ESTATE LAND AUCTION

HEIRS OF DAVID ECKRICH

THURSDAY NOVEMBER 21, 2024 SALE TIME: 10:00 AM

+/-78.95 Surveyed Acres of Choice Edison Township, Minnehaha County SD Land with Superb Soils - Situated in Pre-Eminent Agricultural Area of Eastern South Dakota on Edison Township of Minnehaha County, SD

In order to settle this estate, the beneficiaries of this trust have decided to offer this property at public auction, with the auction to be held "On Site" at the land located from Garretson, SD – 3 miles north to the Sherman Corner, then 2¼ miles west on 250th St. (Hwy. #114); From the Baltic Exit #94 on I-29 – 11 miles east on 250th St.; from Dell Rapids, SD – approx. 6½ miles east on Jasper St./Co. Hwy. #104, 4½ miles south on 482nd Ave. (Co. Hwy. #113) and ½ mile east on 250th St. (Co. Hwy. #114); from the Brandon-Corson, SD Exit #406 on I-90 – 6½ miles north on Hwy. #11 to the Hwy. Curve, then veer west 1/10th mile on 254th St. to 482nd Ave., 4 miles north on 482nd Ave (Co. Hwy. #113) and ½ mile east on 250th St. (Co. Hwy. #114.

SUTTON AUCTIONEERS & LAND BROKERS LLC

- Chuck Sutton—Auctioneer & Land Broker—605-336-6315
- Jared Sutton— RE Auctioneer & Broker Assoc. —605-864-8457
- Dean Stoltenberg—Auctioneer & RE Broker Assoc.—507-829-6856

AUCTIONEER'S NOTE:

This auction awards the opportunity to purchase a parcel of land with an extremely high percentage tillable and a combination of superb soils, excellent eye appeal and a great location. This land is situated in Edison Township which is one of the most highly regarded agricultural areas in Minnehaha County, SD, where historically is an area where ownership is tightly held and land of this caliber seldom comes available on the open market. It is noteworthy that this land has been owned by the Eckrich family for many decades, making this truly a once in a lifetime opportunity to purchase this choice +/-78.95 acre parcel of farmland. This land has two rural housing eligibilities (1 available & 1 conditional) and a great location lying adjacent to County Highway #114/250th St. This land is being sold with the buyer to receive full possession of this land for the 2025 crop year, although the land was fertilized and applied by CHS in the Fall of 2024, with the buyer to reimburse for these costs at closing. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction!

SUTTON AUCTIONEERS & LAND BROKERS, LLC—Successful Auctions Don't Just Happen—They're Planned!

The land being offered for sale on this auction consists of a parcel of land with a very high percentage tillable and is inclusive of choice high caliber cropland with some extremely high quality soils. This land will be offered as a surveyed +/-78.95 Acre Unit, with the acres being sold to be in accordance with a survey as completed by Midwest Land Surveying, Inc. According to FSA information this farm has approximately 78.45 acres of Farmland with 78.45 Cropland Acres with a 47.7 acre corn base with a 183 Bu. PLC Yield and a 29.10 acre soybean base with a 55 bu. PLC yield. The general topography of this land is level to very gently rolling. Probably one of the most noteworthy attributes of this farm is that the cropland acres consist of virtually all Class I & II soils. According Minnehaha County Assessor's information this farm has a soil rating of a .894, comparatively according to information obtained from Surety Agri-data Inc., this parcel has a weighted Productivity Index of an 88.4. According to the previous tenant, drain tile has been strategically installed in areas of the farm enhancing the overall farmability of this land. With Approximately 8,000 ft. of tile installed in 2019 & 2020. According to Minnehaha County Planning & Zoning this parcel has 2 rural housing eligibilities. The 2023 taxes payable in 2024 on this land were $2,270.38. This is a choice parcel of land that has the potential to fulfill the needs of a variety of buyers, including those looking for high quality productive cropland to add to their farming operation and/or investment portfolio.

LEGAL DESCRIPTION: The W ½ NE¼, Except Lot H-1 thereof, of Sec. 2, T. 103 N., R. 48 W., (Edison Twp.), Minnehaha County, SD.

TERMS:

Cash – A 10% non-refundable earnest money payment sale day the balance on or before January 10, 2025, with full possession for the 2025 crop year. Marketable title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee will be divided 50-50 between the buyer and seller. The buyer on sale day will pay for the fertilizer applied by CHS in the Fall of 2024 for the benefit of the 2025 crop. The total acres being sold will be based on surveyed acres as determined by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All of the 2023 RE taxes payable in 2024 have been paid and all of the 2024 RE taxes payable in 2025 will be paid by the sellers. 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. 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 applicable Minnehaha 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 trustees/ personal representatives.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

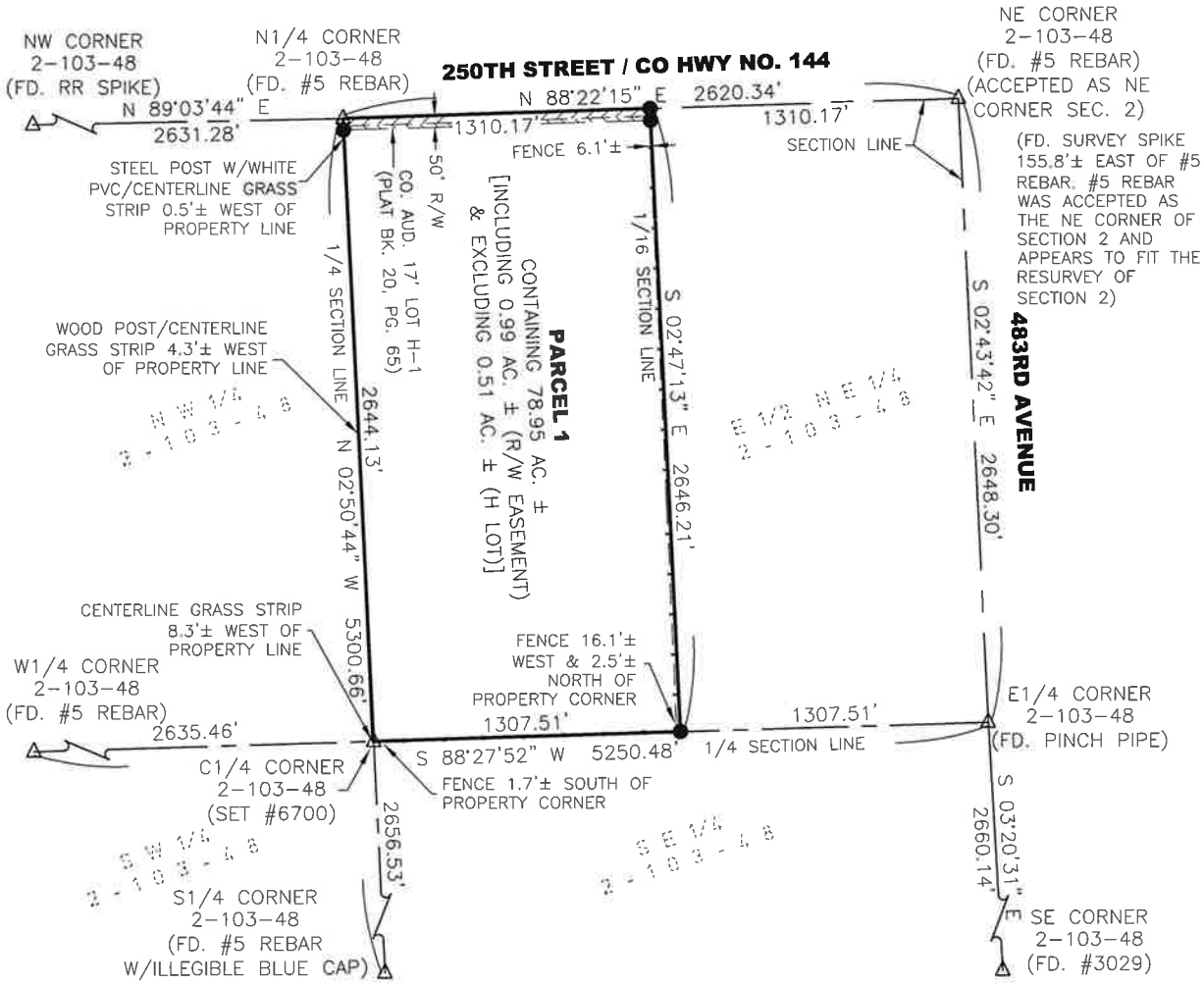
To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

- Chuck Sutton—Auctioneer & Land Broker— 605-336-6315
- Jared Sutton— RE Auctioneer & Broker Assoc.—605-864-8457
- Dean Stoltenberg— Auctioneer & RE Broker Assoc.— 507-829-6856

HEIRS OF DAVID ECKRICH
Owners

SALE DRAWING - PARCEL 1

IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-1 THEREOF.

OWNER: GREAT WESTERN BANK

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 PARCEL 1
78.95 ACRES±
[INCLUDING 0.99 AC.± OF R/W (EASEMENT)
& EXCLUDING 0.51 AC.± (LOT H-1)]

N

0 800'

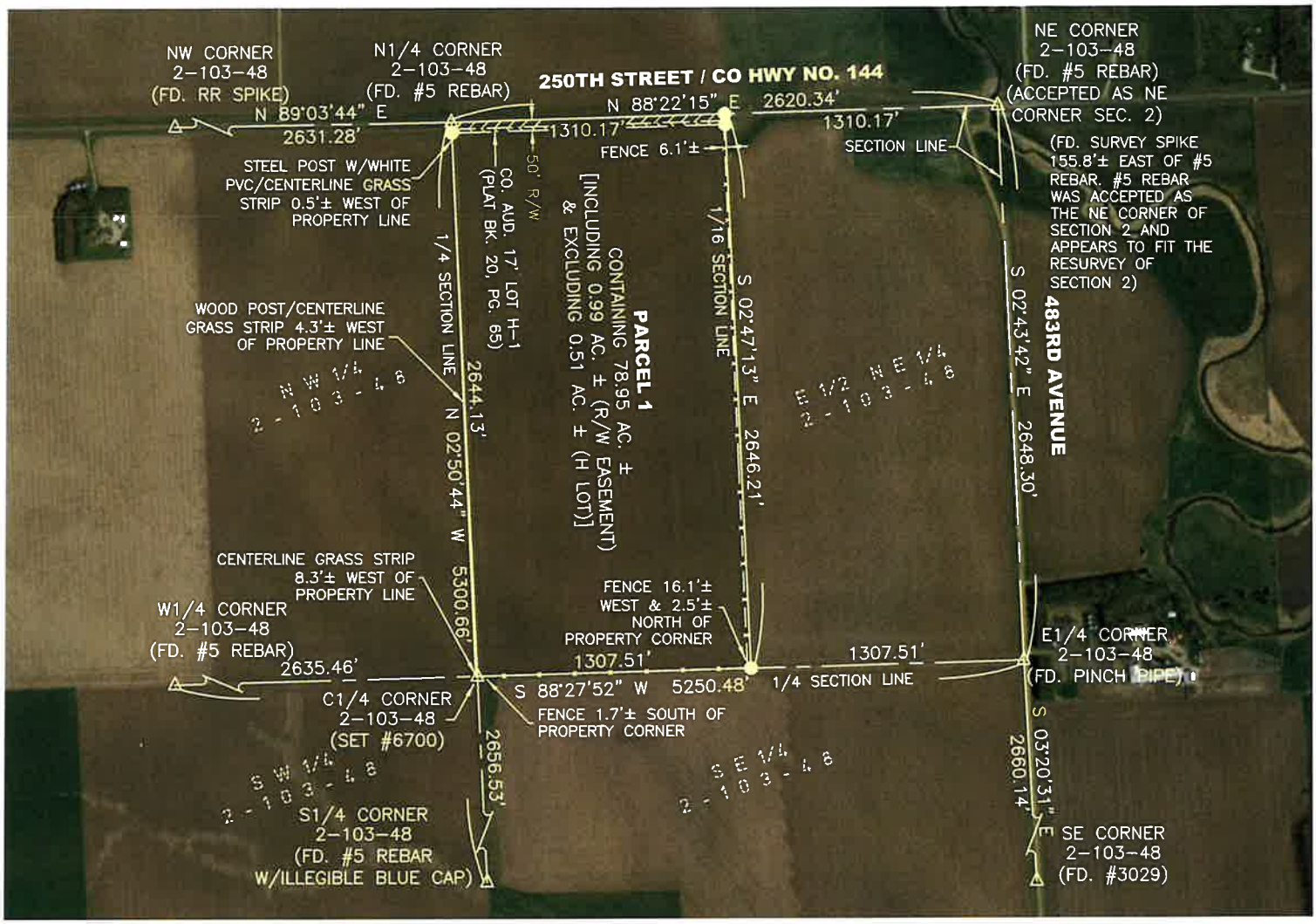
SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-618
DRAWN BY: JEB

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

SALE DRAWING - PARCEL 1

IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT COUNTY AUDITOR'S LOT H-1 THEREOF.

