

LAND AUCTION



**ATTENTION – CATTLE PRODUCERS -
+/-158.75 ACRES OF ROCK CREEK
TOWNSHIP, MINER COUNTY
PASTURELAND**

We will offer the following land at public auction “On Site” at the land – Located from Epiphany, SD – approx. ¼ mile west, then 4 miles north on Hwy. #25 and 2 miles west on 240th St. to the NE Corner of the land at the Jct. 240th St. & 425th Ave.; from Howard, SD – 7 miles west on Hwy. #34, 7 miles south on Hwy. #25 and 2 miles west on 240th St.; or from Roswell, SD – 1 mile east on Hwy. #34, 7 miles south on Hwy. #25 and 2 miles west on 240th St.

**SALE DATE: THURSDAY JANUARY 11, 2024
SALE TIME: 10:00 AM**



DAVE & RONDA GASSMAN, Owners

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

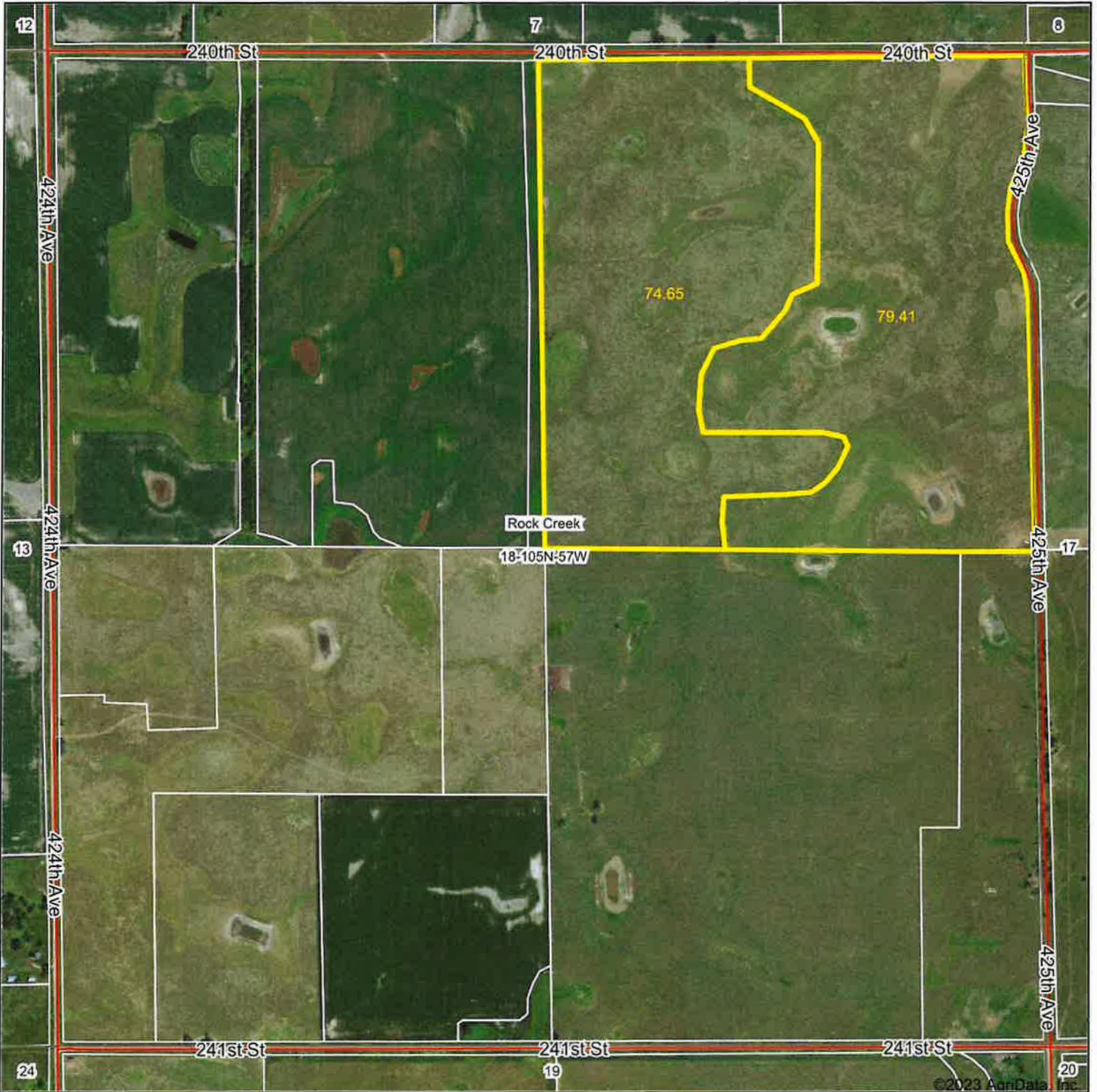
This is a farm with a +/-158.75 acres of excellent pasture. This pasture has a number of excellent attributes including native grassland, 2 dugouts, developed King-Brook Rural Water with a hydrant and large rubber tire water tank, a corral/catch pen and above average fencing. According to the Miner County Assessor this land has an Overall Soil Rating of a .656; comparatively Surety Agri-Data indicates this land has an overall soil productivity index of 65.3. The general topography of this land is level to gently rolling. This property is essentially permanent pasture as this property is subject to a combination perpetual US Fish & Wildlife Grassland & Wetland Easements – the Grassland Easement essentially prohibits row cropping on any portion of the property, 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 within any wetland areas. The pastureland is currently all sowed to grass and much of the grassland appears to be native grass pasture with no FSA cropland history. This property is located in a highly regarded livestock production area of Miner County, SD and is especially well suited for the cow-calf producer. According to the Miner County Treasurer the 2022 RE taxes payable in 2023 on this property were \$2,014.90.

