

LYNN LAND AUCTION

**+/-280.57 Acres of Productive Spring Creek Twp.,
Moody County SD Farmland -
Consisting of 2 High-Quality, High Percentage Tillable
Farms Situated in Northern Moody County, SD**

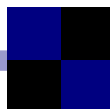
We will offer the following Land at auction "On Site" at Farm #1. Farm #1 is located from Elkton, SD – 3 miles west & 4 miles south on 483rd Ave. & ½ Mile East on 221st St.; located from Brookings, SD - 5 miles south to the Elkton, SD Exit #127 on I-29, then 8 ½ miles east on Hwy. #324 (217th St.), 4 miles south on Hwy. #13 & 2¼ miles east on 221st St; from the Ward/Nunda Exit #121 on I-29 – 8½ miles east, 2 miles north on Hwy. #13 & 2¼ miles east on 221st St.; or from Flandreau, SD - 9 miles north on Hwy. #13 & 2¼ miles east on 221st St.

MONDAY OCTOBER 5, 2020 Sale Time: 10:00 AM

AUCTIONEER'S NOTE: This auction presents the opportunity to purchase +/-280.57 Acres of Productive Moody County, SD Farmland consisting of 2 Farms that are Inclusive of High Percentages of Productive High-Quality Farmland. Farm #1- +/-167.38 Acres – Features a nearly all tillable parcel of land which has been enhanced with installation of drain tile at various points in time. Farm #2 - +/- 113.19 Acres – A productive parcel of land with over 21,000 feet of drain tile. Each of these farms will be offered individually. If you are in the market for a parcel or parcels of productive Moody Co., SD farmland to add to a row crop farming operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1: +/-167.38 Acres – Legal Desc.: NW ¼ & N ½ SW ¼ Exc. Tracts 1-2 Van Dykes Add. NW ¼ Sec. 12, T. 108N., R. 48W., (Spring Creek Twp.), Moody County, SD.

FARM #1 will be offered as one individual +/-167.38 Acre Parcel. This parcel is an L-shape quarter which gives a high level of farmability with long rounds and virtually no waste acres. According to FSA Information this farm is virtually all tillable, as it has approx. 165.58 acres of cropland with a huge 150.3 acre corn base with a 149 bu. PLC yield. The general topography of this land ranges from level to gently rolling. Farm #1 has a significant amount of drain tile installed throughout portions of the farm. According to information obtained from the Moody Co. Assessor this farm has an Overall Soil Rating of .809; similarly, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of an 80.9 & is comprised of primarily all Class I & II soils. The RE taxes payable in 2020 on this land were \$4,423.28.



FARM #2: +/- 113.19 Acres – Farm #2 is located from the intersection of 221st St. & 483rd Ave, 3/10th Mile North and only approx. ½ mile north of Farm #1. Legal Desc.: Lots 3 & 4 Exc. Lot H-1 & Exc. E-343.2' W-1240' N-297' & Exc. E-564' W-1804.8' N-508' of the NW ¼ Sec. 1, T. 108N., R. 48W., (Spring Creek Twp.), Moody Co., SD.

According to FSA information this farm is indicated to have 95.75 acres of cropland, however, according to the owner an additional 3.47 acres of has been put under cultivation, as the owner converted an area that was part of the adjacent existing acreage situated to the north by removing a former fence, cleaning the area, and spending approx. \$7,500.00 in drain tile & cleanup costs in that portion of the farm, furthermore FSA Information also indicates that this Farm has a 26.13 acre corn base with a 168 Bu. PLC yield and a 25.77 acre soybean base with a 48 Bu. PLC yield. According to information obtained from the Moody Co. Assessor this farm has an Overall Soil Rating of .795. Comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 73.1. This parcel contains a large percentage of Class I & II soils. The general topography of this land is level to gently rolling. This farm has been enhanced with the instillation of over 21,000' of drain tile consisting of 8", 6", & 5" tile. The RE taxes payable in 2020 on this land were \$2,791.10.

TERMS: Cash - A 10% nonrefundable downpayment sale day & the balance on or before Dec. 1, 2020. Possession of the will be given subsequent to the harvest the 2020 standing crops. Marketable Title will be conveyed and owner's title insurance will be provided w/the cost of the owner's policies and a title company closing fee, if any, divided 50-50 between the buyer & seller. All of the 2019 RE taxes payable in 2020 will be paid by the sellers. Any or all fencing around the perimeter of any of the parcels, if any, to be the responsibility of the buyer(s) pursuant to SD law. FSA cropland, yields, bases, payments and other information is estimated and not guaranteed and are subject to County Committee Approval. The information contained herein is deemed to be correct, but is not guaranteed. The RE licensees in this transaction are acting as agents for the owners. This property is sold in "AS IS Condition" with no contingencies whatsoever, and subject to any existing easements, restrictions or reservations or highways of record, if any and subject to Moody County Zoning Ordinances. Sold subject to confirmation of the owners. For Additional Information contact the auctioneers & brokers affiliated with this auction or see www.suttonauction.com or www.burlagepeterson.com.

