

LAND AUCTION

**+/-160 Acres of Choice High Producing Extremely Well Located
Blinsmon Township, Moody County, SD Land - Situated in the
Garden Spot of Eastern South Dakota –
To Be Offered In Three Parcels Including an Acreage Site,
2 Bare Parcels of Cropland, Combinations of Parcels or as a
160 Acre Unit +/-160 Acres of Choice High Producing
Blinsmon Twp., Moody County, SD Land - Situated in the
Garden Spot of Eastern South Dakota –
To Be Offered In Three Parcels Incl. an Acreage Site,
2 Bare Parcels of Cropland, Combinations of Parcels
or as a 160 Acre Unit**

**WEDNESDAY DECEMBER 2, 2020
SALE TIME: 10:00 AM**

We will offer the following real property at auction "On Site" at the land located from Flandreau, SD – 10 miles south on Hwy. #13 (481st Ave.) and 1½ miles east on Co. Hwy./240th St. to the SW Corner of the Land; from Trent, SD – 4½ miles east on Co. Hwy./240th St.; from Ihlen, MN Jct. Hwy. #23 & Co. Hwy. #2 (41st St.) – approx. 9 miles west – with the SE Corner of the Land at the Jct. of 240th St. & 483rd Ave.; from the Trent Exit #104 on I-29 - 10 miles east; or approx. 14 miles NE of Dell Rapids, SD.

**This +/-160 Acres of Moody County, SD Land will be offered as
TRACT #1 – The +/-6 Acre Farmstead;
TRACT #2 – The East +/-74 Acres;
TRACT #3 – The West +/-80 Acres;
TRACTS #1 & #2 Combined –
The East +/-80 Acres w/the Farmstead;
TRACTS #2 & #3 – The +/-154 Acres of Bare Land or
TRACTS #1, #2 & #3 Combined – The +/-160 Acre Unit
– Actual Acres to be Adjusted in Accordance with Survey**



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

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a parcel or parcels of Choice High Caliber Blinsmon Township, Moody County, SD land that is situated in the "Garden Spot" of Eastern SD. This auction is especially noteworthy as the parcel being offered for sale has been in owned by the Quissel/Olson family for approx. 99 years with ownership dating back to 1921, thus this auction presents an opportunity of a lifetime to purchase this prime cropland. This auction includes choice land with a very high percentage tillable, superb soils with a substantial amount of drain tile installed and is located in one of the most highly regarded agricultural areas of Eastern SD. The existing farmstead could be a very nice site for establishment of a new home, as it is situated lying adjacent to a hard-surfaced county highway, has a mature grove and is serviced by rural water and electricity. If you are in the market for a parcel of land with a variety of excellent amenities that has acreage housing potential, along with land that would serve as an excellent addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. *Chuck Sutton*

Three words best describe this parcel of land – Choice, Choice, Choice! The land being offered for sale on this auction consists of a parcel of land with an extremely high percentage tillable, with the nontillable acres comprised primarily of the farmstead, trees & roads and is inclusive of some choice high caliber cropland with some extremely high caliber soils. The improvements on the acreage site include a older 1½ story 3 bedroom home that is in poor condition and some other small buildings – essentially the existing structures are in "tear down" condition and are being sold in "AS IS" condition – although with the superb location of the acreage site, the existing mature trees on the farmstead and the fact that the property is presently serviced with electricity and by Big Sioux Community Rural Water, this could well be an excellent acreage site location for a new rural home. According to FSA information this farm has approx. 155.75 acres of cropland, with the nontillable acres are comprised of remnants of a +/- 6 acre farmstead, with an FSA 76.2 acre corn base with a 151 bu. PLC yield and a 73.5 acre soybean base with a 47 bu. PLC yield and is enrolled under the ARC County election of the USDA farm program. There has been a Certified Wetland Determination completed on this land and subsequently in 2012 there was approx. 18,075 feet of 5" & 6" drain tile installed in this land by Evans Farm Drainage & Construction which has enhanced the farmability of this land. According to the Moody County Assessor this farm has an overall soil rating of .895; similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a soil rating of 89.7 - with the predominate soils comprised of Class I & II soils. The general topography of this land is level to level to gently rolling with excellent eye appeal. The RE taxes payable in 2020 on this farm were \$5,693.58. This property has potential to fulfill the needs of a variety of buyers including those looking for a rural construction housing site and/or extremely high quality productive cropland to add to their farming operation or their investment portfolio. This is an extremely high caliber parcel of land that truly must be seen to be appreciated!

LEGAL DESC.: The SE ¼ of Sec. 11, T. 105N., R. 48W., (Blinsmon Twp.), Moody County, SD

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the balance on or before January 21, 2021 with full possession. 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 will be sold in accordance to a survey as completed by Midwest Land Surveying, Inc. - Certificates of Survey will be provided and if necessary plats will be prepared and recorded, with the surveyed acres understood to be "more or less" with all survey costs to be paid by the sellers. All of the 2020 RE taxes payable in 2021 will be paid by the sellers. The sellers do 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 information 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 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 Owners. **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.**

HEIRS OF CLARENCE & EVELYN OLSON

Curtis Olson, Shirley Laird, Jeffrey Olson & Lorelee Pratt

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. 507-348-7352

JARED SUTTON - Auctioneer & RE Broker Associate - Flandreau, SD - ph. 605-864-85276



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit

	Non-Cropland
	Cropland

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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

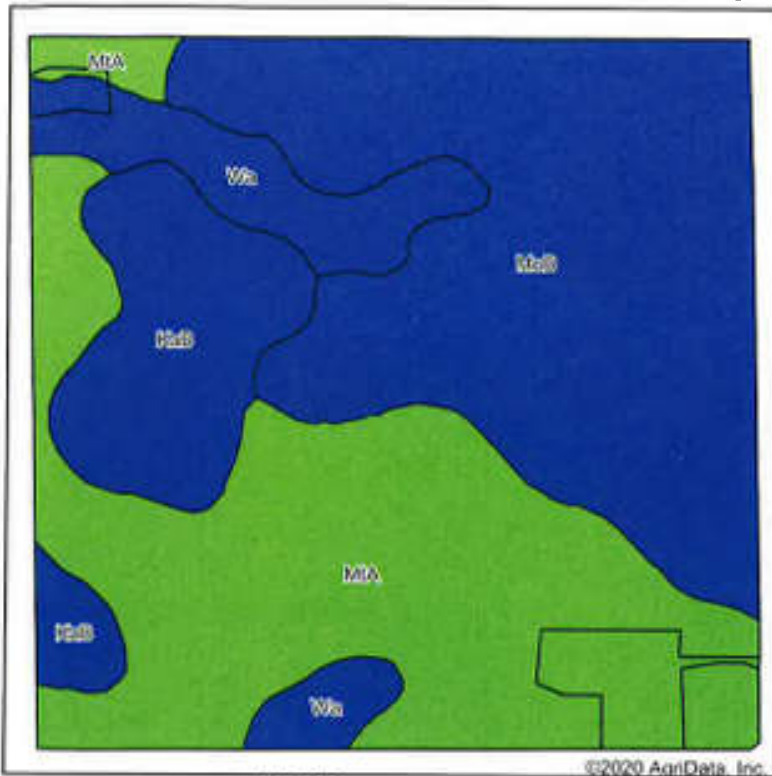
2020 Program Year

Map Created April 14, 2020

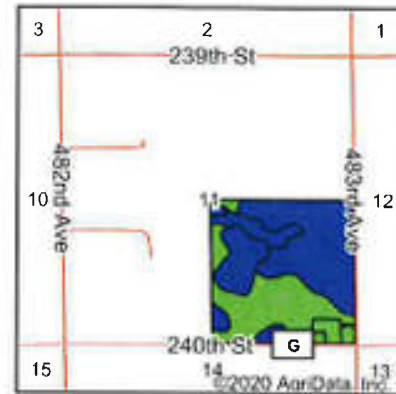
Farm 1460

11 -105N -48W

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Moody**
 Location: **11-105N-48W**
 Township: **Blinsmon**
 Acres: **157.87**
 Date: **10/23/2020**

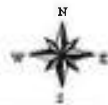


Maps Provided By



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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
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	63.10	40.0%			Ile	87
MtA	Moody-Trent complex, 0 to 2 percent slopes	60.58	38.4%			I	95
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	20.62	13.1%			Ile	87
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	13.57	8.6%			Ils	83
Weighted Average							89.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Certified Wetland Determination

Field Office: Flandreau FO

Certified By: Joel Curran

Legal Desc: S 11, T 105N, R 48W

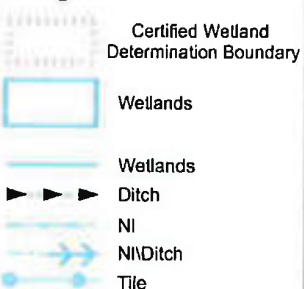
Agency: USDA-NRCS

Certified Date: 07/08/2008

Tract: 213



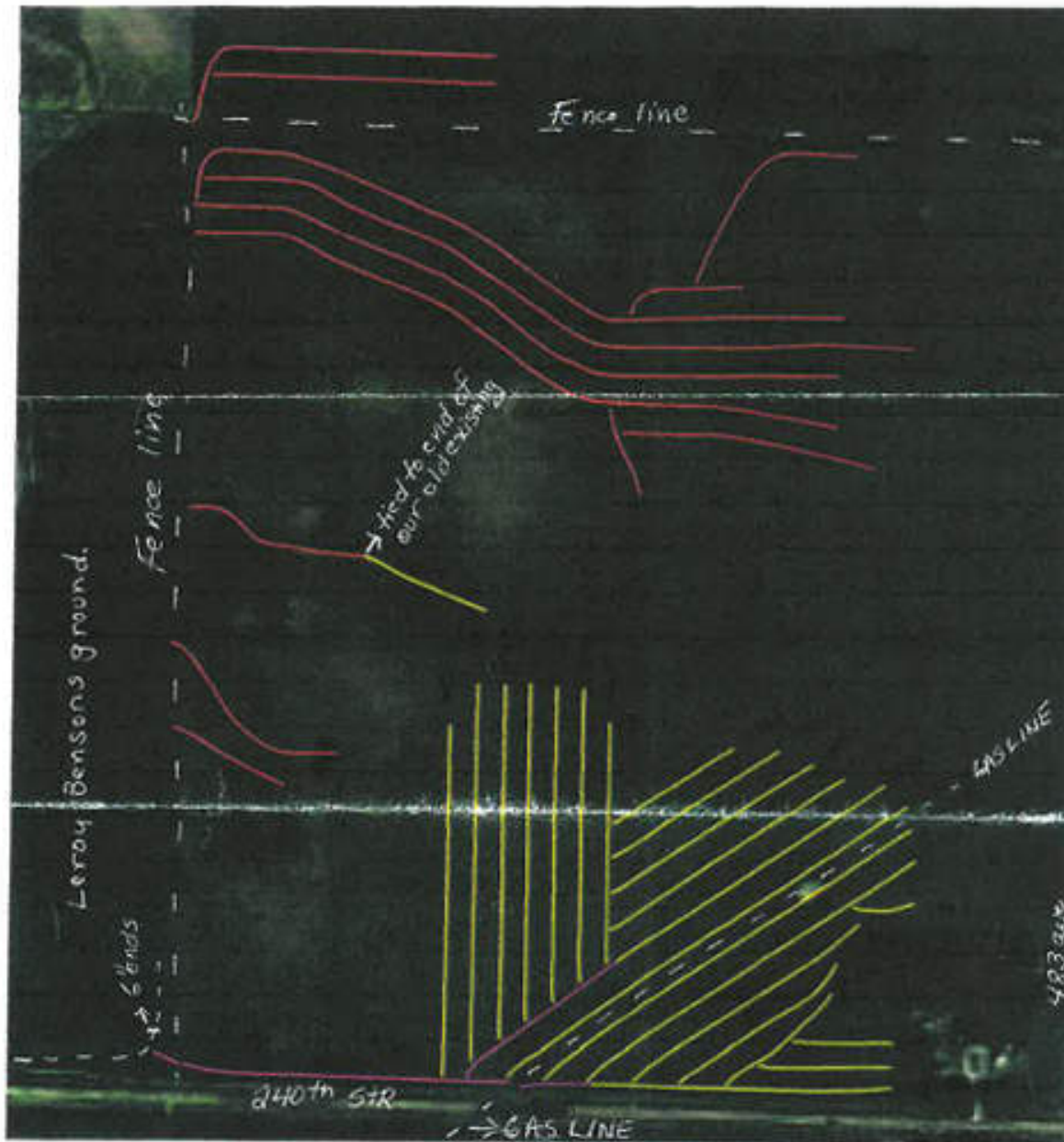
Legend



0 220 440 880 1,320 1,760 2,200 2,640
Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped
prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
NI Not Inventoried Potential Waters of the US
See NRCS CPA-O26E for definitions and additional info.



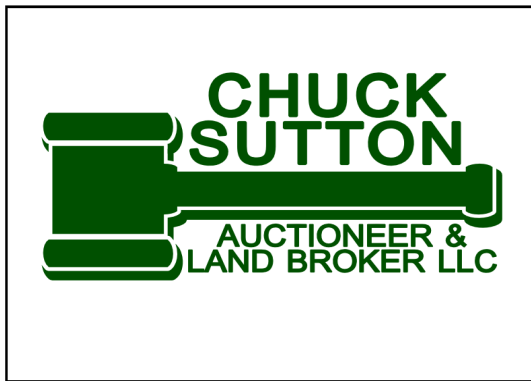


* overall map

Client: Olson, Curt
Farm: Moody Cnty.
Field: Blinsmon Township Sec. 11
Name: 2012
Date: 12/18/2012

5 inch tile	16468.98 ft
6 inch tile	1606.59 ft

Evans Farm
Drainage & Construction
Denny Evans



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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

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