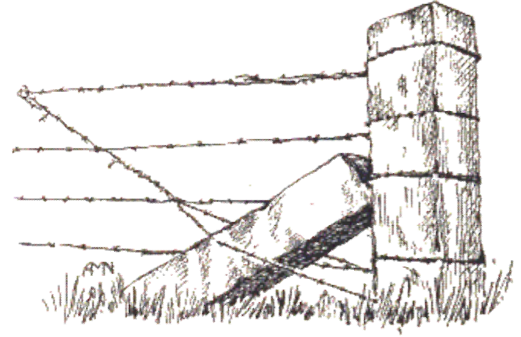


ELLEFSON

LAND AUCTION



**+/- 79 Acres of Productive Scenic Upland Pasture & Cropland Situated in Blinsmon Township, Moody County, SD
This Property has Some Hillside Locations that Could Serve as Spectacular Locations for Establishment of a Rural Acreage Site(s) -
Situated within a Close Proximity to Dell Rapids, Trent & Flandreau, SD & within 25 miles of Sioux Falls, SD –
This Could be an Excellent Crop-Livestock & Acreage/Hobby Farm**

We will offer the following real property at auction at the land located from the east edge of Trent, SD—1 mile east on Co. Hwy. (240th St.) and 3 miles south on 479th Ave. to the NE Corner of the land at the Jct. of 479th Ave. and 243rd St.; from Dell Rapids, SD (Dell Rapids Public High School) – approx. 1 mile north 475th Ave., 4 miles east on 244th St. and $\frac{3}{4}$ mile north on 479th Ave. to the SE corner of the land.

**FRIDAY APRIL 26, 2019
Sale Time: 10:00 am**

Auctioneers Note: This auction presents an opportunity to purchase a smaller parcel Moody County, SD land which has been in the Nelson/Smith/Ellefson Family for several decades and presents a great opportunity to purchase a relatively small parcel of land which potentially could be a nice location for establishment of a rural home site(s), an addition to an area crop/livestock operation or an affordable parcel for a beginning farmer or investor. If you are in the market for a smaller parcel of land with potential for establishment of an acreage site, and land with a mixture of cropland and scenic pasture with a large stock dam, then be sure to inspect this property and plan to be in attendance at this auction.

This +/- 79 acre unimproved farm will be offered as a unit. This property has potential to serve a myriad of buyers as this property features some very scenic hilly upland pasture that affords some excellent views overlooking the Big Sioux River Basin and surrounding countryside, with this parcel of land being inclusive of pasture with a large stock dam, along with 30+ acres of cropland. ****NOTE**** - The Cropland is Available to Farm in 2019; although the Pasture is "Under Lease" for 2019 based on 48 acres @ \$75.00 per acre - a total of \$3,600.00. According to FSA information this farm has approximately 30.46 acres of cropland, with the remainder in upland pasture with a large dugout providing an abundant water supply for livestock; with an FSA 13.5 acre corn base with a 134 bu. PLC yield and a 36 bu. soybean base with a 36 bu PLC yield and had been enrolled under the County ARC election under the previous USDA farm program. According to Moody County Assessment data this property has a soil rating of .661, comparatively information obtained from Surety Agri-Data, Inc. indicates this land has a soil productivity index of a 63.4. The general topography of the cropland is nearly level and the pasture is gently rolling to hilly. This is a well located parcel of land bordered by gravel roads on the east (479th Ave.) and on the north (243rd St.). The pasture area provides some areas with terrific views that could provide some attractive locations for establishment of a rural home site. According to Moody County Planning & Zoning this property has 2 housing allocations which are locked to each 40 (the NE¹/₄ NE¹/₄ and the NW¹/₄ NW¹/₄), with movement from one 40 to another subject to application for a variance requiring county approval, which is not guaranteed. According to Big Sioux Community Rural Water the nearest line is located in the S¹/₂ NE¹/₄, for information concerning availability and cost, contact Big Sioux RW @ 605-997-2098. The 2018 RE taxes payable in 2019 on this property are \$1,652.80. This is a small parcel of land which has potential to fit the needs of a variety of buyers with this land situated in southern Moody County, SD and near Dell Rapids, Trent, Flandreau & other area communities and within approx. 25 miles of Sioux Falls, SD. This property must be seen to be appreciated. For add'l. info. contact the auctioneers or see www.suttonauction.com.

LEGAL DESC.: The N¹/₂ NE¹/₄, exc. the W. 2 Rods thereof, Sec. 31, T. 105N., R. 48W., (Blinsmon Twp.), Moody Co., SD.

TERMS: Cash - A 10% non-refundable earnest money payment on the day of the sale and the balance on or before June 7, 2019 with immediate full possession of the cropland acres for the 2019 crop year; the +/-48 acres of pasture are subject to a lease for 2019, and at closing the buyer will receive a payment for the pasture rent in the amount of \$3,600.00 (\$75.00/Ac.). All of the 2018 RE taxes payable in 2019 will be paid by the owners, with the buyer responsible for all of the 2019 RE taxes payable in 2020. Marketable Title will be conveyed and title insurance will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres in this farm are to be adjusted in accordance with a survey of the property as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". FSA cropland, yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval and provisions of the New Farm Bill commencing in 2019. The existing fences may or may not be on the true and correct boundary and any new fencing will be the responsibility of the buyer pursuant to SD Law. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" Condition and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Moody County Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee of the Trust.

LINDA ELLEFSON TRUST, Owner

Dean Hammer – Dell Rapids Law Firm – Attorney for the Seller – ph. 605-428-5444

CHUCK SUTTON - Auctioneer & Land Broker

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

WAYNE BESSMAN - RE & Personal Property Auctioneer - Madison, SD - ph. 605-256-4980

JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

DEAN GULBRANSON – RE Auctioneer – Brookings, SD – ph. 605-695-0133



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

	Non-Cropland		Tract Boundary
	Cropland		PLSS

Wetland Determination Identifiers

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

2019 Program Year

Map Created March 14, 2019

Farm 146

31 -105N -48W

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



map center: 43° 51' 32.2, -96° 37' 57.84

0ft 423ft 846ft

CHUCK SUTTON, LLC
 AUCTIONEER — LAND BROKER

Maps Provided By:
surety
SUSTAINED ONLINE MAPPING

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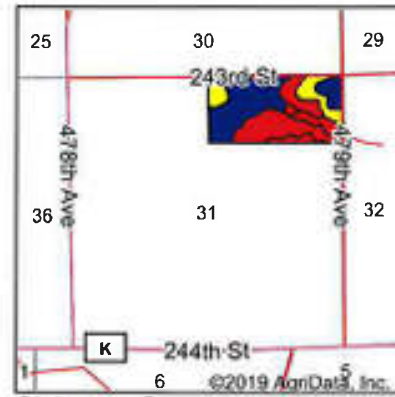
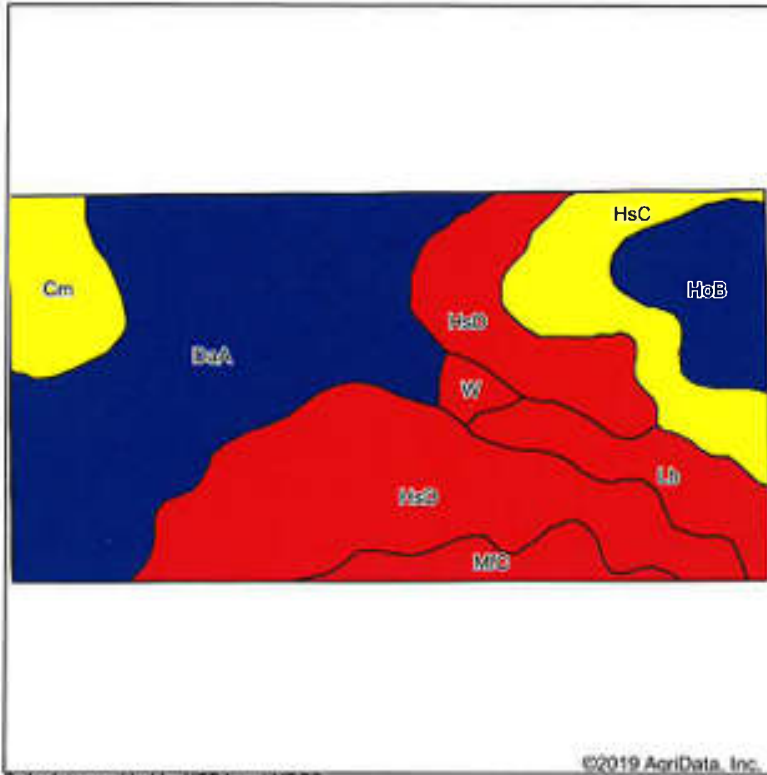
31-105N-48W
Moody County
South Dakota

N
 W E
 S

4/2/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **31-105N-48W**
 Township: **Blinsmon**
 Acres: **79.37**
 Date: **4/2/2019**



Soils data provided by USDA and NRCS.

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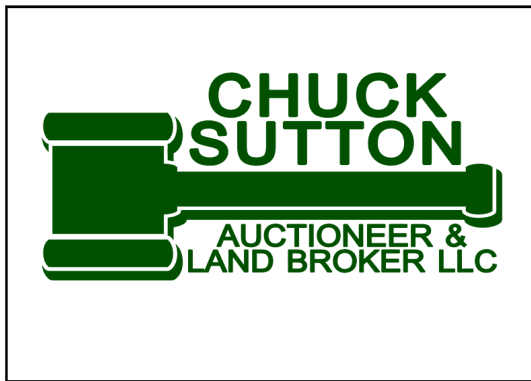
Area Symbol: SD101, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
DaA	Davis loam, 0 to 2 percent slopes	27.58	34.7%		Is	90	3.9	104	72	37	40	59
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	24.76	31.2%		IVe	41	2.5	45	37	15	21	54
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	7.84	9.9%		IIIe	63	3	67	50	23	28	58
HoB	Houdek clay loam, 2 to 6 percent slopes	5.55	7.0%		Ile	82	3.4	84	61	30	34	58
Lb	Lamo silty clay loam, frequently flooded	5.11	6.4%		VIw	34	0.4	39	12	12	7	38
Cm	Clamo silty clay	4.61	5.8%		IVw	62	0.5	67	27	24	15	27
MfC	Maddock-Flandreau complex, 5 to 9 percent slopes	2.97	3.7%		IVe	43	2.6	49	40	18	23	38
W	Water	0.95	1.2%		VIII	0						0
Weighted Average						63.4	2.8	70.9	49.6	24.7	27.8	*n 52.6

*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.



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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 5 years our firm has sold over 60,000 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 and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

<p>Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315</p>	<p>Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com</p>	<p>Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com</p>
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