LAND AUCTION

FRIDAY NOVEMBER 15, 2024
10:00 AM

Extraordinary Offering of +/-717.75 Surveyed Acres of Humboldt & Clear Lake Township, Minnehaha Co., SD Land

Including a Diverse Offering of Parcels -including Parcels with High Percentage of Productive Cropland, Rural Acreage Construction Sites and 1 Parcel with Excellent Hunting & Wildife Habitat

All of these farms are located near Humboldt, SD and within approx. 20 miles of Sioux Falls, SD

The Trust & Estate of Ray G. Horner - Owner

We will offer ALL of the Following Parcels of Land at public auction with the auction of all farms to be held On Site at FARM #1 –Located from the NE Corner of Humboldt, SD (Jct. Hwy's. # 19 & #38) – Approx. 1 mile north on Hwy. #19 and 2 miles east on 257th St. to the SE Corner of FARM #1 at the Jct. of 257th St. & 459th Ave.

visit www.suttonauction.com

Sutton Auctioneers & Land Brokers, LLC

AUCTIONEERS NOTE:

Row Crop Operators, Crop-Livestock Operators, Acreage Buyers Seeking Sites for New Home Construction, as well as Investors & Others in the Market for Minnehaha County, SD Land!

Auctions of this magnitude are "Rare" in Eastern South Dakota and in the locale of this land in Minnehaha County, SD – With All of this Land Located within a Fairly Close Proximity to One Another and in a Prominent Agricultural Area, where land is tightly held in an area where land is not available on the open market with much frequency. The land will be offered in multiple parcels – some with very high percentages tillable, one that will be primarily pasture & Hunting/Recreational Land and another Located South and Adjacent to I-90 Southwest of Humboldt, SD with a mixture of an Acreage Site with Remnants of a Farmstead and a Mixture of Cropland/Pasture. This land will be offered as individual farms and in specific combinations of parcels, in a manner to allow both large and small operators to participate in this auction – with the largest combination being +/- 481.57 Acres. This land has been long held by the Horner Family for many decades, thus this auction presents

THE BUYERS OF THIS LAND WILL RECEIVE FULL POSSESSION OF THIS LAND TO FARM & PASTURE IN 2025. ALL PARCELS BEING SOLD ARE BEING SOLD SUBJECT TO SURVEY, WITH THE ACTUAL ACRES BEING SOLD TO BE ADJUSTED IN ACCORDANCE WITH THE SURVEYED ACRES.

We will offer ALL of the Following Parcels of Land at public auction with the auction of all farms to be held On Site at FARM #1 – Located from the NE Corner of Humboldt, SD (Jct. Hwy's. # 19 & #38) – Approx. 1 mile north on Hwy. #19 and 2 miles east on 257th St. to the SE Corner of FARM #1 at the Jct. of 257th St. & 459th Ave.

This Land will be Offered Individually as:

- **FARM #1 – TRACT #1A - +/- 7.50 Acre Acreage with a Tear Down Home – Excellent Site for Construction of a New Rural Home;**
- **TRACT 1B - +/-153.19 Acres of High Percentage Tillable Cropland;**
- **TRACT 1C - +/-201.49 Acres of High Percentage Tillable Cropland;**
- **TRACT 1D - +/- 119.39 Acres of Cropland, Pasture & Hunting & Wildlife Habitat & Contiguous Combinations –**
- **1A & 1B - +/-160.69 Acres; 1B & 1C - +/-354.68 Acres;**
- **1A, 1B & 1C - +/-362.18 Acres;**
- **1C & 1D - +/-320.88 Acres;**
- **1B, 1C & 1D - +/-474.07 Acres; or as 1A, 1B, 1C & 1D**
- **The +/-481.57 Acre Combined Unit - The Largest Combination Being Farm #1 in It's Entirety – A +/-481.57 Acre Combination.**

FARM #1

+/-481.57 Acres

LEGAL DESC.: The SE¼ and the N ½ of Sec. 2, T. 102N., R. 52W., Humboldt Twp., Minnehaha Co., SD. – TO BE OFFERED AS – Tr. #1A – The +/-7.50 Acre Acreage Construction Site; Tr. #1B – The SE 1/4 , Except the Acreage Site - +/-153.19 Acres – Being Mostly Cropland; Tr. #1C - +/- 201.49 Acres of Primarily Cropland – For the Most Part Being in the NE ¼ & E ½ NW ¼; TR. #1D - +/-119.39 Acres – Being a Mixture of Cropland, Pasture & Wildlife Habitat – Primarily in the W ½ NW ¼ and a Portion of the E½ NW¼ and as combinations of Contiguous Tracts.

All of the Cropland and Pasture Acres on FARM #1 are available to the buyer to utilize for the 2025 crop and pasture season. The Improvements on the Acreage/Farmstead (Parcel #1A) consist of a small one story home that is essentially in "Tear Down" condition, although the property would be a nice location for re-establishment of a rural acreage as a site for construction of a new home, as the site has existing utilities, mature trees and other site improvements. The property is serviced by Minnehaha Community Rural Water and Sioux Valley Energy Rural Electric. Currently all of the Horner land in Section Sec. 2 is operated as on FSA operating Unit as Tract 1773 of Farm #1110, which together FSA indicates consists of approximately 469.28 acres of Farmland, with 388.95 acres of Cropland with a 221.80 acre corn base with a 159 bu. PLC yield and a 139.60 acre soybean base with a 43 bu. PLC yield. By reference to the FSA aerial photo of FARM #1 – it appears that Tr. 1B (SE ¼- FSA Field #3) has approx. 152.76 acres of cropland; Tr. 1C (FSA Field #2 in the N ½) has approx. 192.05 acres of cropland; and Tr. 1C (FSA Fields #1 & #5) has approx. 44.14 acres of cropland in FSA Field #1 and 72.61 acres of pasture/non-tillable acres in FSA Field #5. The cropland acres have a topography which is generally gently rolling to rolling; the pasture and non-tillable acres are comprised of grassland pasture and acres of water, lowland,wildlife habitat and roads. The pastureland acres has established grass with a rolling to somewhat hilly terrain, a well as some lowland and acres of water. According to the Minnehaha County Assessor the SE ¼ has a County soil rating of .684, the NE ¼ has a soil rating of a .627 and the NW ¼ has a soil rating of .519; comparatively Surety Agri-Data indicates the SE ¼ (Tracts #1A & #1B) has weighted soil rating of a 75.4; the portion of the NE¼ and the portion of E½ NW¼ included in Tract #1C has a soil rating of 74.9 and the portion of the NW¼ & W½ NE¼ included in Tract #1D has a soil rating of 51. There is a Petroleum Pipeline on the south side of the property and there is an underground pipeline running diagonally through Farm #1. According to the previous tenant, there is some existing drain tile in areas of the property, including some older clay tile and some later tile that was installed by T. J. Kaffar Tiling. According to Minnehaha County Planning & Zoning TRACTS #1A & #1B in the SE¼ has a total of 12 Rural Housing Eligibilities – 1 locked to the existing acreage on Tract #1A and 11 others on Tract #1B, with NO remaining Housing Eligibilities on Tracts #1C or 1D in the N ½ of Sec. 2 -as all of the eligibilities from these Tracts were transferred by the owner in 2016. The 2023 RE taxes payable in 2024 on the SE¼ (Tracts #1A & #1B are $4,435.14 and on the NE¼ are $2,848.26 and on the NW¼ are $1,710.50.

FARM #2

+/-80.25 Acres

LEGAL DESC.: The S ½ NW¼ of Sec. 36, T. 103N., R. 52W. Clear Lake . Twp., Minnehaha Co., SD.
LOCATED - From FARM #1 Jct. of 459th Ave. & 256th St. – ½ mile north; from Humboldt, SD - (Jct. Hwy's. #19 & #38) – Approx. 1 mile north on Hwy. #19 and 2 miles east on 257th St. to the SE Corner of FARM #1 at the Jct. of 257th St. & 459th Ave; then 1½ miles north on 459th Ave. to the SW Corner of FARM #2.

Farm #2 will be offered as an individual parcel and will not be included with any combinations. This is a choice parcel of land that is practically 100% tillable. The general topography of this land is gently rolling to rolling. According to FSA information this farm is designated as Tract 1775 of Farm #1111 and is indicated to have approx. 78.40 acres of cropland with a 28.20 acre corn base with a 149 bu. PLC yield and a 28.20 acre soybean base with a 41 bu. PLC yield. According to the Minnehaha County Assessor this farm has a County soil rating of .634; comparatively Surety Agri-Data indicates this parcel of land has a weighted soil rating of a 73.1. According to Minnehaha County Planning & Zoning FARM #1 has a total of 2 Rural Housing Eligibilities – with 1 available & 1 by conditional use. The 2023 RE taxes payable in 2024 on this farm are $1,365.56.

