

LAND AUCTION

FAULK COUNTY, SD LAND

**+/-159 Acres of
Well Located
Fairview
Township Faulk
County, SD Land
- This Land is
Located Near
Cresbard, SD and
Has a High
Percentage
Tillable and
Productive Soils
- This Property
Could Serve as
an Excellent
Addition to an
Area Row Crop
Farming
Operation or
Investment
Property**

WEDNESDAY APRIL 10, 2024

Sale Time: 1:00 pm

Due to the receipt of a very benevolent gift from Ida Mae Berg Trust to the Cal Poly Foundation, LLC and their decision to sell this property, we will offer this land at public auction "On Site" at the land located from the Cresbard, SD Corner on Hwy. #20 – 1 mile north through Cresbard, SD on Main St., ½ mile east on 7th St./153rd St., then 4 miles north on Co. Hwy. #15/362nd Ave. to the NE Corner of the land at the Jct. of 149th St. & 362nd Ave.; from Ipswich, SD – approx. 16 miles south on Hwy. #45 to 150th St., 4 miles east on 150th St. and 1 mile north on Co. Hwy. #15/362nd Ave.

Auctioneer's Note: We are privileged to offer this property at public auction on behalf of the Cal Poly University Foundation. This property features a variety of excellent amenities including a high percentage tillable, high quality soils and excellent eye appeal with a level to nearly level topography and is located in a prominent agricultural area of Faulk County, SD. If you are in the market for a very desirable parcel of land that would make an excellent addition to a row crop farming operation or as an addition to your investment portfolio, then make plans to inspect this property and be in attendance at this auction!

**CAL POLY FOUNDATION, LLC
- Owner**



This property consists of a very high percentage tillable parcel of land situated in northern Faulk County and is just 1 mile south of the Faulk/Edmunds County line. According to FSA information this property has approximately 150.14 acres of cropland, with an FSA 39.70 acre corn base with a 132 bu. PLC yield and a 51.06 acre soybean base with a 33 bu. PLC yield and a 30.24 acre wheat base with a 47 bu. PLC yield. According to the Faulk County Assessor this land has a very respectable overall soil rating of .860, comparatively info. obtained from Surety Agri Data, Inc. indicates this land has an overall weighted average soil rating of 78.1 with the soils on the cropland acres being comprised predominately of Class II soils. This land has good eye appeal with a level to very gently rolling topography, with the nontillable areas comprised of a couple of lowland pockets & roads. The 2023 RE taxes payable in 2024 on this property are \$2,054.36. This land is available for a new owner to farm or lease as they desire in 2024.

LEGAL DESCRIPTION:

The NE¼ of Sec. 7, T. 120N., R. 67W., (Fairview Twp.), Faulk County, SD.

Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before May 29, 2024 with full possession for the 2024 crop year. Marketable Title will be conveyed with an owner's title insurance policy provided with the cost of the owner's policy and closing agent's fee (Faulk County Land & Title Co.) both divided 50-50. All of the 2023 RE taxes payable in 2024 will be paid by the seller, with the buyer to be responsible for all of the 2024 RE taxes payable in 2025. The acres being sold are based on the acres as stated on the Faulk County Assessor's records, with the acres 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. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. 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 Board of Cal Poly Foundation, LLC and/or their designee.

