

**ALICE ROGEN  
ESTATE TRUST**

# ESTATE LAND AUCTION

**WEDNESDAY  
MARCH 3, 2021**

**10:00 AM**



**Remember—Successful  
Auctions don't just  
happen—They're  
Planned!**

**+/-200.15 Acres of High Producing & Extremely Well Located Alliance Township, Moody County, SD Land - Situated in an Excellent Agricultural Area Between Dell Rapids, SD & Jasper, MN, North of Garretson, SD and Lying on the Moody/Minnehaha, SD County Line & Adjacent of SD Hwy. #11 & County Highway/487<sup>th</sup> Ave.**

Due to the recent death of Alice Rogen and to settle her estate/trust, we will offer the following real property at auction at the land located from Garretson, SD – approx. 10 miles north on Hwy. #11; from Jasper, MN (Jct. Hwy. #23 & MN Hwy. #269 – 3 miles west on MN Hwy. #269/SD Hwy. #11 to 487<sup>th</sup> Ave – the Southeast Corner of the Land; from Dell Rapids, SD – 9 miles east on Jasper St. to the Schoolhouse Curve, then 1 ½ miles north and approx. 2½ miles east on 244<sup>th</sup> St.

**AUCTIONEERS NOTE:** This auction awards an opportunity to purchase this land which has been in the Rogen Family for nearly 120 years with ownership dating back to 1901. This farm has some high caliber soils and is located in an excellent agricultural area of Southeastern Moody County SD, and is located between Dell Rapids, SD & Jasper, MN. This land will be offered in two individual parcels or as a 200.15 acre unit, with the acres being sold being in accordance with a recent survey of the property. The sellers have made an agreement for termination of the lease with the previous tenant, thus this property will be sold with NO Lease for 2021 and with any tillage completed to pass at NO Charge to the new owner. If you are in the market for high caliber land to serve as an addition to a row crop farming operation or as an investment, you will want to make plans to inspect this property and be in attendance at this auction!! *Chuck Sutton*

**This +/-200.15 acre farm will be offered as PARCEL #1 – the Southerly +/-124.30 Acre Parcel, PARCEL #2 – the Northerly +/-75.85 Acre Parcel or as PARCELS #1 & #2 Combined the +/-200.15 Acre Unit. The cropland on this property includes land with high quality soils and has a superb location situated in a prominent agricultural area of southeastern Moody County, SD. Note the acreage that is surrounded by this land is NOT included in the portion being sold.**

According to FSA information this farm has approximately 178.3 acres of cropland with the non-tillable acres comprised of waterway, drainage and some lowland acres, with a 120.9 acre corn base with a 148 bu. PLC yield and a 54.8 acre soybean base with a 44 bu. PLC yield and is enrolled under the County ARC farm program election. According to Moody County Assessment Information this farm as a unit has an Overall Soil Rating of 85.2; similarly Surety Agri-Data info. indicates that this land as a unit has a weighted soil Productivity Index of 86 and the cropland acres are comprised primarily of Class I & II soils. The general topography of the cropland acres are level to gently rolling with excellent eye appeal and the non-cropland acres are comprised primarily of waterway and drainage. This property has potential to fulfill the needs of a variety of buyers - including those looking for extremely high quality productive cropland to add to their row crop farming operation or investors in the market for high caliber land. This is a very desirable parcel of land that truly must be seen to be appreciated!

**LEGAL DESC.:** The S½ NE¼ & SE¼, Exc. Rogen Tr. 1 and Exc. the 40' driveway, Sec. 33, T. 105N., R. 47W., (Alliance Twp.), Moody Co., SD.

