

160 Acres of Productive Emery Twp., McCook Co., SD Land

ESTATE LAND AUCTION

We will offer the following real property at auction at the land located from the Salem, SD Exit #364 on I-90 – 4½ miles south on Hwy. #81 to the Canistota Corner (Hwy. #81 & 261st St./Co. Hwy. 16A), then 4 miles west on 261st St. and 1½ miles north on 437th Ave.; from the Bridgewater-Canova, SD Exit #357 on I-90 – 4 ½ miles south on 435th Ave., 2 miles east on 261st St. & 1 ½ miles north on 437th Ave.; From Canistota, SD – approx. 8½ miles west on 261st St. and 1½ miles north on 437th Ave.; from Bridgewater, SD (Jct. Hwy. #42 & 435th Ave.) – 3½ miles north on 435th Ave., 2 miles east on 261st St. and 1½ miles north on 437th Ave.; or from Emery, SD (east side) – 8 miles east on 261st St. and 1½ miles north on 437th Ave.

THURSDAY SEPTEMBER 23, 2021 Sale Time: 10:00 AM

This auction presents the opportunity to purchase a parcel of land that has been in the Geppert Family for over 60 years. This +/-160 acre farm will be offered as a unit. This property consists of a productive parcel of land which has primarily Class I & II soils. According to FSA information this +/-160 acre farm has approx. 144.31 acres of cropland with an FSA 70.38 acre corn base with a 113 bu. PLC yield and a 35.22 acre soybean base with a 47 bu. PLC yield and is enrolled under the PLC Corn & Soybean Election of the USDA Farm Program. The nontillable portions of this farm consists of a couple areas of lowland areas, dugout, drainage, ditches & roads. According to the McCook Co. Assessor this farm has an overall soil rating of .750, comparatively info. obtained from Surety Agri-Data, Inc. indicates this land has an overall productivity index of 79.7. The general topography of this land is level to gently rolling with some low lying depressions in a couple of sectors of the land. 120 acres of this property is subject to an existing US Fish & Wildlife Easement which prohibits filling, burning, draining & other provisions of the easement. This property is bordered on the east by 437th Ave and on the north by 259th St. This is a parcel of land that could serve as an excellent addition to a row crop farming operation or as an investment.

LEGAL DESC.: The NE¼ of Sec. 19, T. 102N., R. 55W., (Emery Twp.), McCook County, SD.

TERMS: A 10% nonrefundable downpayment on sale day and the balance on or before Nov. 5, 2021, with full possession for the 2022 crop year, subject to the existing tenant's right and harvest of the 2021 standing crops. A Trustee's Deed will be conveyed and owner's title insurance provided with the cost divided 50-50 between the buyer and sellers. All of the 2020 RE taxes payable in 2021 in the amount of \$3,710.64, as well as all of the 2021 RE taxes payable in 2022 will be paid by the trust. This property is sold based on the acres as stated on the county tax records, with the acres understood to be "more or less". The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments and other information is estimated and not guaranteed and is subject to County Committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" condition and subject to a US Fish & Wildlife Easement and subject to any other existing easements, restrictions, reservations & highways of record, if any, as well as any existing McCook County 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. For additional information contact the auctioneers or see www.suttonauction.com. **If you are unable to attend and need to make arrangements for absentee bidding by phone, please contact the auctioneers prior to the day of the auction to make arrangements.**

WILLIAM W. GEPPERT AND AGNES M. GEPPERT TRUST

Barbara Sperling, Trustee

CHUCK SUTTON - Auctioneer & Land Broker

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

TERRY HAIAR – RE Auctioneer & Broker Associate – Alexandria, SD – ph. 605-239-4626

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



United States
Department of
Agriculture

McCook County, South Dakota



- Common Land Unit**
- Non-Cropland
 - Cropland
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Tract Boundary**
- PLSS**

2021 Program Year

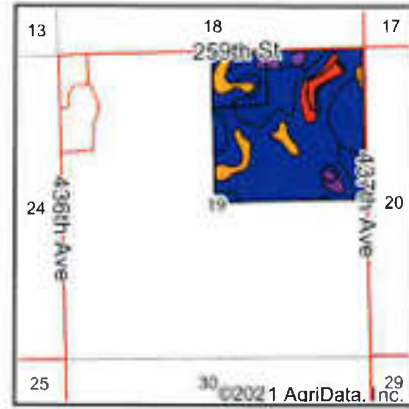
Map Created April 19, 2021

Farm 269

19 -102N -55W

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



State: **South Dakota**
 County: **McCook**
 Location: **19-102N-55W**
 Township: **Emery**
 Acres: **153.88**
 Date: **8/10/2021**

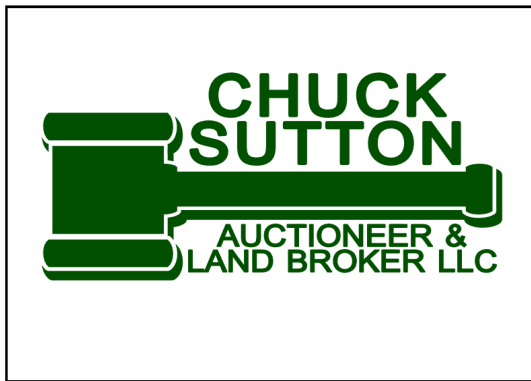


Soils data provided by USDA and NRCS.

Area Symbol: SD087, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CcB	Clarno loam, 2 to 6 percent slopes	79.88	51.9%		Ile	82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	37.25	24.2%		Ilc	88
Ck	Crossplain clay loam	12.84	8.3%		IIw	77
Co	Clarno-Crossplain complex, 0 to 2 percent slopes	11.09	7.2%		Ilc	82
Wo	Worthing silty clay loam, 0 to 1 percent slopes	7.17	4.7%		Vw	30
Tb	Tetonka silt loam, 0 to 1 percent slopes	5.65	3.7%		IVw	56
Weighted Average						79.7

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



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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

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