FARM #3

+/-155.93 Acres

LEGAL DESC.: The SE¼, Exc. Lot H-2, Sec. 8, T. 102N., R. 52W., Humboldt Twp., Minnehaha Co., SD.
TO BE OFFERED AS – Tr. #3A - +/-6.47 Acre Acreage Site with Remnants of a Farmstead & Trees;
Tract 3B - +/-149.46- Acres of Cropland and Pasture
or as Tracts #3A & #3B Combined the +/-155.93 Acre Unit.
LOCATED - From the Humboldt, SD Exit #379 on I-90 – Approx. 1/8 mile south on Hwy. #19 (456th Ave.) and ½ mile west on 258th St. to the SE Corner of the Land (The SW Corner of the Land is at the Jct. of 455th Ave. & 258th St.).

This +/-155.93 Acre Farm will be offered as two individual parcels or as a combined unit, with Tr. #3A consisting of a +/-6.47 Acre Former Farmstead with a gravel driveway & existing trees, along with some remnants of the former farmstead; Tr. #3B - +/-149.46 Acres of Cropland & Pasture; or as Tracts #3A & #3B – The +/-155.93 Acre Unit. According to FSA information Farm #3 is identified as Tr. #1774 of Farm #1111 and as such is indicated to contain approx. 150.78 acres of Farmland with approx. 142.52 acres of cropland which appears to be overstated, as presently it appears that only a 79.61 acre field, an 11.18 acre field and a 1.86 acre field – for a total of 92.65 acres being currently under cultivation; with a 47.70 acre corn base with a 149 bu. PLC yield and a 47.70 acre soybean base with a 41 bu. PLC yield; with the non-tillable acres comprised of the farmstead, pasture, dugout and roads. According to the Minnehaha County Assessor this farm in its entirety has a County soil rating of .456; comparatively Surety Agri-Data indicates this parcel of land has a weighted soil rating of a 53.1. The general topography of this land is gently rolling to hilly. According to Minnehaha County Planning & Zoning this parcel as a whole has a total of 4 rural housing eligibilities with 1 locked to the existing acreage site & 3 additional available, thus if sold in multiple parcels 1 eligibility will remain assigned to the existing acreage site (Tr. #3A) with the remaining eligibilities to be assigned to the remainder (Tr. #3B) in accordance with and as currently assigned by M'haha. Co. Planning & Zoning. The 2023 RE taxes payable in 2024 on Farm #3 as a whole were $1,468.48.

TERMS:

Cash – A 10% non-refundable earnest money payment on sale day and the balance on or before Dec. 30, 2024, with full possession for the 2025 crop year, subject to the rights of the existing tenants and their leases which expire on March 1, 2025. Marketable Title 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), if any, will be divided 50-50 between the buyer and seller. All of the 2023 RE taxes payable in 2024, as well as all of the 2024 RE taxes payable in 2025 will be paid by the Trust/Estate. 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 Trust/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 Minnehaha County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Trustees.

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.

THE TRUST & ESTATE OF RAY G. HORNER, Owner
James Horner & John Horner – Co-Trustees

SUTTON AUCTIONEERS & LAND BROKERS LLC

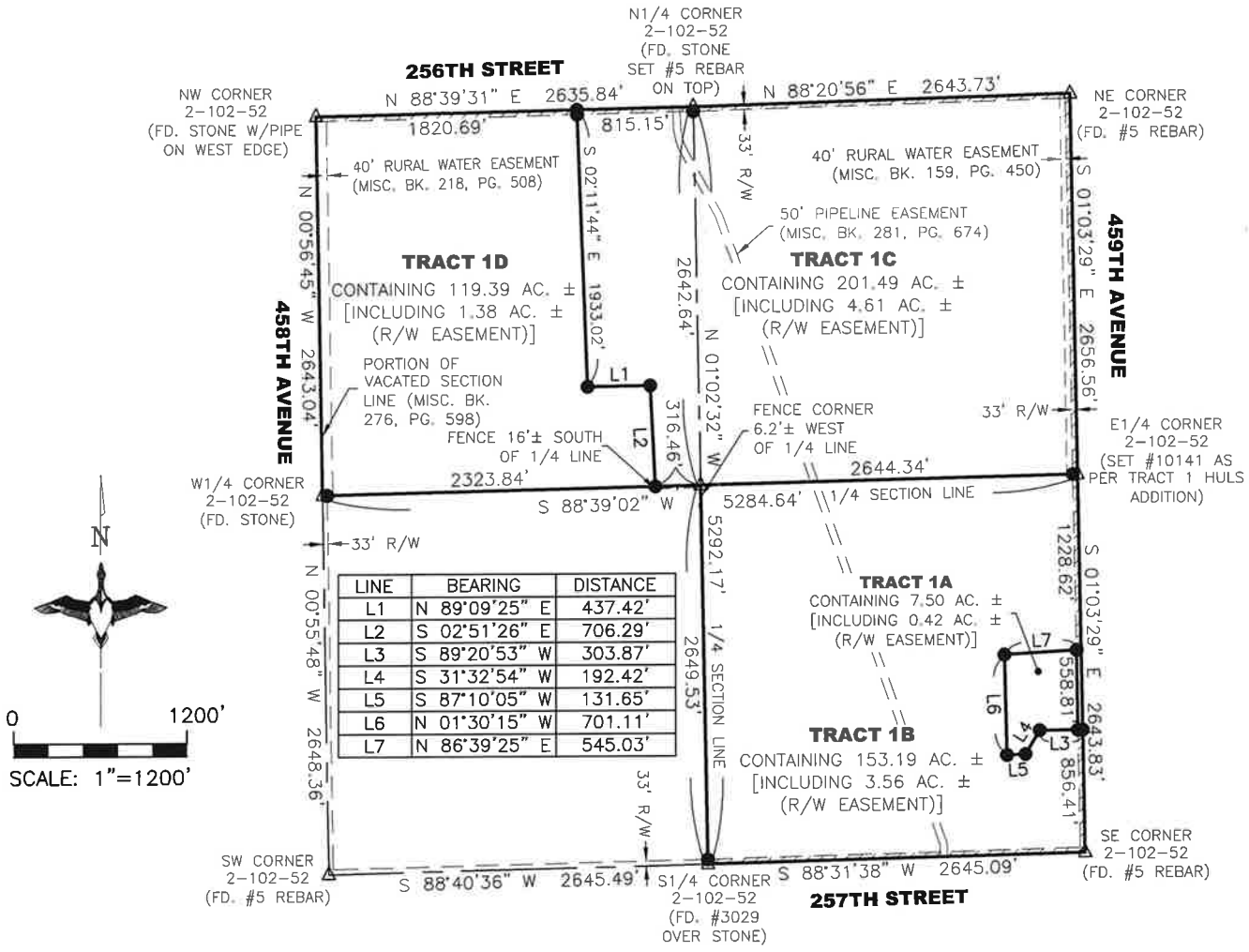
www.suttonauction.com

SUTTON AUCTIONEERS & LAND BROKERS LLC – Sioux Falls, SD

CHUCK SUTTON – Auctioneer & Land Broker – ph. 605-336-6315 JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – ph. 605-864-8527	**TERRY HAIAR – RE Auctioneer Alexandria, SD – ph. 605-239-4626**	**TOM & TED SOUVIGNIER RE Auctioneers & Broker Assoc. Canton, SD – 605-987-2404**

SALE DRAWING - TRACTS 1A, 1B, 1C AND 1D

IN THE NORTH HALF AND IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 89°09'25" E	437.42'
L2	S 02°51'26" E	706.29'
L3	S 89°20'53" W	303.87'
L4	S 31°32'54" W	192.42'
L5	S 87°10'05" W	131.65'
L6	N 01°30'15" W	701.11'
L7	N 86°39'25" E	545.03'

TOTAL ACRES FOR TRACT 1A
7.50 ACRES±
[INCLUDING 0.42 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 1B
153.19 ACRES±
[INCLUDING 3.56 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 1C
201.49 ACRES±
[INCLUDING 4.61 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR TRACT 1D
119.39 ACRES±
[INCLUDING 1.38 AC.± OF R/W (EASEMENT)]

LEGEND:

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

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-460
DRAWN BY: JEB

TRACT 1A LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 1 OF HORNER ADDITION IN THE NORTH HALF AND IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

TRACT 1B LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT A PARCEL TO BE PLATTED AS TRACT 1 OF HORNER ADDITION THEREOF.

TRACT 1C LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 2 OF HORNER ADDITION IN THE NORTH HALF AND IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

TRACT 1D LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 3 OF HORNER ADDITION IN THE NORTH HALF AND IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

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

SALE DRAWING - TRACTS 1A, 1B, 1C AND 1D

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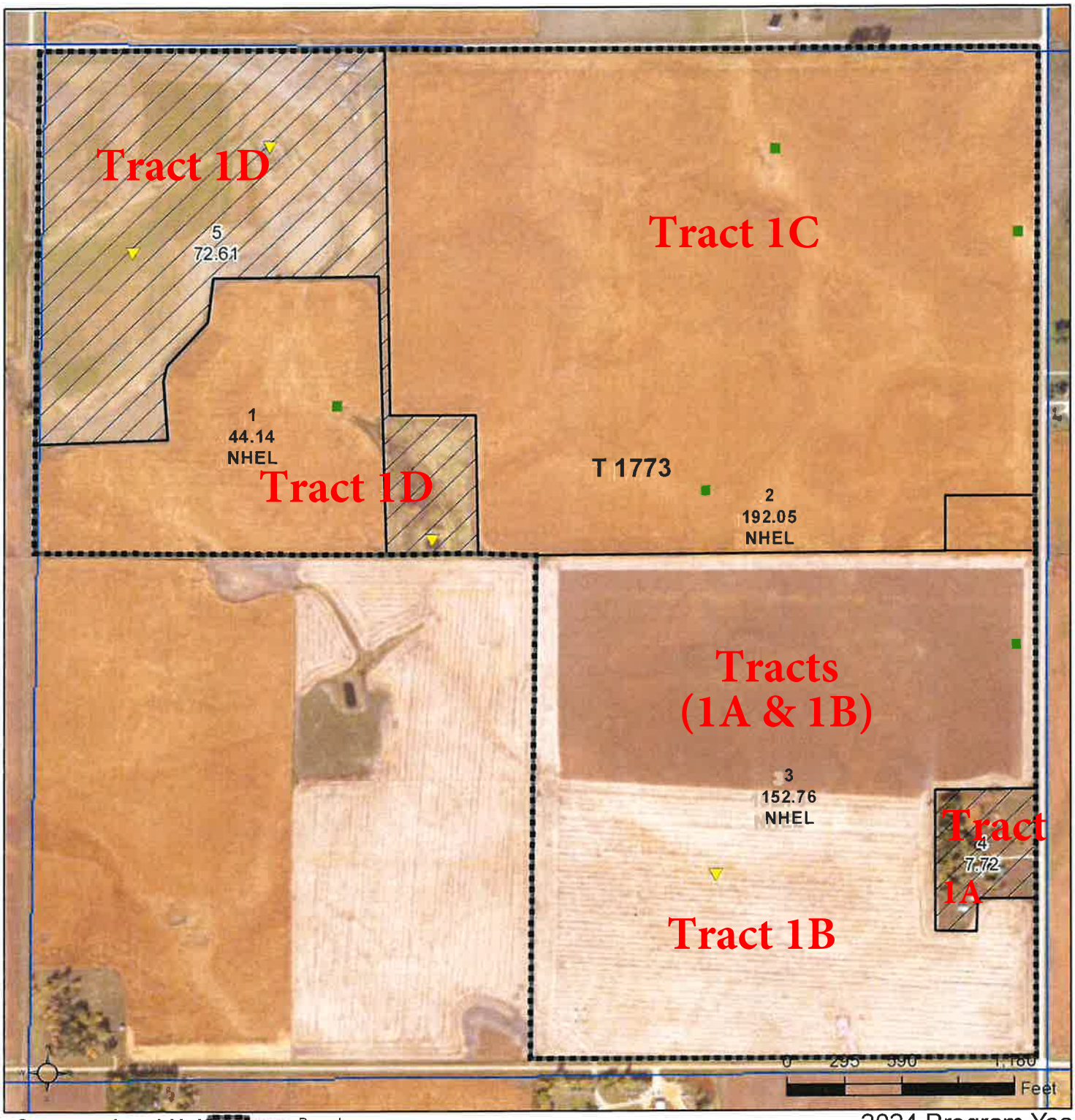
OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

USDA United States Department of Agriculture

FARM #1

Minnehaha 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

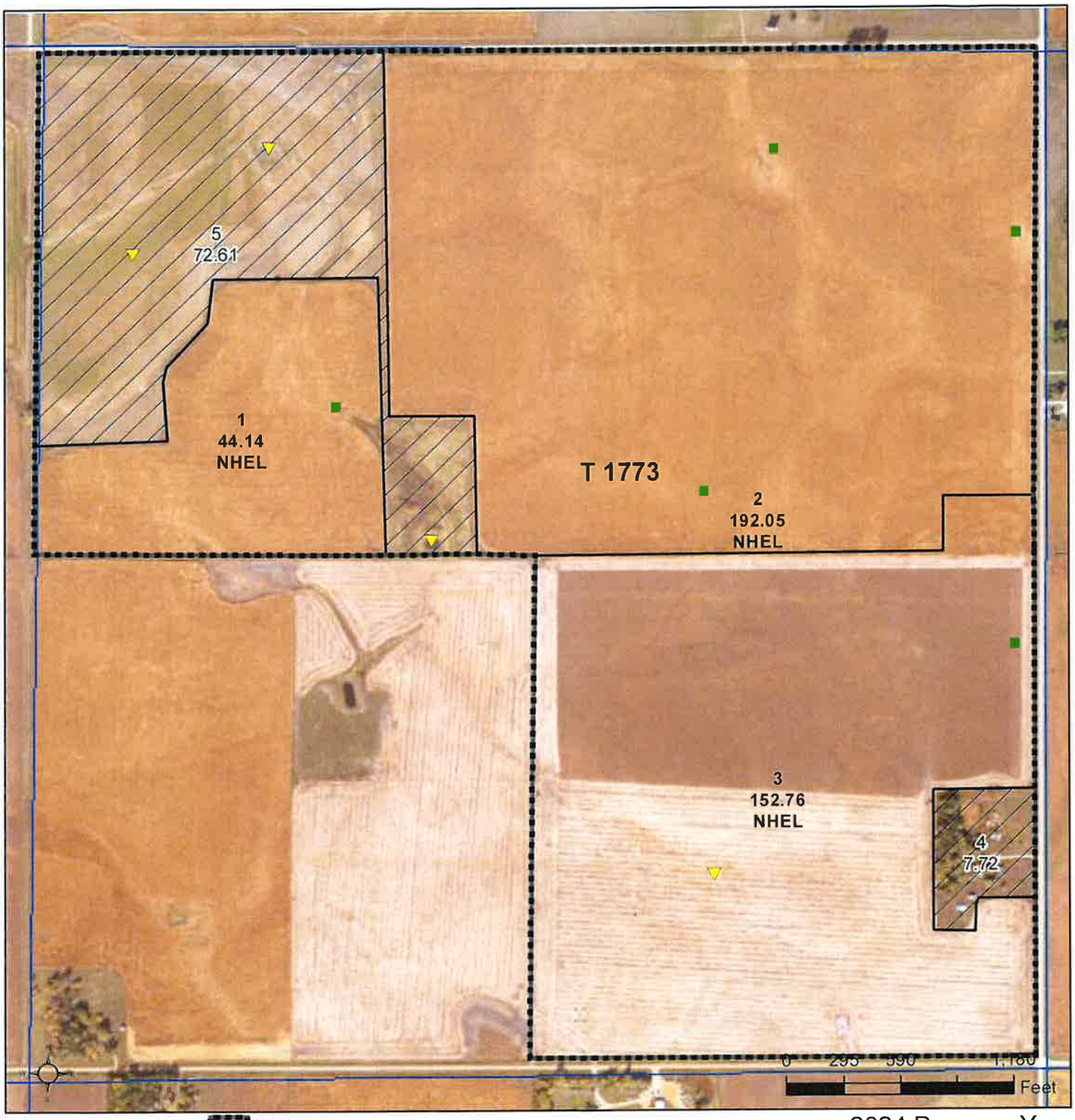
Farm **1110**

2-102N-52W-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)

