LAND AUCTION

+/-151.56 ACRES OF CHOICE, VIRTUALLY ALL TILLABLE BLINSMON TWP., MOODY COUNTY, SD LAND WITH PRODUCTIVE SOILS & EXISTING DRAIN TILE! THIS LAND IS SITUATED IN AN EXCELLENT AGRICULTURAL AREA EAST OF DELL RAPIDS, SD & SOUTHEAST OF TRENT SD, BORDERED BY THE MOODY COUNTY/MINNEHAHA COUNTY LINE!

AUGUST 22, 2024 SALE
TIME: 10:00 AM

SUTTON
AUCTIONEERS & LAND BROKERS LLC

MARCELLA A. RAVE ESTATE TRUST

www.suttonauction.com

To settle the Marcella Rave Estate, we will offer the following land on-site at the farm located from Trent, SD – 3 Miles East on Co. Hwy. #14/240th St., then 4 Miles South n Co. Hwy. #13/481st Ave, then 1 ½ E. on 244th St.; From Dell Rapids, SD – 6 ½ Miles East on Jasper St./Co. Hwy. #104, then 1 ½ Miles N. on 482nd Ave/Co. Hwy #113, then ¾ Mile East on 244th St.

AUCTIONEER'S NOTE: This auction awards the opportunity to purchase a productive parcel of land situated in southern Moody County, SD in a highly regarded agricultural area often referred to as the "Garden Spot of Eastern SD". This land would make an excellent addition to a row crop farming operation or investment! Make plans to inspect this property & be in attendance at this auction!

This land being offered will be sold as a +/-151.36 Acre Parcel. This parcel is situated in an area where land seldom comes available on the open market evidenced by the fact that this land has been in the Rave Family since 1943. According to FSA information, this parcel is indicated to have +/-147.55 acres of cropland with a 112.80 acre corn base with 164 Bu. PLC yield and a 32.30 acre soybean base with a 48 Bu. PLC Yield. Information from the Moody County Assessor indicates that this parcel has an Overall Soil Rating of a .786. Comparatively, information from Surety Agridata Inc., indicates that this parcel has a weighted average Productivity Index of an 80.5 consisting of 100% Class I & II soils. This parcel has been enhanced with the instillation of Drain Tile with approximately 11,270' of 4, 5, 6 & 8" tile installed at that time. This farm is sold subject to an existing 2024 Farm Lease, with possession & fall tillage privileges to be awarded subsequent to the harvest of the 2024 crops and Fall Corn Stalk Baling with Full Possession following the removal of Corn Stalk Bales. If you are in the market for a productive parcel of land in an excellent agricultural area of SE South Dakota, make plans to inspect this property & be in attendance at this auction!!

LEGAL DESC.: The SE ¼ Exc. Rave's Addition in Sec. 35, T. 105 N., R. 48 W., Blinsmon Twp., Moody County, SD

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SUCCESSFUL AUCTIONS JUST DON'T HAPPEN. THEY'RE PLANNED.

TERMS: A 10% nonrefundable downpayment on the day of the sale, with the balance due on or before October 10, 2024. Marketable Title will be conveyed, and an owner's title insurance policy will be provided with the cost to be divided 50-50 between the buyer and seller, with the closing agent's fee (Dell Rapids Law Firm) to be paid by the sellers. If required to close at a title company, a title company closing fee would be split 50-50 between the buyer & seller. All of the 2023 RE taxes payable in 2024 in the amount of $3,988.32 will be paid by the sellers, as well as all of the 2024 RE taxes payable in 2025 with the Estate to Provide a Credit to the buyer based on the current amount of RE Taxes payable in 2024. The total acres being sold are based on the acres as stated on the county tax records, with acres understood to be - more or less. The sellers do not warranty or guarantee that the existing fences lie 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 County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the owners. Sold subject to confirmation of the Trustees.

MARCELLA A. RAVE ESTATE TRUST – ROGER K. RAVE & KAREN A. MUNK – TRUSTEES

MASON R. BREITLING – DELL RAPIDS LAW FIRM – ATTORNEY FOR THE TRUST/ESTATE – PH. 605-428-5444

SUTTON AUCTIONEERS & LAND BROKERS, LLC

CHUCK SUTTON – AUCTIONEER & LAND BROKER SIOUX FALLS, SD – PH. 605-336-6315 & FLANDREAU, SD – PH. 605-997-3777

JARED SUTTON, CAI – RE AUCTIONEER & BROKER ASSOC. FLANDREAU, SD – PH. 605-864-8527

DEAN STOLTENBERG – AUCTIONEER & RE BROKER ASSOCIATE – JASPER, MN – 507-829-6856

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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 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 Auctioneers & 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!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
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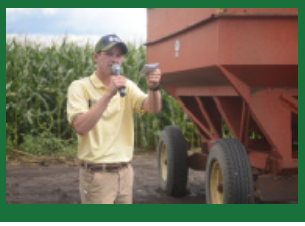
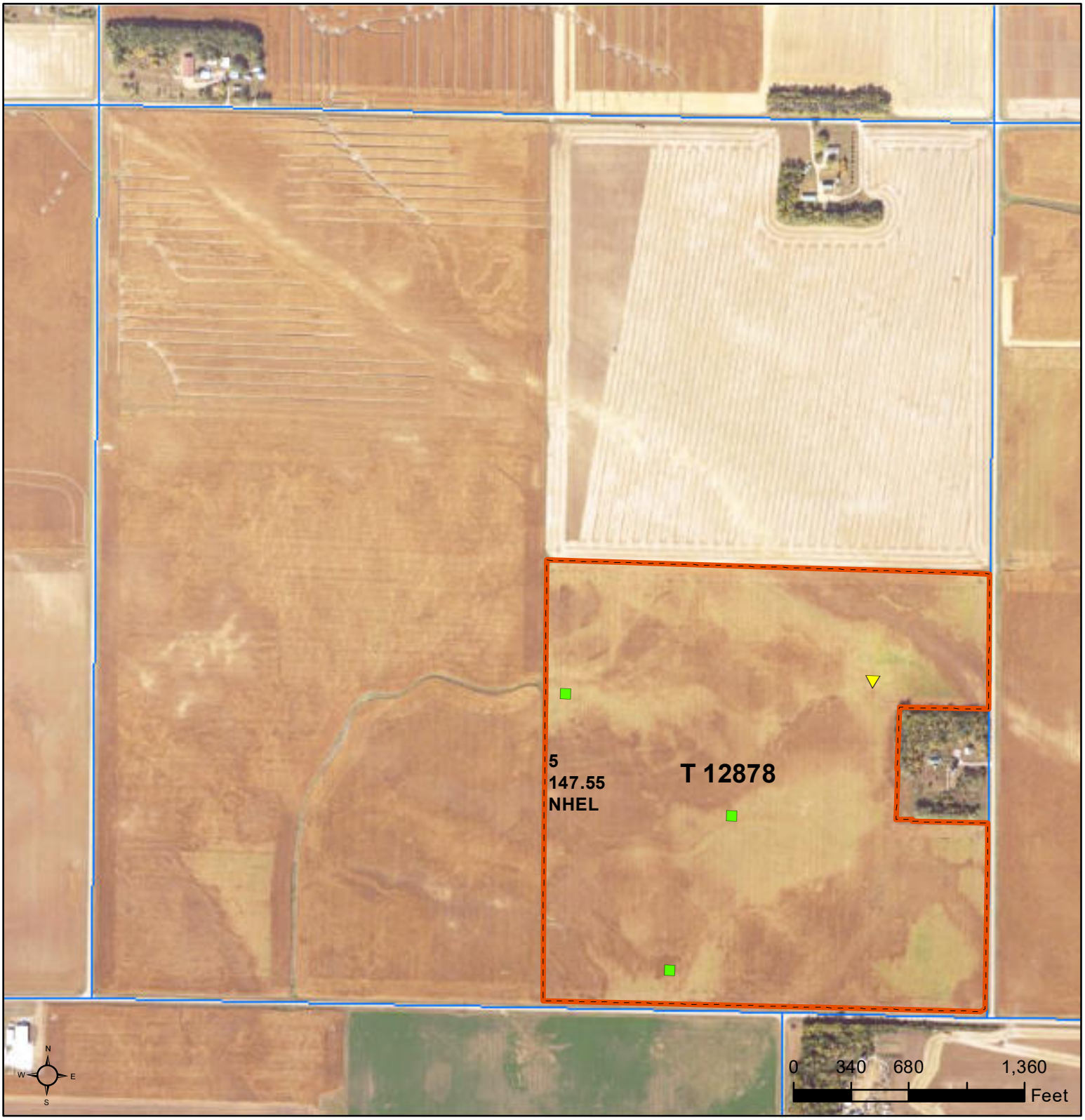
120 N. Hiawatha Ave.
Pipestone, MN
ph. 507-825-3389
www.pipestonerealty.com

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"



USDA United States Department of Agriculture

Moody 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

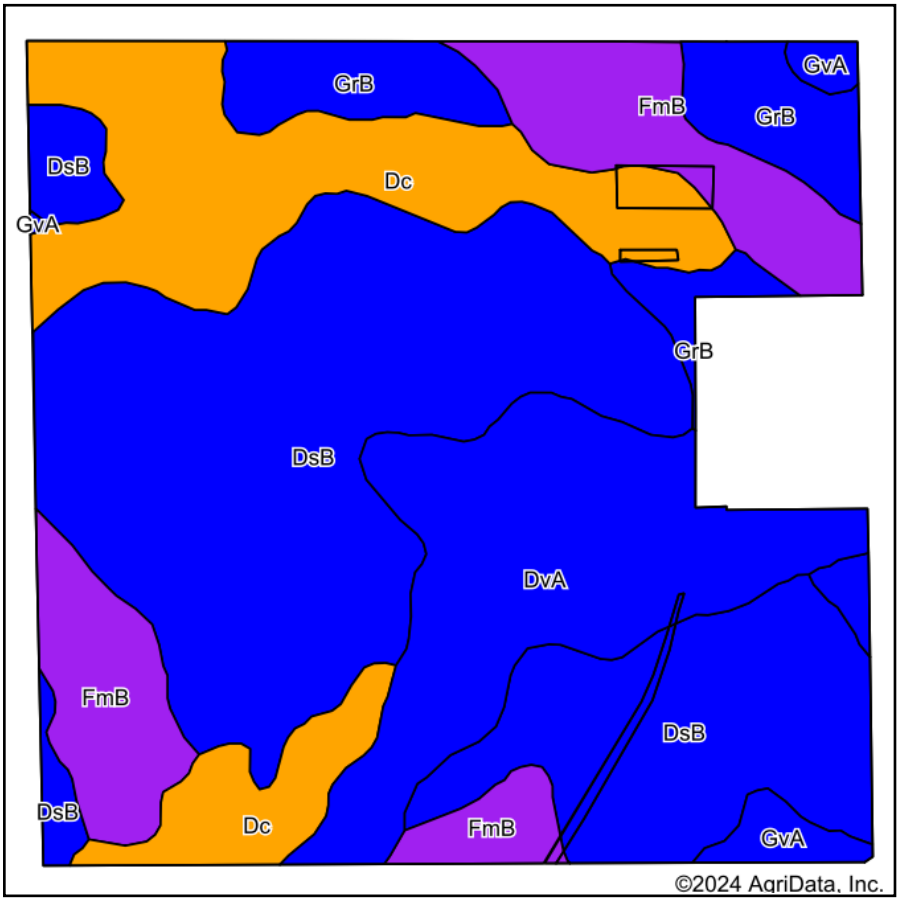
Map Created June 24, 2024

Farm **4962**

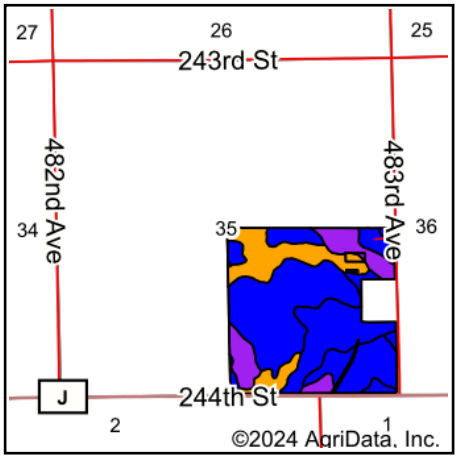
35-105N-48W-Moody

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



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Moody**
Location: **35-105N-48W**
Township: **Blinsmon**
Acres: **147.55**
Date: **7/21/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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N W E S

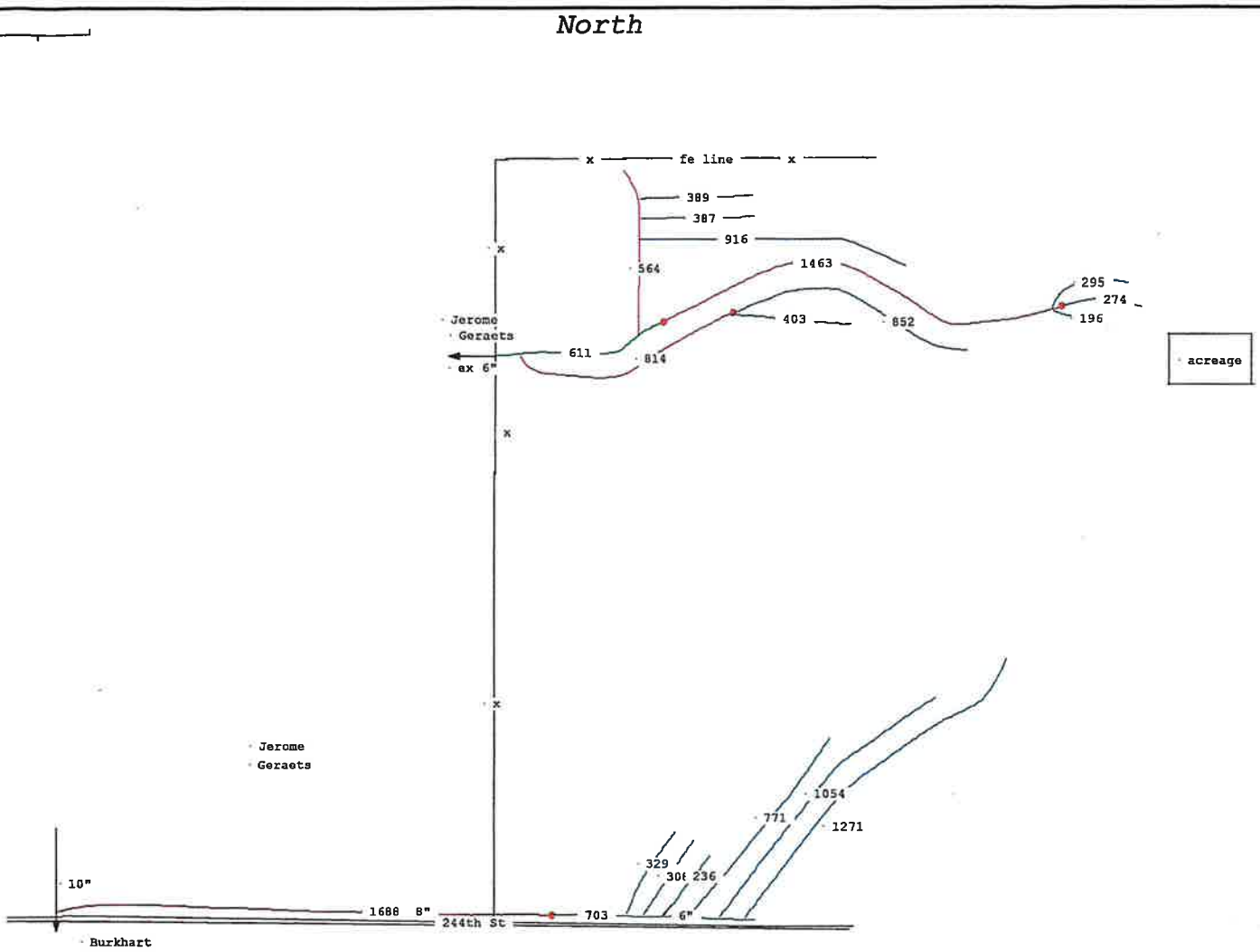
Area Symbol: SD101, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
DsB	Doland loam, 2 to 6 percent slopes	66.63	45.1%		IIe		82
Dc	Davison-Crossplain clay loams	25.32	17.2%		IIs		80
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	23.19	15.7%		Is		89
FmB	Flandreau-Maddock complex, 2 to 6 percent slopes	18.43	12.5%		IIe		60
GrB	Grovena loam, 2 to 6 percent slopes	11.62	7.9%		IIe	IIe	86
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	2.36	1.6%		Is		90
			Weighted Average		**1.83**	***-**	**80.5**

*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.

LATEC GPS: Rave Clarence SE 14 Sec 35 Blinsmon .gps



Customer: Clarence Rave	4: 7671 ft
Location: SE 1/4 Sec 35 Blinsmon	5: 2841 ft
Scale: 350 feet | Spacing: 65-80 FT. | Date: MAY 2013	6: 1314 ft
Springman Tiling Co	8: 1688 ft