BRADLEY LYNN & ROBERT LYNN, Owners

Brad – 605-690-1645, Robert – 605-690-5066

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

CHUCK SUTTON - Auctioneer & Land Broker

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

BURLAGE & PETERSON – Auctioneers & Realtors - Brookings, SD – ph. 605-692-7102



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United States
Department of
Agriculture

Moody County, South Dakota

Farm #1



Common Land Unit

	Tract Boundary
	PLSS

Wetland Determination Identifiers

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

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).

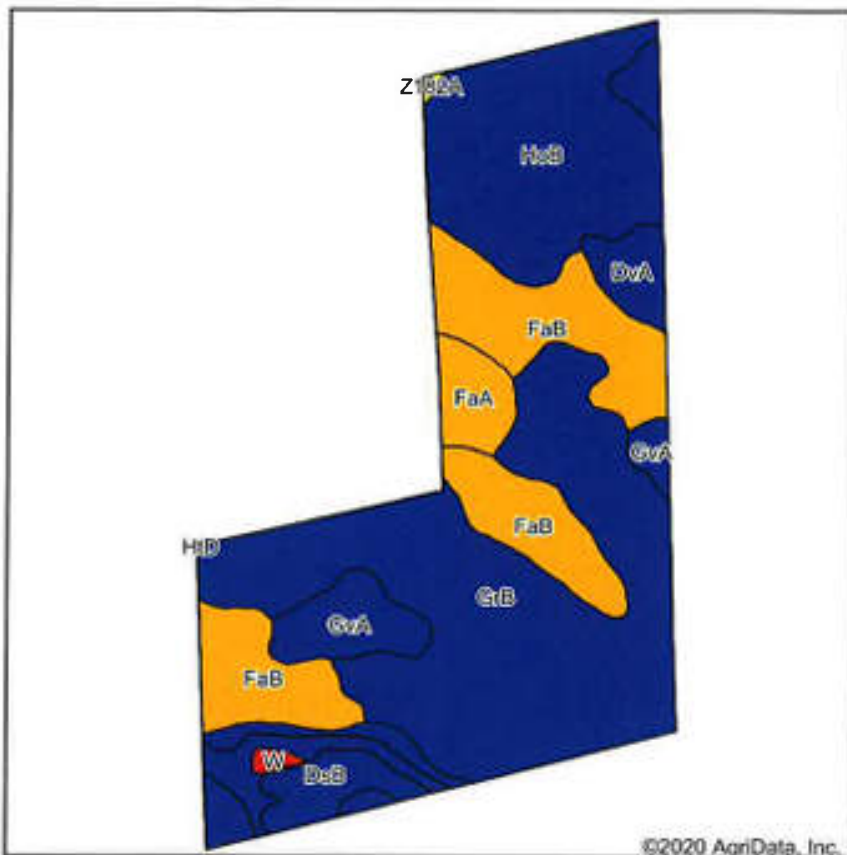
2020 Program Year

Map Created April 14, 2020

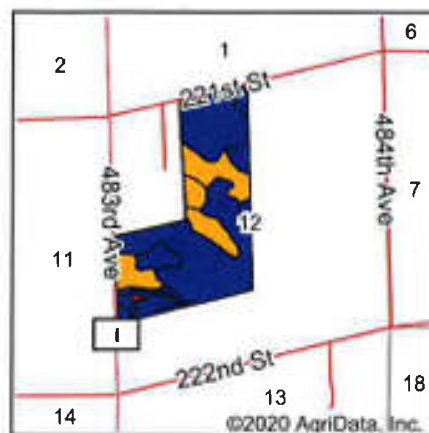
Farm 4269

12 -108N -48W

Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**
 County: **Moody**
 Location: **12-108N-48W**
 Township: **Spring Creek**
 Acres: **165.98**
 Date: **8/31/2020**

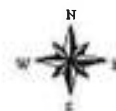


Maps Provided By



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Area Symbol: SD101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
GrB	Grovena loam, 2 to 6 percent slopes	66.70	40.2%		Ile		84
FaB	Flandreau loam, 2 to 6 percent slopes	33.87	20.4%		Ils	Ile	72
HoB	Houdek clay loam, 2 to 6 percent slopes	31.45	18.9%		Ile		82
DsB	Doland loam, 2 to 6 percent slopes	13.67	8.2%		Ile		82
GvA	Grovena-Bonilla loams, 0 to 2 percent slopes	8.34	5.0%		Is		90
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	5.98	3.6%		Is		89
FaA	Flandreau loam, 0 to 2 percent slopes	5.07	3.1%		Ils	Ile	77
W	Water	0.65	0.4%		VIII		0
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	0.25	0.2%		Ils		66
Weighted Average							80.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



United States
Department of
Agriculture

Moody County, South Dakota

Farm #2



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions
- Tract Boundary**
- PLSS

2020 Program Year

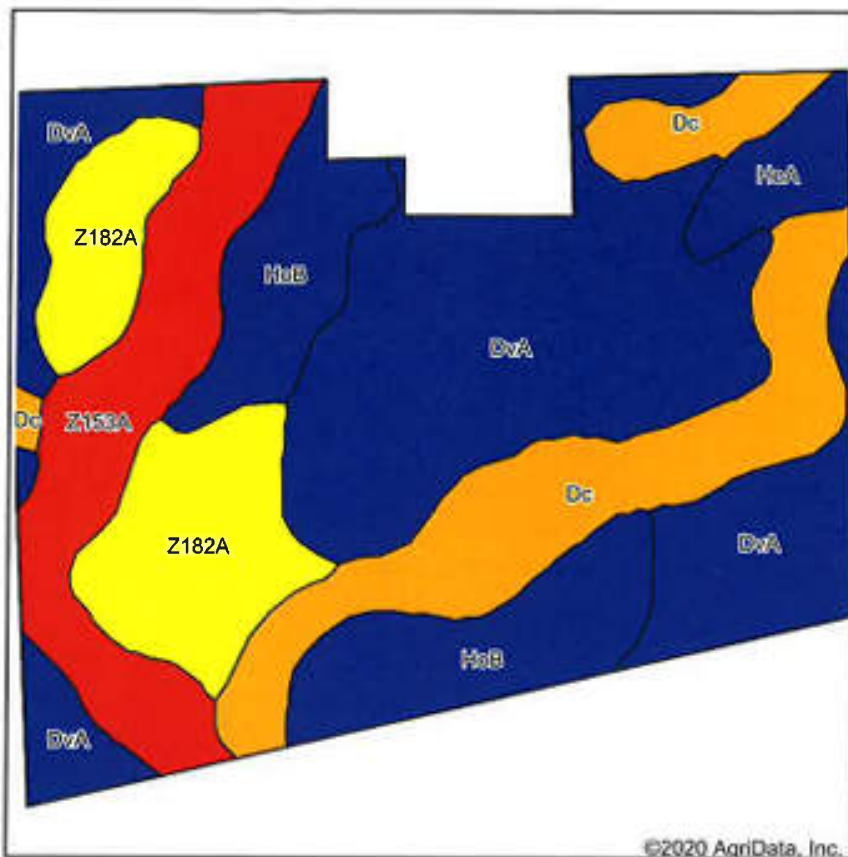
Map Created April 23, 2020

Farm 4314

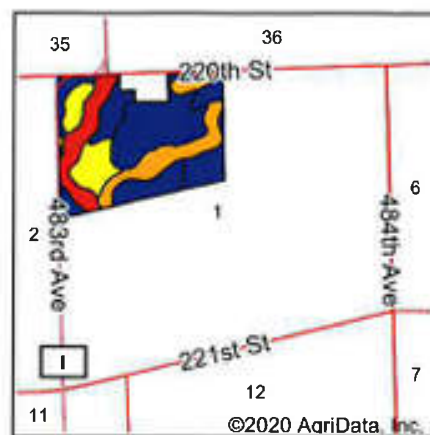
1 -108N -48W

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Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**
 County: **Moody**
 Location: **1-108N-48W**
 Township: **Spring Creek**
 Acres: **113.29**
 Date: **8/31/2020**

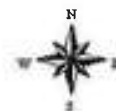


Maps Provided By



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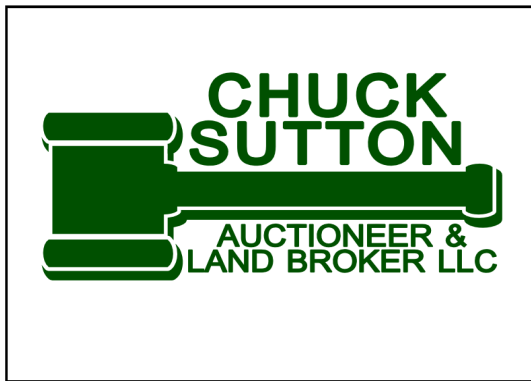
www.AgridataInc.com



Area Symbol: SD101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DvA	Doland-Bonilla loams, 0 to 2 percent slopes	42.24	37.3%		Is	89
Dc	Davison-Crossplain clay loams	19.65	17.3%		IIs	80
HoB	Houdek clay loam, 2 to 6 percent slopes	17.37	15.3%		Ile	82
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	15.35	13.5%		IIs	66
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	15.02	13.3%		VIw	13
HoA	Houdek clay loam, 0 to 2 percent slopes	3.66	3.2%		Is	87
Weighted Average						73.1

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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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!!"
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