LAND AUCTION

+/- 313.53 Acres of Productive Nunda Township Lake County, SD Land

WEDNESDAY OCTOBER 30, 2024
SALE TIME: 10:00 AM

We will offer the following real property at auction at the land located from Madison, SD (Jct. Hwy's. #81 & #34 – Pizza Ranch Corner) – 7 miles north in Hwy. #81 to 225th St., then 1 mile east on 225th St. to the SW Corner of the land; from Nunda, SD – ½ mile south on 459th Ave., 3 miles west on Co. Hwy. (223rd St.) and 1½ miles south on 456th Ave. to the NE Corner of the Land; or from Ramona, SD – 4 miles east on 225th St. to Hwy. #81, then 1 east on 225th St. to the SW Corner of the land at the Jct. of 225th St. & 455th Ave.

This +/-313.53 acre Farm will be Offered As – TRACT #1 – The SW¼ – +/-153.53 Acres; TRACT #2 – The SE¼ – +/-160 Acres or TRACTS #1 & #2 Combined – The +/-313.53 Acre Unit.

PETERSEN HOMESTEAD, INC. – Owners

SUTTON AUCTIONEERS & LAND BROKERS LLC

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527
WAYNE BESSMAN – RE Auctioneer – Madison, SD – ph. 605-270-4980
CHIP WOSJE – RE Auctioneer – Nunda, SD – ph. 605-480-2847

www.suttonauction.com

This auction presents a great opportunity to purchase a productive parcel of farmland with some high quality soils, a relatively high percentage tillable and a somewhat secluded +/- 20 acre area of hunting and wildlife habitat. This land is available to the buyer to farm or lease as they desire in 2025. This land is well located within 1 mile of Hwy. #81 and is situated in a prominent agricultural area in Nunda Township in Lake County, SD and is conveniently located to the nearby communities of Nunda, Madison, Rutland and other area communities, and also is conveniently the SD Soybean Processors Terminal at Volga, SD, Dakota Ethanol at Wentworth, Farmers Elevator at Madison, as well as other nearby area grain markets and area points of interest. According to FSA information this +/-313.53 acre farm has approximately 286.17 acres of cropland with a 139.40 acre corn base with a 142 bu. PLC yield and a 136.10 acre soybean base with a 42 bu. PLC yield. According to info. obtained from the Lake County Assessor the SW¼ (Tr. #1) – has an overall soil rating of .857 and the SE¼ (Tr. #2) has an overall soil rating of .688; comparatively, Surety Agri-Data Info. indicates this land has a weighted soils productivity index on the SW¼ (Tr. #1) of 84.2 and the SE¼ (Tr. #2) has a soils productivity index of 69.3. The general topography of this land is gently rolling to rolling with some lower lying areas in lowland areas. According to US Fish and Wildlife there are NO wetland easements on the Tr. #1 – the SW¼; although there is a Wetland Easement on Tr. #2 – the SE¼ – which prohibits filling, burning, draining or other provisions governed by the easement. This is a very desirable parcel of land which has been in the Petersen Family for many decades, that would serve as an excellent addition to an area row crop farming operation and/or investment property.

LEGAL DESC.: Tr. #1 -The SW ¼, Exc. the E. 412' of the W. 1,491' of the S. 684', Sec. 29, T. 108N., R. 52 W., Lake Co., SD; Tr. #2 – The SE ¼ of Sec. 29, T. 108N., R. 52W., (All in Nunda Twp.), Lake County, SD.

TERMS: A 10% nonrefundable down payment on the day of the sale with the balance on or before Dec. 17, 2024. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Weber Abstract & Title) to be divided 50-50 between the buyer(s) and sellers. All of the 2023 RE taxes payable in 2024 in the amount of $3,479.62 of Tr. #1 (SW¼) and $2,927.64 on Tr. #2 (SE¼) will be paid by the sellers; the buyers will be credited these same tax amounts at closing and will subsequently be responsible for payment of all of the 2024 RE taxes payable in 2025, with nor further adjustments. 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 Lake County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the Owners.

Either these individual parcels or this farm as a whole, are well suited to serve as an addition to an area farming operation(s) or as an investment. To make arrangements for absentee bidding or other information contact the auctioneers.

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 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.***

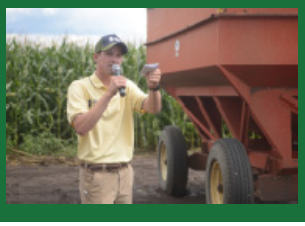
If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneers & Land Brokers, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

Sutton Auctioneers & Land Brokers, LLC
1116 N. West Ave
Sioux Falls, SD
ph. 605-336-6315
www.suttonauction.com

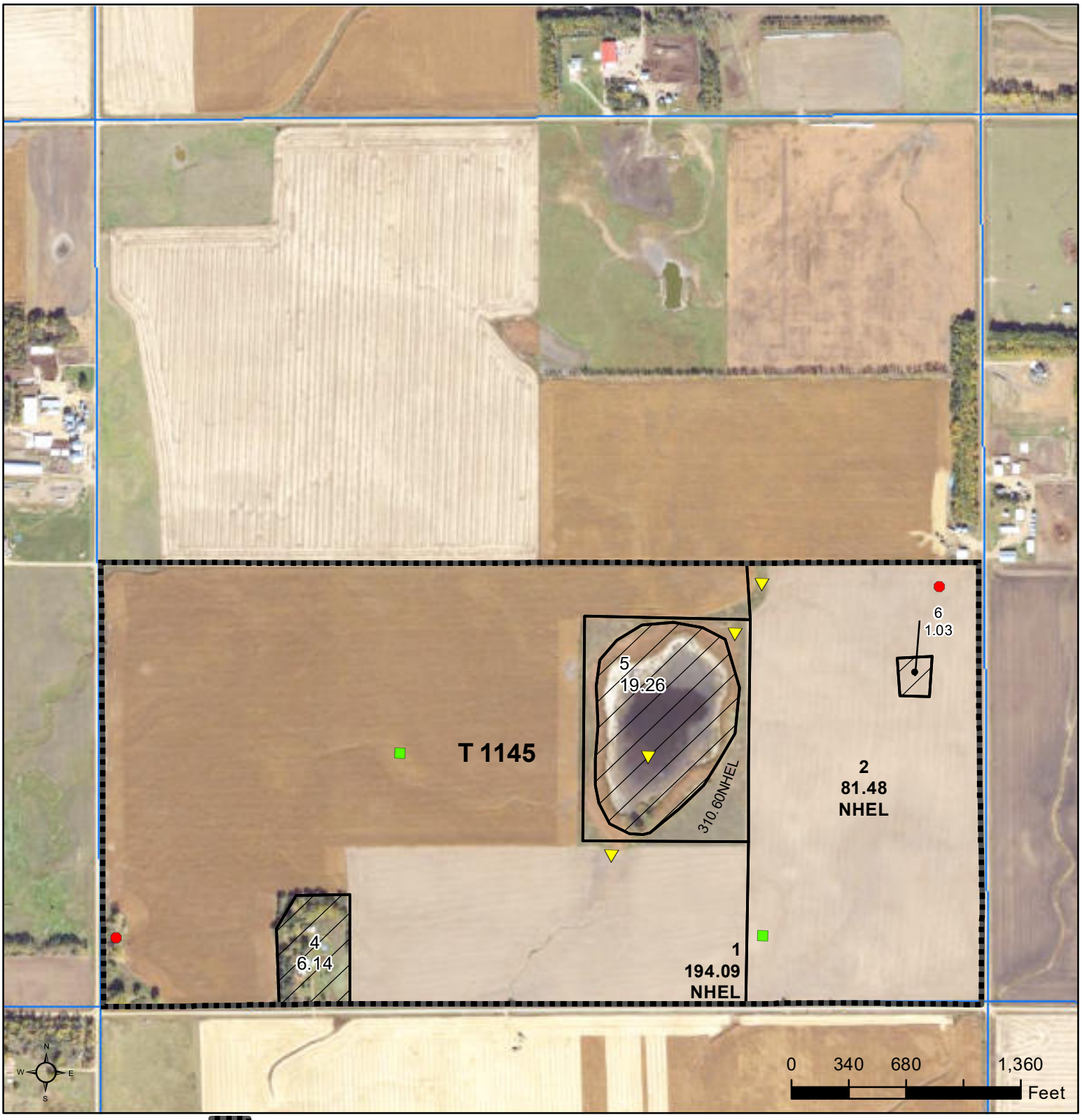
Pipestone Realty, LLC
120 N. Hiawatha Ave.
Pipestone, MN
ph. 507-825-3389
www.pipestonerealty.com

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



USDA United States Department of Agriculture

Lake 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

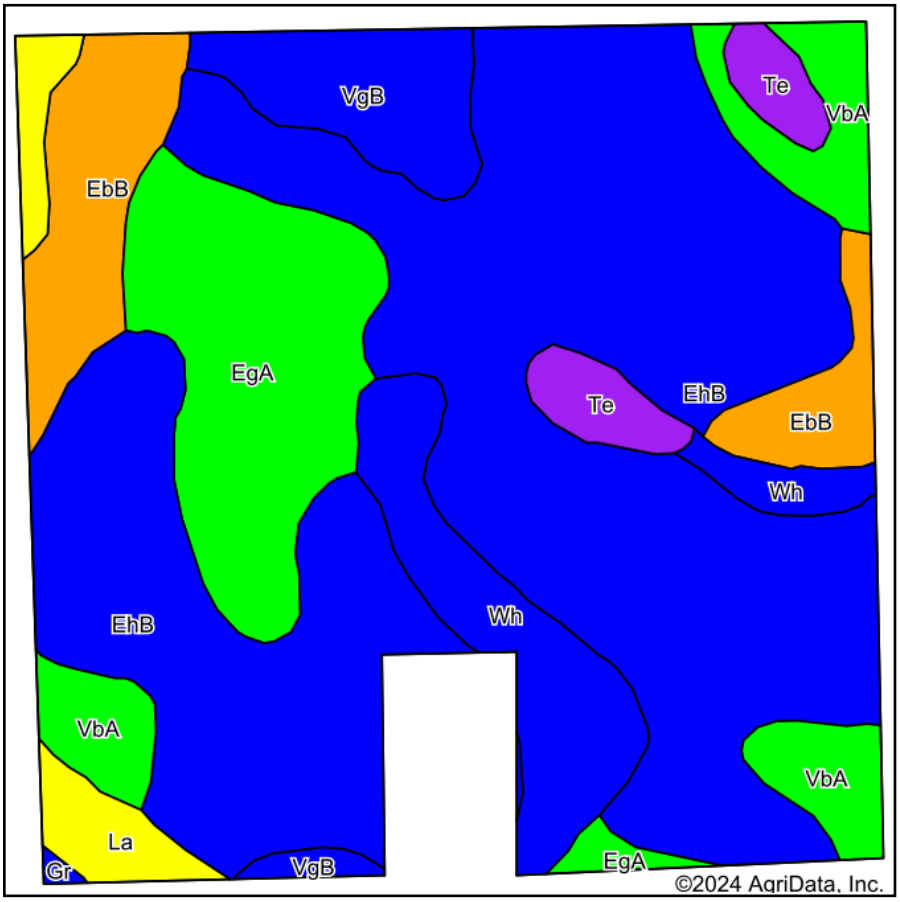
Map Created July 25, 2024

Farm **803**

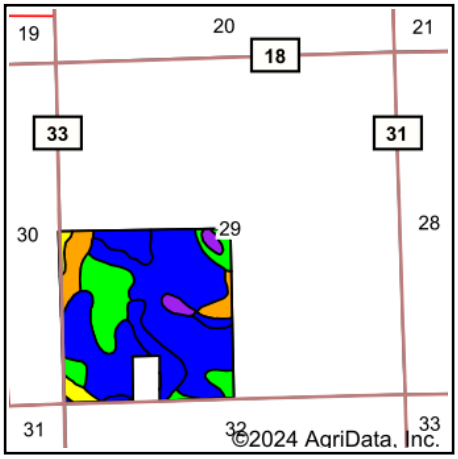
29-108N-52W-Lake

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).

Petersen Tr. 1 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **29-108N-52W**
Township: **Nunda**
Acres: **153.48**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

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N W E S

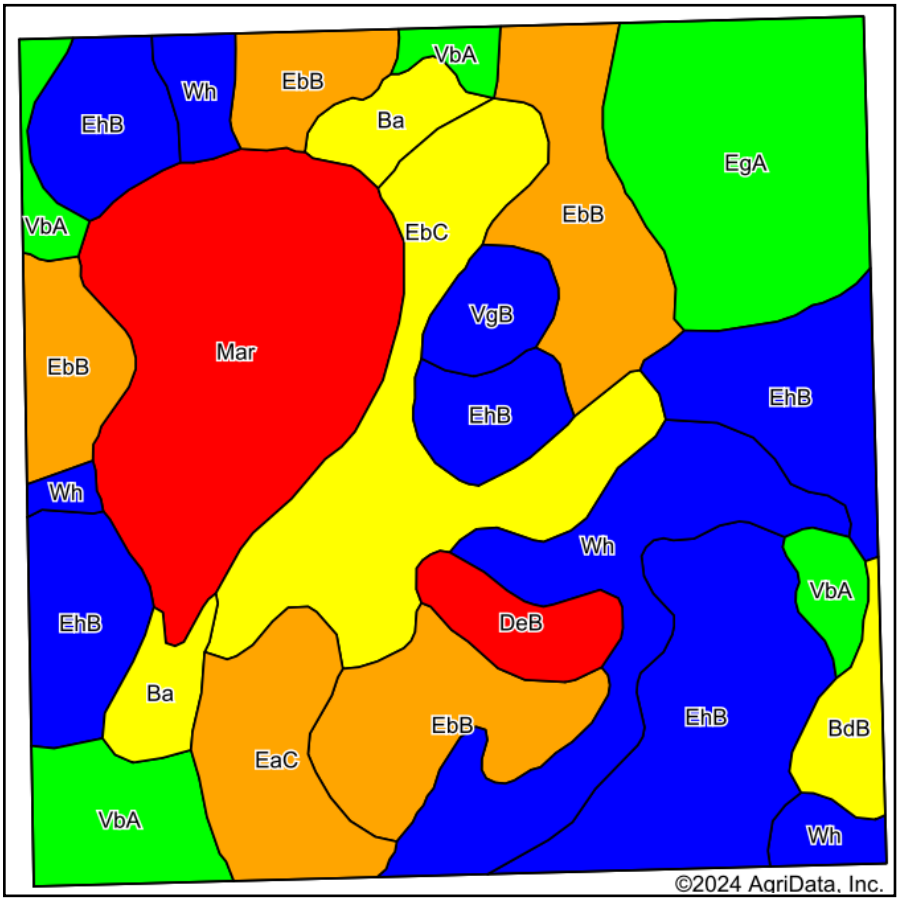
Area Symbol: SD079, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	85.21	55.5%		IIe		84
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	18.52	12.1%		Iw		92
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.77	7.7%		IIw		82
EbB	Egan-Beadle complex, 2 to 6 percent slopes	11.70	7.6%		IIe		78
VbA	Viborg silty clay loam, 0 to 2 percent slopes	9.86	6.4%		Iw		96
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	7.71	5.0%		IIe		87
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	4.40	2.9%		IIw	IIw	70
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	4.11	2.7%		IVw		59
Gr	Graceville silty clay loam, 0 to 2 percent slopes	0.20	0.1%		Is		83
			Weighted Average		**1.87**	***-**	**84.2**

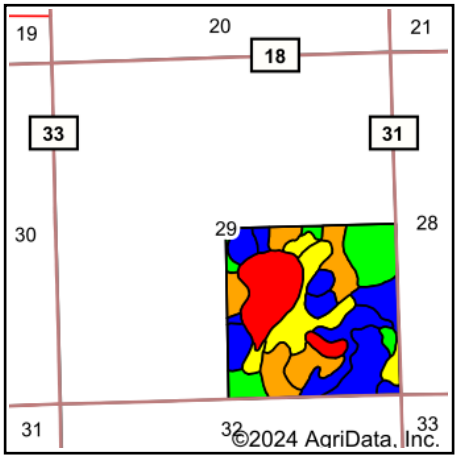
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Petersen Tr. 2 - Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Lake**
Location: **29-108N-52W**
Township: **Nunda**
Acres: **160.05**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: SD079, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EhB	Egan-Wentworth complex, 2 to 6 percent slopes	33.36	20.7%		IIe	84
EbB	Egan-Beadle complex, 2 to 6 percent slopes	23.69	14.8%		IIe	78
Mar	Worthing silty clay loam, ponded, 0 to 1 percent slopes	23.13	14.5%		VIIIw	10
EbC	Egan-Beadle complex, 6 to 9 percent slopes	17.00	10.6%		IIIe	66
Wh	Whitewood silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.43	10.3%		IIw	82
EgA	Egan-Viborg silty clay loams, 0 to 3 percent slopes	15.56	9.7%		Iw	92
VbA	Viborg silty clay loam, 0 to 2 percent slopes	9.62	6.0%		Iw	96
EaC	Egan silty clay loam, 6 to 11 percent slopes	7.46	4.7%		IIIe	72
Ba	Badus silty clay loam	4.90	3.1%		IVw	64
DeB	Delmont-Talmo loams, 2 to 6 percent slopes	3.35	2.1%		IVs	32
VgB	Viborg-Egan silty clay loams, 2 to 6 percent slopes	2.81	1.8%		IIe	87
BdB	Beadle clay loam, 2 to 6 percent slopes	2.74	1.7%		IIIe	69
			Weighted Average		**2.98**	**69.3**

