

LAND AUCTION



THURSDAY MARCH 14, 2024

Sale Time: 10:00 AM

**+/-160 Surveyed Acres of
Productive High
Percentage Tillable
Pleasant Valley Township,
Tripp County, SD Land**

**Auction to be held at the
Hamill Community Hall
34202 B. St., Hamill, SD**

In order to settle the Estate of Judy Eldridge Tomes, we will offer this high caliber parcel of Tripp County, SD farmland at public auction, with the auction to be held at the Hamill Community Hall at 34202 B St. in Hamill, SD

JUDY "ELDRIDGE" TOMES ESTATE, Owner
Zachary D. Tomes, Personal Representative
Shari B. Langner – Langner Law Firm, Prof. LLC – Attorney for the Estate



**Terry Haiar
Alexandria, SD**

www.suttonauction.com

AUCTIONEERS

NOTE:

This auction awards the opportunity to purchase a parcel of land with high percentage tillable that is situated in a prominent agricultural area in Pleasant Valley Township in Tripp 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 Eldridge-Tomes family for over 75 years with ownership dating back to 1947, thus this auction truly presents a once in a lifetime opportunity to purchase this land. 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 operation, crop-livestock operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. **Note – this is an inside quarter located ½ mile west of Hwy. #49, so it may be necessary to utilize an ATV, SUV, snowmobile or other type of vehicle to inspect the property.

PROPERTY LOCATION AND LEGAL DESCRIPTION:

This land is located from Winner, SD – approx. 7 miles east on Hwy. #44, 4 miles north on Hwy. #44 and ½ mile west on a non-maintained section line road (273rd St.); from Hamill, SD – Approx. 10 ½ miles south on Hwy. #49 and ½ mile west on 273rd St.

LEGAL DESC.: The SW ¼ of Sec. 27, T. 100N., R. 75W., (Pleasant Valley Twp.), Tripp County, SD

This farm consists of a high caliber parcel of land with a very high percentage tillable and is inclusive of some respectable high quality soils. This land will be offered as an individual +/-160 acre farm, with the acres being sold to be adjusted in accordance with the surveyed acres. According to FSA information this farm is indicated to have approximately 160.57 acres of Farmland & 160.57 Acres of Cropland with an FSA 79.62 acre corn base with a 57 bu. PLC yield, a 40.70 acre soybean base with a 32 bu. PLC yield and a 38.73 acre sunflower base with a 1,621 lb. PLC yield. The general topography of this land is gently rolling to rolling. According to Tripp County Assessor's information this parcel of land has a high soil rating of .791; comparatively, information obtained from Surety Agri-data Inc., this parcel has Soil Productivity Index of a 77.3; with both indicating that this land has some productive soils. The 2023 RE taxes payable in 2024 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 Tripp County, SD and truly must be seen to be fully appreciated.

TERMS:

Cash: A 10% non-refundable earnest money payment on the day of the sale with the balance on May 1, 2024 with full possession at closing and 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 being sold in this farm and the boundary between the SW¼ & SE¼ will be determined by a survey, 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 Tripp County Zoning Ordinances. The RE licensees in this transaction are acting as agents 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 a drone video, 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.

JUDY "ELDRIDGE" TOMES ESTATE, Owner

Zachary D. Tomes, Personal Representative

**Shari B. Langner – Langner Law Firm, Prof. LLC –
Attorney for the Estate**



**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**

**DAN CLARK – Auctioneer & RE Broker
Winner, SD- 605-842-6075**

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



United States
Department of
Agriculture

Tripp 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 _____

2024 Program Year

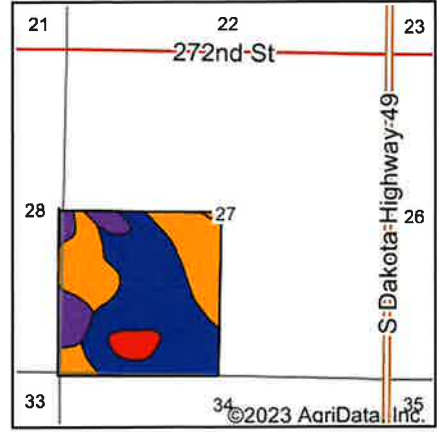
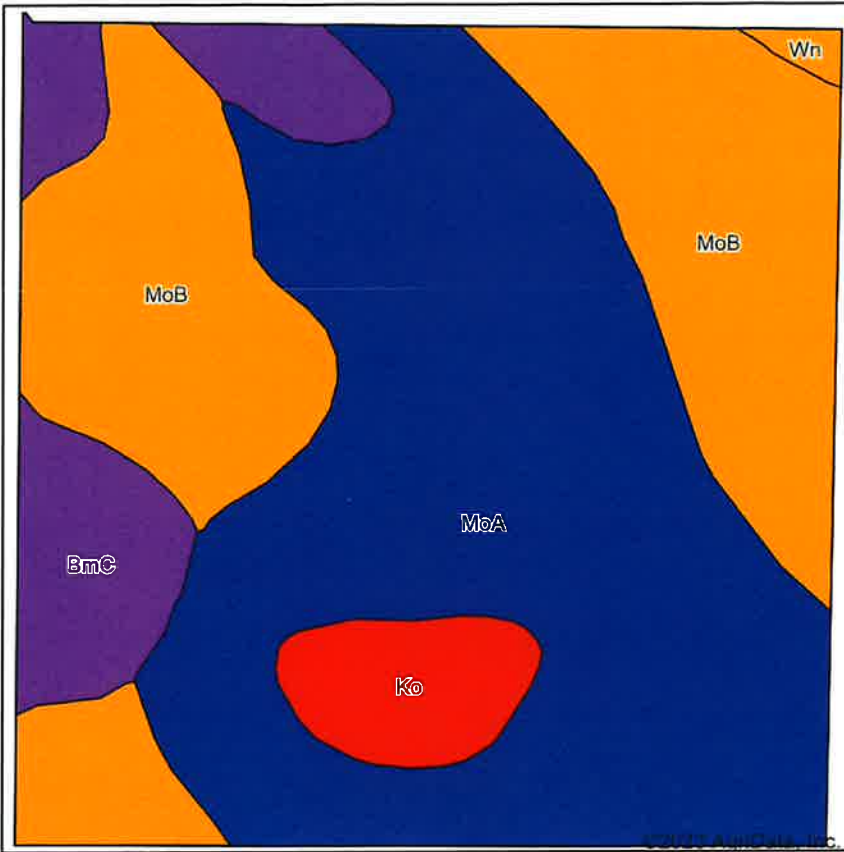
Map Created October 02, 2023

Farm 3912

27-100N-75W-Tripp

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: **Tripp**
 Location: **27-100N-75W**
 Township: **Pleasant Valley**
 Acres: **160**
 Date: **12/12/2023**



Soils data provided by USDA and NRCS.

| Area Symbol: SD123, Soil Area Version: 24 | | | | | | | |
|---|--|-------|------------------|-----------|------------------|--------------|--------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| MoA | Millboro silty clay, 0 to 3 percent slopes | 80.90 | 50.6% | | IIIs | IIIs | 85 |
| MoB | Millboro silty clay, 3 to 6 percent slopes | 54.13 | 33.8% | | IIIe | IIIe | 79 |
| BmC | Boro-Millboro silty clays, 6 to 9 percent slopes | 16.59 | 10.4% | | IVe | IVe | 56 |
| Ko | Kolls clay | 7.58 | 4.7% | | Vw | Vw | 30 |
| Wn | Witten silty clay, 0 to 3 percent slopes | 0.80 | 0.5% | | IIIs | IIIs | 79 |
| Weighted Average | | | | | 3.19 | 3.19 | 77.3 |

*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 260,000 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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