LAND AUCTION

FRIDAY JANUARY 31, 2025

Sale Time: 10:00 AM

+/-166.15 Surveyed Acres of Spring Lake Twp., SD Land Located at Epiphany, SD with a Mixture of Productive Cropland, Hayland, CRP & Areas for Hunting & Wildlife Habitat!

We will offer the following land at Public Auction with the land located at the Jct. of SD Hwy #25 & 244th St. at Epiphany, SD. (Approx. ¼ Mile West of the Hunter's Den in Epiphany, SD on 244th St.)

DR JPS SODAK, LLC - OWNER

TERRY HAIAR – RE Auctioneer
Alexandria, SD – ph. 605-239-4626

CHUCK SUTTON – Auctioneer & Land Broker
Sioux Falls, SD – Ph. 605-336-6315

JARED SUTTON CAI – Auctioneer & RE Broker Associate
Flandreau, SD – Ph. 605-864-8527

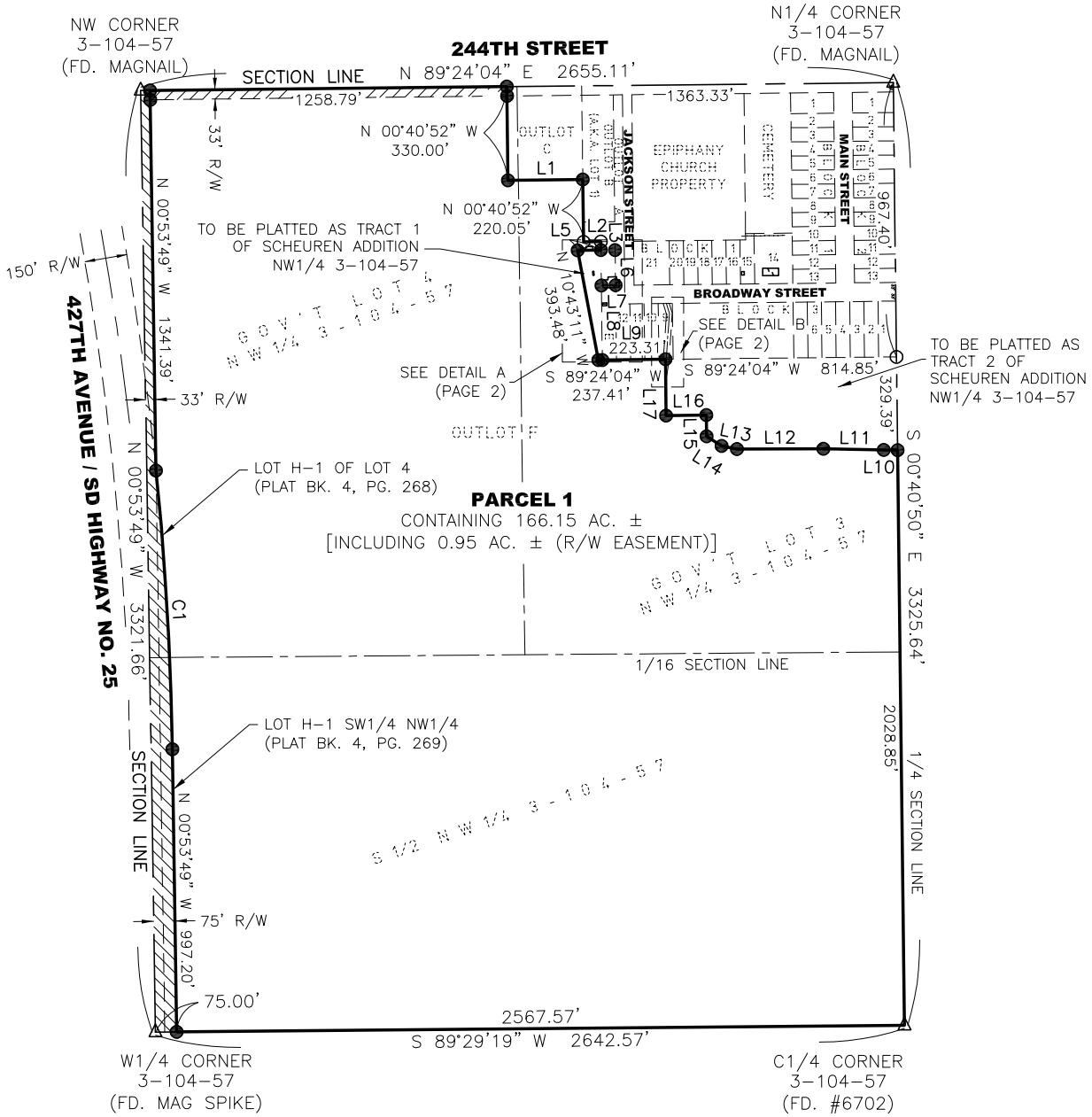
The property being offered consists of a very unique +/-166.15 Acre farm which contains productive farmland but is also income producing with areas enrolled in CRP making this a very attractive property to add to any Farming Operation as well as any investment portfolio. This property has very good location, bordered on the west by SD Hwy. #25. According to FSA information this property consists of +/-124.22 acres of cropland with +/-86.35 acres of effective cropland and +\-37.87 acres enrolled in CRP. The property carries a 67.64 acre corn base with a 99 Bu. PLC yield & a 12.20 acre soybean base with a 30 Bu. PLC yield. The current CRP payments are held in 3 contracts ranging from $191.00-$229.00/acre generating $8,412.00 annually with all contracts set to expire in Sept. 2031 (Copies of contracts available upon request). information obtained from Surety Agridata Inc. indicates that this parcel has a Productivity Index of a 67.8 with 75% of class II & III soils. This property has a mixture of Productive Cropland as well as acres utilized for wildlife habitat with trees & CRP acres creating a wildlife mecca for Deer, Pheasants, Turkeys and other wildlife. The 2023 RE Taxes payable in 2024 on this land were $2,696.08. If you are in the market for an extremely unique property which is both income producing and a productive parcel of farmland, make plans to inspect this property & be in attendance at this auction! To make arrangements for absentee bidding, please contact the auctioneers. The 2024 RE Taxes Payable in 2025 on this land are $2,021.68.

LEGAL DESC.: Outlot F Incl H-1 & Inc. Pt. Govt. Lots 3-4 in the NW ¼ and the SW ¼ of the NW ¼ and the SE ¼ in Sec. 3 (Exc. Parcels to be Platted as Tracts 1&2 of Scheuren Addn.), T. 104 N., R. 57 W. Spring Lake Twp., Hanson Co., SD

TERMS: A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before April 1, 2025 with full possession for the 2025 crop year. Marketable Title will be conveyed and owner's title insurance provided with the cost the owners policy and closing agent's fee divided 50-50 between the buyer and seller. All of the 2024 RE taxes payable in 2025 will be paid by the sellers. This property will be sold based on a Survey Completed by Midwest Land Surveying Inc., with the acres understood to be more or less. Buyers will continue and succeed existing CRP contracts & will be obligated to comply with the remaining terms and provisions of the existing CRP contracts and by succession will be responsible for any future penalties for noncompliance in the years subsequent to closing – the sellers will retain any or all previous CRP payments and rents including 100% of rents and CRP payments payable in 2024, with the buyer to receive 100% of the CRP payments payable in 2025 with no proration. The seller does 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 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 owners.

SALE DRAWING - PARCEL 1

IN THE NORTHWEST QUARTER OF SECTION 3, T104N, R57W, HANSON COUNTY, SOUTH DAKOTA.

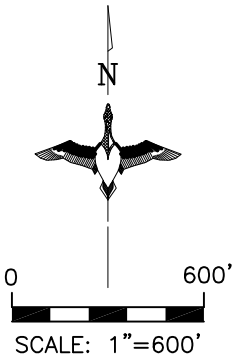


OWNERS: JPS SODAK, LLC / BEVERLY A. SCHEUREN FAMILY TRUST

CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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



SCALE: 1"=600'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #24-615
DRAWN BY: JEB

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

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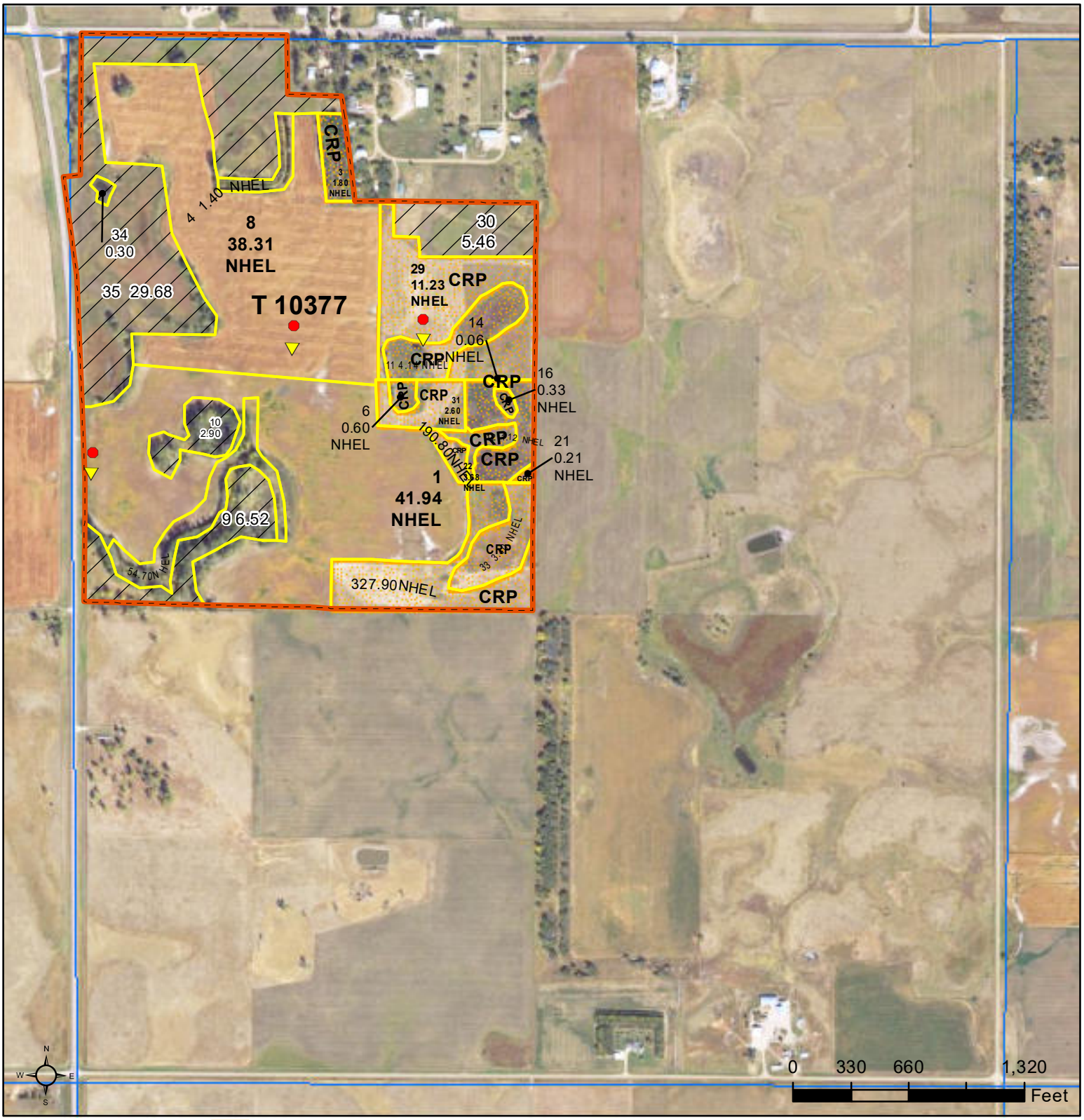
USDA United States Department of Agriculture

Hanson County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- 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

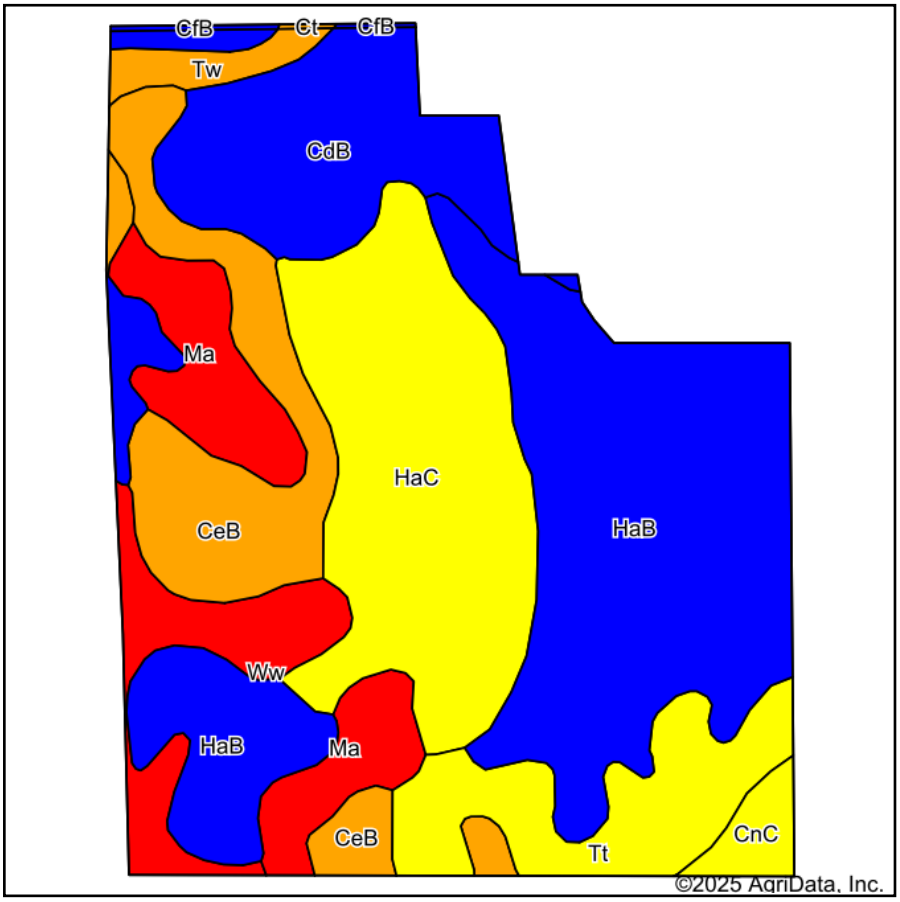
Map Created April 25, 2024

Farm **3684**

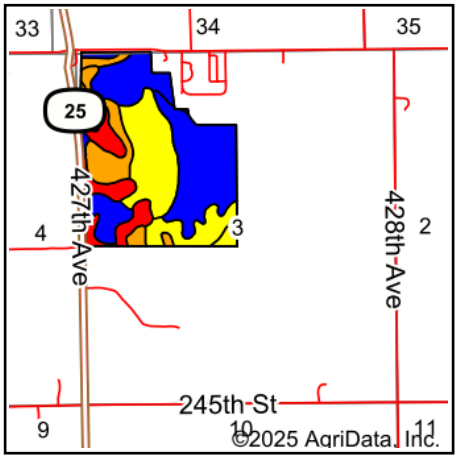
3-104N-57W-Hanson

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).

DR JPS SODAK Soils Map - Not Survey Accurate



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hanson**
Location: **3-104N-57W**
Township: **Spring Lake**
Acres: **164.07**
Date: **1/7/2025**

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: 26
Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
HaB	Hand loam, 2 to 6 percent slopes	50.56	30.7%		IIe		81
HaC	Hand loam, 6 to 9 percent slopes	32.38	19.7%		IIIe		64
CdB	Clarno loam, 2 to 6 percent slopes	21.45	13.1%		IIe		82
CeB	Clarno-Davison loams, 2 to 4 percent slopes	18.46	11.3%		IIe	IIIe	79
Tt	Tetonka-Harps complex	13.47	8.2%		IVw		67
Ma	Worthing silty clay loam, ponded, 0 to 1 percent slopes	12.91	7.9%		VIIIw		10
Ww	Worthing silty clay loam, 0 to 1 percent slopes	8.63	5.3%		Vw		30
Tw	Tetonka and Whitewood silty clay loams	3.24	2.0%		IVw		73
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	2.48	1.5%		IIIe		69
CfB	Clarno-Bonilla loams, 1 to 6 percent slopes	0.40	0.2%		IIe		84
Ct	Crossplain-Tetonka complex	0.09	0.1%		IIw		72
			Weighted Average		**3.05**	***-**	**67.8**

*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.

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

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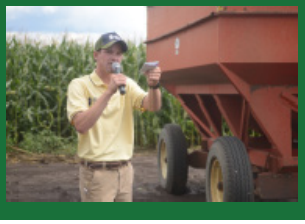

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