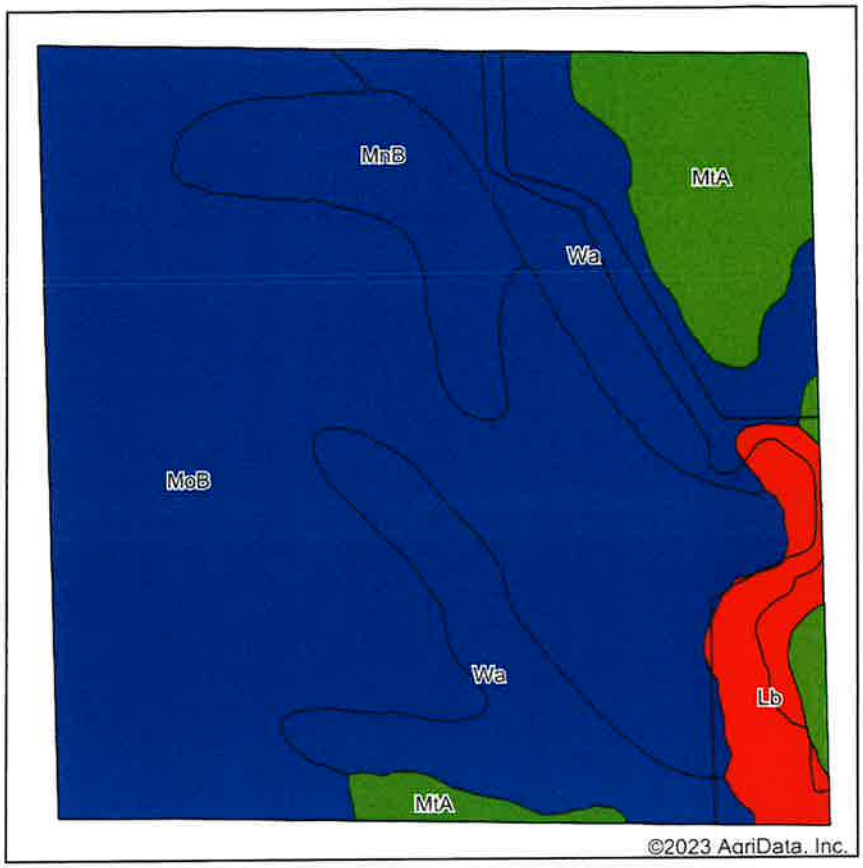
0ft 860ft 1720ft

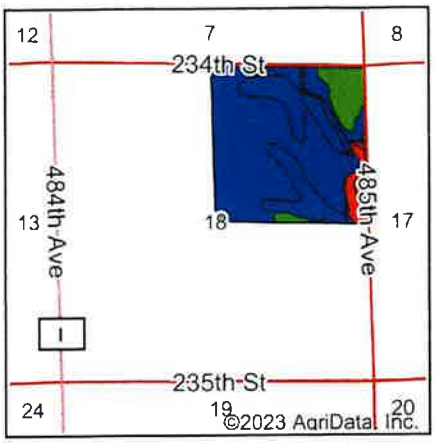
N
W E
S

18-106N-47W
Moody County
South Dakota

9/6/2023

Soils Map





State: **South Dakota**
County: **Moody**
Location: **18-106N-47W**
Township: **Lone Rock**
Acres: **156.26**
Date: **9/6/2023**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Area Symbol: SD101, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	87.05	55.7%		IIe		87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	32.92	21.1%		IIs		83
MtA	Moody-Trent complex, 0 to 2 percent slopes	16.64	10.6%		I	I	95
MnB	Moody-Nora complex, 2 to 6 percent slopes	11.92	7.6%		IIe	IIIe	88
Lb	Lamo silty clay loam, frequently flooded	7.73	4.9%		VIw		34
				Weighted Average	**2.09**	*-	**84.5**

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

USDA United States Department of Agriculture

Moody 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 _____

Tract Cropland Total: 147.27 acres

2023 Program Year
Map Created July 25, 2023

Farm **6079**
Tract **11511**
18-106N-47W-Moody

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).

Field Office: Flandreau

Certified Wetland Determination

Agency: USDA-NRC

Certified By: A. Pankratz

Certified Date: 9/29/1

Legal Desc: S 018, T 106N, R 47W

Tract: 11511

Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 295 590 1,180 1,770 2,360 2,950 3,540 Feet

N

W	Wetland
FW	Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC	Prior Converted
NW	Non Wetland
NI	Not Inventoried Potential Waters of the US

See NRCS CPA-026E for definitions and additional info.