USDA United States Department of Agriculture

Minnehaha County, South Dakota



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Tract Boundary
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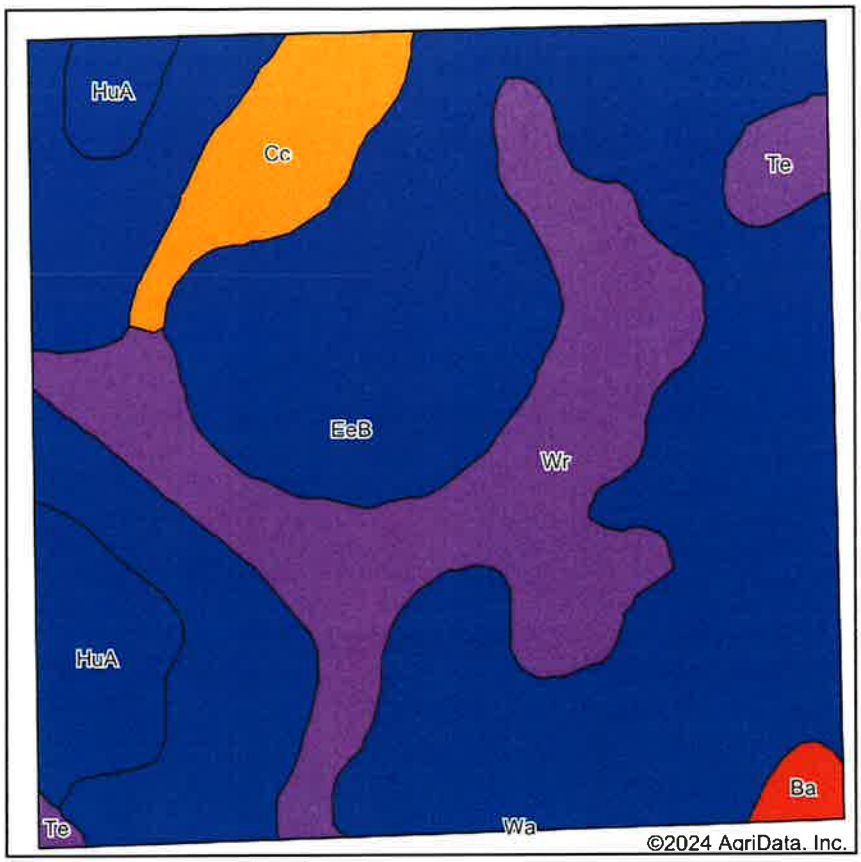
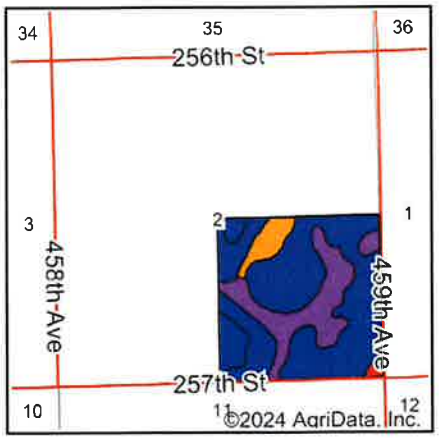
Soils Map - TRACTS #1 & #1B



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **2-102N-52W**
Township: **Humboldt**
Acres: **159.8**
Date: **9/10/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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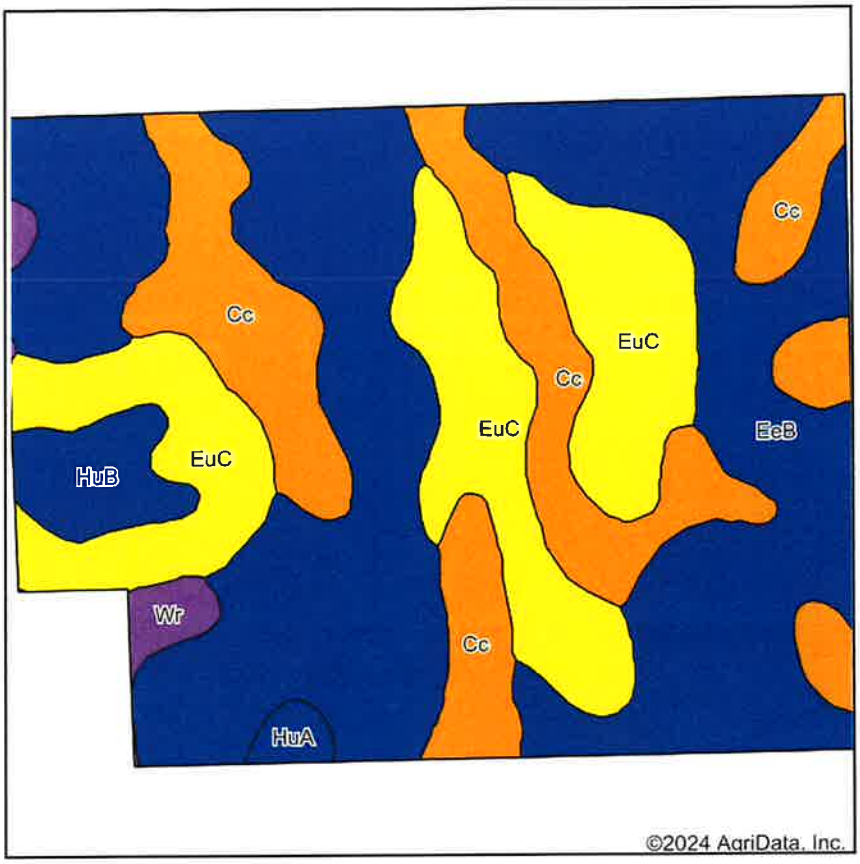
N W E S

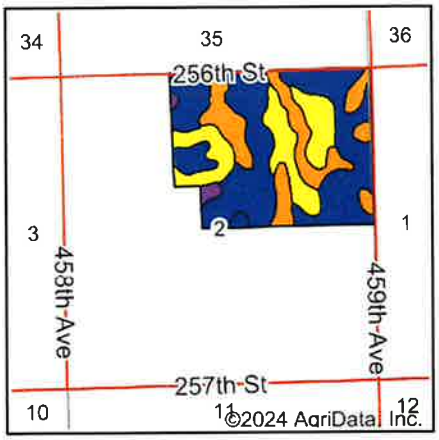
Area Symbol: SD099, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	103.59	64.8%		IIe	81
Wr	Worthing-Davison complex, 0 to 2 percent slopes	32.86	20.6%		Vw	57
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	10.36	6.5%		Is	89
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	8.60	5.4%		IIw	75
Te	Tetonka silt loam, 0 to 2 percent slopes, frequently ponded	2.95	1.8%		IVw	59
Ba	Baltic silty clay loam, 0 to 1 percent slopes	1.38	0.9%		Vw	31
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	0.06	0.0%		IIs	83
			Weighted Average		**2.61**	**75.4**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - TRACT #1C





State: **South Dakota**
County: **Minnehaha**
Location: **2-102N-52W**
Township: **Humboldt**
Acres: **199.77**
Date: **9/10/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

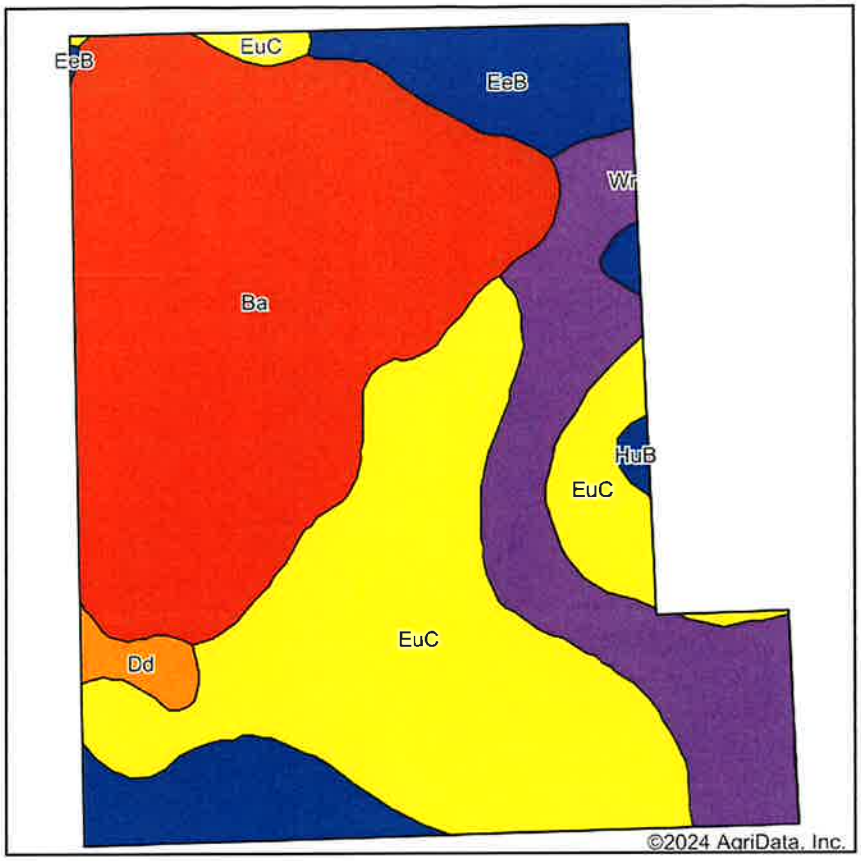
Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	98.65	49.3%		IIe	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	46.27	23.2%		IVe	61
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	43.88	22.0%		IIw	75
HuB	Huntimer silty clay loam, 2 to 6 percent slopes	6.45	3.2%		IIe	84
Wr	Worthing-Davison complex, 0 to 2 percent slopes	2.98	1.5%		Vw	57
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	1.54	0.8%		Is	89
				Weighted Average	**2.50**	**74.9**

