

Mark Shellum

LAND AUCTION

**160.69 Acres of Well Located, Highly Productive
& High Percentage Tillable
Palisade Township Minnehaha SD Land**

We will offer the following real property at auction at the land located from Garretson, SD (Kibble JD) – 1¾ miles north on Hwy. #11 – with the SE Corner of the Land at the Jct. of 251st St. & Hwy. #11/485th Ave.; from Sherman, SD – 1 ½ miles west on 250th St. and ½ south on Hwy. #11.

FRIDAY FEBRUARY 1, 2019 SALE TIME: 10:00 AM

This property has been previously surveyed and consists of a total of 160.69 acres – This property will be offered as Tr. #1 – the South +/-86.69 Acres, Tr. #2 – The North +/-74 Acres or as Tracts #1 & #2 Combined – The +/-160.69 Acre Unit (**Note – If divided, the Acres in Tr. #1 & #2 will be adjusted based on a new survey to determine the actual acres in each Tract**). This auction presents a great opportunity to purchase a high producing parcel of land that has a superb location, very good eye appeal, high quality soils and a high percentage tillable. This land is located in a prominent agricultural area in Palisade Township in northeastern Minnehaha Co., SD, with this land centrally located between Garretson, Dell Rapids & Sherman, SD. There is a bin site on the property with electricity and inclusive of a +/-11,000 bu. 30 ft. diameter steel grain bin with a full aeration floor and Sukup fan and a couple of other concrete bin foundations. According to FSA information there records indicate that this farm has approx. 154.92 acres of farmland with approx. 154.54 acres of cropland and has had a 107.10 acre corn base with a 167 bu. PLC yield and a 40.51 acre soybean base with a 49 bu. PLC yield and this farm has been enrolled in the County ARC election of the USDA Farm Program. According to the Minnehaha Co. Assessor this land has an OSR of .830, similarly info. obtained from Surety Agri-Data, Inc. indicates that this farm has a weighted productivity index of 84.8. The general topography of this land is gently rolling to rolling. According to Minnehaha Co. Planning and Zoning, this farm has a total of 3 rural housing eligibilities – if divided 2 will be allocated to Tr. #1 (the south +/-80 acres) and 1 to Tr. #2 (the N. +/-80 acres) – with some attractive locations on this land for establishment of a rural home site(s), especially since this land has a terrific location lying adjacent to SD Hwy. #11 and conveniently located to Garretson, SD and other nearby communities and points of interest. According to the owner there is some existing older drain tile in areas of the farm, although repair or replacement may be necessary. The non-tillable acres of this farm are comprised of the bin site, some grassed waterway and roads. If you are in the market for a farm with a superb location, some high caliber cropland and other excellent amenities that would serve as an excellent addition to a row crop farming operation of investment, then make plans to inspect this property and be in attendance at this auction.

Legal Desc.: The SE ¼, Except the N. 440.54' of the S. 1,875.99' of the E. 507' and Except Lots H-1 & H-2, Sec. 6, T. 103N., R. 47W., (Palisade Twp.), Minnehaha Co., SD.

TERMS: Cash - A 10% non-refundable earnest money deposit sale day & the balance at closing on or before March 15, 2019, with full possession for the 2019 crop year. Marketable Title will be conveyed and the cost of an owner's title insurance policy and closing agents fee, if any, will be divided 50-50 between the buyer & seller. All of the 2018 RE taxes payable in 2019 will be paid by the sellers. This property will be sold based on the acres as determined by a previous survey, although if sold in multiple tracts the property will be re-surveyed and the acres in Tracts #1 & #2 will be adjusted in accordance to that survey; with the surveyed acres and acres sold to be understood to be "more or less." The sellers do not guarantee that existing fences lie on the true and correct boundaries and any new fencing, if any, will be the responsibility of the buyer pursuant to SD Law. FSA yields, bases, payments & other information are estimated and not guaranteed and are subject to County committee approval. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction are acting as agents for the seller. This property is sold in "AS IS" condition & subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all M'haha. County zoning ordinances. Sold subject to confirmation of the owner. **For additional information contact the auctioneers or see www.suttonauction.com.**

MARK SHELLUM, Owner

Ph. 605-940-6666

CHUCK SUTTON – Auctioneer & Land Broker

Sioux Falls, SD – ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

DEAN STOLTENBERG – Auctioneer & RE Broker Associate

Jasper, MN - ph. 507-829-6856

JARED SUTTON – Auctioneer & RE Broker Associate

Flandreau, SD – ph. 605-864-8527;

& BOB JULSON – RE Auctioneer & Broker Associate

Garretson, SD – ph. 605-351-2654

PROJECT NUMBER: 11281

DATE: January 14, 1992

PREPARED FOR: Harry Engberg

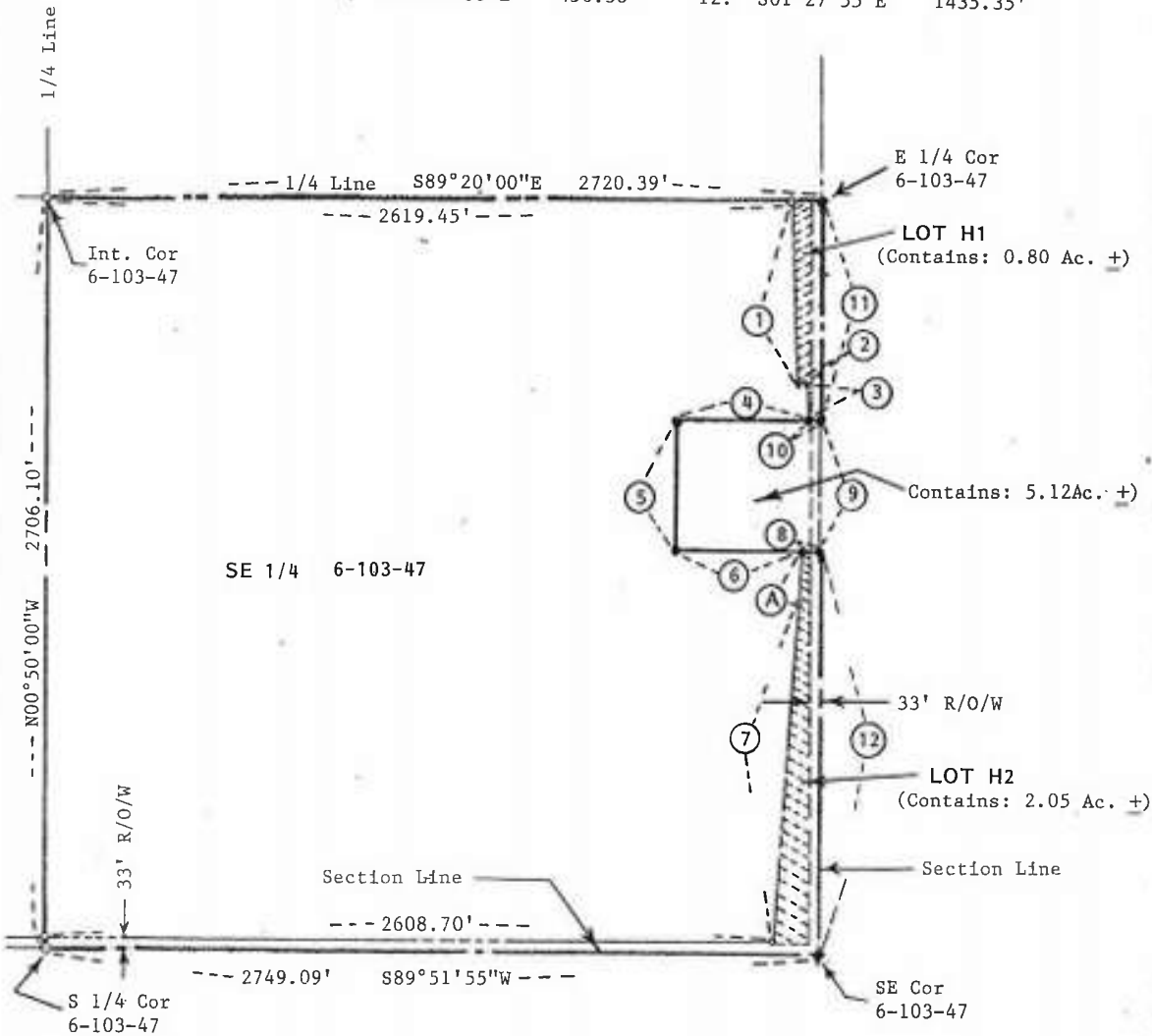
DESCRIPTION: SE 1/4 of Section 6-T103N-R47W of the 5th P.M., Minnehaha County, South Dakota, except the North 440.54' of the South 1875.99' of the East 507.00' thereof & except Lots H1 & H2 thereof, containing 6,999,670 Sq. Ft. +, 160.69 AC +

Ⓐ CURVE DATA

Ⓐ Δ = 1°57'52"
R = 5629.58'
T = 96.52'
L = 193.02' (A)

Ⓐ BEARINGS & DISTANCES

1. S04°18'55"E	657.92'	7. S02°05'26"W	1209.90'
2. N85°41'05"E	25.00'	8. S89°51'55"W	56.29'
3. S04°18'55"E	140.07'	9. S01°27'55"E	440.33' (M)
4. S89°51'55"W	470.44'	10. S89°51'55"W	36.23'
5. S01°27'55"E	440.33' (M)	11. S01°27'55"E	792.89'
6. N89°51'55"E	450.38'	12. S01°27'55"E	1435.35'



PIN FOUND ● I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

PIN SET ○

SCALE: 1"=500'

E.F. Sayre
REGISTERED LAND SURVEYOR



PREPARED BY: R.F. SAYRE & ASSOCIATES
CONSULTING ENGINEERS
SIOUX FALLS, SOUTH DAKOTA



Common Land Unit


2019 Program Year
 Map Created December 06, 2018

Farm 6131

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

6 -103N -47W

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Aerial Map



map center: 43° 45' 1.02, -96° 30' 58.51

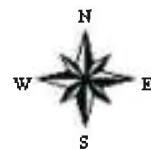
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CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:
 **surety**
CUSTOMER'S ONLINE MAPPING

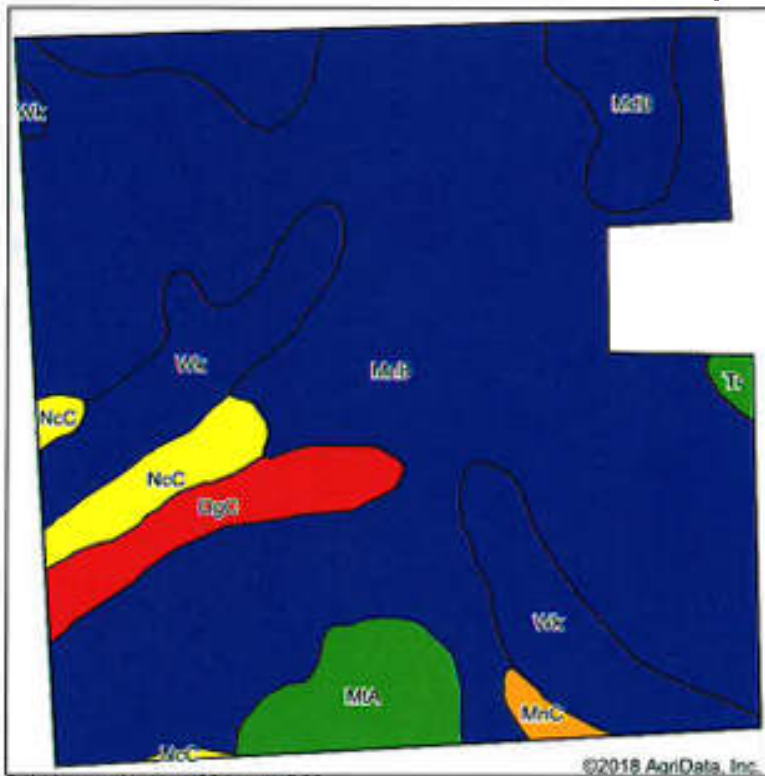
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6-103N-47W
Minnehaha County
South Dakota



12/31/2018

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **6-103N-47W**
 Township: **Palisade**
 Acres: **157.76**
 Date: **12/5/2018**



Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
MnB	Moody-Nora complex, 2 to 6 percent slopes	108.04	68.5%		Ile	IIle	88						72
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	18.51	11.7%		IIw		84	2.5	96	55	34	31	61
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	10.79	6.8%		IIo		87						70
MtA	Moody-Trent complex, 0 to 2 percent slopes	7.02	4.4%		I	I	95						73
DgC	Delmont-Talmo complex, 6 to 9 percent slopes	6.61	4.2%		IVe		32	1.8	15	19	6	11	28
NcC	Nora-Crofton complex, 6 to 9 percent slopes	5.02	3.2%		IIIe	IVe	68						74
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	1.07	0.7%		IIIe	IVe	79	4.1	90	63	32	36	62
Tr	Trent silty clay loam, 0 to 3 percent slopes	0.70	0.4%		I	I	98						76
Weighted Average							84.8	0.4	12.5	7.7	4.5	4.3	*n 68.8

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.