

LAND AUCTION

+/-154.82 Acres of Productive Lisbon Twp., Davison Co., SD Land

WEDNESDAY
JANUARY 24, 2024

Time of Sale: 10:00 am



SUTTON AUCTION

1116 N. West Ave.
Sioux Falls, SD 57104
605-336-6315

We will offer this high caliber parcel of Davison County, SD farmland at public auction "On Site" at the land located from Mitchell, SD – approx. 5 miles west on I-90 to the Betts Road Exit #325 on I-90, then 3½ miles south on the Betts Road/403rd Ave. to 258th Street, then 1 mile west on 258th St. to the NE Corner of the Land at the Jct. of 258th St. and 402nd

AUCTIONEERS
NOTE:

This auction awards the opportunity to purchase a choice parcel of land with an extremely high percentage tillable that is situated in a prominent agricultural area in Lisbon Twp. of Davison County, SD, where historically land ownership is tightly held and seldom becomes available on the open market, evidenced by the fact that this land has been owned by the Schoenfelder/Maeschen family for approximately 75 years, thus this auction truly presents a once in a lifetime opportunity to purchase this choice farmland. 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 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.

RANDALL MAESCHEN & CYNTHIA ENDRES,
Owners

This farm consists of a very high caliber parcel of land with an extremely high percentage tillable and is inclusive of some exceptionally high quality soils. This land will be offered as an individual +/-154.82 acre farm. According to FSA information this farm is indicated to have approximately 154.87 acres of Cropland – which may be slightly overstated as the farm is indicated to contain a total of 154.82 acres as stated on the County Assessor’s records; and currently has an FSA 71.78 acre corn base with a 127 bu. PLC yield, a 27.90 acre soybean base with a 43 bu. PLC yield and a 33.22 acre wheat base with a 41 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 an extremely high Soil Productivity Index of a 77.1; comparatively, Davison County Assessor’s information also indicates that this parcel of land has a high soil rating of .742; with both indicating that this is a productive parcel of land predominately Class II soils. The 2022 RE taxes payable in 2023 on this land are \$2,568.96. This farm may be near the top in the percentage tillable and soils quality of land found in Davison County, SD and truly must be seen to be fully appreciated.

LEGAL DESCRIPTION:

The NE ¼, Except a Portion of Lot 1 of Schoenfelder’s Addition, in Sec. 17, T. 102N., R. 61W., (Lisbon Twp.), Davison County, SD.

TERMS:

Cash: A 10% non-refundable earnest money payment sale day with the balance on March 14, 2024., with full possession at closing for the 2024 crop year. Marketable title will be conveyed with an owner’s title insurance policy will be 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, with the buyer to be responsible for all of the 2024 RE taxes payable in 2025. 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.

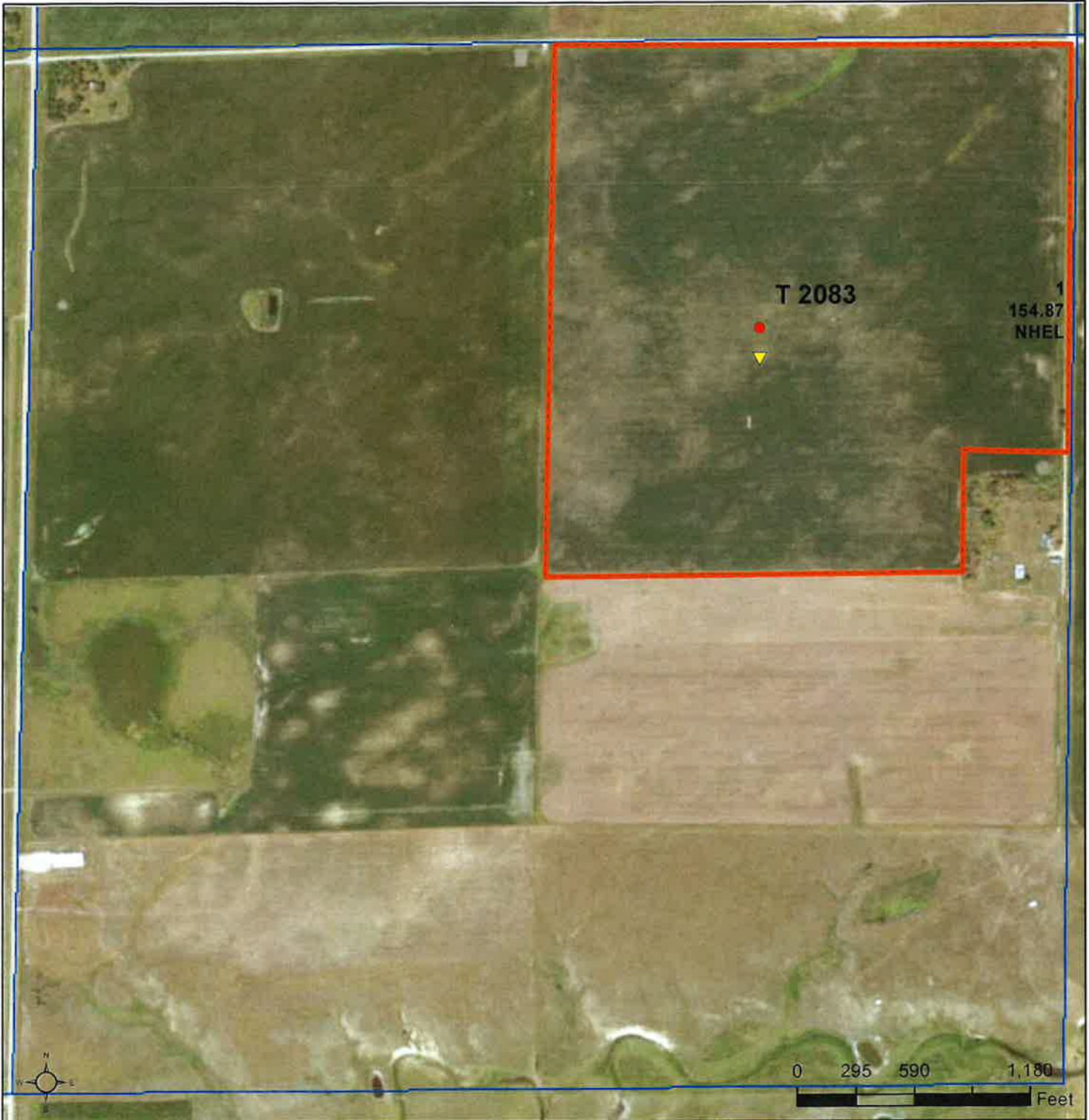
This property has potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/or their investment portfolio. To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

RANDALL MAESCHEN & CYNTHIA ENDRES, Owners

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

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

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



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

2024 Program Year

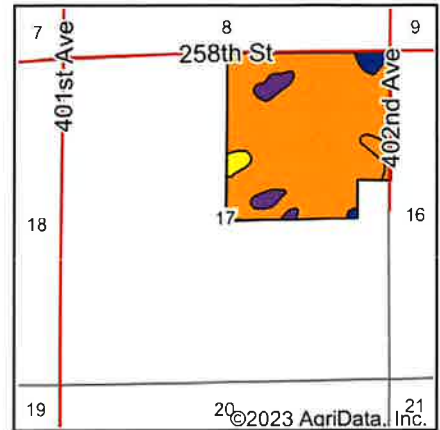
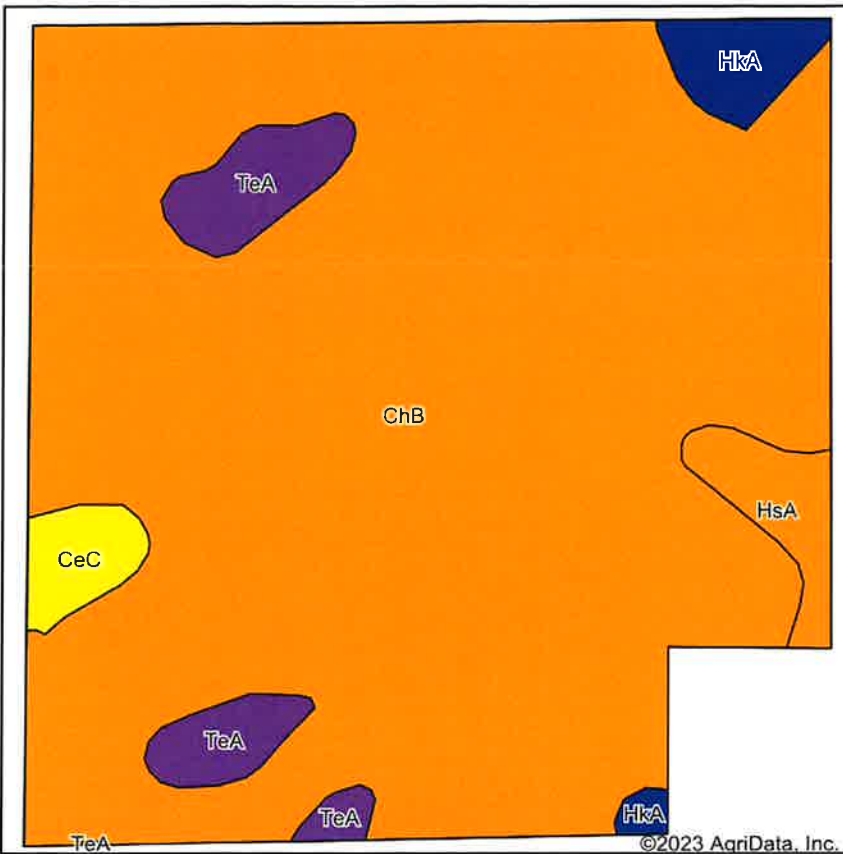
Map Created October 10, 2023

Farm 3015

17-102N-61W-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



State: **South Dakota**
 County: **Davison**
 Location: **17-102N-61W**
 Township: **Lisbon**
 Acres: **154.87**
 Date: **12/4/2023**



Maps Provided By:



Area Symbol: SD035, Soil Area Version: 26

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	137.68	88.9%		Ile	78
TeA	Tetonka silt loam, 0 to 1 percent slopes	7.03	4.5%		IVw	56
HsA	Houdek-Stickney complex, 0 to 2 percent slopes	3.76	2.4%		IIc	77
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	3.63	2.3%		IIc	88
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.77	1.8%		IIIe	69
Weighted Average					2.11	77.1

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



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In the last 10 years our firm has sold over 260,000 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

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