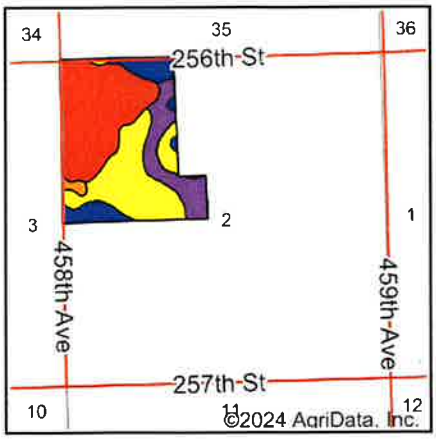
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - TRACT #1D



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Minnehaha**
Location: **2-102N-52W**
Township: **Humboldt**
Acres: **121.38**
Date: **9/10/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD099, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Ba	Baltic silty clay loam, 0 to 1 percent slopes	48.40	39.8%		Vw	31
EuC	Ethan-Egan complex, 6 to 9 percent slopes	39.44	32.5%		IVe	61
Wr	Worthing-Davison complex, 0 to 2 percent slopes	17.88	14.7%		Vw	57
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	13.55	11.2%		IIe	81
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	1.67	1.4%		IIw	76
HuB	Huntimer silty clay loam, 2 to 6 percent slopes	0.44	0.4%		IIe	84
				Weighted Average	**4.29**	**51**

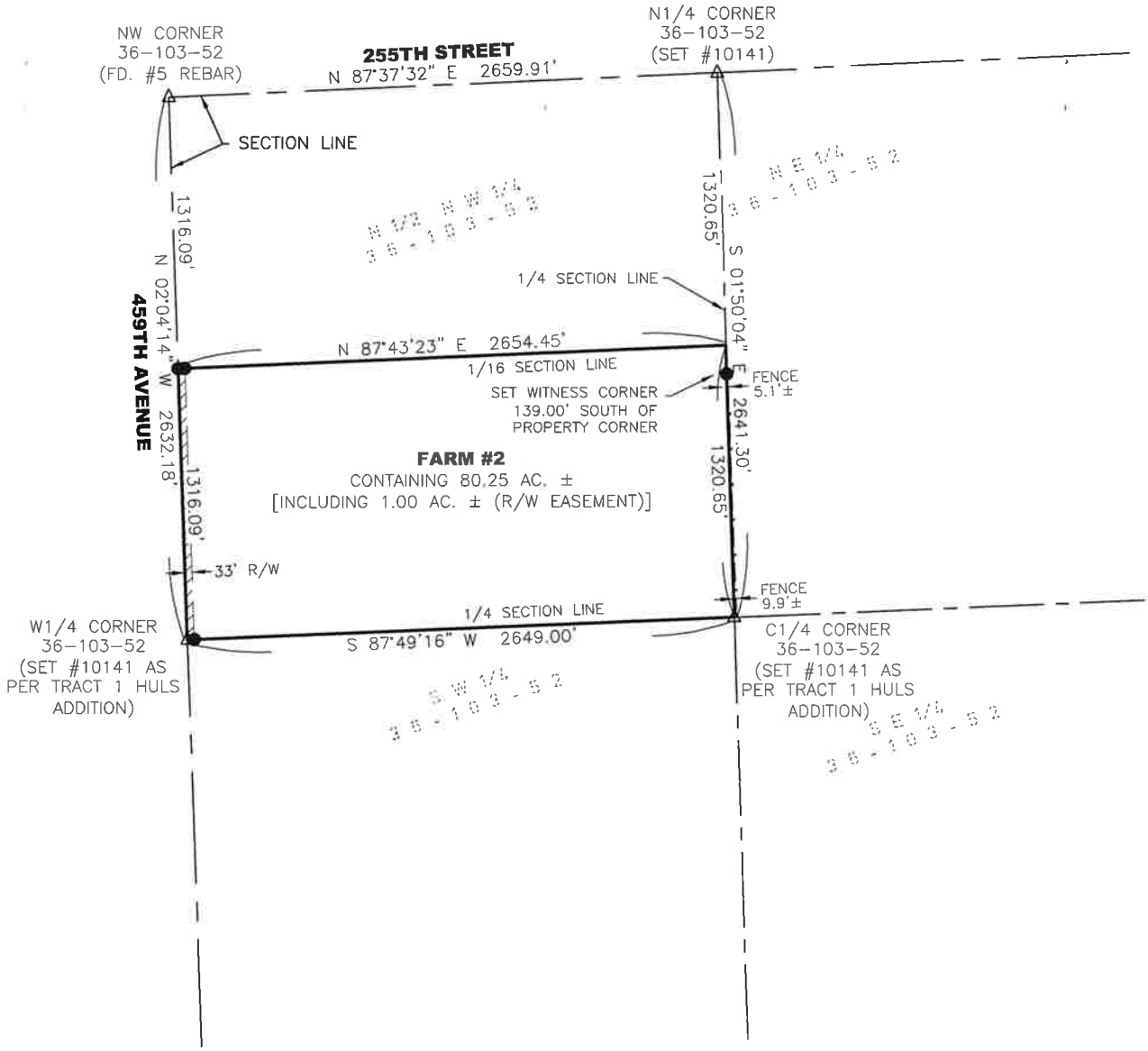
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Horner Tile Map - Farm #1

SALE DRAWING - FARM #2

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

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
80.25 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-459
DRAWN BY: JEB

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

SALE DRAWING - FARM #2

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 103 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

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
80.25 ACRES±
[INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

N

0 800'

SCALE: 1"=800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-459
DRAWN BY: JEB

Midwest LAND SURVEYING, INC.
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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 **1111**

36-103N-52W-Minnehaha

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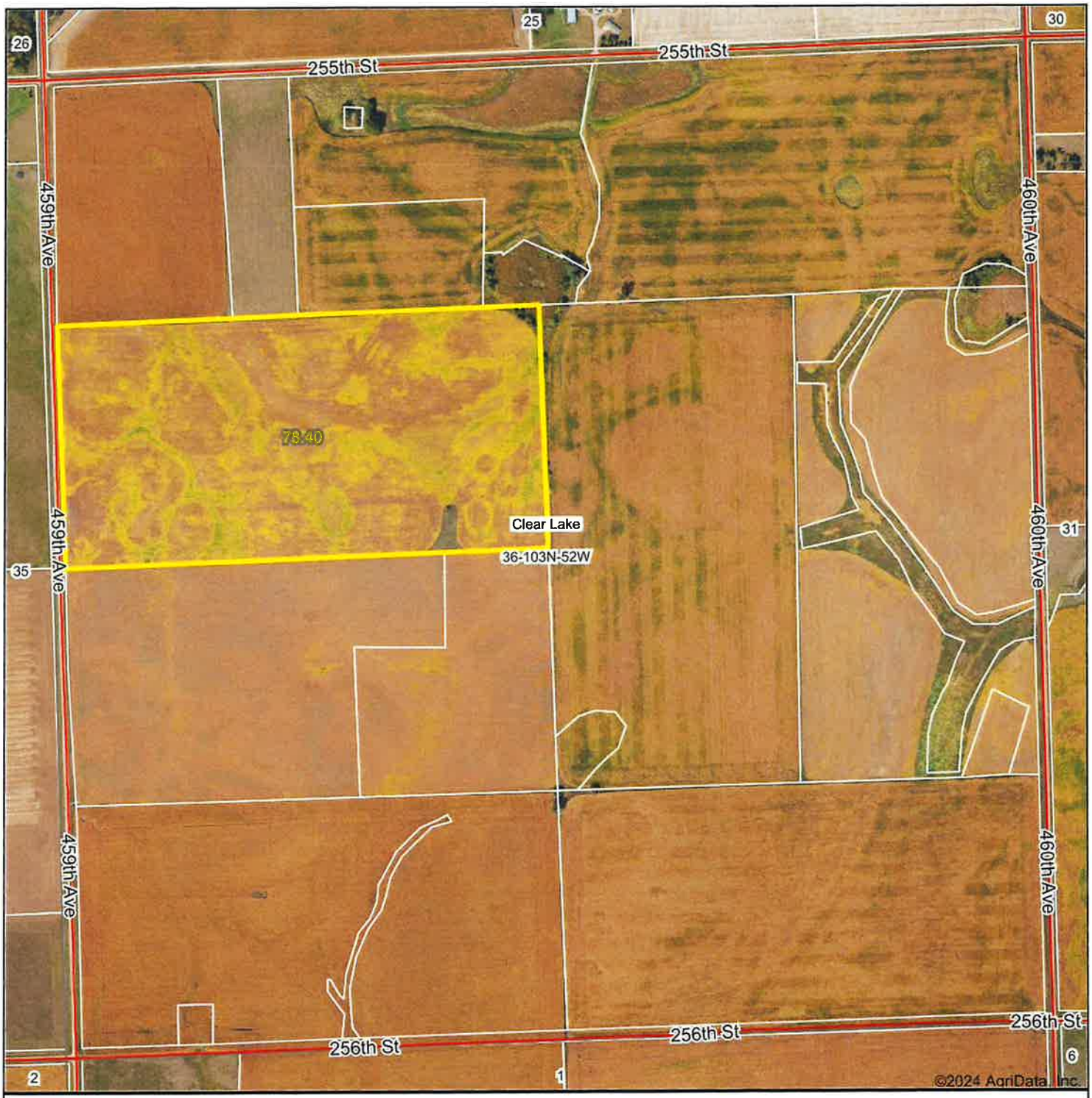
Aerial Map



SUTTON AUCTIONEERS & LAND BROKERS LLC

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: 43° 41' 0.12, -97° 1' 28.98

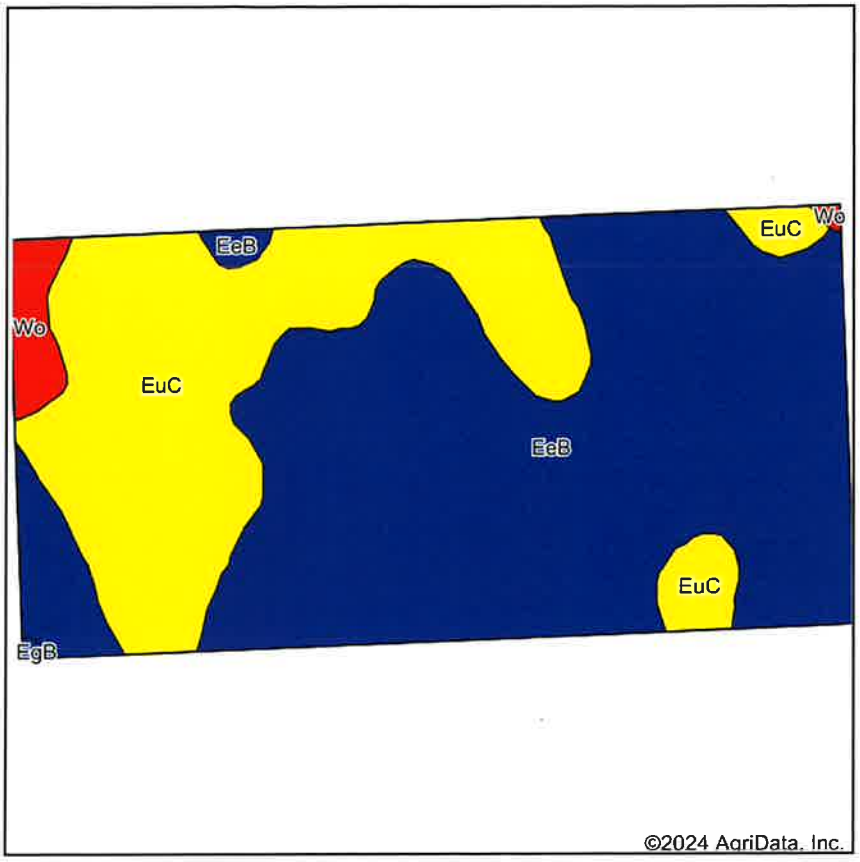
0ft 834ft 1668ft

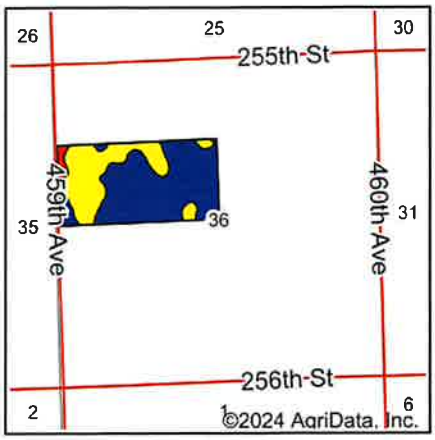
36-103N-52W
Minnehaha County
South Dakota

N W E S

6/11/2024

Soils Map





State: **South Dakota**
County: **Minnehaha**
Location: **36-103N-52W**
Township: **Clear Lake**
Acres: **78.4**
Date: **6/11/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

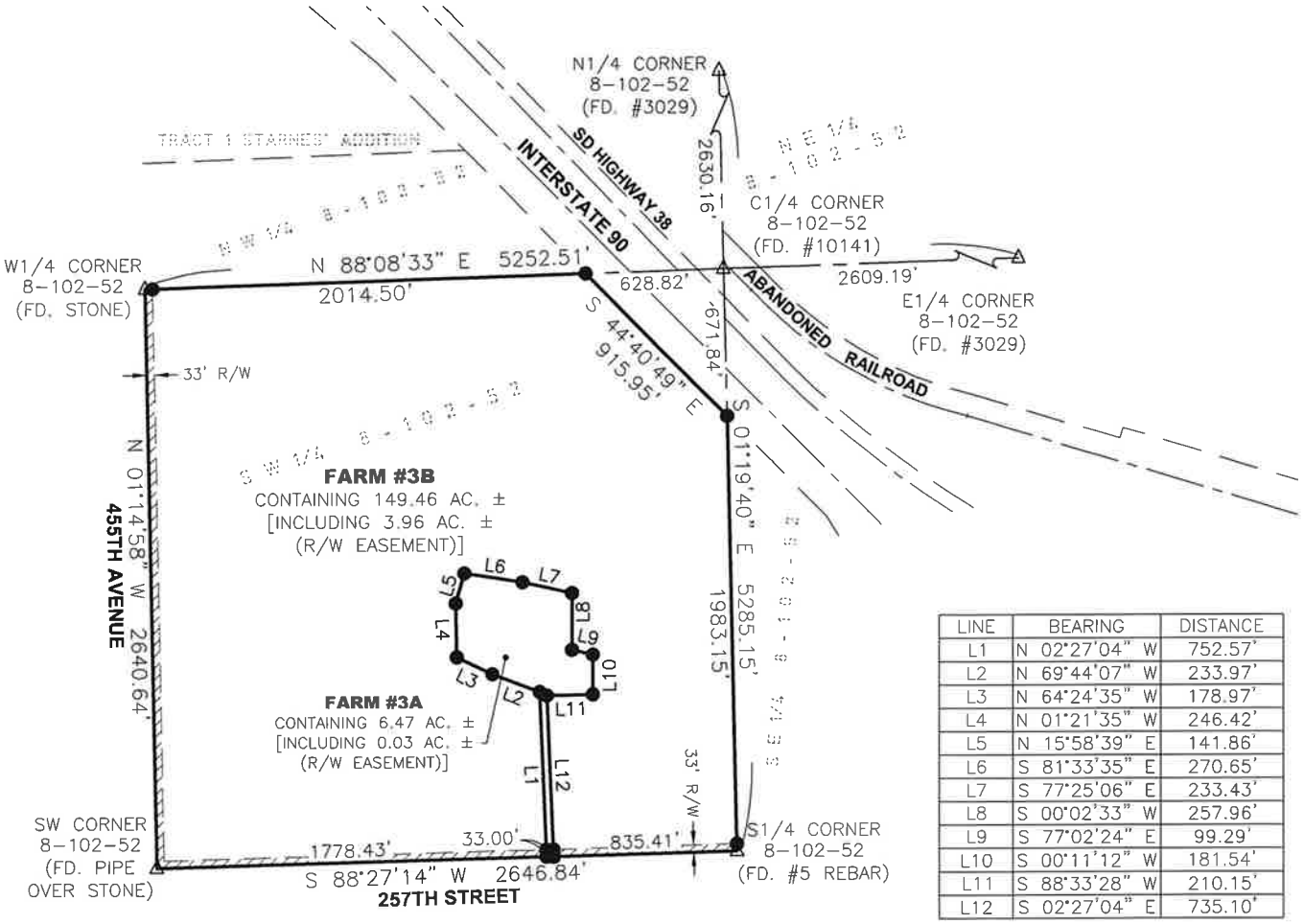
Area Symbol: SD099, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	50.02	63.8%		IIe	81
EuC	Ethan-Egan complex, 6 to 9 percent slopes	26.38	33.6%		IVe	61
Wo	Worthing silty clay loam, 0 to 1 percent slopes	1.88	2.4%		Vw	30
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	0.12	0.2%		IIe	84
				Weighted Average	**2.74**	**73.1**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM #3

IN THE SOUTHWEST QUARTER OF SECTION 8, T102N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 02°27'04" W	752.57'
L2	N 69°44'07" W	233.97'
L3	N 64°24'35" W	178.97'
L4	N 01°21'35" W	246.42'
L5	N 15°58'39" E	141.86'
L6	S 81°33'35" E	270.65'
L7	S 77°25'06" E	233.43'
L8	S 00°02'33" W	257.96'
L9	S 77°02'24" E	99.29'
L10	S 00°11'12" W	181.54'
L11	S 88°33'28" W	210.15'
L12	S 02°27'04" E	735.10'

TOTAL ACRES FOR FARM #3
155.93 ACRES±
[INCLUDING 3.99 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR FARM #3A
6.47 ACRES±
[INCLUDING 0.03 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR FARM #3B
149.46 ACRES±
[INCLUDING 3.96 AC.± OF R/W (EASEMENT)]

FARM #3 LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER LYING SOUTH OF INTERSTATE 90, SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

FARM #3A LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 1 OF HORNER ADDITION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

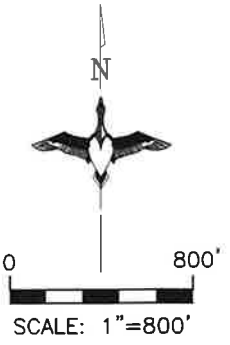
FARM #3B LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER LYING SOUTH OF INTERSTATE 90, SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCLUDING A PARCEL TO BE PLATTED AS TRACT 1 OF HORNER ADDITION THEREOF.

OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

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

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-458
DRAWN BY: JEB



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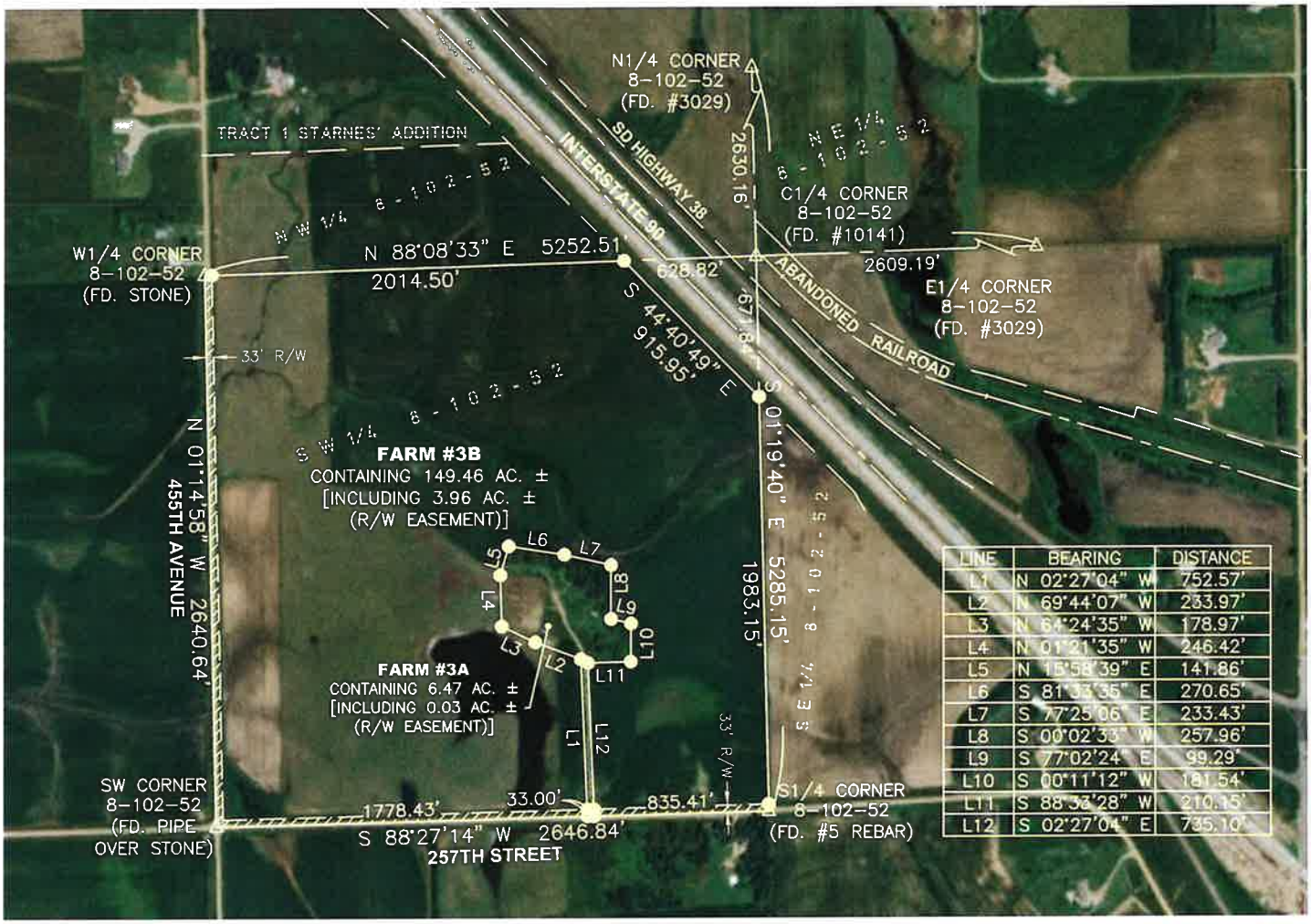
SALE DRAWING - FARM #3

IN THE SOUTHWEST QUARTER OF SECTION 8, T102N, R52W, MINNEHAHA COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N 02°27'04" W	752.57'
L2	N 69°44'07" W	233.97'
L3	N 64°24'35" W	178.97'
L4	N 01°21'35" W	246.42'
L5	N 15°58'39" E	141.86'
L6	S 81°33'35" E	270.65'
L7	S 77°25'06" E	233.43'
L8	S 00°02'33" W	257.96'
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TOTAL ACRES FOR FARM #3
155.93 ACRES±
[INCLUDING 3.99 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR FARM #3A
6.47 ACRES±
[INCLUDING 0.03 AC.± OF R/W (EASEMENT)]

TOTAL ACRES FOR FARM #3B
149.46 ACRES±
[INCLUDING 3.96 AC.± OF R/W (EASEMENT)]

FARM #3 LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER LYING SOUTH OF INTERSTATE 90, SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

FARM #3A LEGAL DESCRIPTION:
TO BE PLATTED AS TRACT 1 OF HORNER ADDITION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

FARM #3B LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER LYING SOUTH OF INTERSTATE 90, SECTION 8, TOWNSHIP 102 NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCLUDING A PARCEL TO BE PLATTED AS TRACT 1 OF HORNER ADDITION THEREOF.