TERMS



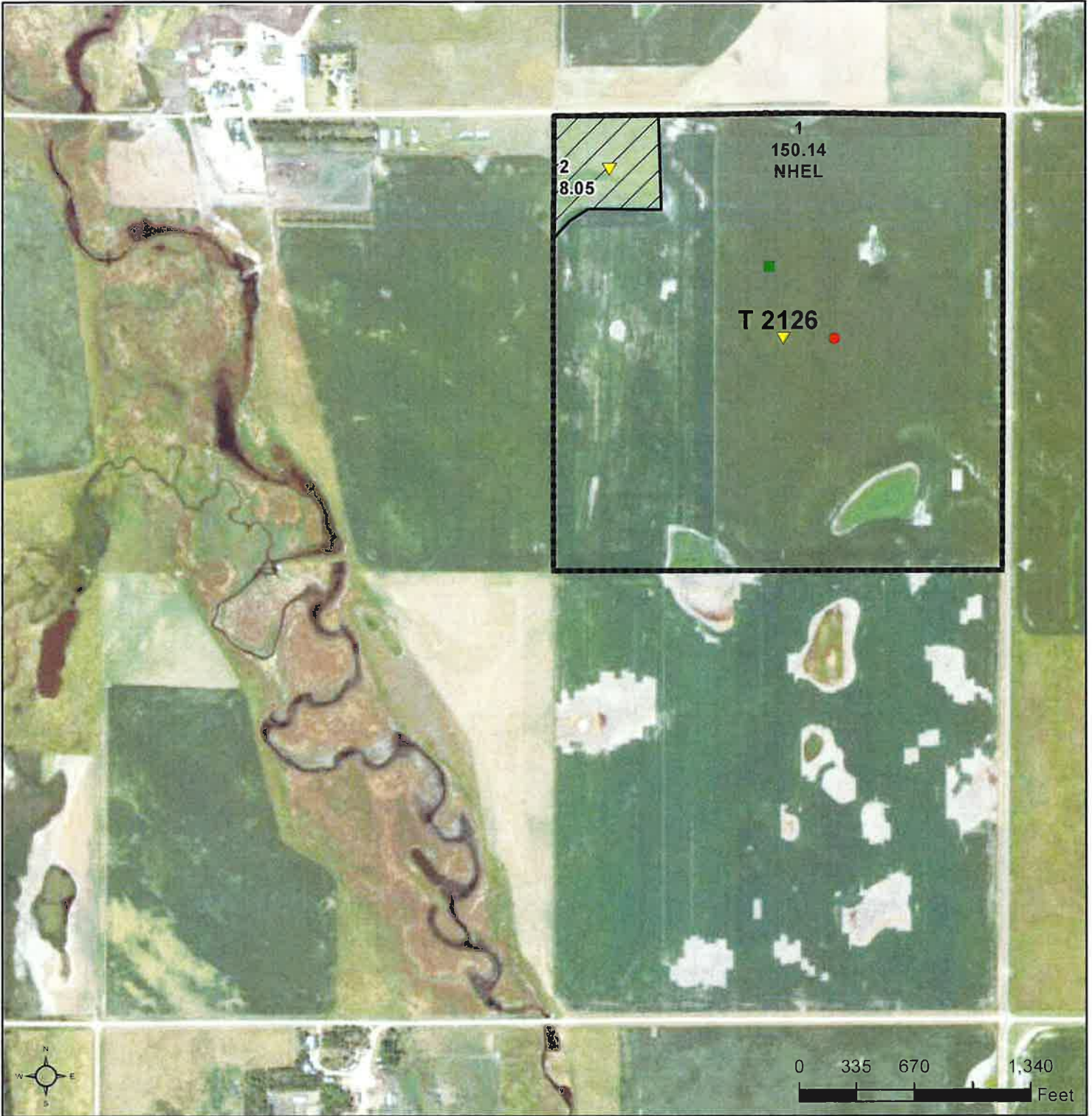
CAL POLY FOUNDATION, LLC - Owner

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

JARED SUTTON, CAI - RE Auctioneer & Broker Assoc.
Flandreau, SD – ph. 605-864-8527
& **JARK-WORLIE AUCTION SERVICE, LLC–**
Aberdeen, SD

Val W. Jark – RE Auctioneer & Broker Associate
605-380-2244

Merlin Worlie –RE Auctioneer – 605-715-9200



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

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 January 04, 2024

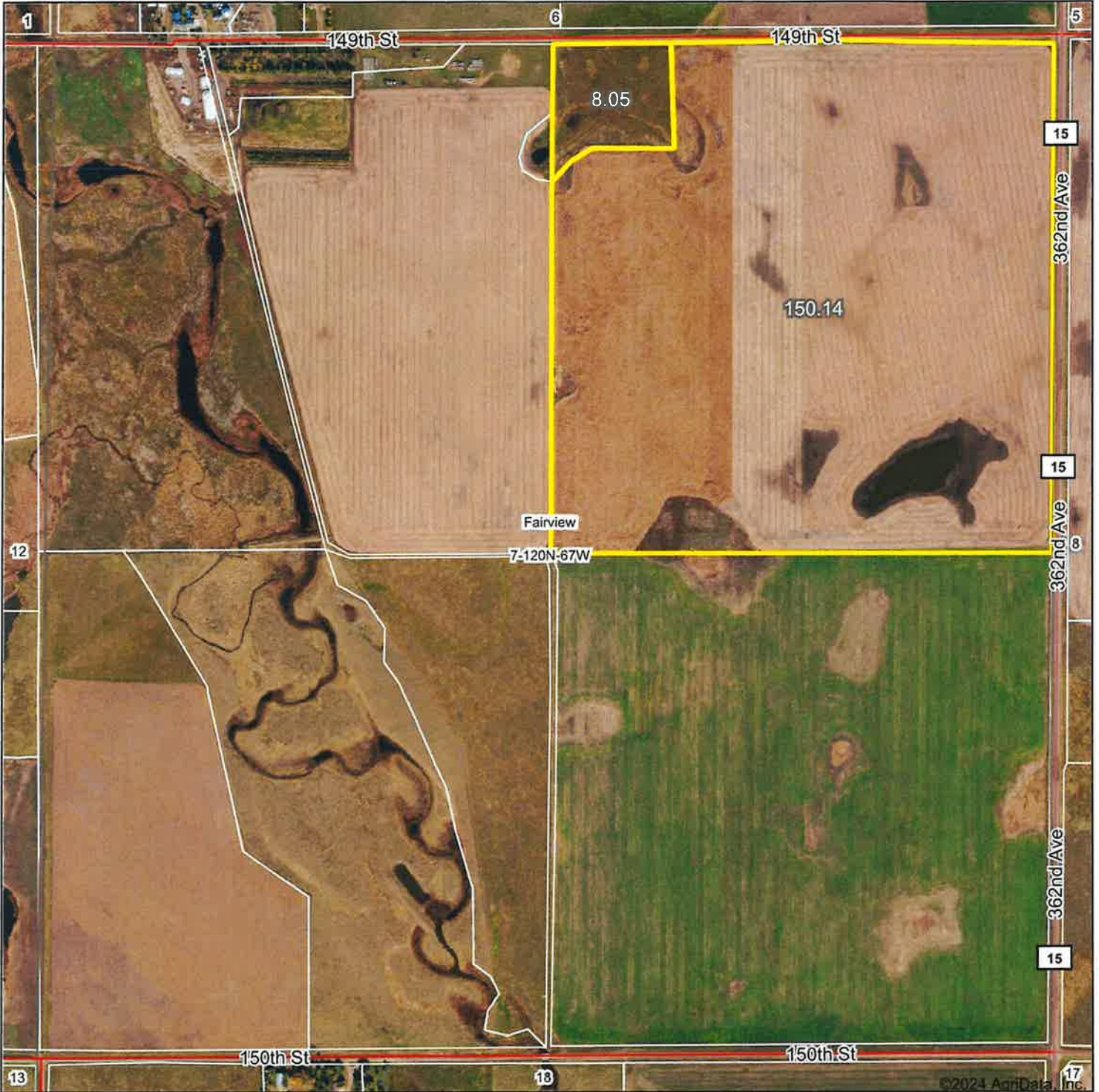
Farm 2504
Tract 2126

7-120N-67W-Faulk

Tract Cropland Total: 150.14 acres

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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Boundary Center: 45° 13' 36.3, -98° 56' 39.87

0ft 808ft 1615ft

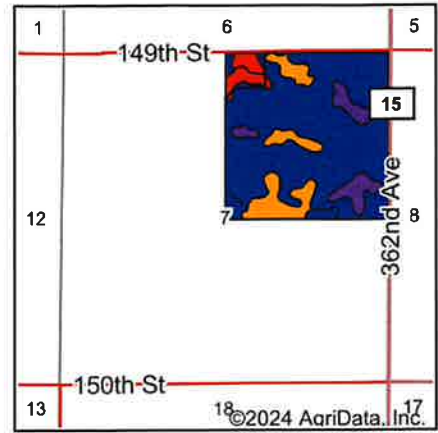
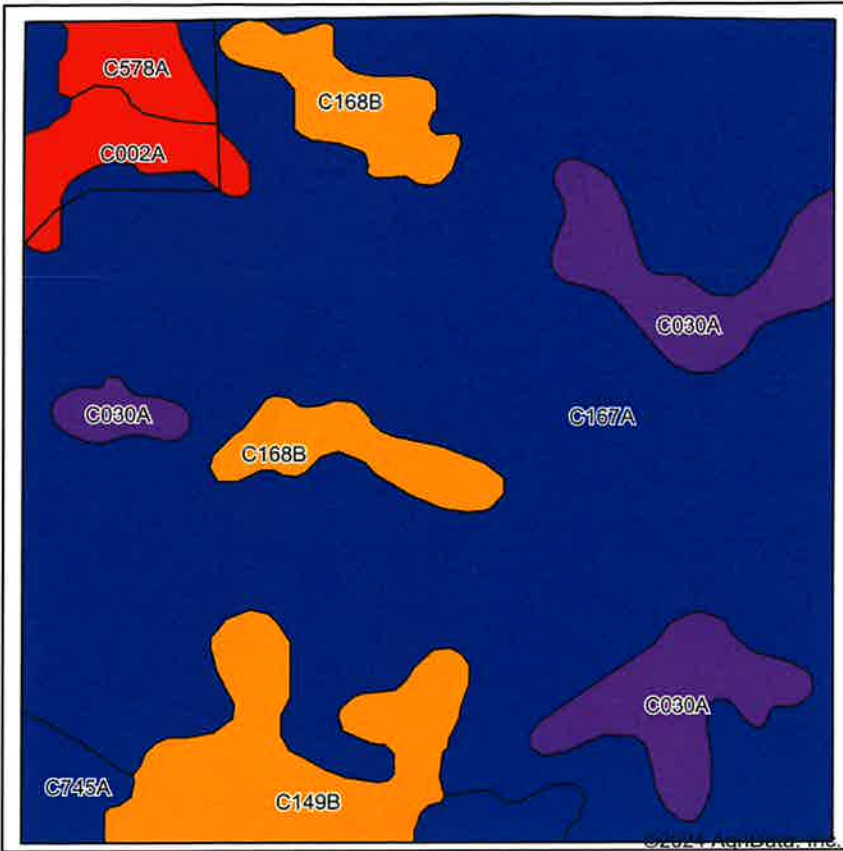
7-120N-67W
Faulk County
South Dakota



3/6/2024

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

Soils Map



State: **South Dakota**
 County: **Faulk**
 Location: **7-120N-67W**
 Township: **Fairview**
 Acres: **158.19**
 Date: **3/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C167A	Max-Arnegard loams, 0 to 3 percent slopes	115.60	73.1%		IIc	83
C030A	Rimlap silt loam, 0 to 1 percent slopes	13.20	8.3%		IVw	51
C149B	Williams-Bowbells-Tonka complex, 0 to 6 percent slopes	10.54	6.7%		IIe	79
C168B	Max-Arnegard-Zahl loams, 0 to 6 percent slopes	8.16	5.2%		IIe	77
C745A	Bryant-Grassna silt loams, 0 to 2 percent slopes	4.19	2.6%		IIc	88
C002A	Tonka silt loam, 0 to 1 percent slopes	.385	2.4%		IVw	45
C578A	Ranslo-Harriet loams, 0 to 2 percent slopes, occasionally flooded	2.65	1.7%		VI s	29
Weighted Average					2.28	78.1

*c: Using Capabilities Class Dominant Condition Aggregation Method



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The Sale of your property may be a once in a lifetime event...

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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

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