OWNER: GREAT WESTERN BANK

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 PARCEL 1
78.95 ACRES±
[INCLUDING 0.99 AC.± OF R/W (EASEMENT)
& EXCLUDING 0.51 AC.± (LOT H-1)]

N

0 800'

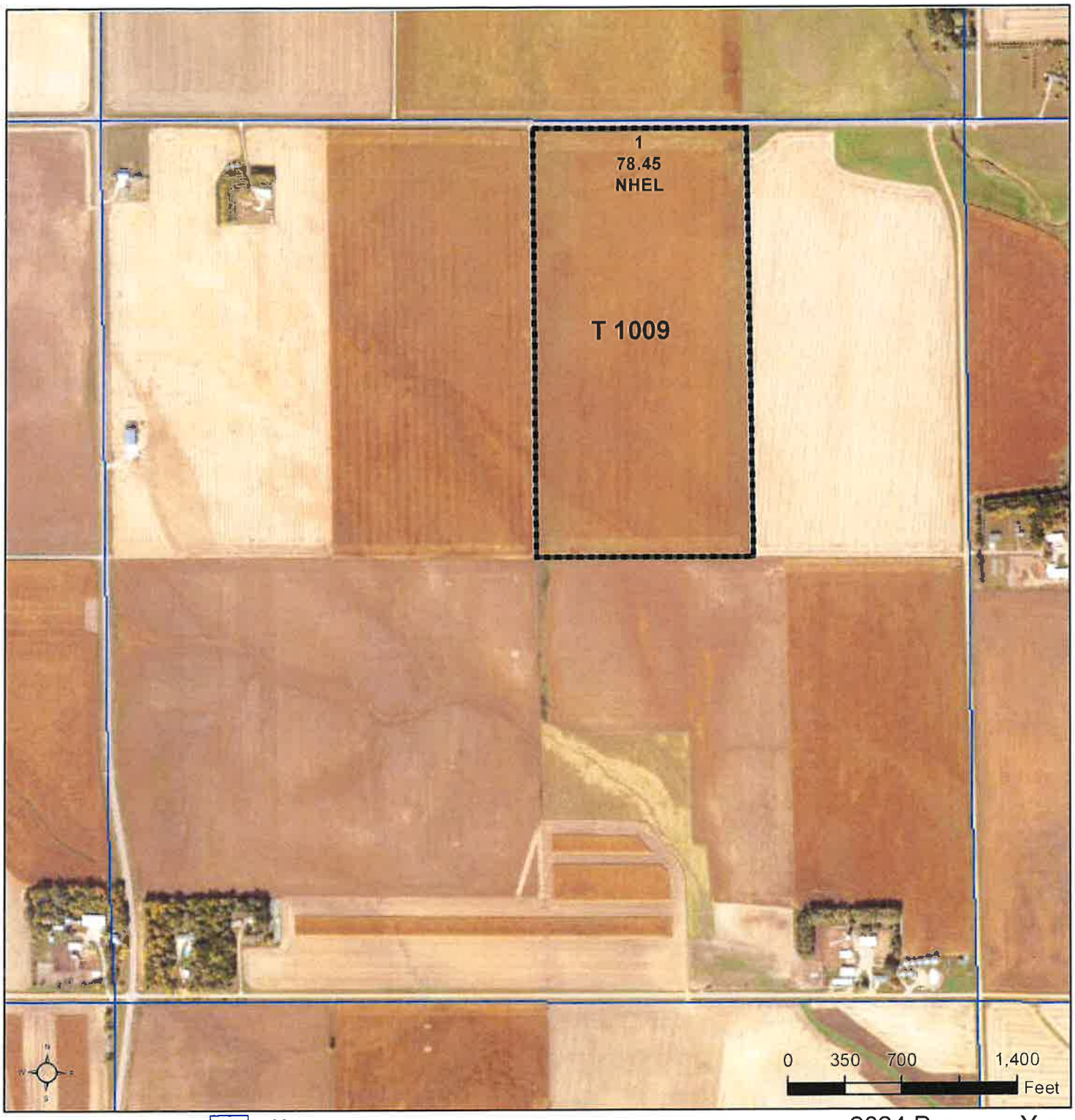
SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-618
DRAWN BY: JEB

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

USDA United States Department of Agriculture

Minnehaha 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 _____

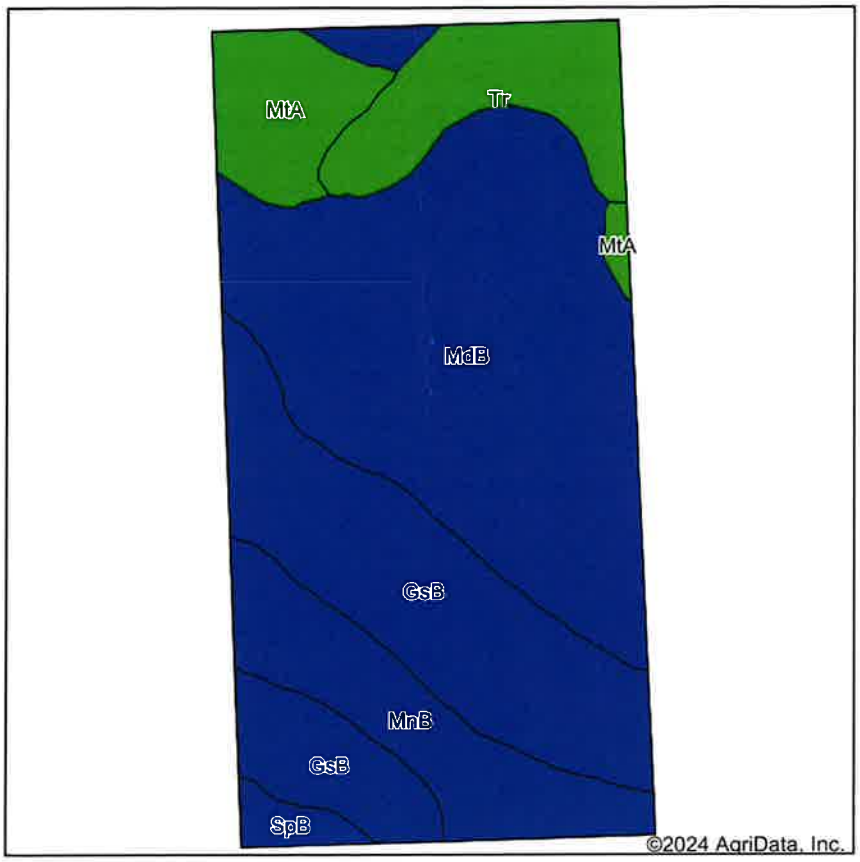
2024 Program Year
Map Created April 25, 2024

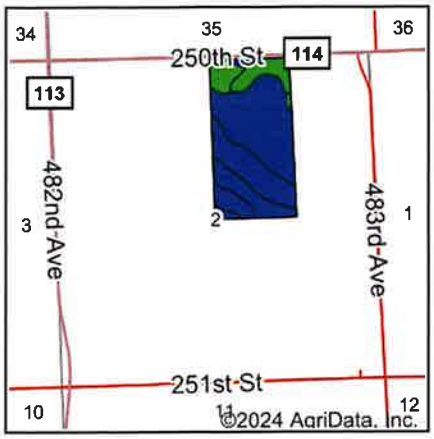
Farm **585**

2-103N-48W-Minnehaha

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





State: **South Dakota**
County: **Minnehaha**
Location: **2-103N-48W**
Township: **Edison**
Acres: **78.45**
Date: **10/14/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	34.19	43.6%		IIe		87
GsB	Grovena loam, 2 to 6 percent slopes	20.90	26.6%		IIe	IIe	86
MnB	Moody-Nora complex, 2 to 6 percent slopes	9.25	11.8%		IIe	IIIe	88
Tr	Trent silty clay loam, 0 to 3 percent slopes	7.25	9.2%		I	I	98
MtA	Moody-Trent complex, 0 to 2 percent slopes	5.62	7.2%		I	I	95
SpB	Splitrock silty clay loam, 2 to 6 percent slopes	1.24	1.6%		IIe		87
			Weighted Average		**1.84**	***-**	**88.4**

*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.

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

NOTES: