

+/- 80.70 Surveyed Acres of Choice  
High Percentage Tillable  
Spring Creek Township  
Moody County, SD Farmland

**MONDAY NOV. 16, 2020**

**Sale Time: 10:00 am**

We will offer the following real property at auction "On Site" at the land located from Flandreau, SD (Local Zip/Trading Post Corner) – 4 miles north Hwy. #13, 2 miles east on 226<sup>th</sup> St. & ¼ mile north on 483<sup>rd</sup> Ave.; from Ward, SD – 4 miles west on Co. Hwy. (223<sup>rd</sup> St.) & 2½ miles south on 483<sup>rd</sup> Ave.; from the Ward-Nunda Exit #121 on I-29 – 8½ miles east to the Ward Corner on Hwy. #13 (Dakota Layers), 2 miles east on 223<sup>rd</sup> St. & 2½ miles south on 483<sup>rd</sup> Ave.

**This auction presents a great opportunity to purchase and inside +/- 80.7 acre parcel of land which runs east and west.** This Choice Farm has an extremely high percentage tillable, high quality soils and is an inside +/-80.7 acre parcel of land bordered west only by roadway (483<sup>rd</sup> Ave.). This property previously has been a part of a larger +/-160 acre parcel and will be subject to an FSA reconstitution, although based on preliminary FSA calculations it appears that this parcel of land will be estimated to contain approx. 79.75 acres of cropland with a projected 58.5 acre corn base with a 145 PLC yield and a 19.5 acre soybean base with a 41 bu. PLC yield and has been enrolled under the County ARC election of the USDA Farm Program. According to information obtained the Moody County Assessor this parcel of land has an overall soil rating of .851; similarly info. obtained from Surety Agri-Data Inc. indicates that this land has a weighted soil rating of 87.9 - the soils being comprised of highly productive Class I & II Kranzburg and Trent Soils. The general topography of this land is level to gently rolling. The total 2019 RE taxes payable in 2020 on this land were \$2,564.42. This is a very high caliber parcel of land that would serve as an excellent addition to a row crop operation and/or investment property, so be sure to inspect this property and make plans to be in attendance at this auction.

**Betty  
Witte**

**Land  
Auction**

**CHUCK SUTTON -  
Auctioneer & Land Broker  
Sioux Falls, SD—  
ph. 605-336-6315  
[www.suttonauction.com](http://www.suttonauction.com)**



**LEGAL DESC.:** The N½ SW¼ of Sec. 36, T. 108N., R. 48W., (Spring Creek Twp.), Moody County, SD

**TERMS: Cash** - A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before January 8, 2021, with full possession for the 2021 crop year. 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 land will be sold in accordance to a recent survey as completed by Midwest Land Surveying, Inc., with a Certificate of Survey provided and the surveyed acres are 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 owner. 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 erty is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Moody 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 Owner.

**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 a Copy of the Survey, FSA Maps, Soils or Additional Information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

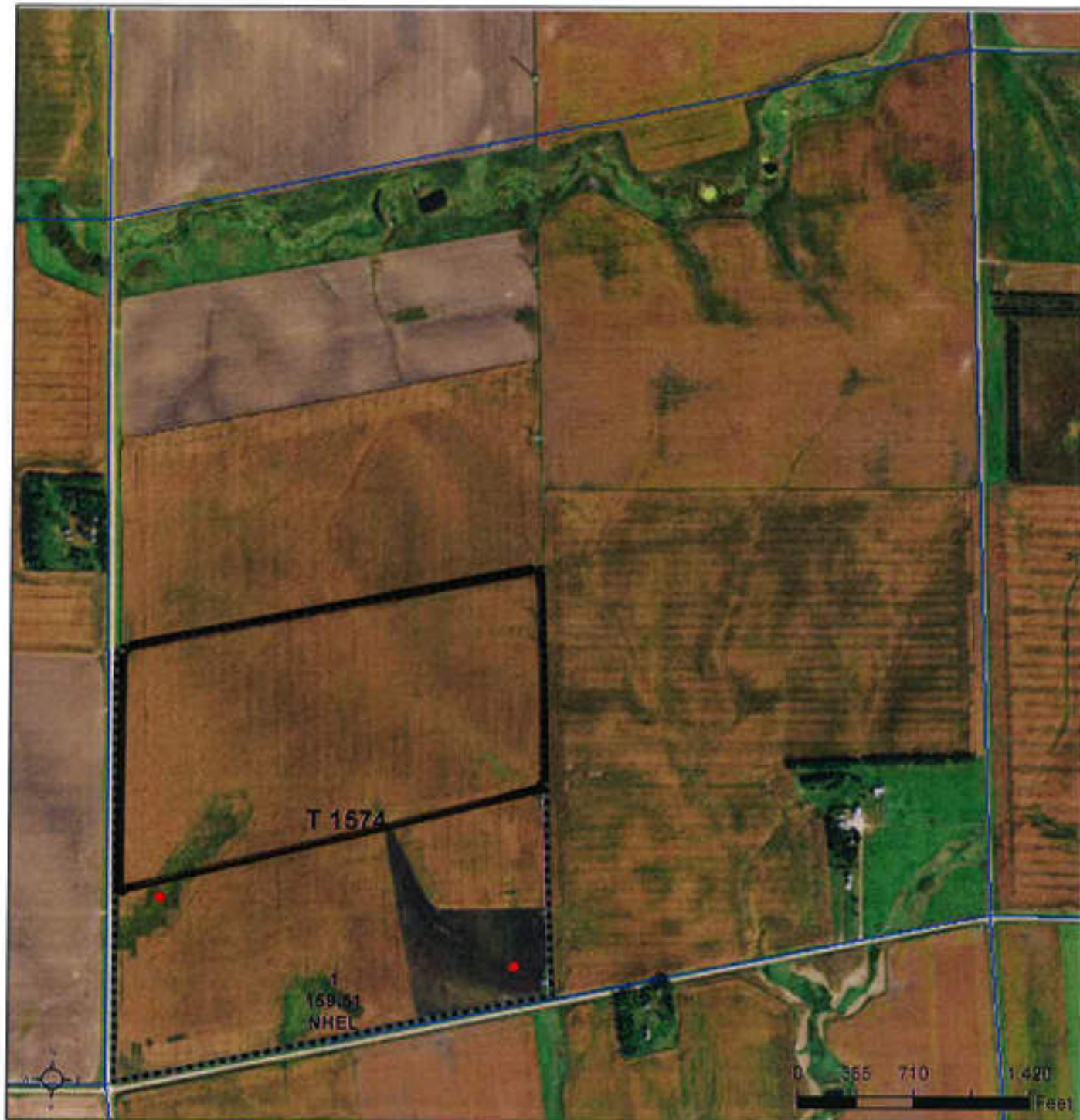
**BETTY WITTE, Owner**

**CHUCK SUTTON - Auctioneer & Land Broker -  
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777,  
JARED SUTTON - Auctioneer & RE Broker Associate  
Flandreau, SD - ph. 605-864-8527  
& BURLAGE-PETERSON – Auctioneers & Realtors  
Brookings, SD – ph. 605-692-7102**





United States  
Department of  
Agriculture





## Moody County, South Dakota



Common Land Unit  PLSS

 Cropland  
 Tract Boundary

### Wetland Determination Identifiers

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

2020 Program Year

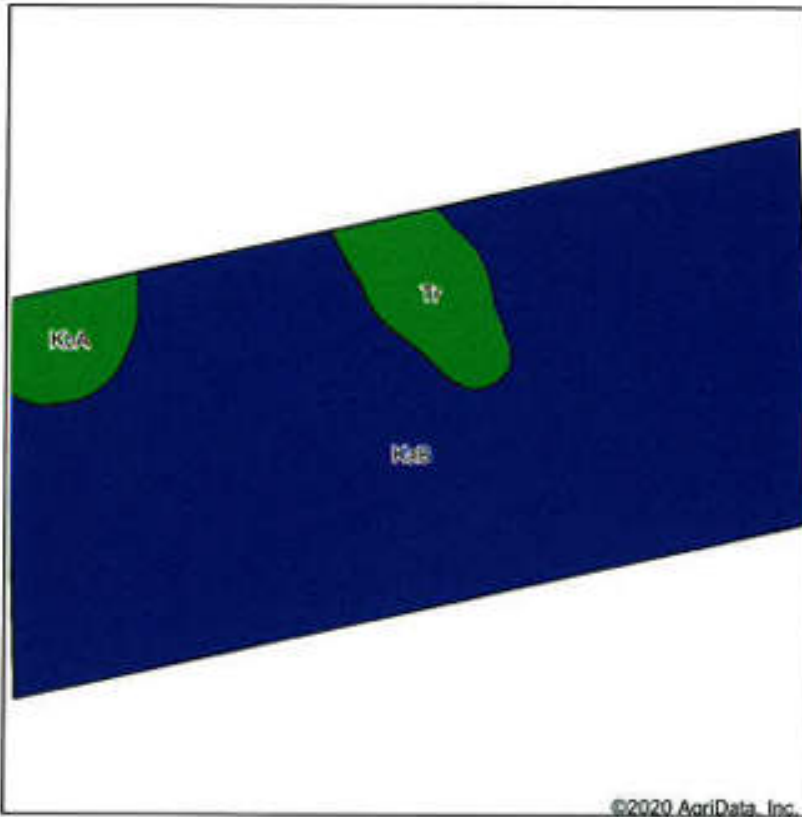
Map Created April 14, 2020

Farm **5356**

**36 -108N -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).

## Soils Map



Soils data provided by USDA and NRCS



State: **South Dakota**  
 County: **Moody**  
 Location: **36-108N-48W**  
 Township: **Spring Creek**  
 Acres: **80.69**  
 Date: **10/19/2020**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: SD101, Soil Area Version: 24

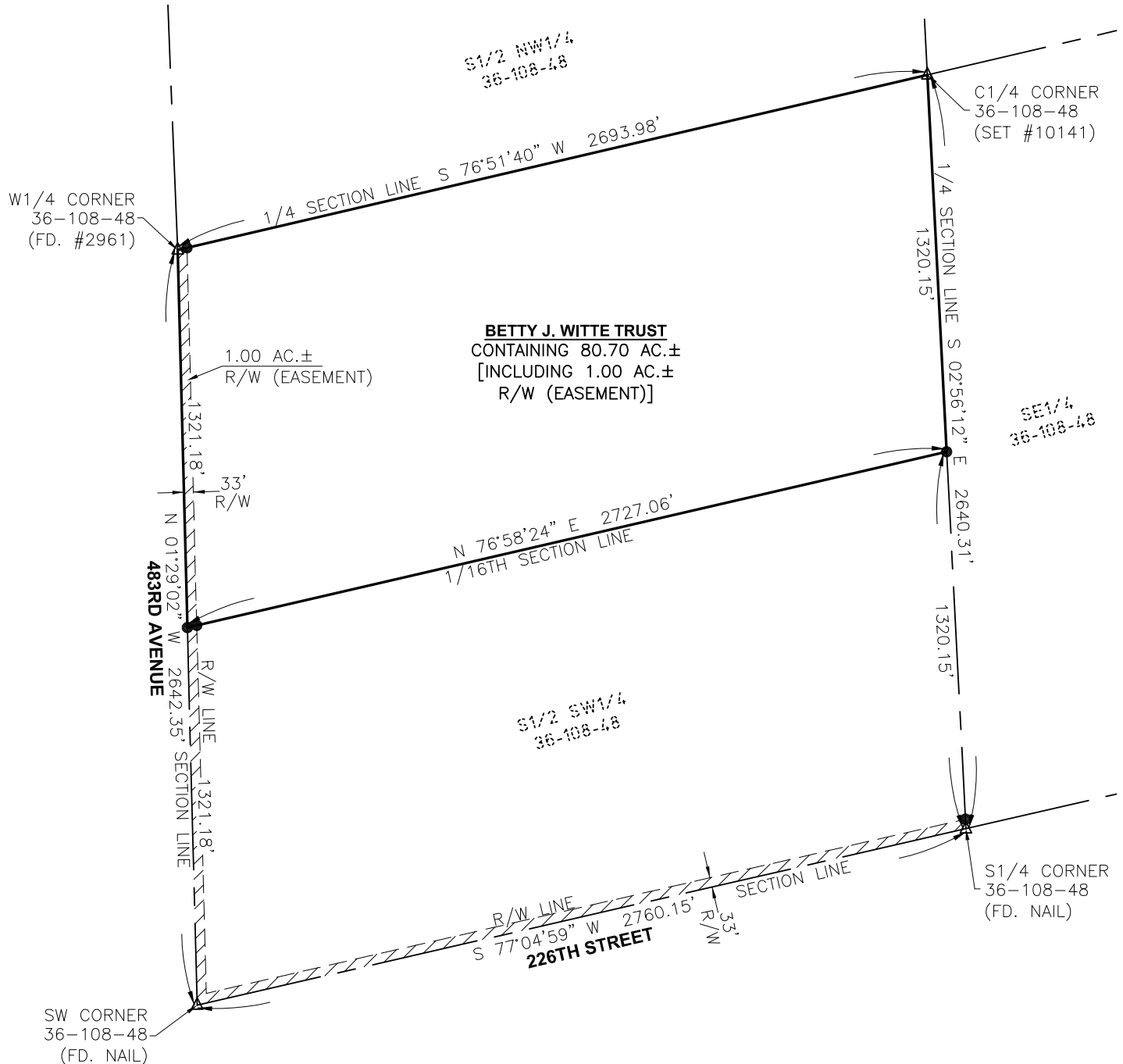
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	72.50	89.9%		Ile		87
Tr	Trent silty clay loam, 0 to 3 percent slopes	4.80	5.9%		I	I	98
KbA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	3.39	4.2%		Is		93
Weighted Average							87.9

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



# SALE DRAWING - BETTY J. WITTE TRUST

IN THE SOUTHWEST QUARTER OF SECTION 36, T108N, R48W, MOODY COUNTY, SOUTH DAKOTA.



**OWNER: BETTY J. WITTE TRUST**  
**CLIENT: SUTTON AUCTION SERVICE**

## LEGEND:

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

NOTES:  
 BASIS OF BEARINGS IS  
 UTM-ZONE 14.  
 PROJECT #20-838  
 DRAWN BY: AJR

## LEGAL DESCRIPTION:

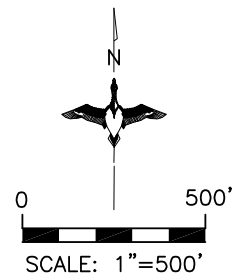
THE NORTH HALF OF THE SOUTHWEST  
 QUARTER OF SECTION 36, TOWNSHIP 108  
 NORTH, RANGE 48 WEST OF THE 5TH  
 PRINCIPAL MERIDIAN, MOODY COUNTY,  
 SOUTH DAKOTA.

## TOTAL ACRES

80.70 ACRES±  
 [INCLUDING 1.00 AC.± OF R/W (EASEMENT)]

## PREPARED BY:

**Midwest**  
 Land Surveying, Inc.  
 Land Surveying and GPS Consulting  
 211 E. 14th Street Suite 100  
 Sioux Falls, South Dakota 57104  
 Phone: (605) 339-8901 FAX: (605) 274-8951



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## PARCEL 1 LEGAL DESCRIPTION:

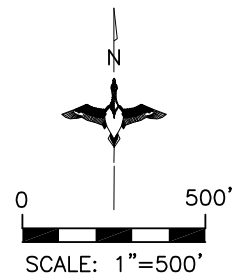
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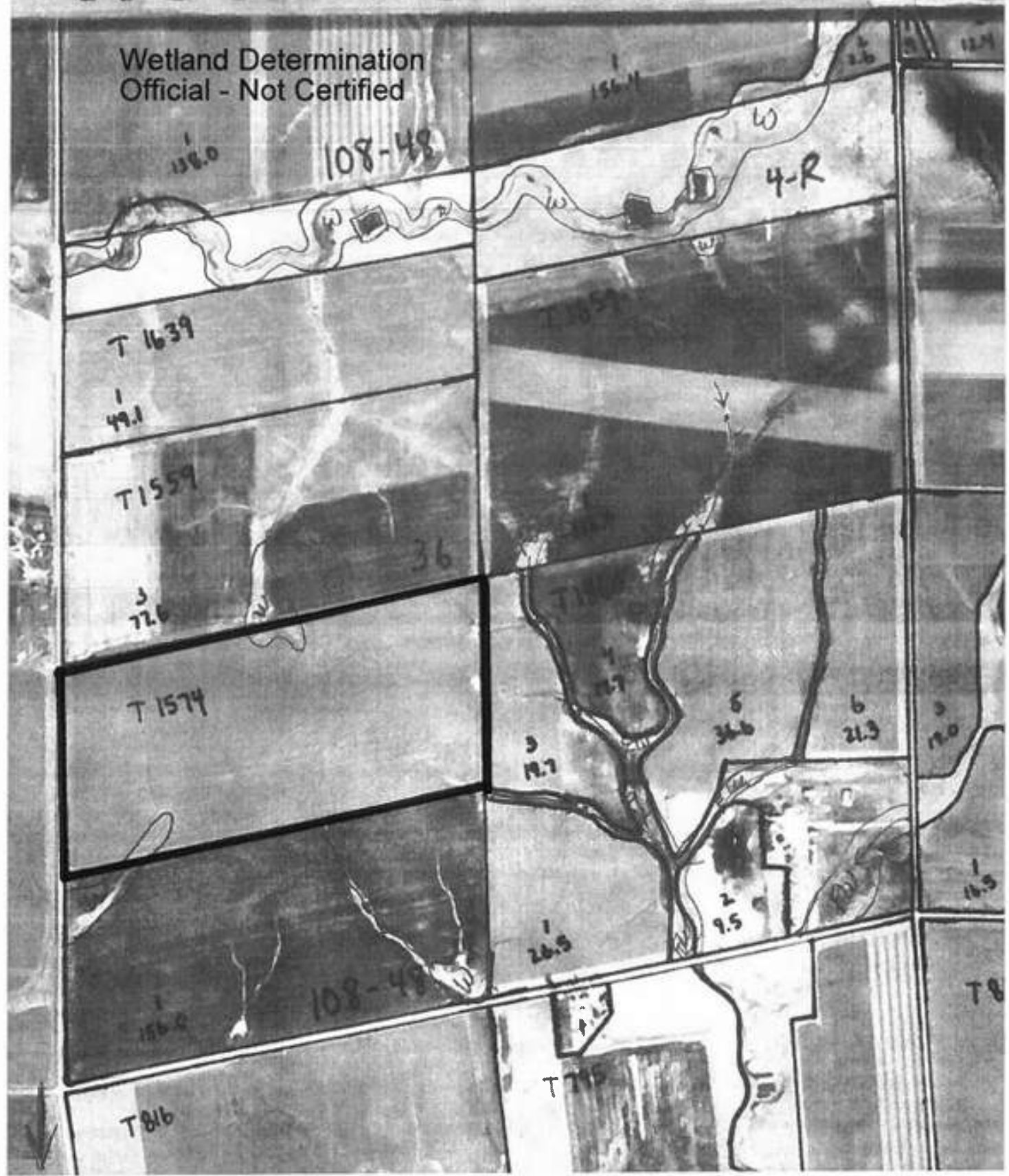
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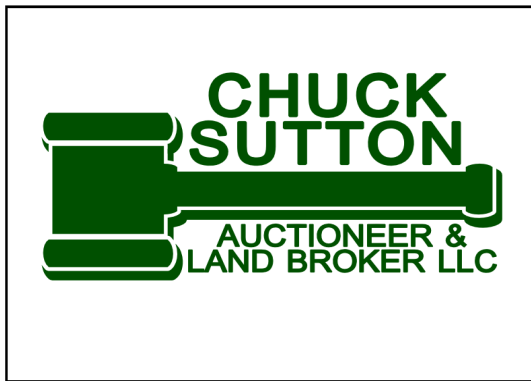


# NOT TO SCALE



Wetland Determination  
Official - Not Certified





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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**

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