OWNERS: RAY G. HORNER REVOCABLE TRUST

CLIENT: SUTTON AUCTION SERVICE

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

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-458
DRAWN BY: JEB

N

0 800'

SCALE: 1"=800'

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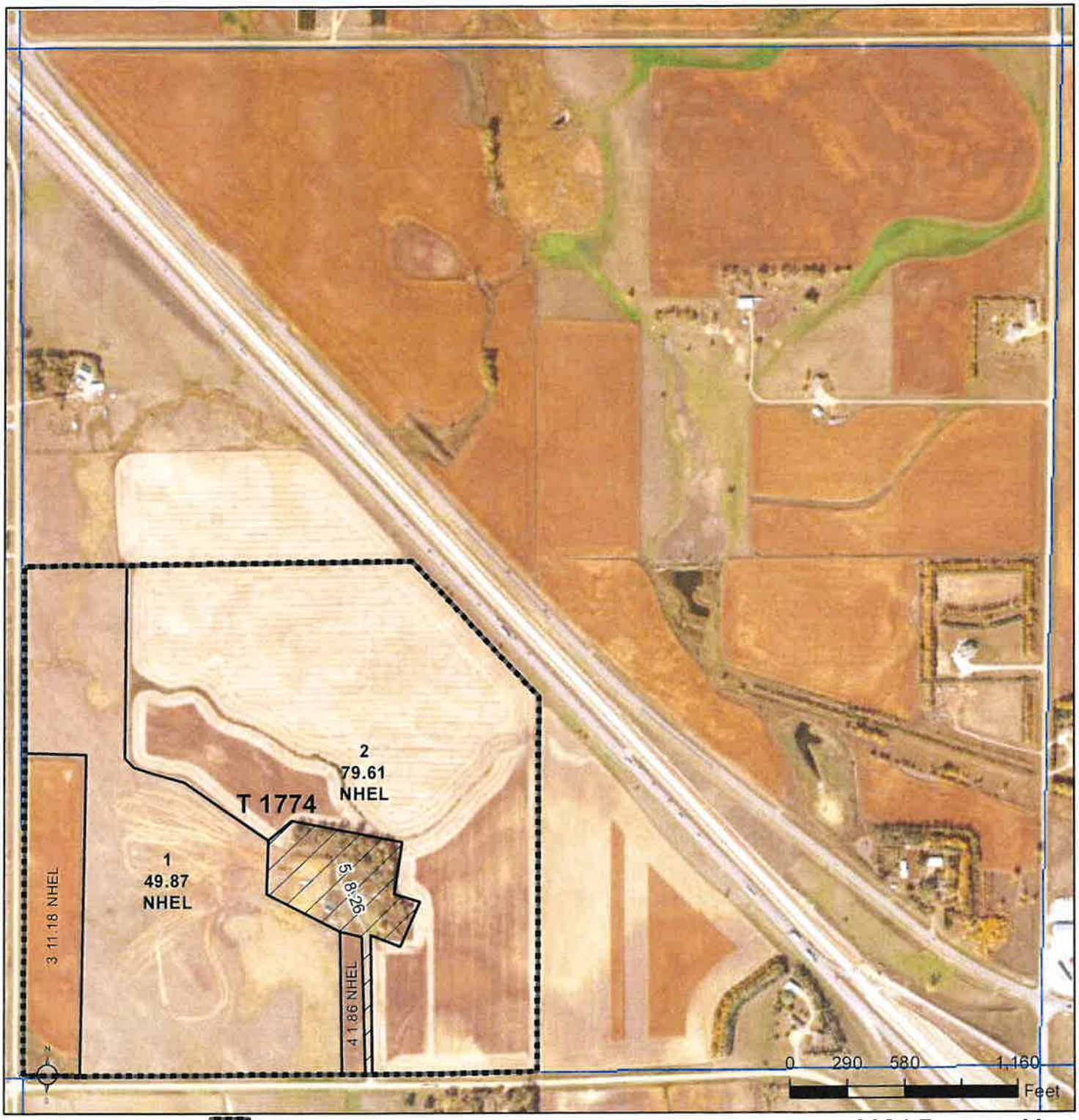
USDA United States Department of Agriculture

Minnehaha 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 **1111**

8-102N-52W-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).

Aerial Map - FARM #3

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 38' 55.9, -97° 6' 15.17

0ft 823ft 1647ft

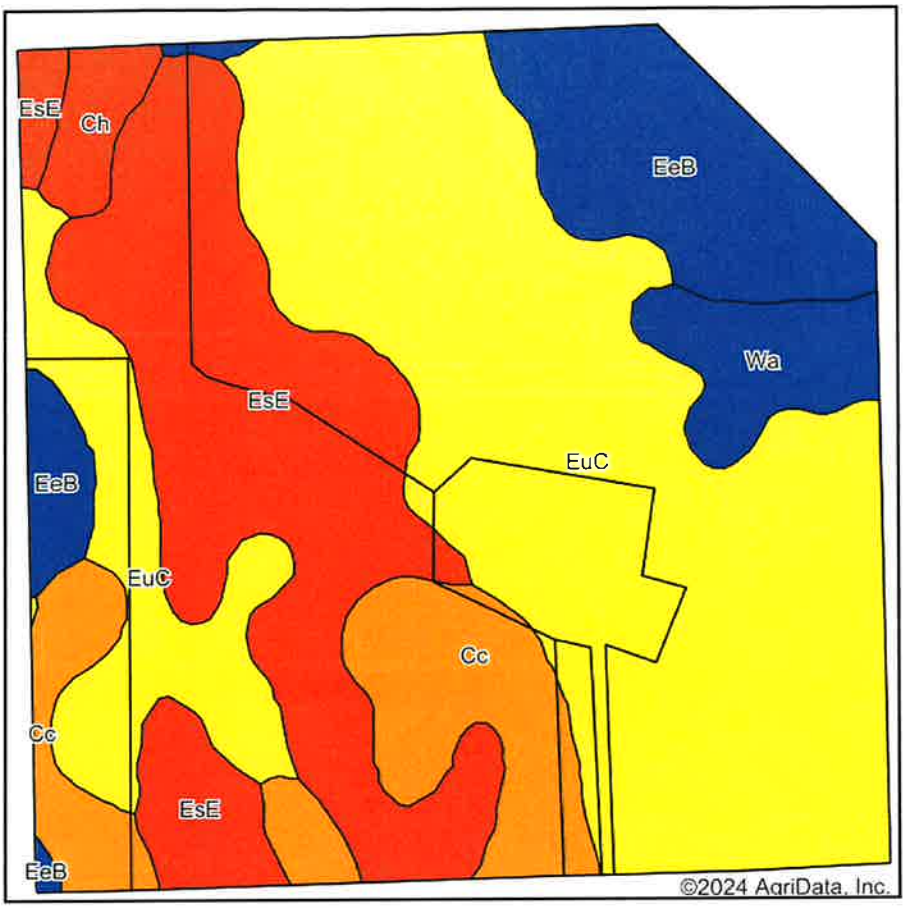
8-102N-52W
Minnehaha County
South Dakota

N W E S

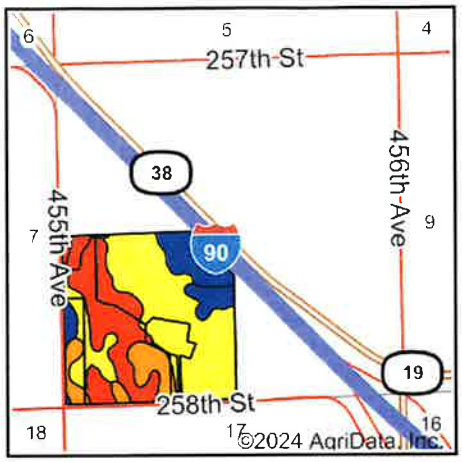
9/10/2024

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: **Minnehaha**
Location: **8-102N-52W**
Township: **Humboldt**
Acres: **150.78**
Date: **6/4/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

Area Symbol: SD099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EuC	Ethan-Egan complex, 6 to 9 percent slopes	73.65	48.9%		IVe	61
EsE	Ethan-Clarno loams, 6 to 25 percent slopes, very stony	36.22	24.0%		VIIs	11
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	16.65	11.0%		IIe	81
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	15.79	10.5%		IIw	75
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	5.86	3.9%		IIs	83
Ch	Chaska loam, channeled, 0 to 3 percent slopes, frequently flooded	2.61	1.7%		VIw	35
				Weighted Average	**4.25**	**53.1**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SUTTON
AUCTIONEERS & LAND BROKERS LLC

www.suttonauction.com

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