LAND AUCTION

+/-71.90 Acres of Productive Spring Lake Twp., Hanson County, SD Land with a High Percentage Tillable in a Highly Regarded Area of Hanson County, SD!

MONDAY NOVEMBER 25, 2024
Sale Time: 10:00 AM

We will offer the following Land at Public Auction located from the Hunters Den in Epiphany, SD – 1 ½ Miles East on 244th St., then 1 ½ Miles South on 429th Ave to the NE Corner of the Land.

DR JPS SODAK, LLC – Owner

SUTTON AUCTIONEERS & LAND BROKERS LLC

TERRY HAlAR – RE Auctioneer
Alexandria, SD – ph. 605-239-4626
CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – Ph. 605-336-6315
JARED SUTTON CAl -Auctioneer & RE Broker Associate
Flandreau, SD – Ph. 605-864-8527

www.suttonauction.com

This auction awards the opportunity to purchase a productive parcel of Hanson County, SD Farmland with a high percentage tillable, productive soils & good farmability situated in Spring Lake Twp., Hanson County, SD. This Parcel is an inside +/-71.90 Acre Tract with very little roadway on the East End of the Farm. According to FSA information this parcel consists of approximately 65.36 acres of cropland with a 19.76 acre corn base with a 99 Bu. PLC yield and a 16.00 acre soybean base with a 30 Bu. PLC yield. This farm has been farmed in a split corn/soybean rotation and has a high percentage tillable, long rows from east to west, and non-tillable portions are situated in the corners making this farm very adaptable to modern day farm equipment & farming practices. According to Hanson County Assessor's information this land has an overall soil rating of a .664. Comparatively, information obtained from Surety Agridata Inc. indicates that this parcel has a weighted average Productivity Index of a 69.3 in its entirety, and a 73.3 on the cropland acres. Additionally, there are areas of this property which could provide some hunting & wildlife opportunities as well. If you are in the market for a productive parcel of land to add to an existing farming operation or investment, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC: The SE ¼ (Less Tr. 1 Scheuren Addn.) in Sec. 11, T. 104N., R. 57 W., Spring Lake Twp., Hanson County, SD

TERMS: A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before Jan. 14, 2025 with full possession for the 2025 crop year. Subject to the rights of the current tenant to harvest the 2024 crops in accordance with the 2024 farm lease. A Deed will be conveyed and an Owner's Title Insurance Policy will be provided with the cost of the owner's policy and closing agents fee divided 50-50 between the buyer & seller. This property is sold based on the acres as stated on the county tax records with the acres understood to be "more or less". The buyer will receive a credit at closing equal to the RE Tax amount payable in 2024 of $979.02, subsequently the buyer to assume responsibility for payment of all of the 2024 RE taxes payable in 2025, with no further adjustments. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to any Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Sellers.

DR JPS SODAK, LLC – Owner

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USDA United States Department of Agriculture

Hanson County, South Dakota

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

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

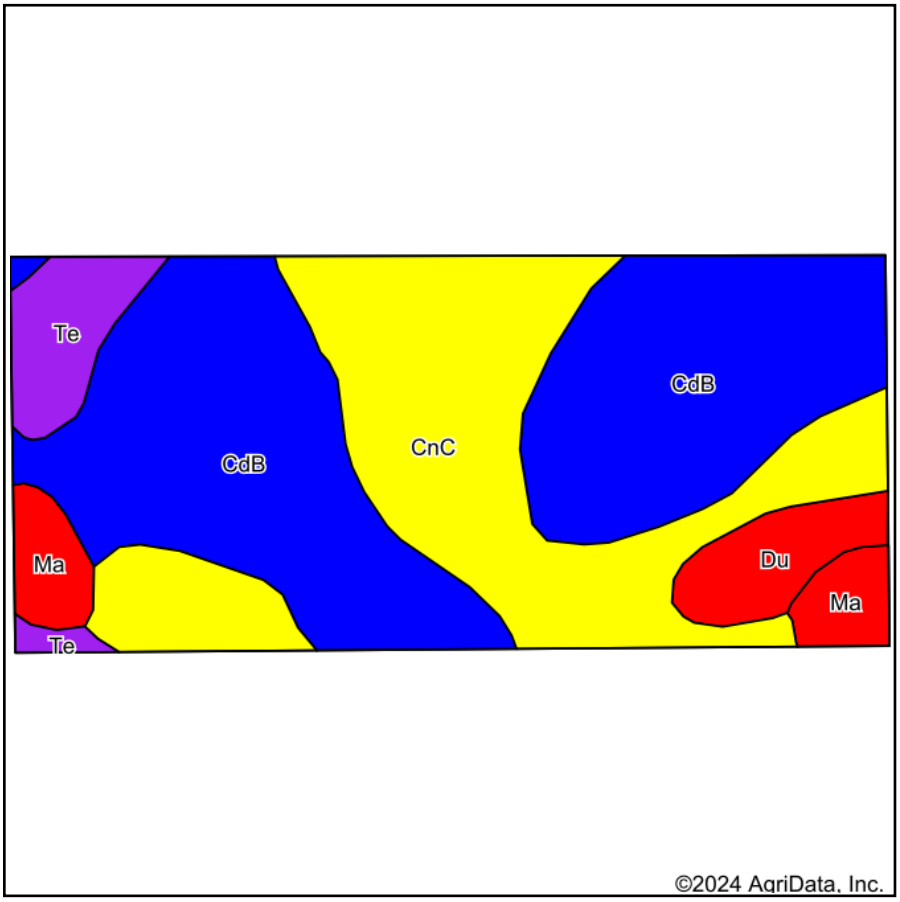
Map Created April 25, 2024

Farm **3684**

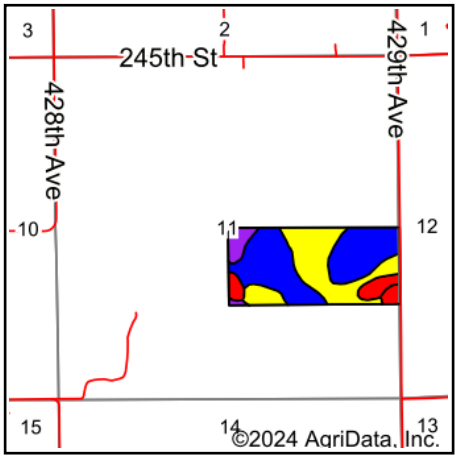
11-104N-57W-Hanson

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).

Total Farm - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hanson**
Location: **11-104N-57W**
Township: **Spring Lake**
Acres: **72.07**
Date: **10/23/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

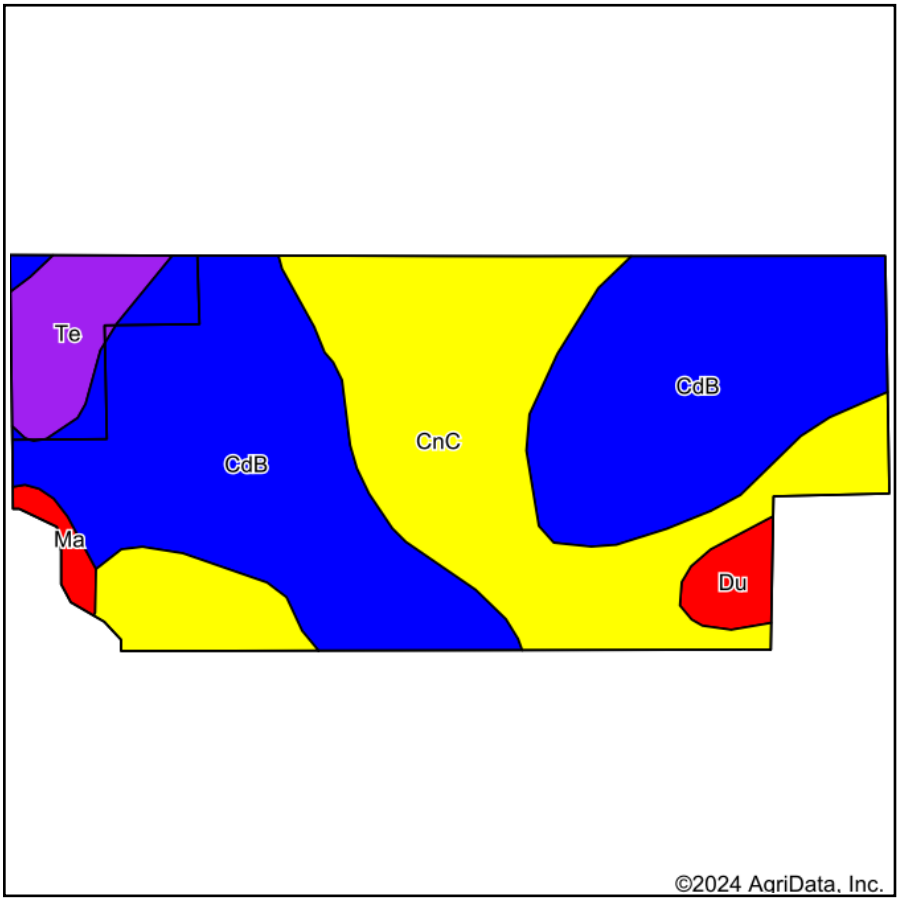
Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	36.26	50.2%		IIe	82
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	24.76	34.4%		IIIe	69
Te	Tetonka silt loam, 0 to 1 percent slopes	3.97	5.5%		IVw	56
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	3.65	5.1%		VIIIw	10
Du	Durrstein silt loam	3.43	4.8%		VIs	9
			Weighted Average		**2.95**	**69**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Cropland Acres - Soils Map



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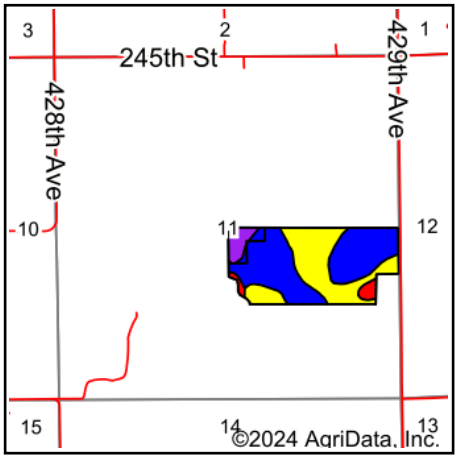

State: **South Dakota**
County: **Hanson**
Location: **11-104N-57W**
Township: **Spring Lake**
Acres: **65.36**
Date: **10/23/2024**

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Maps Provided By:
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N W E S

Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CdB	Clarno loam, 2 to 6 percent slopes	35.79	54.9%		IIe	82
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	23.74	36.3%		IIIe	69
Te	Tetonka silt loam, 0 to 1 percent slopes	3.55	5.4%		IVw	56
Du	Durrstein silt loam	1.53	2.3%		VIs	9
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	0.75	1.1%		VIIIw	10
			Weighted Average		**2.63**	**73.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

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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 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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NOTES: