

March 4, 2021

REPPE LAND AUCTION

1:00 pm

www.suttonauction.com



**DANIEL & TAMARA
REPPE
& WILLIAM REPPE,
Owners**

**ATTENTION –
Livestock/Row Crop
Producers, Hunters &
Wildlife
Enthusiasts -
+/-762.4 Acres of
Clark County, SD**

We will offer the following Land at public auction "On Site" at FARM #1 – Located from Crocker, SD – Approx. 5½ miles west on Hwy. #20; from Clark, SD – approx. 14 miles north on 424th Ave. & approx. 8 miles west on Hwy. #20; or from Conde, SD – 3 miles south on 406th Ave. and 10 miles east on Hwy. #20

AUCTIONEER'S NOTE: As Dan Reppe and Bill Reppe are retiring from their farming and livestock operation, they have decided to offer the following real property at auction. Due to the size of this offering and the differences that exist between the parcels offered for sale, this auction will include land that is well suited for the row crop operator, investor, diversified crop/livestock operators and especially cattle producers and even the hunter & wildlife enthusiast. Sizeable High Quality Parcels of Pastureland, such as is included in this offering are difficult to find - with Good Weed Control, Quality Fencing and an Abundant Water Supply. The pasture parcels include a mixture of well established native & tame grass, with a large percentage being subject to perpetual US Fish & Wildlife Grassland Easements and/or Wetland Easements. Please mark your calendars and plan to attend, or if you are unable to attend, please feel free to contact the auctioneers to make arrangements for absentee bidding.

FARMS #1 & #2 (SALE SITE) – Situated at the Jct. of Highway #20 & 416th Ave. - To Be Offered Individually as 2 – 160 Acres Parcels or as a Combined 320 Acre Unit, which together would make an excellent rotational grazing unit.

FARM #1 – +/-160 Acres - LEGAL DESC.: The SE¼ of Sec. 15, T. 119N., R.59W. (Warren Twp.), Clark Co., SD

The Southeast Corner of Farm #1 is at the Jct. of 416th Ave. & Hwy. #20. This +/-160 acre parcel is utilized as primarily hayland and pasture and is subject to a perpetual grassland easement. According to FSA information this farm has no cropland acres subsequent to the grassland easement put in place on this property, although the FSA aerial map indicates that the area being utilized as hayland/pasture consists of approximately 153.73 acres. According to information obtained from surety Agri-Data, this property has a relatively high productivity index of 69. This property has a good water supply for livestock from a dugout that was cleaned in 2015 and also has very good newer fence on 3 sides and has 4 barbed wire fencing on the south side of the property.

FARM #2 – +/-160 Acres - LEGAL DESC.: The SW¼ of Sec. 14, T. 119N., R.59W. (Warren Twp.), Clark Co., SD

The Southwest Corner of Farm #2 is at the Jct. of 416th Ave. & Hwy. #20. This property is located directly east of Farm #1 and on the east side of 416th Ave. which is a minimum maintenance road. This +/-160 acre parcel has a rolling to hilly terrain with a combination of upland native and tame grass and is utilized as pastureland and is subject to a perpetual grassland easement. According to FSA information this farm has no cropland acres subsequent to the grassland easement put in place on this property, although the FSA aerial map indicates that the area being utilized as pasture consists of approximately 156.47 acres. According to information obtained from Surety Agri-Data, this property has a productivity index of 61.7. This property has good fence comprised of a combination of 4 and 5 barbed fencing. Water for livestock is provided from a dugout and slough.

FARM #3 - +/- 135.96 Acres (Subject to Survey) – Located from Crocker, SD (Jct. of Hwy. #20 & 422nd Ave. – approx. 1 ¼ miles north on 422nd Ave. – **Legal Desc.:** The SW¼ of Sec. 11, T. 119N., R. 58W. (Spring Valley Twp.), Clark County, SD, Except the South 392 feet thereof.

Farm #3 is an excellent parcel of cropland with a high percentage tillable, as the sellers are retaining approximately 23.72 acres off of the south end of this farm, which was a parcel of non-tillable grass, hayland and trees. Farm #3 essentially consists of the cropland portion of this farm, with the sellers retaining the south +/-23.72 acres, previously as a 160 acre parcel FSA information indicated the farm as a whole contained approx. 132.8 acres of cropland with a 35.70 acre wheat base with a 38 bu. PLC yield, a 17.9 acre corn base with a 149 bu. PLC yield, a 13.20 acre oats base with a 62 bu. PLC yield, a 4.80 acre soybean base with a 35 bu. PLC yield and a 1.8 acre barley base with a 39 bu. yield, thus this farm will be subject to an FSA reconstitution and the cropland bases and yields will be subject to adjustment. The non-tillable portions of the farm consist primarily of a +/-6.14 acre lowland area located in the NE corner of the farm, as well as some waterway and roads. The general topography of this land is gently rolling to somewhat undulating. According to info. obtained from Surety Agri Data, it appears that the productivity index of 70.4 on the +/-140 acres included within Farm #3. There is a bit of hunting potential on this parcel evidenced by the deer stand that is situating in the northeastern sector of the farm, with the deer stand to remain with the property.

FARM #4 - +/- 148.30 Acres – Located from Crocker, SD (Jct. of Hwy. #20 & 422nd Ave.) – approx. 3/4 mile east on Hwy. #20 - **Legal Desc.:** The NE¼ of Sec.23, T. 119N., R. 58W., (Spring Valley Twp.), Clark Co., SD, Exc. Lot H-1 contained therein.

Farm #4 includes a mixture of productive cropland, grassland, and recreational hunting, fishing and wildlife habitat. FARM #4 actually is divided into 3 areas with the largest portion lying north of Hwy. #20 and west of 423rd Ave., the second largest portion containing approx. 14 acres lies south of Hwy. #20 and the 3rd parcel containing approx. 3 acres lies north of Hwy. #20 and east of 423rd Ave. According to FSA this property has approx. 125.67 acres of cropland with a 12.4 acre wheat base with a 62 bu. PLC yield, an 8.8 acre corn base with a 148 bu. PLC yield, a 1.70 acre barley base with a 39 bu. yield and a .30 acre soybean base with a 35 bu. PLC yield. Although, in reality according to the owners under the current mode of operation there is approx. 71 acres of the cropland acres that have been hayed, plus approx. 10 acres of the non-cropland has been hayed. The cropland acres most recently sowed to alfalfa, although the owners completed a burn-down on the alfalfa in 2020, so those acres will be ready for conversion to row crops in 2021. The general topography of the tillable acres is gently rolling to somewhat hilly. According to information from Surety Agri-Data, it appears that the productivity index on this parcel is a 53.2. There is a bit of hunting, fishing and recreational potential on this parcel, due to the existence of the standing water and other natural habitat and other features found on this property, thus this is a property that has a combination of income, hunting and recreational amenities.

FARM #5 – +/-158.14 Surveyed Acres - Located from Farms #1 & #2 (Sale Site/Jct. Hwy. #20 & 416th Ave.) – 2 miles west on Hwy. #20 to 414th Ave. & 1 mile north; or from the Crocker, SD – Approx. 7½ miles west on Hwy. #20 & 1 mile north on 414th Ave. **Legal Desc.:** The SW¼, Sec. 9, T. 119N., R. 59W. (Warren Twp.), Clark Co., SD.

According to FSA, Farm #5 has approx. 44.92 acres of cropland, of which approx. 42.28 acres has been under cultivation, although there are no established FSA bases or yields on this parcel of land. The topography of the cropland is level to nearly level. This property includes a corral with 1 5/8" 7 bar continuous fence. The remaining +/- 113.22 acres is comprised of primarily tame grass pasture with a dugout and good 4 barbed fence on 3 sides of the pasture and fence around the cropland – A new fence will be installed along the unfenced portion on the south side of Farm #5, **which will be installed in the Spring of 2021 at the expense of the sellers.** The pastureland on this property is subject to a Grassland Easement. According to Surety Agri Data Farm #5 in its entirety has a productivity index of 57.7.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day & balance on or before April 21, 2021, with full possession for the 2021 crop and grazing season. 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. The majority of the pasture acres are subject to a US Fish & Wildlife Grassland Easement, which prohibits row cropping, while allowing haying and grazing of the land subject to the terms and provisions of the easement. Certain properties are being sold subject to survey, while others are being sold based on the acres as stated on the county tax records, with acres in either case being understood to be "more or less". All of the 2020 RE taxes payable in 2021 will be paid by the sellers, with the purchaser to be responsible for all of the 2021 RE taxes payable in 2022. 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 in "AS IS" Conditions and subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Clark 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 addt'l information, see www.suttonauction.com or contact the auctioneers.**

DANIEL & TAMARA REPPE & WILLIAM REPPE, Owners

Dan – Ph. 605-520-2304 or Bill – Ph. 605-881-3052

CHUCK SUTTON - Auctioneer & Land Broker -

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

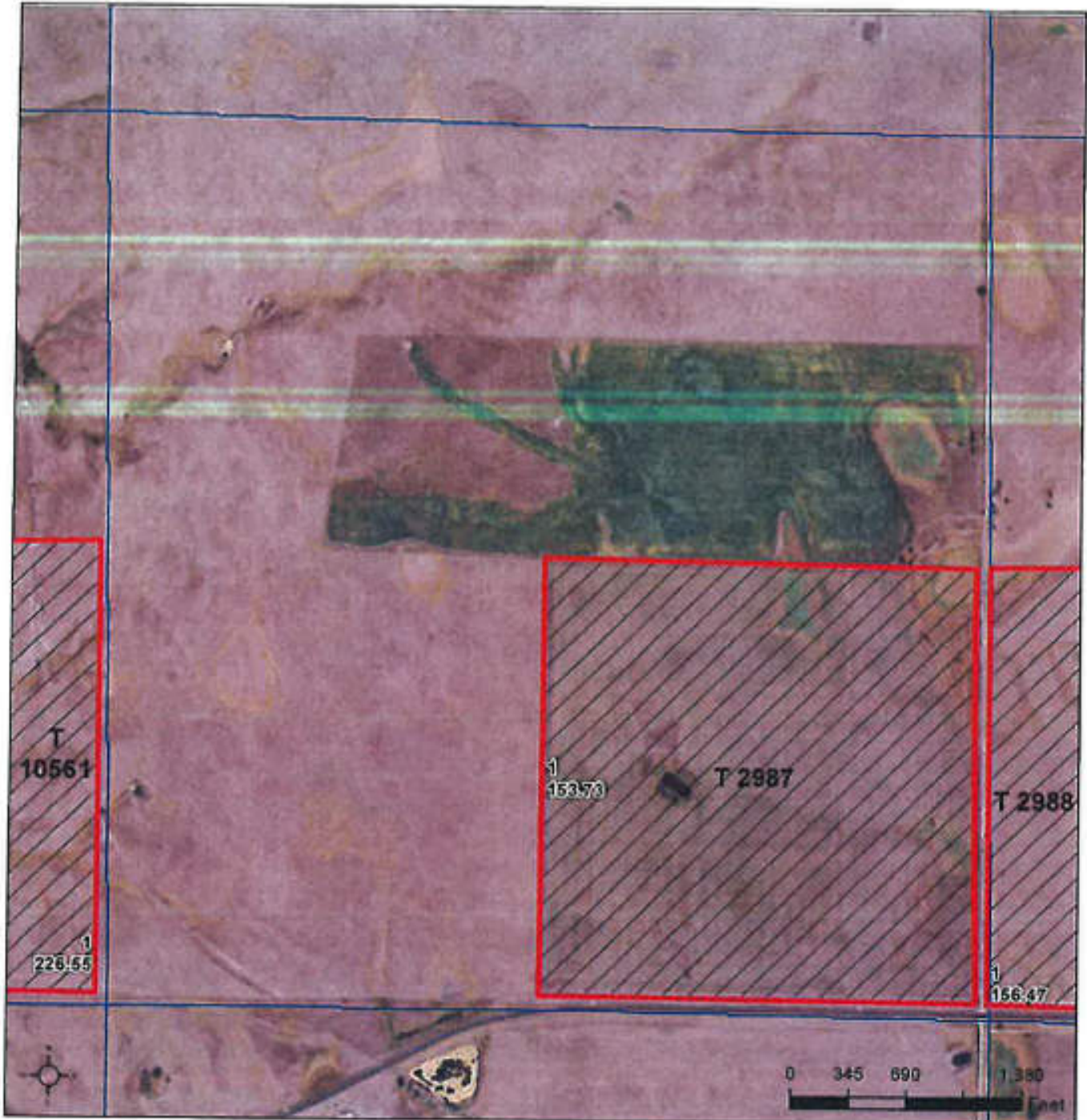
**JARED SUTTON - Auctioneer & RE Broker Associate - Flandreau, SD - ph. 605-864-8527
& BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102**

Farm #1



United States
Department of
Agriculture

Clark County, South Dakota



Common Land Unit ☐ PLSS

☒ Non-Cropland
☒ Tract Boundary

Wetland Determination Identifiers

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

2020 Program Year

Map Created March 18, 2020

Farm 3099

15 -119N -59W

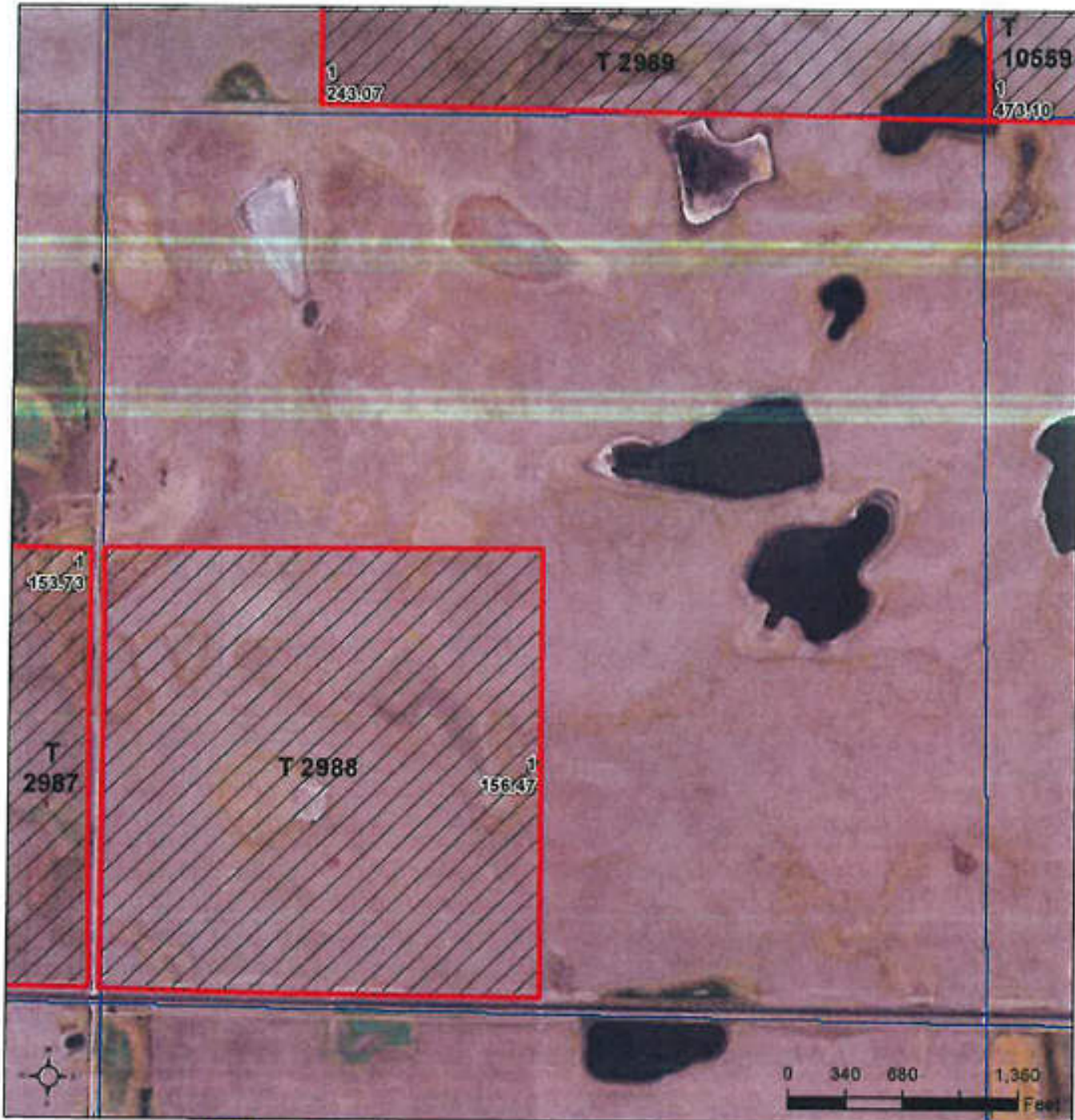
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United States
Department of
Agriculture

Clark County, South Dakota

Farm #2



Common Land Unit PLSS

Non-Cropland
 Tract Boundary

Wetland Determination Identifiers

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

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2020 Program Year

Map Created March 16, 2020

Farm 3099

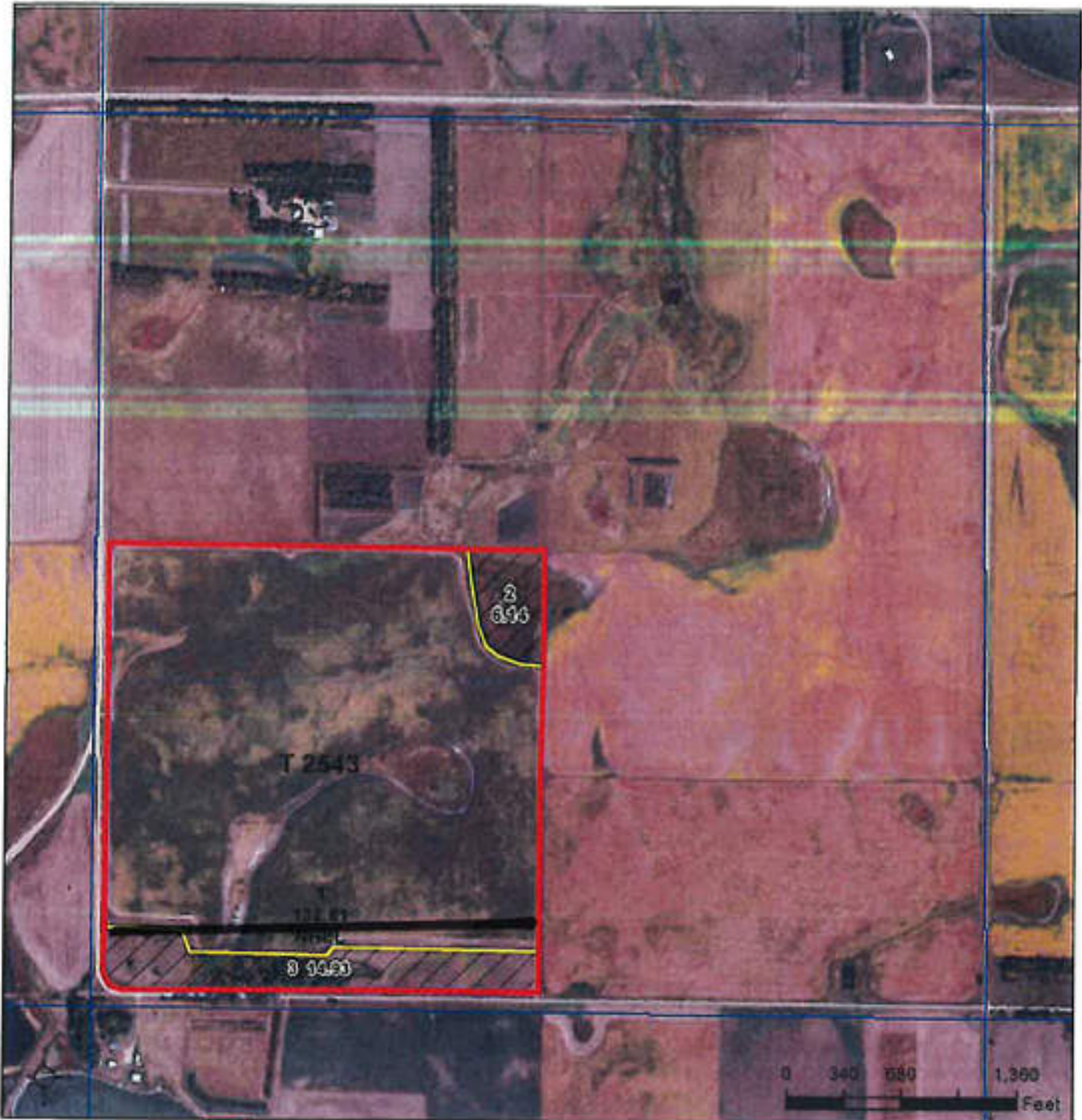
14 -119N -59W



United States
Department of
Agriculture




Clark County, South Dakota

Farm #3



Common Land Unit  Tract Boundary
 Non-Cropland
 PLSS
 Cropland

Wetland Determination Identifiers

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

2020 Program Year

Map Created March 16, 2020

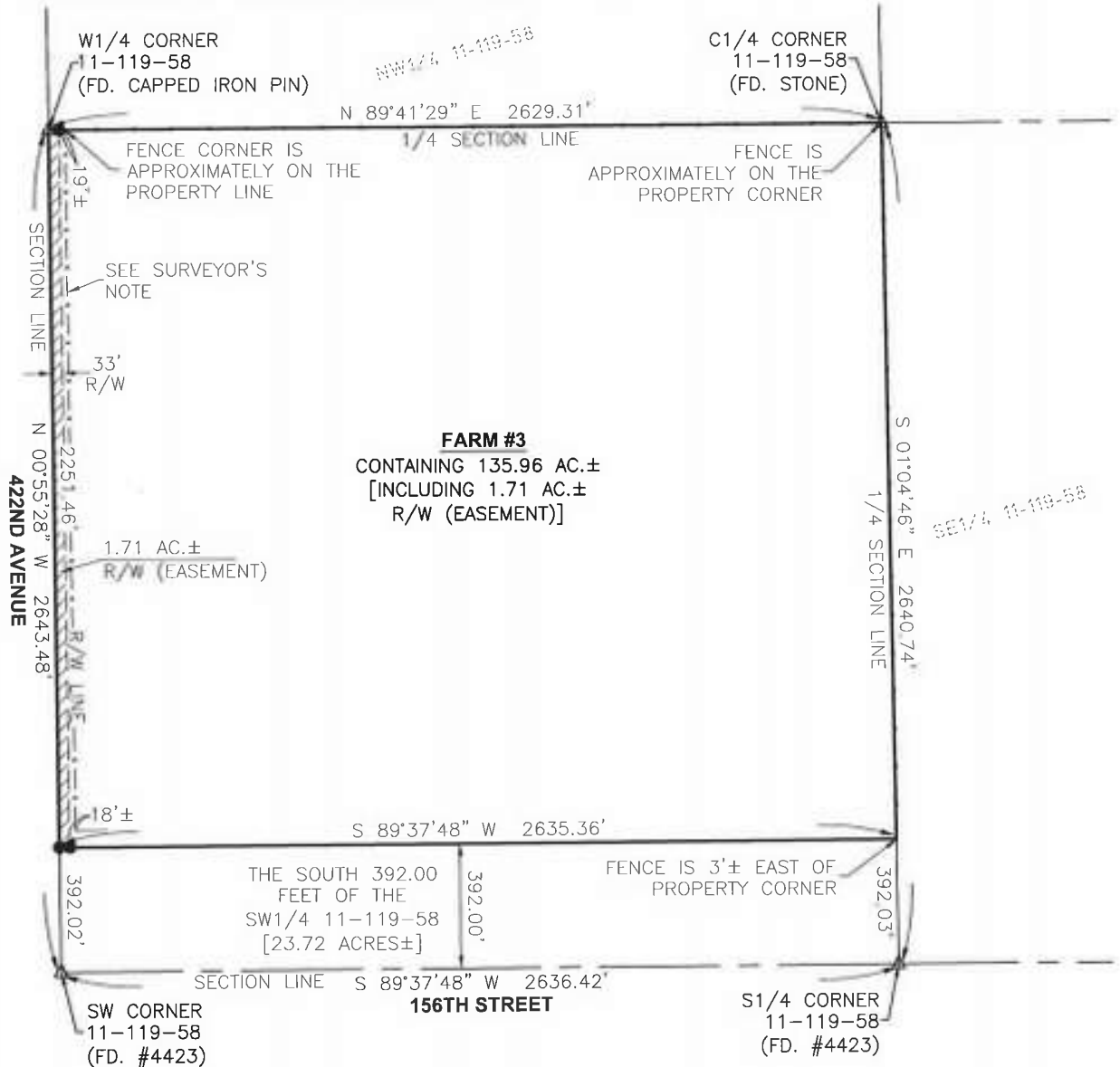
Farm 4150

11 -119N -58W

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IN THE SOUTHWEST QUARTER OF SECTION 11, T119N, R58W, CLARK COUNTY, SOUTH DAKOTA.

IN THE SOUTHWEST QUARTER OF SECTION 11, T119N, R58W, CLARK COUNTY, SOUTH DAKOTA.



OWNER: WILLIAM REPPE
CLIENT: SUTTON AUCTION SERVICE

FARM #3 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 119 NORTH, RANGE 58 WEST OF THE 5TH
PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH DAKOTA;
EXCEPT THE SOUTH 392.00 FEET THEREOF.

SURVEYOR'S NOTE:

THE EXISTING RIGHT OF WAY FENCE
ALONG 422ND AVENUE IS OUTSIDE THE
33' STATUTORY SECTION LINE RIGHT OF
WAY BY THE DIMENSIONS SHOWN HEREON.
NO ADDITIONAL RIGHT OF WAY DOCUMENT
WAS FOUND DURING OUR RESEARCH.

LEGEND:

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

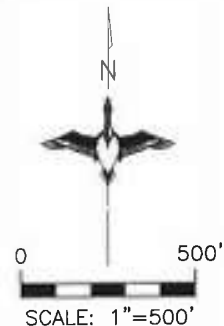
TOTAL ACRES FOR FARM #3

135.96 ACRES±
[INCLUDING 1.71 AC.± OF R/W (EASEMENT)]

PREPARED BY:

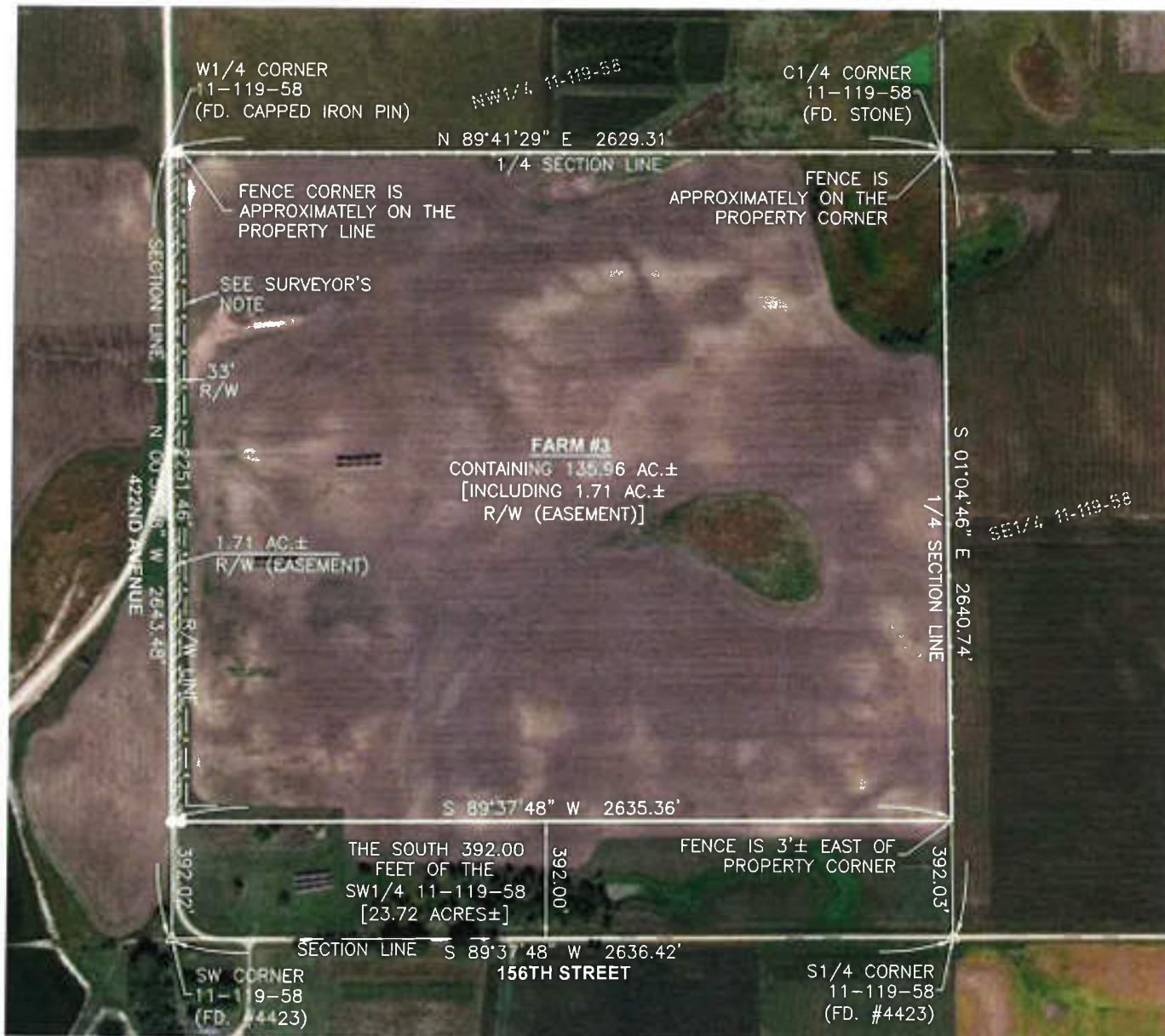
Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-983
DRAWN BY: AJR



SALE DRAWING - FARM #3

IN THE SOUTHWEST QUARTER OF SECTION 11, T119N, R58W, CLARK COUNTY, SOUTH DAKOTA.



OWNER: WILLIAM REPPE
CLIENT: SUTTON AUCTION SERVICE

FARM #3 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 119 NORTH, RANGE 58 WEST OF THE 5TH
 PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH DAKOTA;
 EXCEPT THE SOUTH 392.00 FEET THEREOF.

SURVEYOR'S NOTE:

THE EXISTING RIGHT OF WAY FENCE
 ALONG 422ND AVENUE IS OUTSIDE THE
 33' STATUTORY SECTION LINE RIGHT OF
 WAY BY THE DIMENSIONS SHOWN HEREON.
 NO ADDITIONAL RIGHT OF WAY DOCUMENT
 WAS FOUND DURING OUR RESEARCH.

LEGEND:

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

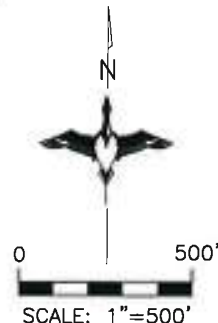
TOTAL ACRES FOR FARM #3

135.96 ACRES±
 [INCLUDING 1.71 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

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #20-983
 DRAWN BY: AJR





United States
Department of
Agriculture

Clark County, South Dakota

Farm #4



Common Land Unit
Tract Boundary
PLSS
Non-Cropland
Cropland

Wetland Determination Identifiers

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

2020 Program Year

Map Created March 16, 2020

Farm 4150

23 -119N -58W

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SALE DRAWING - FARM #4

IN THE NORTHEAST QUARTER OF SECTION 23, T119N, R58W, CLARK COUNTY, SOUTH DAKOTA.



OWNER: WILLIAM REPPE
CLIENT: SUTTON AUCTION SERVICE

FARM #4 LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 119 NORTH, RANGE 58 WEST OF THE
5TH PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH
DAKOTA; EXCEPT LOT H1 CONTAINED THEREIN.

LEGEND:

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

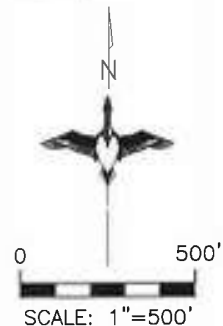
TOTAL ACRES FOR FARM #4

148.30 ACRES±
[INCLUDING 3.98 AC.± OF R/W (EASEMENT)]

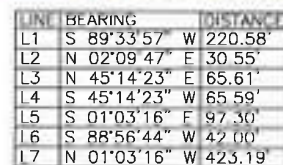
PREPARED BY:

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

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #20-984
DRAWN BY: AJR



IN THE NORTHEAST QUARTER OF SECTION 23, T119N, R58W, CLARK COUNTY, SOUTH DAKOTA.

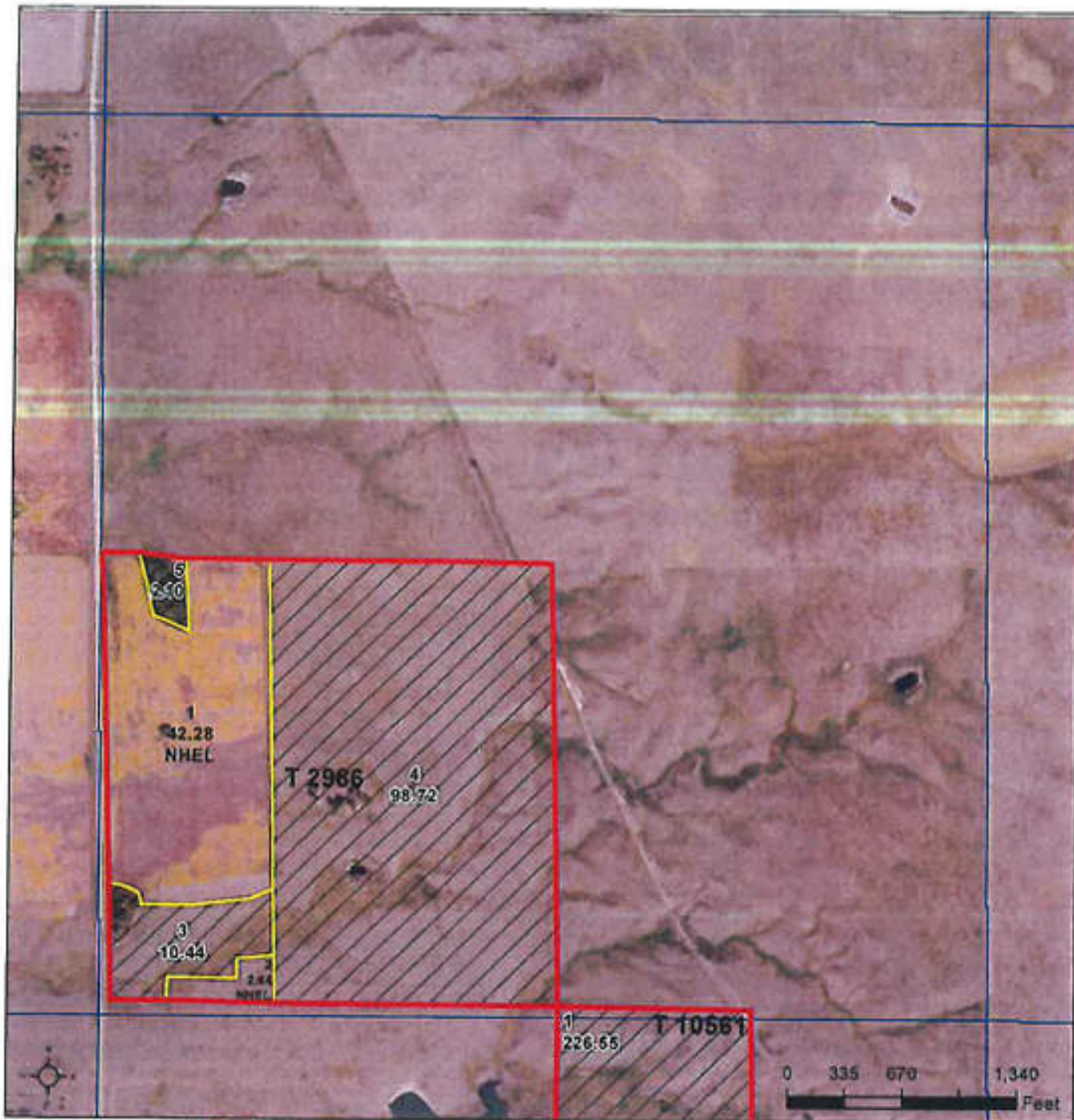


Farm #5



United States
Department of
Agriculture

Clark County, South Dakota



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

2020 Program Year

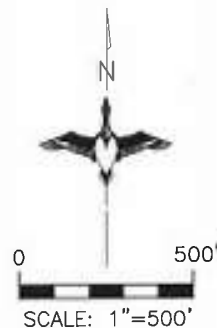
Map Created March 16, 2020

Farm 3099

9 -119N -59W

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IN THE SOUTHWEST QUARTER OF SECTION 9, T119N, R59W, CLARK COUNTY, SOUTH DAKOTA.



SALE DRAWING - FARM #5

IN THE SOUTHWEST QUARTER OF SECTION 9, T119N, R59W, CLARK COUNTY, SOUTH DAKOTA.



OWNER: WILLIAM REPPE
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

FARM #5 LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 119 NORTH, RANGE 59 WEST OF THE 5TH PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH DAKOTA.

TOTAL ACRES FOR FARM #5

158.14 ACRES±
 [INCLUDING 3.95 AC.± OF R/W (EASEMENT)]

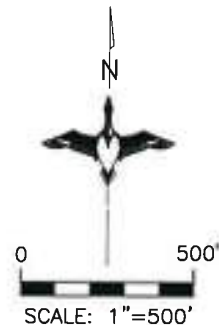
PREPARED BY:

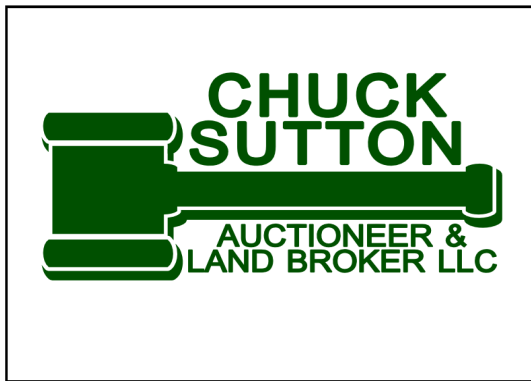
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 Phone: (605) 339-8901 FAX: (605) 274-8951

SURVEYOR'S NOTE:

THE EXISTING RIGHT OF WAY FENCE ALONG 414TH AVENUE IS OUTSIDE THE 33' STATUTORY SECTION LINE RIGHT OF WAY BY THE DIMENSIONS SHOW HEREON. NO ADDITIONAL RIGHT OF WAY DOCUMENT WAS FOUND DURING OUR RESEARCH.

NOTES:
 BASIS OF BEARINGS IS
 UTM-ZONE 14.
 PROJECT #20-986
 DRAWN BY: AJR





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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 10 years our firm has sold over 115,000 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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