**TERMS: CASH - A 10% nonrefundable earnest money payment sale day & and the balance on or before April 22, 2021 with full possession at closing for the 2021 crop year.** Marketable Title will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. The acres in this farm are based on the acres as stated on a recent survey of the property by Midwest Land Surveying, Inc., with the acres understood to be "more or less". The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the buyer(s) pursuant to SD Law. All of the 2020 RE taxes due in 2021 in the total amount of \$6,619.26 will be paid by the sellers, with the buyer(s) to be responsible for all of the 2021 RE taxes payable in 2022. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. FSA cropland acres, yields, bases & other information is estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Moody Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Trustee/Owners. **Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View Surveys, FSA Maps, Soils or additional information, see [www.suttonauction.com](http://www.suttonauction.com) or contact the auctioneers.**

## **ALICE ROGEN ESTATE TRUST**

**Betsy Elliott, Trustee**

**CHUCK SUTTON - Auctioneer & Land Broker -**

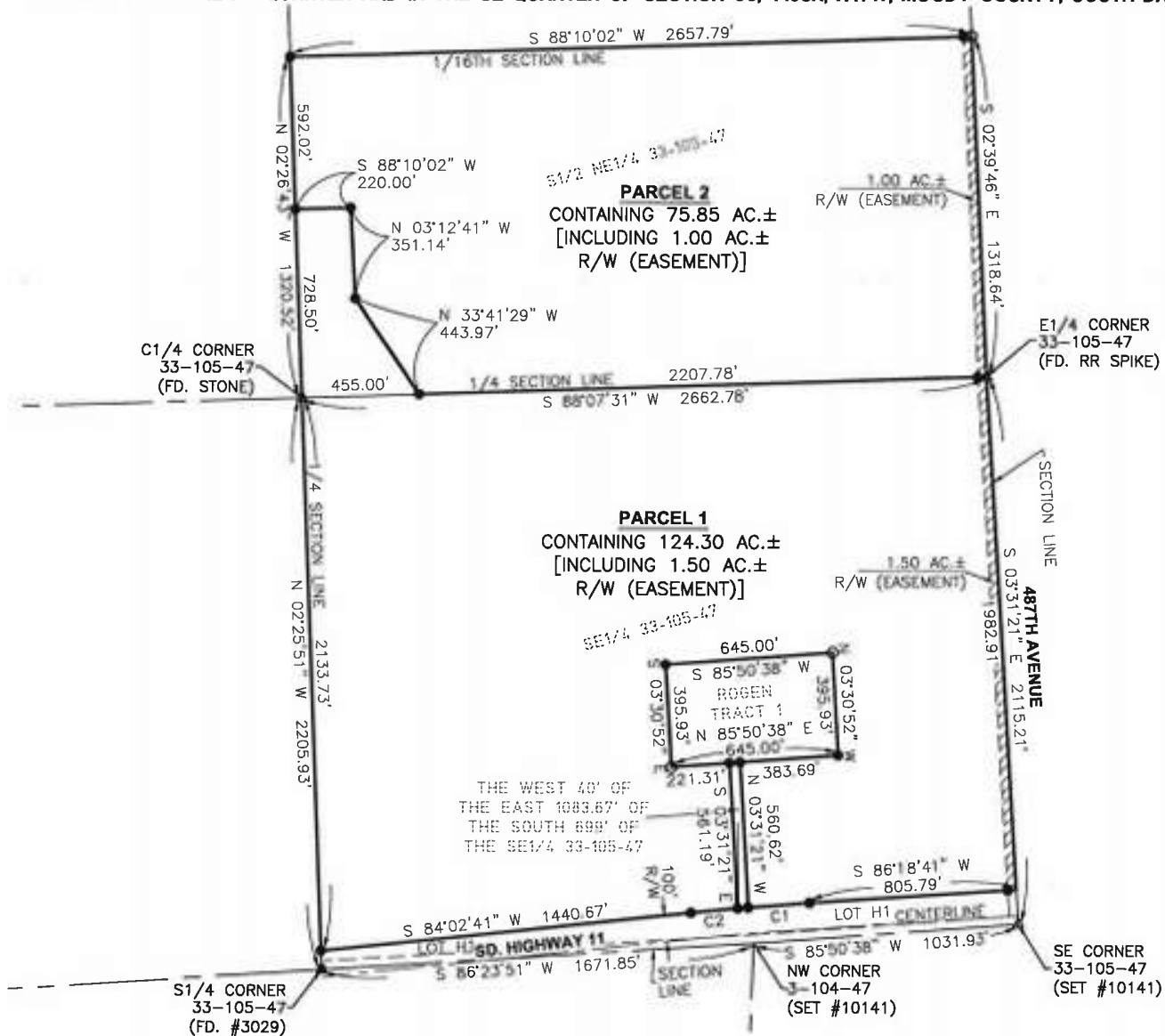
**Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777**

**DEAN STOLTENBERG – RE Broker Assoc. & Auctioneer – Jasper, MN – ph. 507-348-7352**

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

# SALE DRAWING - PARCEL 1 AND PARCEL 2

IN THE S1/2 OF THE NE QUARTER AND IN THE SE QUARTER OF SECTION 33, T105N, R47W, MOODY COUNTY, SOUTH DAKOTA.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11560.00'	237.91'	237.90'	S 85°43'18" W	1°10'45"
C2	11560.00'	179.40'	179.40'	S 84°29'21" W	0°53'21"

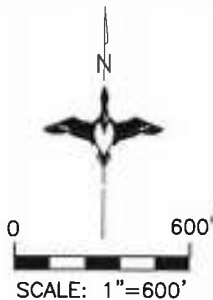
**OWNERS: THE ALICE ROGEN  
REVOCABLE LIVING TRUST**  
**CLIENT: SUTTON AUCTION SERVICE**

**TOTAL ACRES FOR PARCEL 1 AND PARCEL 2**  
200.15 ACRES±  
[INCLUDING 2.50 AC.± OF R/W (EASEMENT)]

**COMBINED PARCEL LEGAL DESCRIPTION:**  
THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 105 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; TOGETHER WITH THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 105 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA LYING NORTH OF LOT H1; EXCEPT ROGEN TRACT 1 CONTAINED THEREIN; AND EXCEPT THE WEST 40 FEET OF THE EAST 1083.67 FEET OF THE SOUTH 699 FEET CONTAINED THEREIN.

**PARCEL 1 LEGAL DESCRIPTION:**  
TO BE PLATTED AS: TRACT 2 OF ROGEN ADDITION IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 105 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

**PARCEL 2 LEGAL DESCRIPTION:**  
TO BE PLATTED AS: TRACT 3 OF ROGEN ADDITION IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 105 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.



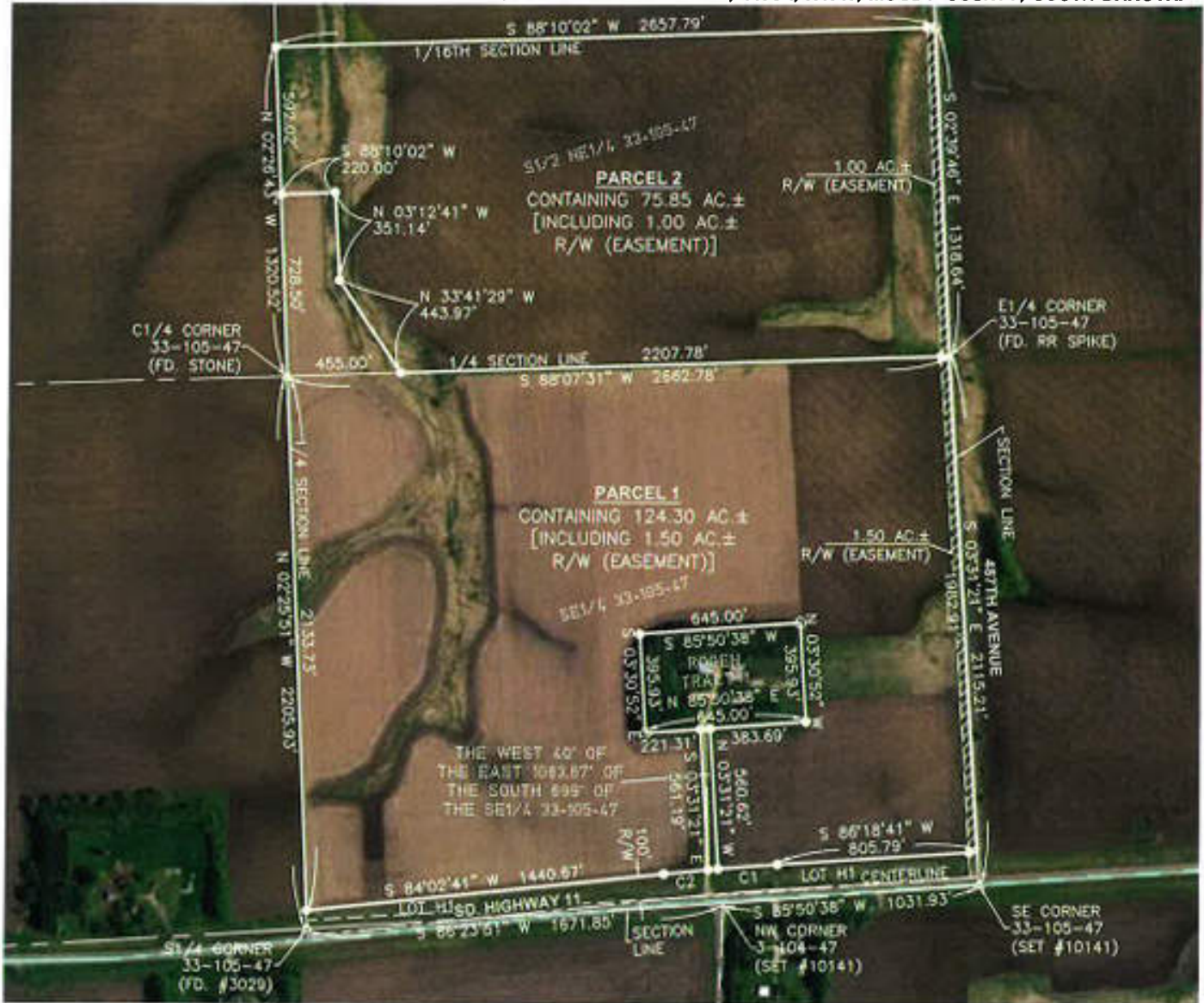
NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #21-010  
DRAWN BY: AJR

**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

**LEGEND:**  
● SET PROPERTY CORNER  
△ SECTION CORNER  
AC. ACRES  
R/W RIGHT-OF-WAY  
— EXISTING PROPERTY LINE  
- - - RIGHT OF WAY LINE

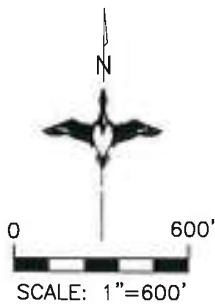
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**PARCEL 2 LEGAL DESCRIPTION:**  
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**LEGEND:**

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



**Common Land Unit**  Tract Boundary  
 Non-Cropland  PLSS  
 Cropland

**Wetland Determination**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**2021 Program Year**  
 Map Created December 30, 2020

**Farm 31**

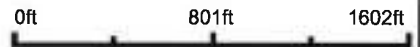
**33-105N-47W-Moody**

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# Aerial Map



Map Center: 43° 51' 19.07, -96° 28' 33.98

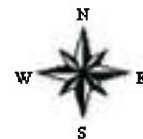


Maps Provided By



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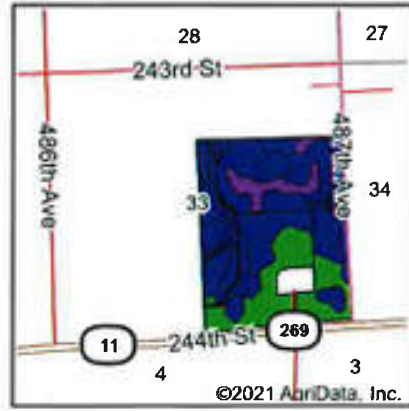
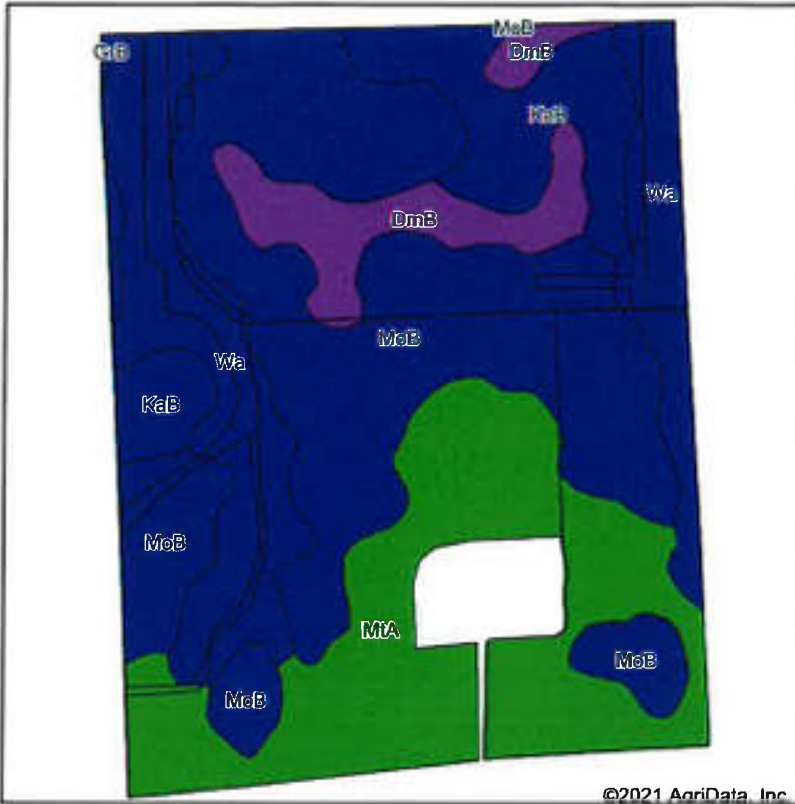
**33-105N-47W**  
**Moody County**  
**South Dakota**



2/2/2021

Field borders provided by Farm Service Agency as of 5/21/2020

# Soils Map



State: **South Dakota**  
 County: **Moody**  
 Location: **33-105N-47W**  
 Township: **Alliance**  
 Acres: **196.13**  
 Date: **2/2/2021**



Maps Provided By



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Soils data provided by USDA and NRCS.

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	75.65	38.6%		Ile		87
MtA	Moody-Trent complex, 0 to 2 percent slopes	48.27	24.6%		I	I	95
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	37.40	19.1%		Ils		83
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	20.58	10.5%		Ile		87
DmB	Dempster silt loam, 2 to 6 percent slopes	13.90	7.1%		Ile		56
GrB	Grovena loam, 2 to 6 percent slopes	0.33	0.2%		Ile		84
<b>Weighted Average</b>							<b>86</b>

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

# Beacon™ Moody County, SD

## Soils

Symbol	Acres	\$/Acre	Adjust	Class Description	Slope	Subclass	Rating	CR/GR	Map Symbol
DMB	13	\$33,081.82	0	DEMPSTER SILT LOAM	2-6	2E/3S	0.646	C	DMB
GRB	1	\$3,368.06	0	GROVENA LOAM	2-6	2E	0.855	C	GRB
KAB	22	\$72,624.01	0	KRANZBURG SILTY CLAY LOAM	2-6	2E	0.838	C	KAB
MOB	74	\$258,564.49	0	MOODY SILTY CLAY LOAMS	2-4	2E	0.887	C	MOB
MTA	55.26	\$209,411.00	0	MOODY-TRENT SILTY CLAY LOAMS	0-2	1	0.962	C	MTA
WA	37	\$101,589.32	0	WAKONDA-CHANCELLOR SILTY CLAY LOAMS	0-2	2S/2W	0.697	C	WA
<b>Total</b>	<b>202.26</b>	<b>\$678,638.71</b>				<b>Weighted Avg Rating</b>	<b>0.852</b>		

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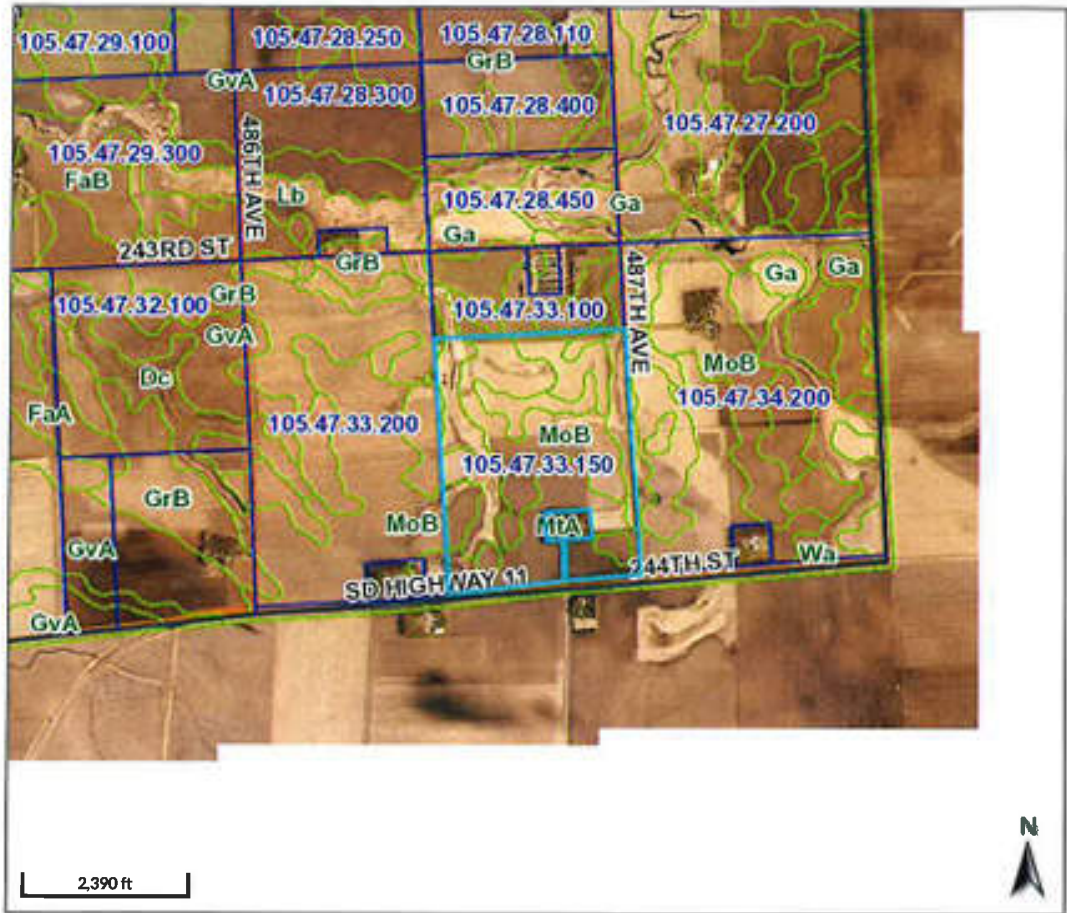
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Version 2.3.104





Overview



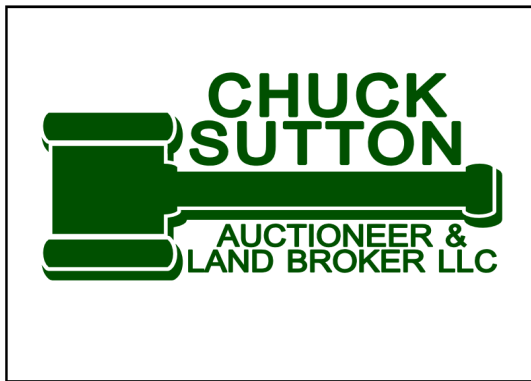
Legend

- Parcels
- Survey Townships
- Road Centerlines
- Rights of Way
- Soils

Parcel ID	105.47.33.150	Alternate ID	n/a	Owner Address	ROGEN, ALICE TRUST
Sec/Twp/Rng	33-105-47	Class	AGA		11226 SE 21ST AVE
Property Address		Acreage	202.26		PORTLAND OR 97222
District	01439 - ALLIANCE TOWNSHIP				
Brief Tax Description	S-1/2NE-1/4 & SE-1/4 EXC. LOT H-1 & EXC. ROGEN TRACT 1 & EXC. W-40' E-1083.67' S-699' SEC. 33-105-47				
	(Note: Not to be used on legal documents)				

Date created: 2/2/2021  
 Last Data Uploaded: 2/2/2021 8:01:07 AM

Developed by Schneider  
 GEOSPATIAL



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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](http://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 <a href="http://www.kuhlesutton.com">www.kuhlesutton.com</a>	<b>Pipestone Realty, LLC</b> 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 <a href="http://www.pipestonerealty.com">www.pipestonerealty.com</a>
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