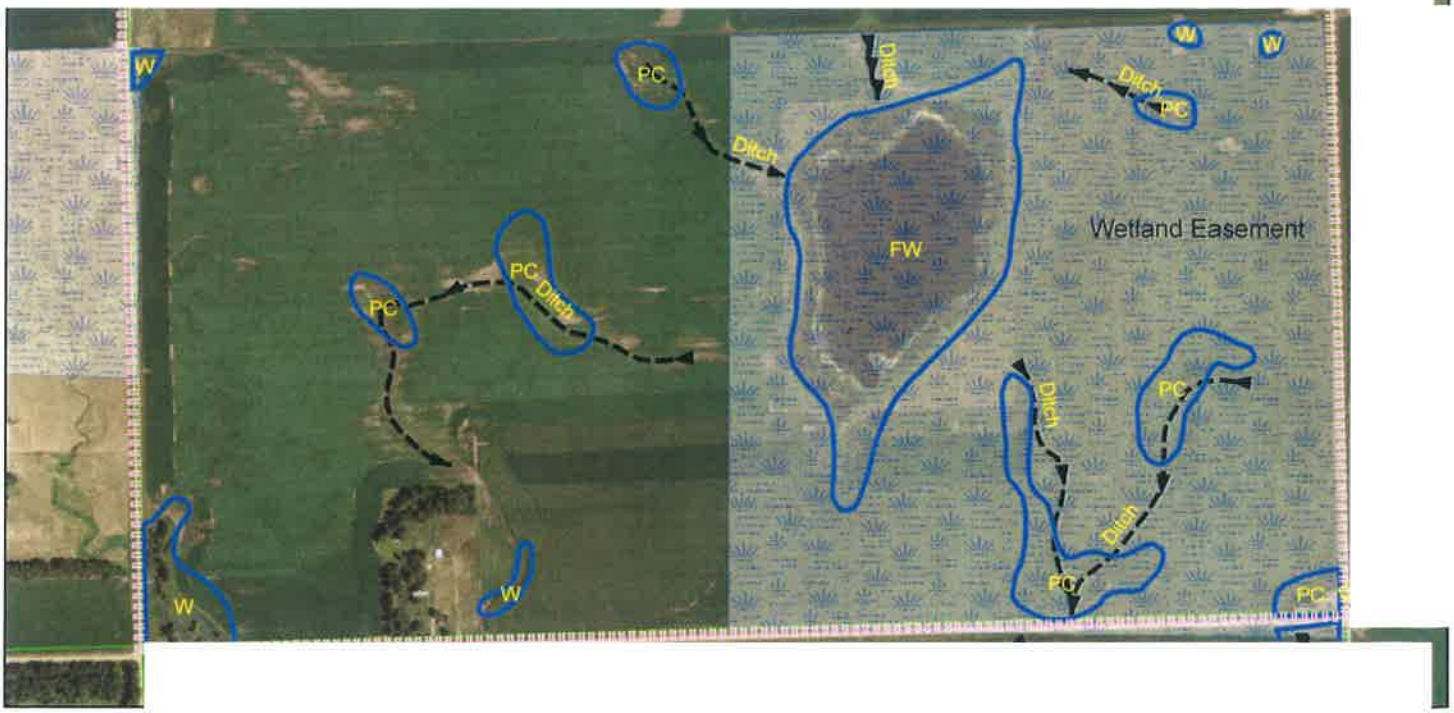
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetland Easements

Field Office: Madison FO
Certified By: Chuck Lebeda
Legal Desc: **29-108-52**

Agency: USDA-NRCS
Certified Date: 2009
Tract: **0000**



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 300 600 1,200 1,800 2,400 3,000 3,600 Feet

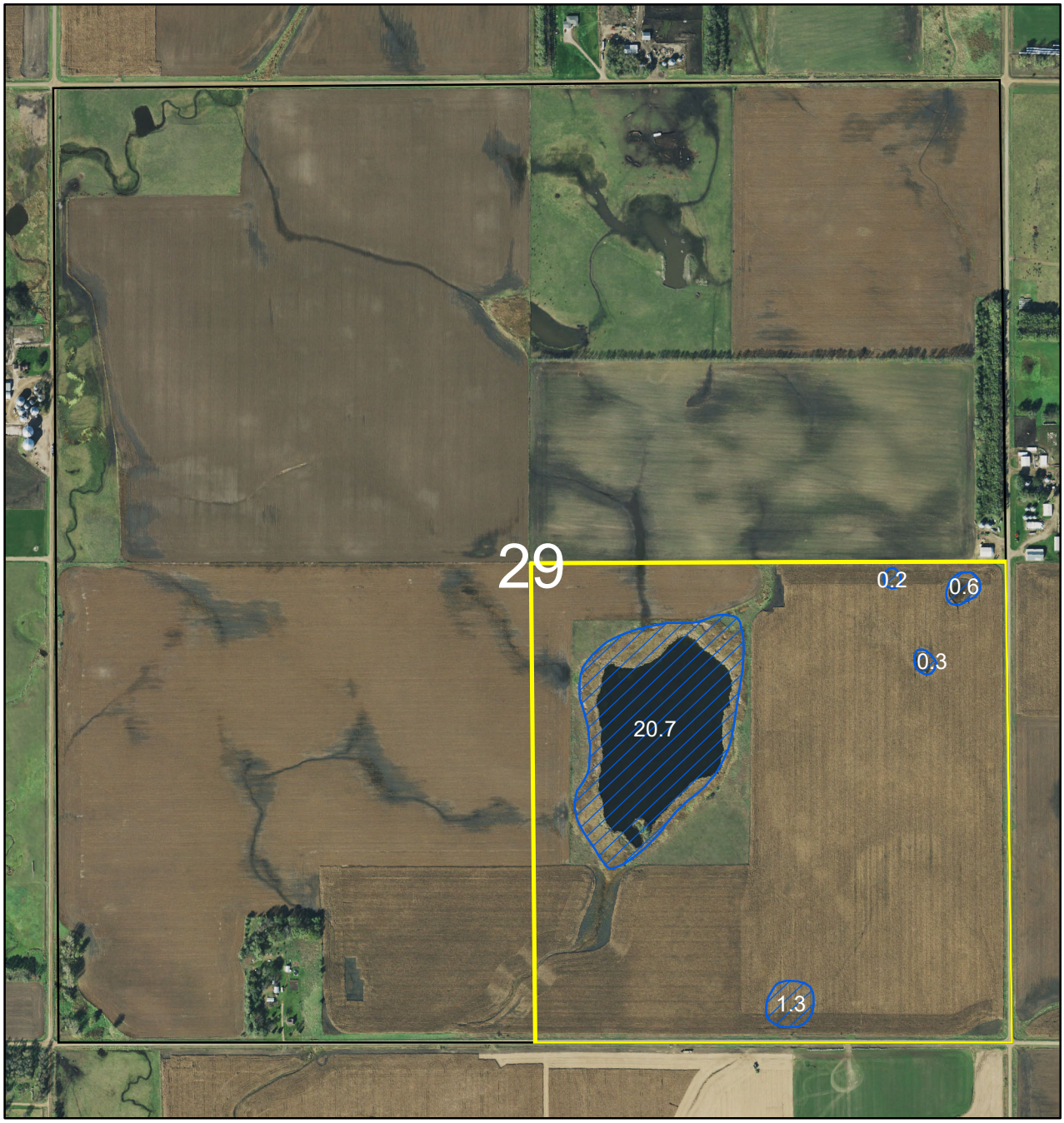
W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-026E for definitions and additional info.

115X

T 108 N. R 52 W.

SECTION 29, SE1/4

Lake County, South Dakota



Scale: 1:10,560

0 0.1 0.2 0.4 0.6 0.8 1

Miles

The U.S. Fish & Wildlife Service (Service) has purchased and owns a perpetual easement which restricts the rights to drain, burn, fill or level any wetland areas depicted on this map. This map represents the Service's effort to depict the approximate sizes, shapes, and locations of all protected wetland areas and is not intended to depict water levels in wetland areas for any given year. Wetland area acre estimates are provided to demonstrate that mapped wetland areas are consistent with the acres for which the Service paid. Any other interpretation of the estimated wetland area acreages may lead to a mischaracterization of the easement conveyance. A permit is required from the Service before conducting activities that result in the draining, burning, filling or leveling of wetland areas identified on this map.

Section Boundary

Boundary of Easement Description

Wetland Areas Covered by Provisions of the Easement

Data Sources: Farm Service Agency: NAIP Imagery 2018, USFWS: Easement Boundary, BLM: Public Land Survey System (Sections). Map Date: 4/7/2020