SUTTON AUCTIONEERS & LAND BROKERS, LLC

ESTATE LAND AUCTION

WEDNESDAY FEBUARY 14TH, 2024

SALE TIME: 10:00AM

+/-62.11 Acres of Well-Located Productive, Palisade Twp., Minnehaha County SD Land w/No Remaining Rural Housing Eligibilities – Located Within 1 Mile of City Limits of Garretson SD and Within ½ mile of a County Hard-Surfaced Highway! This property Awards an Opportunity to Purchase a Productive Parcel of Land to Add to an Area Row Crop Farming Operation or Investment Property!

We will offer the following parcel of Land at Public Auction "On Site" at the land – Located from the East side of Garretson SD (Jct. of 486th Ave & 253rd St.) – 1 Mile East on 253rd St./Co. Hwy. #120 to 487th Street, then approx. 4/10ths mile south the NE Corner of the Land; or from the Minnehaha Co., SD/Rock Co., MN State Line – Jct. of SD 488th Ave & 253rd St./MN 161st St. – 1 mile west and 4/10ths mile south on 487th St.

DALE F. STOLTENBERG ESTATE TRUST, OWNER – CURTIS D. STOLTENBERG, TRUSTEE

CHUCK SUTTON – AUCTIONEER & LAND BROKER- – SIOUX FALLS, SD – PH. 605-336-6315
BOB JULSON – AUCTIONEER & RE BROKER ASSOCIATE – GARRETSON, SD – PH. – 605-351-2654
DEAN STOLTENBERG – AUCTIONEER & RE BROKER ASSOCIATE – JASPER, MN – PH. 507-829-6856
JARED SUTTON, CAI – AUCTIONEER & RE BROKER ASSOCIATE – FLANDREAU, SD – PH. 605-864-8527

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This auction awards and excellent opportunity to purchase a very well-located parcel of land near Garretson, SD and situated in Palisade Twp., Minnehaha County SD, which historically is an area where land is tightly held and does not frequently become available for purchase on the open market. This parcel of land has a high percentage of tillable productive cropland. According to FSA information the cropland acres appear to be slightly overstated as the cropland acres are more than the taxable acres, as FSA indicates that this parcel of land contains approximately 61.99 acres of Farmland with approx. 61.99 acres of Cropland with a 40.50 acre corn base with a 152 Bu. PLC yield and a 3.60 acre soybean base with a 46 Bu. PLC yield. This property has some land classified as HEL, but does have some existing terraces and may require an operator follow an approved conservation plan; in addition, there has been drain tile installed in areas of the farm as deemed beneficial. According to M'haha. Assessor's data this land has a soil rating of .610, comparatively information obtained from Surety Agri-Data Inc., indicates this parcel has a weighted productivity index of a 65.5. The general topography of this land is gently rolling to rather undulating. A survey has been completed on this property by Midwest Land Surveying, Inc., with this property to be sold in accordance with the surveyed acres. It is noted that there is an existing 33'x463' access easement that is filed of record, which provides for the limited purpose of allowing access to the south side of the land lying north of this property. This would be an excellent parcel of land for a beginning farmer, current farm operator seeking land for expansion of their farming operation and/or an Investor. Interested parties are invited to inspect this property at their convenience prior to the auction. Mark your calendars and make plans to be in attendance at this auction, although if you are unable to attend and wish to make arrangements for absentee bidding you may contact any of the auctioneers prior to the auction.

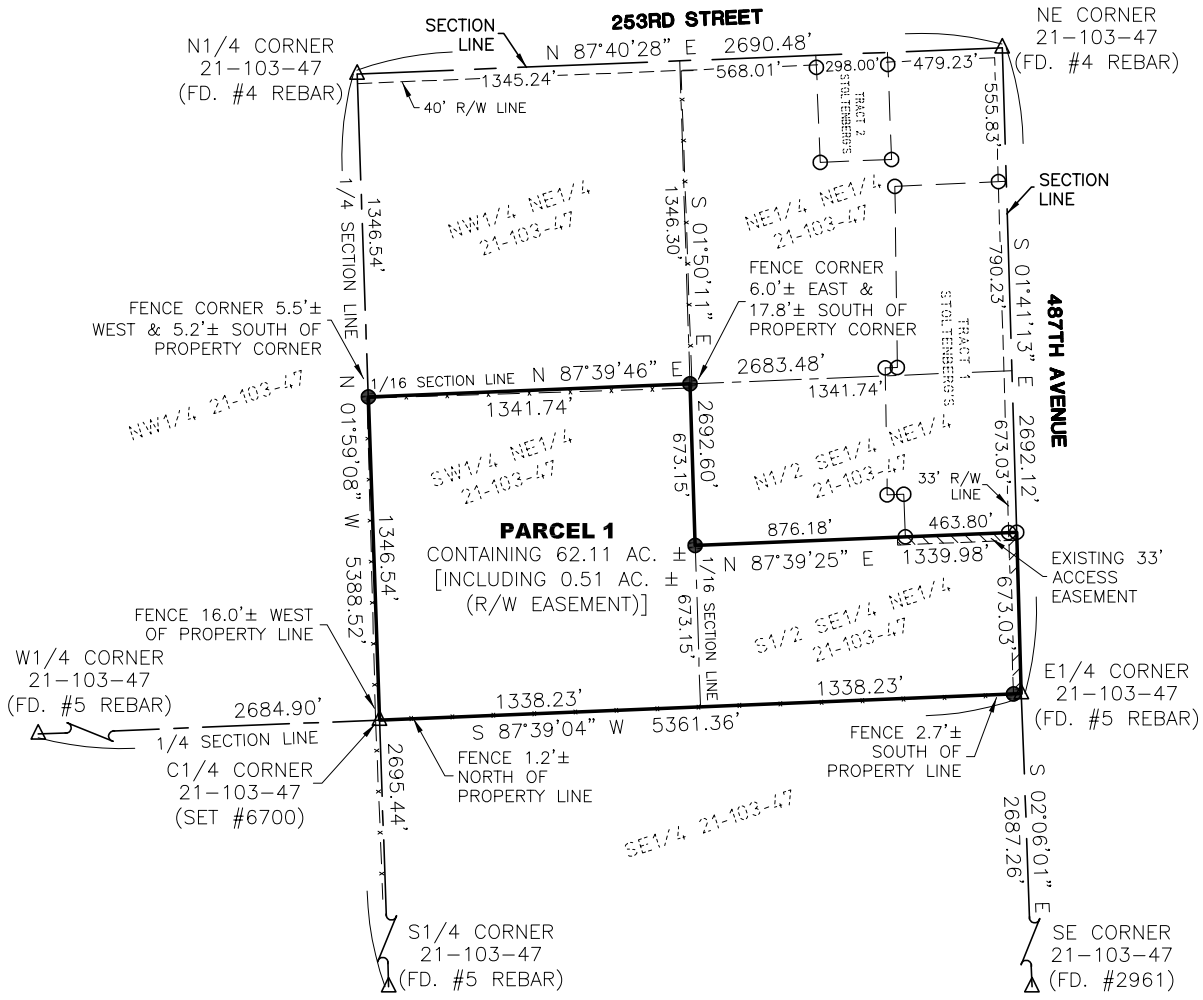
LEGAL DESC.: The SW¼ NE¼ & the S½ SE¼ NE¼, Exc. Lot H-1, Sec. 21, T. 103N., R. 47W., (Palisade Twp.), Minnehaha County, SD. Containing +/- 62.11 Acres in accordance with the survey there of.

TERMS: Cash – A 10% nonrefundable earnest money payment on sale day & balance due on or before March 29, 2024, with full possession for the 2024 crop year. 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 Agents Fee divided 50-50 between the buyer & seller. All of the 2023 RE taxes payable in 2024 in the amount of $1,099.68 will be paid by the Trust, with the buyer to be responsible for all of the 2024 RE taxes payable in 2025. The total acres being sold will be based on surveyed acres as determined by Midwest Land Surveying, Inc., with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to M'haha. Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the owners.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

SALE DRAWING - PARCEL 1

IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 103 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 103 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; TOGETHER WITH THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 103 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: DALE F. STOLTENBERG LIVING TRUST

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

TOTAL ACRES FOR PARCEL 1

62.11 ACRES±

[INCLUDING 0.51 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.

PROJECT #24-011
DRAWN BY: JEB

Midwest LAND SURVEYING, INC.

211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

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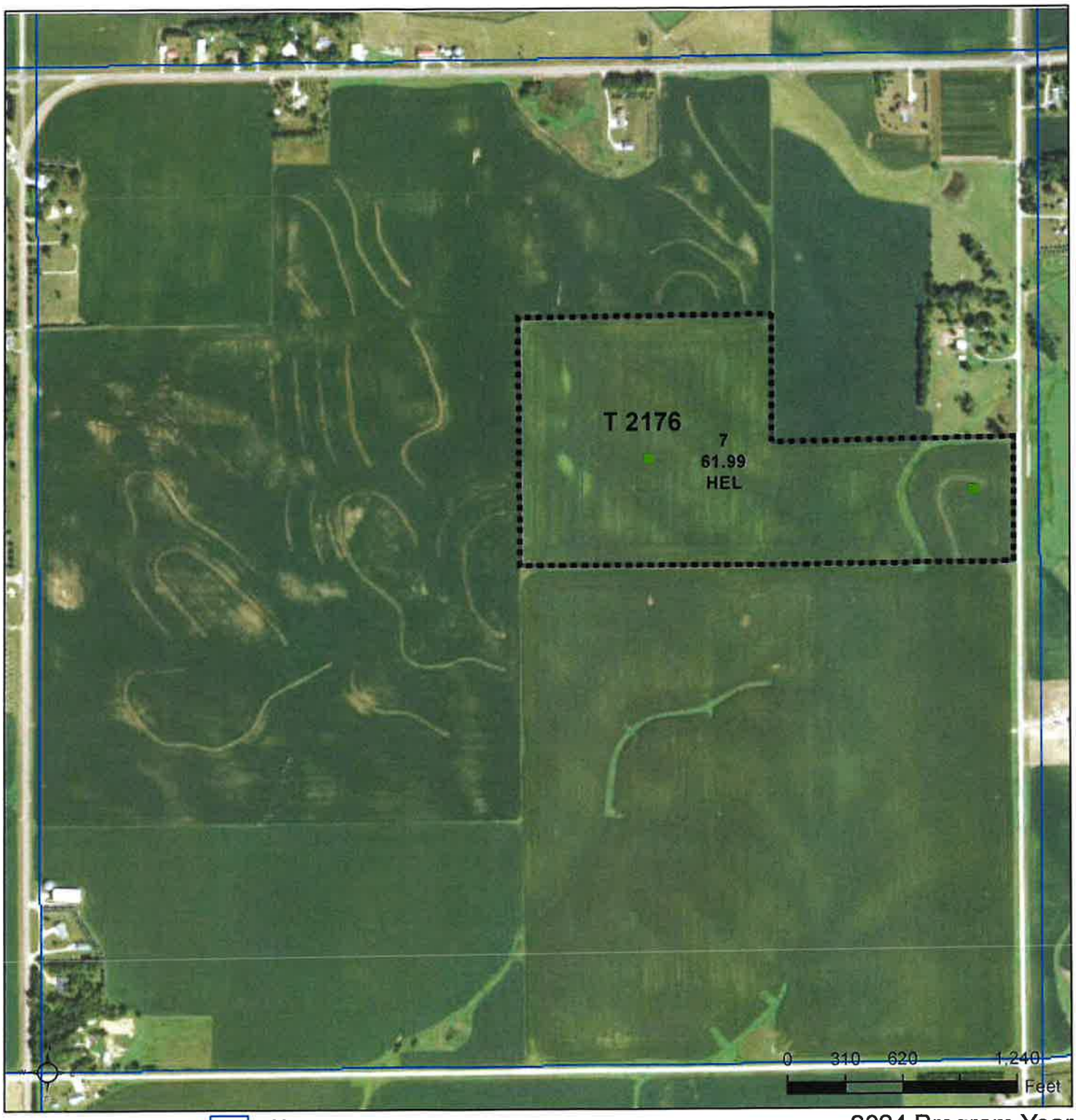
USDA United States Department of Agriculture

Minnehaha County, South Dakota



Common Land Unit PLSS
Cropland
Tract Boundary

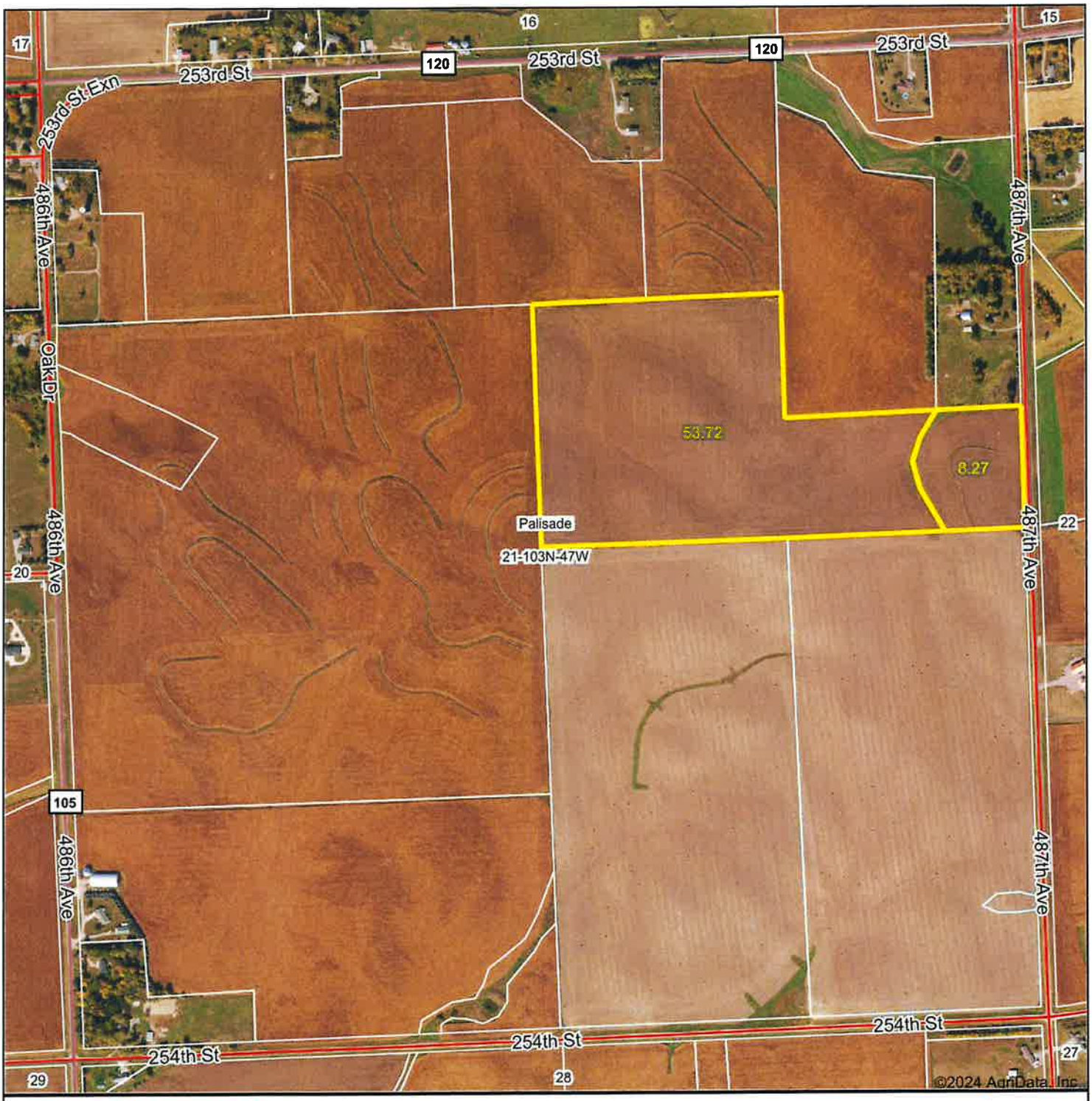
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year
Map Created November 02, 2023
Farm **12422**

21-103N-47W-Minnehaha

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).

