JOHNSON

Oct. 28, 2020

ESTATE
LAND
AUCTION

10:00 am

Attention – Row Crop Operators, Hunters & Investors!

+/-607.47 Acres of Productive Charles Mix County, SD Land -

To be Offered as FARM #1 - +/-255.39 Acres in Castalia Township &

FARM #2 - +/-352.08
Acres in Platte Township This Land is located in a
Prominent Agricultural,
Hunting, Fishing &
Recreational Area Between
Platte, SD & Lake Francis
Case

We will offer the following Land at public auction "On Site" at FARM #1 – Located from the Platte Livestock Market on Hwy. #44 west of Platte, SD – approx. 43/4 miles west on Hwy. #44/276th St. to 361st Ave., then approx. 3 miles north on 361st Ave. to the NW Corner of the land at the lct. of 361st Ave. & 273rd St.

Chuck Sutton Auctioneer & Land Broker, LLC

1116 N. West Ave. Sioux Falls, SD 57104

ph. 605-336-6315 www.suttonauction.com **WEDNESDAY OCTOBER 28, 2020**

Sale Time: 10:00 AM

AUCTIONEER'S NOTE: Vernell Johnson was a renowned auctioneer for many decades in South Dakota and the surrounding area and throughout his lifetime acquired numerous parcels of land with these two farms being near Platte, SD, which was the hometown of his wife Louise "Qualm" Johnson. Now due the passing of both Vernell & Louise Johnson and the subsequent multi-fractioned ownership and in keeping with his belief in the auction method of marketing, his family has decided to offer this property at public auction. This auction presents the opportunity to purchase 2 parcels of land that are Inclusive of a mixture of productive cropland, grassland acres & areas with hunting, wildlife & recreational habitat. If you are in the market for a parcel or parcels of productive Charles Mix County SD Land to add to a row crop farming operation, diversified crop-livestock operation or as an investment, then make plans to inspect these properties and be in attendance at this auction!

FARM #1 - +/-255.39 Acres in Castalia Township, Charles Mix County, SD – The NW corner of this land is at the Jct. of 361st Ave. & 273rd St. and bordered on the west by 361st Ave. which is a County gravel road and on the north by 273rd St. which is a Minimum Maintenance Road.

According to County Assessor's information this farm contains a total of 255.39 acres and FSA information indicates that this land is Tr. 308 of Farm #34 which is indicated to have approx. 232.79 acres of cropland with an FSA corn base of 76.35 acres with an 112 bu. PLC yield, a 27.4 acre soybean base with a 38 bu. PLC yield and a 27.73 acre sunflower base with an 1,850 lb. PLC yield. The nontillable portions of this farm are mostly grassland areas in the east central sector containing +/-11.77 acres and southeast sector containing +/-4.15 acres and the remaining non-tillable acres being comprised of roads. The general topography of this land is gently rolling to somewhat hilly with predominate slopes ranging from 2% to 9%. According to the Charles Mix Co. Assessor this 255.39 acre parcel has an overall soil rating of .734, comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm as a whole has a weighted soil rating of 75.6. The RE taxes payable in 2020 on this land were \$3,844.20.

LEGAL DESC.: Tract 1 of Johnson's Addition in the N ½ of Sec. 1, T. 99N., R. 69W., (Castalia Twp.), Charles Mix County, SD– containing 255.39 acres M/L according to the recorded plat thereof.

FARM #2 - +/-352.08 Acres in Platte Township, Charles Mix County, SD - Located from the NW Corner of FARM #1 (Jct. of 361st Ave. & 273rd St.) – 1 mile east on the minimum maintenance road (273rd St.) to the Northwest Corner of FARM #2 at the Jct, of 273rd St. & 362nd Ave.; or from the 4 Way Stop at the Jct. of Highways #44 & #45 in Platte, SD – 3 miles north on Hwy. #45 and 4 miles west on 273rd St. to the NE Corner of the Land at the Jct. of 273rd St. & 363rd Ave.

This property is bordered on the east and north by 273rd St. & 363rd Ave – both of which are Minimum Maintenance Roads and on the west by a negligibly existent road which was actually partially planted on (362nd Ave.) which lies between Farms #1 & #2. According to County Assessor's information this farm contains a total of 352.08 acres and FSA information indicates that this land is Tr. 307 of Farm #34 which is indicated to have approx. 313.44 acres of cropland with an FSA corn base of 103.08 acres with a 112 bu. PLC yield, a 37 acre soybean base with a 38 bu. PLC yield and a 37.44 acre sunflower base with an 1,850 lb. PLC yield. The non-tillable acres on this farm include a +/-28.31 acre area which runs southeasterly through a central sector of the farm that includes a dugout, grassland, trees and drainage which provides some excellent hunting habitat for deer, pheasants and other wildlife, additionally the remaining non-tillable areas are comprised of a couple of waterways, some lowland pockets, areas with cedar & other trees and roadways. The general topography of this land is gently rolling to somewhat hilly with slopes ranging from 2% to 16%, with the area around the dugout, the trees, the swales and waterways that provide some areas for wildlife production and hunting opportunities. According to the Charles Mix Co. Assessor this +/-352.08 acre parcel an overall soil rating of .715, information obtained from Surety Agri-Data, Inc. indicates that this farm as a whole has a weighted soil rating of 77.1. The RE taxes payable in 2020 on this farm in it's entirety were \$5,389.68.

LEGAL DESC.: Tract 1 of Johnson's Addition in the N ½ of Sec. 6, T. 99N., R. 68W., (Platte Twp.), Charles Mix Co., SD – containing 352.08 acres M/L according to the recorded plat thereof.

TERMS: Cash - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before December 15, 2020, with possession subsequent to the harvest of the 2020 standing crops and the rights of the current tenant to harvest the 2020 crops in accordance with the 2020 farm lease. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost divided 50-50 between the buyer & seller. This property is being sold based on the acres as stated on the county tax records, with acres understood to be more or less. All of the 2019 RE taxes payable in 2020, as well as all of the 2020 RE taxes payable in 2021 will be paid by the estate. 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 Charles Mix Co. 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/Personal Representative.

Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils or additional information, see www.suttonauction.com or contact the auctioneers.



Michael Whealy - Trustee/Pers. Rep.
Jennifer Bunkers – Boyce Law Firm, LLP - Sioux Falls, SD
- Attorney for the Owners – ph. 605-334-0618

CHUCK SUTTON - Auctioneer & Land Broker
- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777;

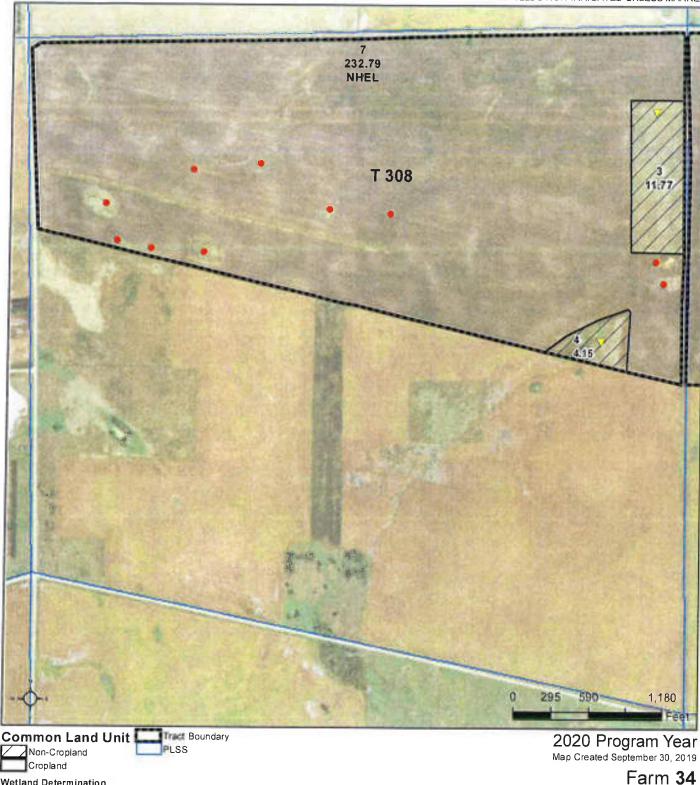
JARED SUTTON – RE Auctioneer & Broker Assoc. – Flandreau, SD – ph. 605-864-8527

TOM & TED SOUVIGNIER - RE Auctioneer & Broker Assoc. – Canton, SD – ph. 605-987-2404
& TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626



REMEMBER—Successful Auctions Don't Just Happen They're planned! Contact us today to book your successful
Auction! 605-336-6315 www.suttonauction.com

1-130



Wetland Determination

Restricted Use

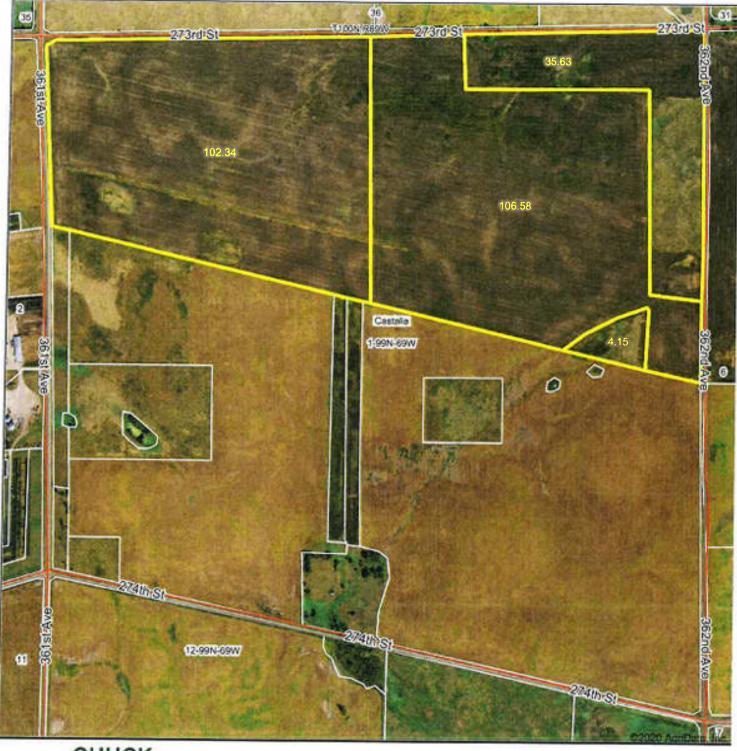
Limited Restrictions

Exempt from Conservation Compliance Provisions

1-99N-69W-Charles Mix

United States Cepariment 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 cumarship, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data has at 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 retained on Research Programs. Wednet 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

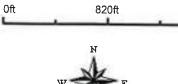






Map Center: 43° 25' 12.21, -98° 57' 12.74

1-99N-69W Charles Mix County South Dakota

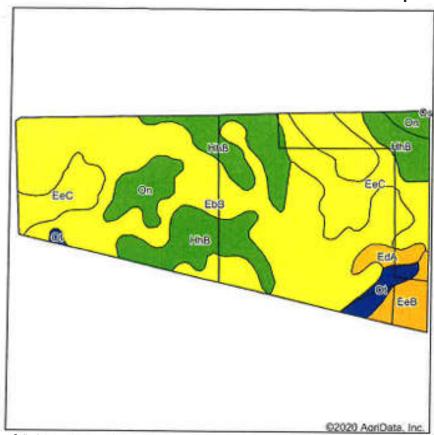


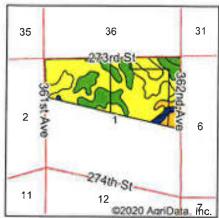
1640ft

8/19/2020

Field borders provided by Farm Service Agency as of 5/21/2009.

Soils Map





State: South Dakota County: **Charles Mix** Location: 1-99N-69W Township: Castalia Acres: 248.7

Date: 8/19/2020



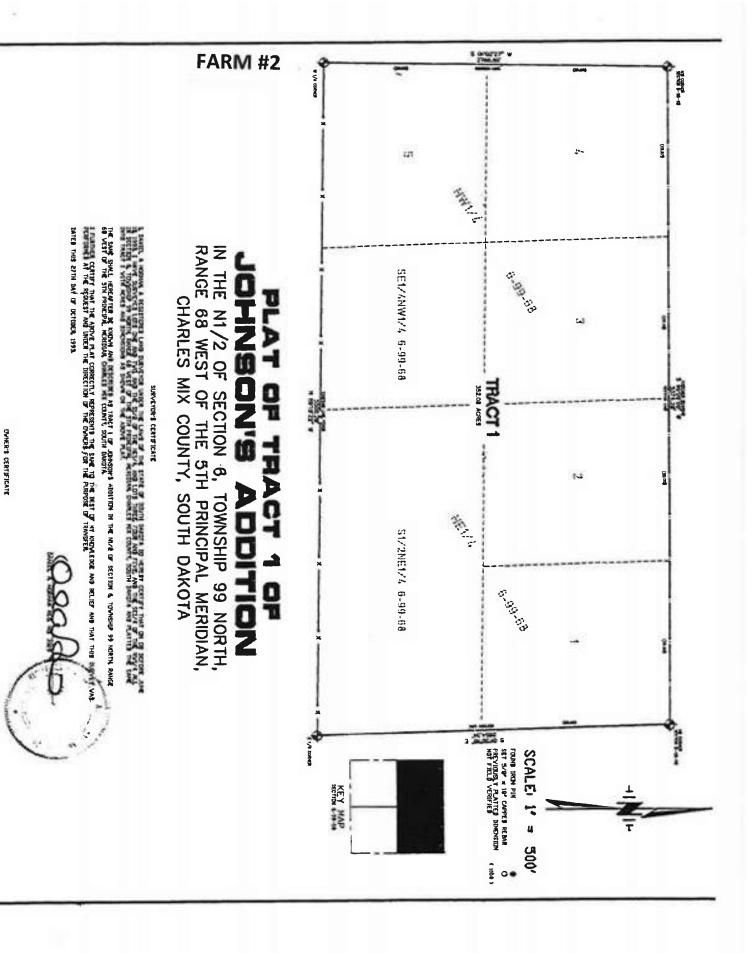




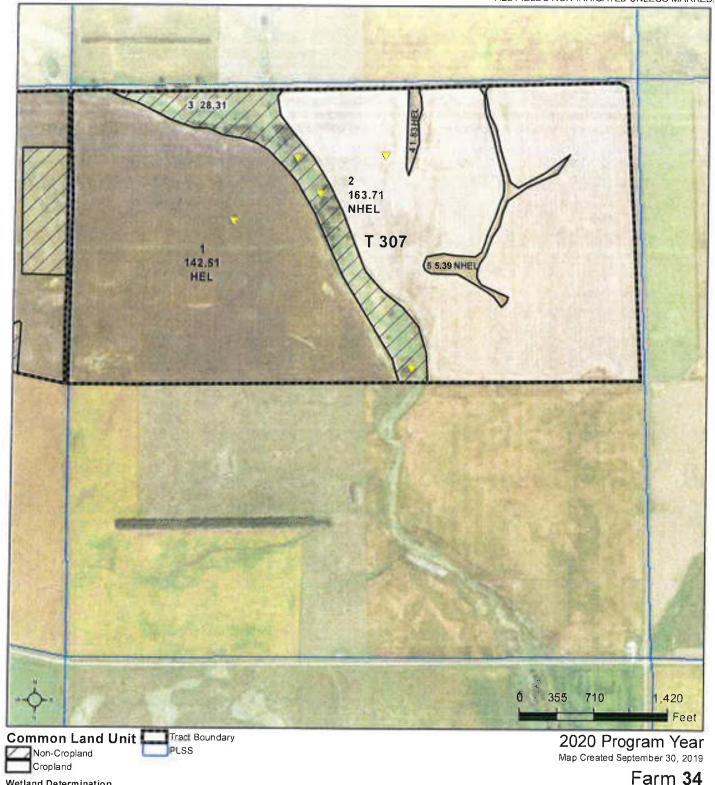
Soils data provided by USDA and NRCS

Cod e	Soil Description	Acres	Percent of field	Pi Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oats	Spring wheat	*n NCCPI Soybeans
EbB	Eakin-Beadle complex, 2 to 6 percent slopes	127.45	51 2%		lle	70	2.7	51	57	25	49
HhB	Highmore silt loam, 2 to 6 percent slopes	48.97	19 7%		lle	91					56
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	38.97	15.7%		Ille	67	2.3	43	50	23	51
On	Mobridge silt loam, 0 to 2 percent slopes	14.07	5.7%	NEW S	llc	94					59
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	8 46	3 4%		lle	75					60
Эt	Onita-Tetonka silt loams	6.11	2.5%		llc	85	3.1	66	70	31	45
ΞdΑ	Eakin-DeGrey silt loams, 0 to 4 percent slopes	4.60	1.8%		lle	71	2.7	51	57	25	48
Os	Onita-Hoven silt loams	0 07	0.0%		llc	73	3.1	66	70	31	41
Weighted Average					75.6	1.9	35.5	39.8	17.6	*n 51.5	

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.



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Wetland Determination

Restricted Use

Limited Restrictions

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6-99N-68W-Charles Mix

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent the producer and/or National Agricultural Imagery Program (NAIP) imagery. The reaccepts the data 'as is' and assumes all risks of with its use. USDA ssumes no for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland the producer of the producer and/or National Agricultural Imagery Program (NAIP) imagery. The reaccepts the data 'as is' and assumes all risks of with its use. USDA summer no for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland the producer of the produ

Aerial Map







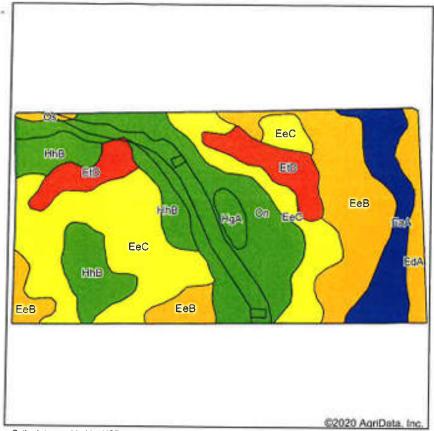
6-99N-68W Charles Mix County South Dakota

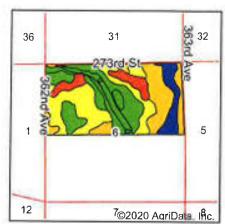


8/19/2020

Field borders provided by Farm Service Agency as of 5/21/7008.

Soils Map





State: South Dakota County: **Charles Mix** Location: 6-99N-68W

Township: Platte Acres: 341.75 Date: 8/19/2020







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Cod e	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Cor n	Oats	Spring wheat	*n NCCPI Soybeans
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	96.98	28 4%		Ille	67	2.3	43	50	23	51
On	Mobridge silt loam, 0 to 2 percent slopes	69 72	20.4%	or U	llc	94					59
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	61 81	18.1%		lle	75					60
HhB	Highmore silt loam, 2 to 6 percent slopes	36.26	10.6%	6-1	lle	91					56
EaA	Eakin silt loam, 0 to 2 percent slopes	28.60	8.4%		llc	88	2.7	53	60	26	57
EtD	Ethan-Clarno loams, 9 to 15 percent slopes	27.83	8.1%		Vle	46					49
EdA	Eakin-DeGrey silt loams, 0 to 4 percent slopes	13 88	4.1%		lle	71	2.7	51	57	25	48
∃gA	Highmore silt loam, 0 to 2 percent slopes	5.00	1 5%		llc	92					57
Os	Onita-Hoven silt loams	1 67	0.5%		lic	73	3.1	66	70	31	41
Weighted Average					77.1	- 1	19	21.9	9.9	*n 55	

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method 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 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 <u>You</u>!!

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

Chuck Sutton Auctioneer &	Kuhle-Sutton Agency, LLC	Pipestone Realty, LLC				
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Sioux Falls, SD	ph. 605-997-3777	ph. 507-825-3389				
ph. 605-336-6315	www.kuhlesutton.com	www.pipestonerealty.com				