LEGAL DESC.: The NE¼, Except Lot H-1, Sec. 18, T. 105N., R. 57W. (Rock Creek Twp.), Miner County, SD.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before March 1, 2024, with full possession for the 2024 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 sold subject to 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 Madison, SD, with questions pertaining to specifics concerning the easements. This property is being sold based on the acres as stated on the Miner County Assessor's records, with the acres being understood to be "more or less". All of the 2023 RE taxes payable in 2024 will be paid by the sellers, with the buyer to be responsible for all of the 2024 RE taxes payable in 2025. The seller does not warranty or guarantee that existing fences lie on the true & correct boundary are subject to 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 Miner 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 owners.

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.

Aerial Map



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Boundary Center: 43° 54' 13.32, -97° 42' 56.66

0ft 825ft 1651ft

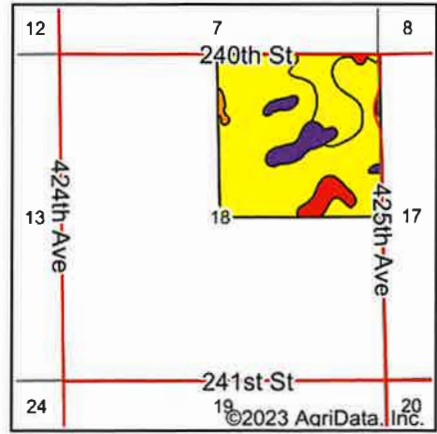
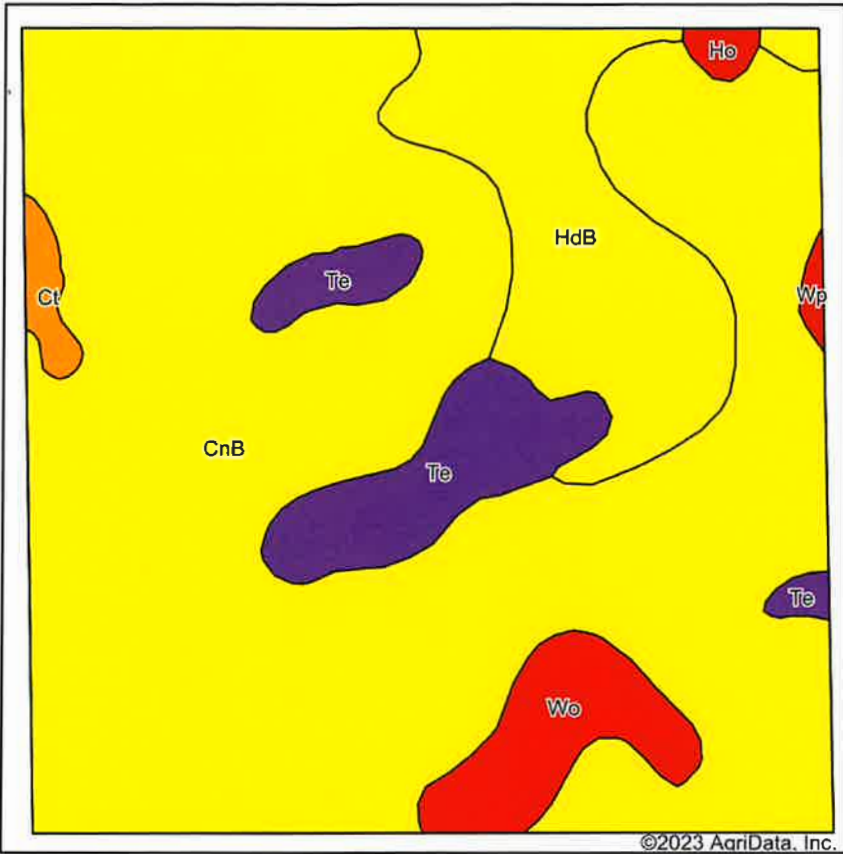
18-105N-57W
Miner County
South Dakota



12/11/2023

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

Soils Map



State: **South Dakota**
 County: **Miner**
 Location: **18-105N-57W**
 Township: **Rock Creek**
 Acres: **159.58**
 Date: **12/11/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD097, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnB	Clarno-Stickney-Tetonka complex, 0 to 6 percent slopes	118.99	74.6%		Ile	69
HdB	Houdek-Dudley complex, 2 to 6 percent slopes	19.97	12.5%		Ile	63
Te	Tetonka silt loam, 0 to 1 percent slopes	10.98	6.9%		IVw	56
Wo	Worthing silty clay loam, 0 to 1 percent slopes	6.91	4.3%		Vw	30
Ct	Crossplain-Tetonka complex	1.47	0.9%		IIw	72
Ho	Hoven silt loam, 0 to 1 percent slopes	0.78	0.5%		VIIs	15
Wp	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.48	0.3%		VIIIw	10
Weighted Average					2.31	65.3

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

Miner County, SD



Record	468	Town/Twp	ROCK CREEK TOWNSHIP
Legal	NE4 EXC LOT H-1 18-105-57	Section/Lot	18
Record Query	468	Twp/Block	105
Legal Acres	158.75	Range	57
Extent	6952788.66569816	Quarter	1
Owner	DAVID GASSMAN ETUX	Sixteenth	0
Property Address	STR 18-105-57	School District	48-3



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
 1 inch = 1128 feet
 12/11/2023

NOTES:

SUTTON AUCTIONEERS & LAND BROKERS, LLC

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