Aerial Map



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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° 42' 42.85, -96° 28' 33.91

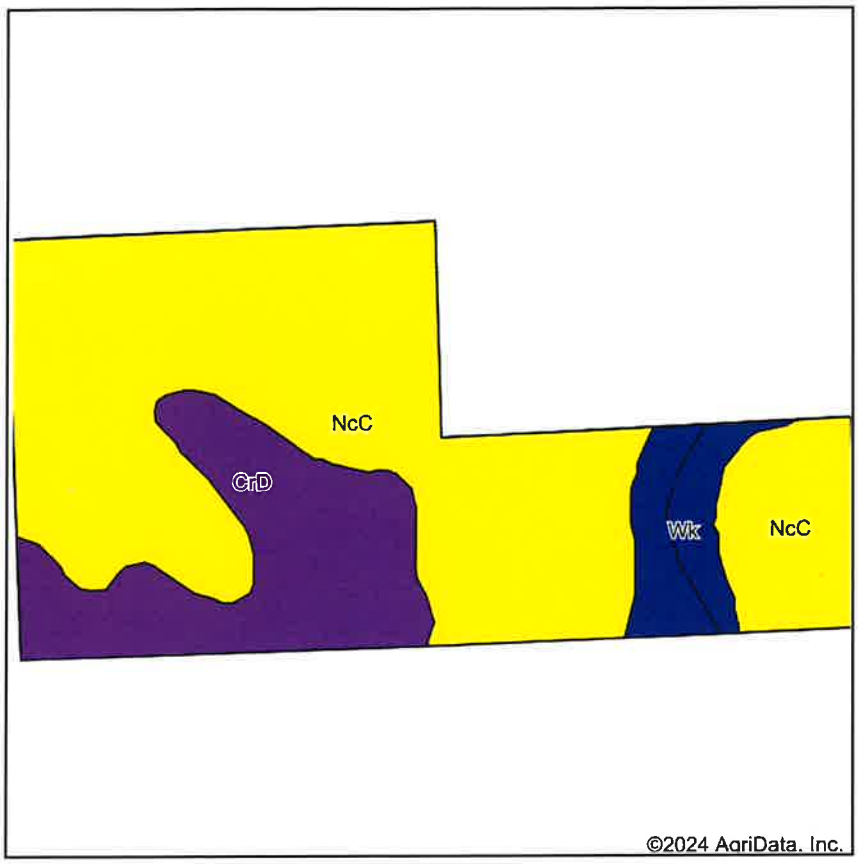
0ft 851ft 1703ft

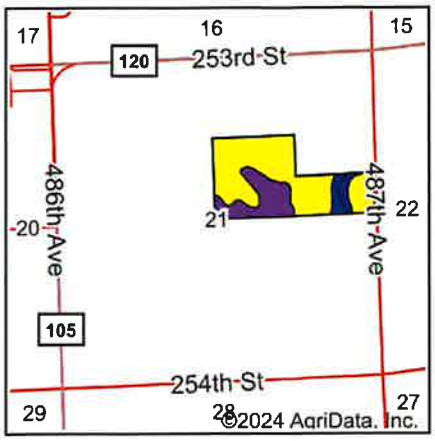
21-103N-47W
Minnehaha County
South Dakota

N W E S

1/24/2024

Soils Map





State: **South Dakota**
County: **Minnehaha**
Location: **21-103N-47W**
Township: **Palisade**
Acres: **61.99**
Date: **1/24/2024**

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

Area Symbol: SD099, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
NcC	Nora-Crofton complex, 6 to 9 percent slopes	43.92	70.9%		IIIe	IVe	68
CrD	Crofton-Nora complex, 9 to 15 percent slopes	13.43	21.7%		VIe		52
Wk	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.64	7.5%		IIw		82
			Weighted Average		**3.58**	***-**	**65.6**

*c: Using Capabilities Class Dominant Condition Aggregation Method
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.

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www.suttonauction.com

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

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

NOTES: