BENDER ESTATE LAND AUCTION

+/- 285.62 Acres of Adams Twp., Miner Co. SD Land as 2 Individual Farms
FARM #1 – +/-151.12 Acres & FARM #2 – +/-134.50 Acres

THURSDAY

OCTOBER 10, 2024
Sale Time: 10:00 am

We will offer both of the following farms "ON SITE" at the land – Located from Howard, SD at the Jct. of Hwy's. #34 & 435th Ave. (Cemetery Corner) – 3 miles north on 435th Ave.; or from Winfred, SD (Jake's Corner) at the Jct. of Hwy's #34 & #81 - 6 miles west on Hwy #34, then 3 miles north on 435th Ave.

CHUCK SUTTON

Auctioneer & Land Broker
Sioux Falls, SD
ph. 605-336-6315
WAYNE BESSMAN –
RE Auctioneer – Madison, SD – ph. 605-270-4980

JARED SUTTON, CAI

– Auctioneer & RE Broker Assoc.

– Flandreau, SD – ph. 605-864-8527

AUCTIONEERS NOTE:

In order to settle the Maynard Bender Estate, we will offer this high caliber +/-285.62 acres of land at public auction. This auction presents the opportunity to purchase two parcels of land situated near Howard, SD in Adams Township in Miner County, SD, which has been owned by the Bender Family for many decades – with ownership in Farm #2 in Sec. 24 dating back to 1948 and ownership in Farm #1 in Sec. 26 dating back to a date of purchase in 1971. Each of these farms will be offered individually with NO combinations. Both of these farms have high percentages tillable and very good soil ratings! Existing drain tile is in place on FARM #1. Please mark your calendars and make plans to be in attendance at this auction. Chuck Sutton

MAYNARD BENDER ESTATE

Gregory A. Protsch - Personal Representative - Mumford & Protsch Law Firm - Attorney for the Estate – Howard, SD – ph. 605-772-4488

www.suttonauction.com

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AUCTIONEERS & LAND BROKERS LLC

Farm #1:

FARM #1 – +/-151.12 Surveyed Acres - Legal Desc.: The NE¼ Sec. 26, T. 107N., R. 56W., except the N. 365.4' of the W. 1,121.30' of said NE¼, except the W. 30' thereof, (Adams Twp.), Miner County, SD.

Farm #1 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 150.85 acres. This land is located at the southwest corner of the intersection of 230th St. & 435th Ave. This farm presently is being operated as a high percentage tillable parcel of productive cropland, as according to FSA information this farm has approx. 147.31 acres of cropland with an FSA 56.49 acre corn base with a 142 bu. PLC yield, 65.90 acre soybean base with a 41 bu. PLC yield and a 22.23 acre wheat base with a 75 bu. PLC yield. According to the Miner Co. Assessor, this land has a very respectable overall soil rating of .889 and comparatively Surety Agri-Data soils indicate this land has a soil index of 82.3, with the soils predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The farmability of this property has been enhanced by the installation of drain tile throughout areas of the farm, as according to the previous there is approximately 7,790' of drain tile installed in this land, with the tile comprised of an 8" main (+/-3,435') and 5" arterial lines (approx. 4,356'). The RE taxes payable in 2024 on this land were $2,962.30.

Farm #2:

FARM #2 - +/-134.50 Surveyed Acres - Legal Desc.: The SW¼, Exc. the W. 712.8' of the S. 1,669.8' thereof, Sec. 24, T. 107N., R. 56W, (Adams Twp.), Miner County, SD. - Located from the NE Corner of Farm #1 (Jct. 230th & 435th Ave.) – just northeast and around the acreage previously sold.

Farm #2 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 132.68 acres. This farm presently is being operated as a high percentage tillable parcel of productive cropland, and it appears the FSA cropland acres are slightly overstated as FSA indicates the farm has approx. 134.13 acres of cropland (as compared to 132.68 taxable acres), with an FSA 51.43 acre corn base with a 142 bu. PLC yield, 60.01 acre soybean base with a 41 bu. PLC yield and a 20.24 acre wheat base with a 75 bu. PLC yield. According to the Miner Co. Assessor, this land has a very respectable overall soil rating of .888 and comparatively Surety Agri-Data soils indicate this land has a soil index of 82.3, with the soils predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The RE taxes payable in 2024 on this land were $2,605.20.

TERMS:

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before December 10, 2024 and full possession of the land at the expiration of the existing farm lease on March 2, 2025 with full possession for the 2025 crop year. Personal Representative's Deeds will be conveyed and owner's title insurance policies will be provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee (Fidelity Abstract & Title), 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 estate, with the sellers to also be responsible for payment of the 2024 RE taxes payable in 2025, with the estate to provide a credit to the buyer based on current amount of the RE taxes payable in 2024, subsequently the buyer will then pay the taxes when due in 2025 with no adjustments for any changes to the tax amounts. The total acres being sold are being sold in accordance with a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the estate. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) 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 Miner County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative.

To view 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.

MAYNARD BENDER ESTATE

Gregory A. Protsch - Personal Representative -
Mumford & Protsch Law Firm - Attorney for the Estate –
Howard, SD – ph. 605-772-4488

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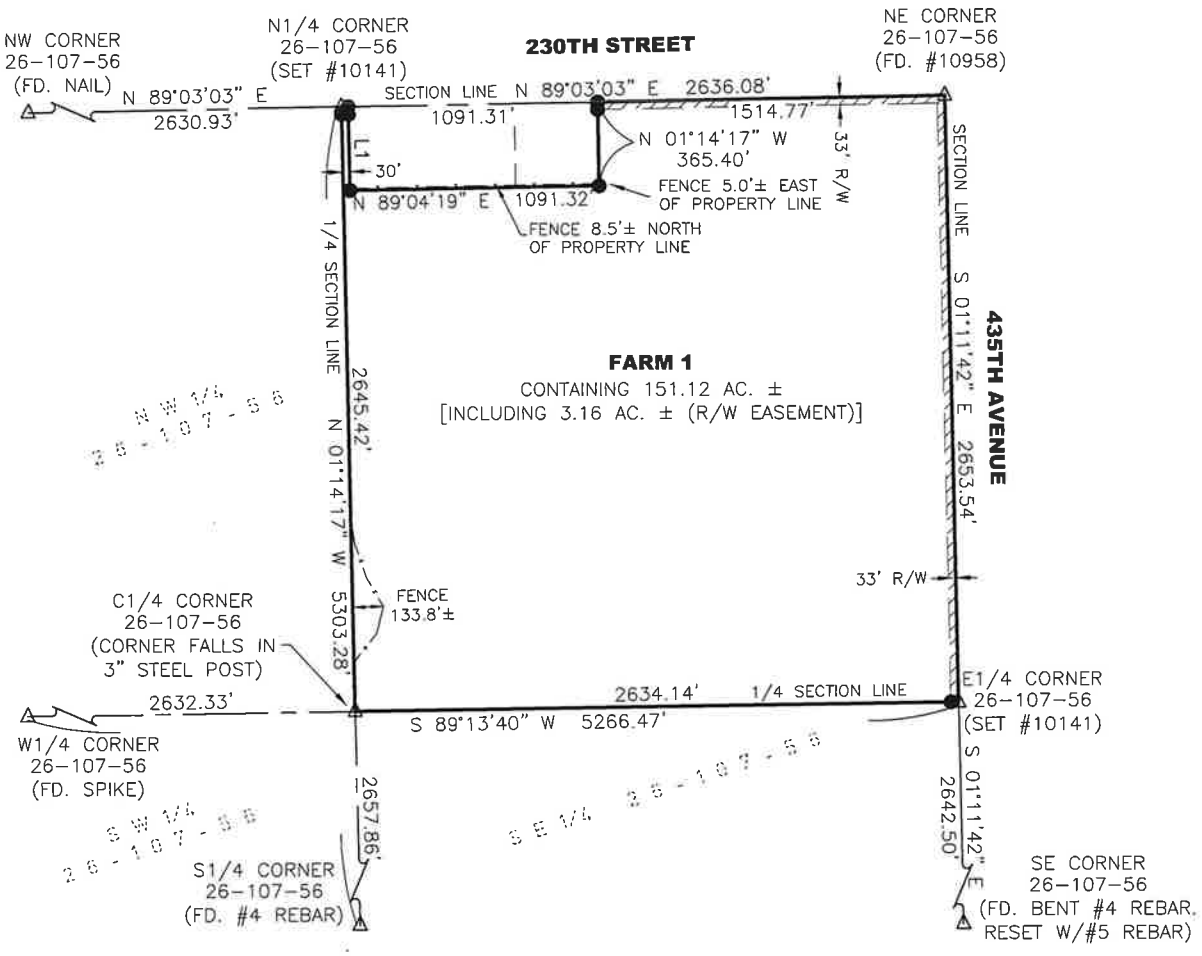
– Flandreau, SD – ph. 605-864-8527

SALE DRAWING - FARM 1

IN THE NORTHEAST QUARTER OF SECTION 26, T107N, R56W, MINER COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	S 01°14'17" E	365.00'

FARM 1 LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINER COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 365.4 FEET OF THE WEST 1121.30 FEET OF SAID NORTHEAST QUARTER, EXCEPT THE WEST 30 FEET THEREOF.

OWNERS: MAYNARD BENDER

CLIENT: SUTTON AUCTION SERVICE

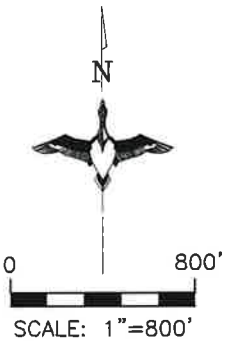
LEGEND:

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

TOTAL ACRES FOR FARM 1

151.12 ACRES±

[INCLUDING 3.16 AC.± OF R/W (EASEMENT)]



SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-463
DRAWN BY: JEB

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

SALE DRAWING - FARM 1

IN THE NORTHEAST QUARTER OF SECTION 26, T107N, R56W, MINER COUNTY, SOUTH DAKOTA.

LINE	BEARING	DISTANCE
L1	S 01°14'17" E	365.00'

FARM 1 LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINER COUNTY, SOUTH DAKOTA; EXCEPT THE NORTH 365.4 FEET OF THE WEST 1121.30 FEET OF SAID NORTHEAST QUARTER, EXCEPT THE WEST 30 FEET THEREOF.

OWNERS: MAYNARD BENDER

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

- ● SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
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[INCLUDING 3.16 AC.± OF R/W (EASEMENT)]

N

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Aerial Map

SUTTON
AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 2' 52.41, -97° 30' 55.96

0ft 438ft 875ft

26-107N-56W
Miner County
South Dakota

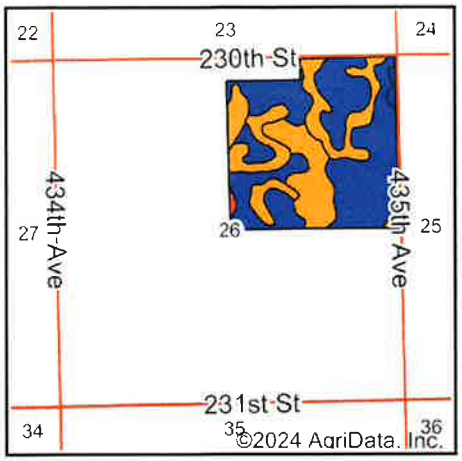
N
W E
S

6/26/2024

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

Soils Map

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Miner**
Location: **26-107N-56W**
Township: **Adams**
Acres: **147.31**
Date: **6/26/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

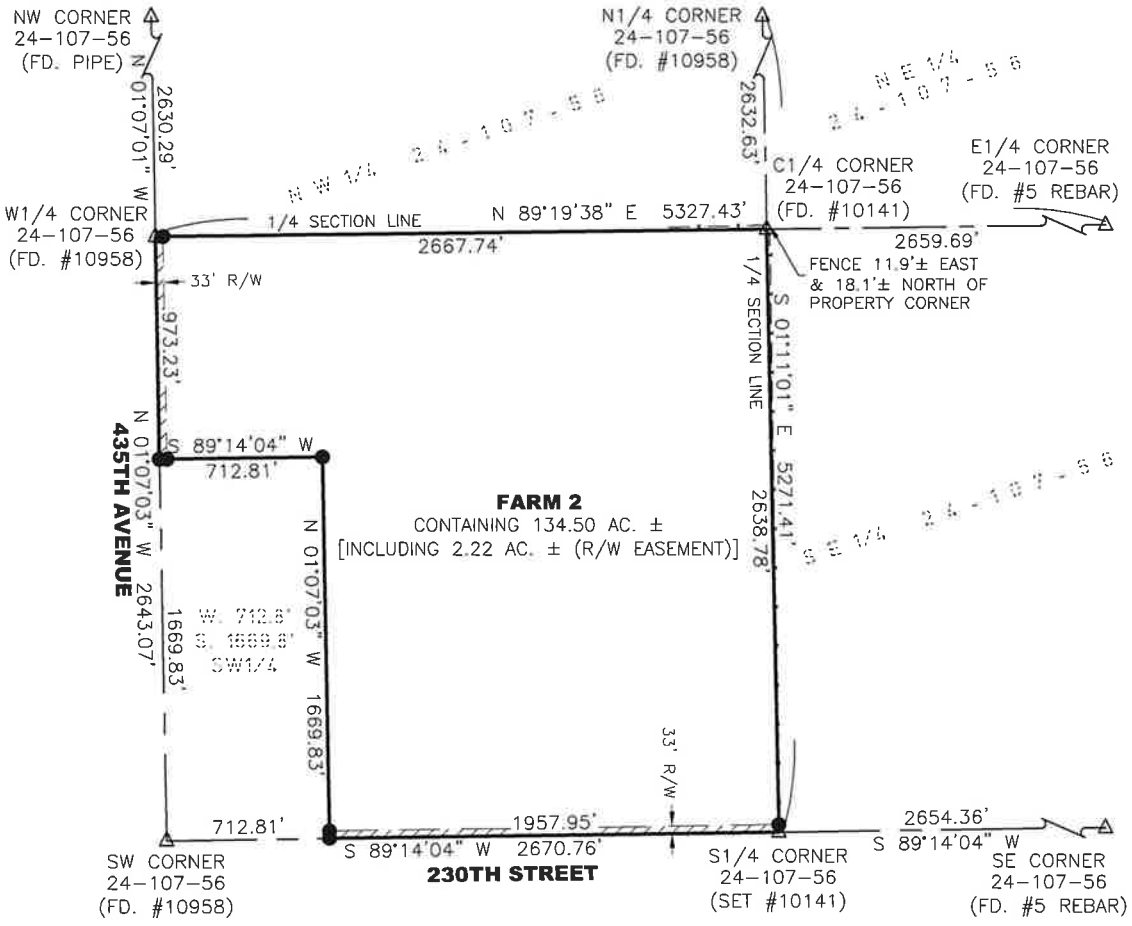
Area Symbol: SD097, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	86.08	58.5%		IIc	88
Ct	Crossplain-Tetonka complex	33.16	22.5%		IIw	72
CkB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	25.99	17.6%		IIe	78
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	1.39	0.9%		IIc	82
Bo	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	0.69	0.5%		VIw	34
			Weighted Average		**2.02**	**82.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM 2

IN THE SOUTHWEST QUARTER OF SECTION 24, T107N, R56W, MINER COUNTY, SOUTH DAKOTA.



OWNER: MAYNARD BENDER ESTATE

CLIENT: SUTTON AUCTION SERVICE

FARM 2 LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 107 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINER COUNTY, SOUTH DAKOTA; EXCEPT THE WEST 712.8 FEET OF THE SOUTH 1669.8 FEET THEREOF.

LEGEND:

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

TOTAL ACRES FOR FARM 2
134.50 ACRES±
[INCLUDING 2.22 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-464
DRAWN BY: JEB

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

SALE DRAWING - FARM 2

IN THE SOUTHWEST QUARTER OF SECTION 24, T107N, R56W, MINER COUNTY, SOUTH DAKOTA.

OWNER: MAYNARD BENDER ESTATE

CLIENT: SUTTON AUCTION SERVICE

FARM 2 LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 107 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINER COUNTY, SOUTH DAKOTA; EXCEPT THE WEST 712.8 FEET OF THE SOUTH 1669.8 FEET THEREOF.

LEGEND:

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

TOTAL ACRES FOR FARM 2
134.50 ACRES±
[INCLUDING 2.22 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-464
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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: 44° 3' 18.78, -97° 30' 19.4

0ft 433ft 867ft

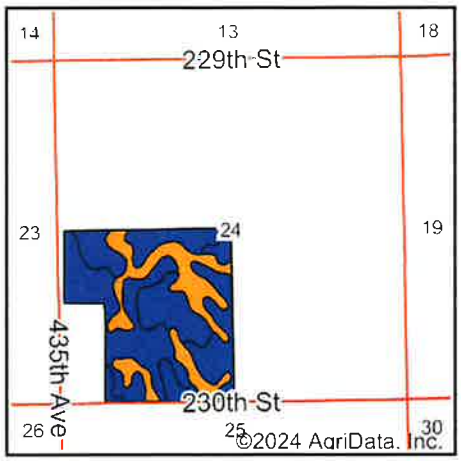
N W E S

24-107N-56W
Miner County
South Dakota

6/26/2024

Soils Map

Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Miner**
Location: **24-107N-56W**
Township: **Adams**
Acres: **133.99**
Date: **6/26/2024**

SUTTON
AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2023 www.AgriDataInc.com

N W E S

Area Symbol: SD097, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CfA	Clarno-Bonilla loams, 0 to 2 percent slopes	59.81	44.6%		IIc	88
CgA	Clarno-Crossplain complex, 0 to 2 percent slopes	40.59	30.3%		IIc	82
Ct	Crossplain-Tetonka complex	33.59	25.1%		IIw	72
				Weighted Average	**2.00**	**82.2**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

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 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 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!!

"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