



# LAND AUCTION

+/-80.04 Acres of Highly Productive Fair Twp., Hutchinson County, SD  
Farmland with an Extremely High Percentage Tillable near Tripp, SD!

**THURSDAY DECEMBER 12th, 2024**  
**Sale Time: 10:30 AM**

We will offer the Following Land at Public Auction Onsite at the Land – Located from the South Side of Tripp, SD – 2 ½ Miles South on Hwy. #37, 2 Miles East on 290th St., & ¼ Mile North on 413th Ave to the SE Corner of the Land

**HEIRS OF HATTIE M. MAGERA, Owners**

**Glenn Roth – Roth Law Office – Sellers Attorney & Closing Agent –  
Ph. 605-387-5530 (Olivet) & 605-925-7681 (Freeman)**

**AUCTION CONDUCTED BY: SUTTON AUCTIONEERS & LAND BROKERS, LLC**

**CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315**

**JARED SUTTON CAI – Auctioneer & RE Broker Associate – Flandreau, SD – Ph. 605-864-8527**

**TERRY HAIAR – RE Auctioneer – Alexandria, SD – ph. 605-239-4626**

**DAN UTHE – RE Broker Associate – Sioux Falls, SD – Ph. 605-351-2230**

The property being offered consists of +/-80.04 Acres of Highly Productive Farmland with an extremely high percentage tillable in the tightly held area of Fair Twp., Hutchinson County, SD. According to FSA information this farm is virtually all tillable and consists of approximately 79.05 acres of cropland with a 29.64 acre corn base with a 142 Bu. PLC yield, a 29.64 acre soybean base with a 44 Bu. PLC yield, & a 19.76 acre wheat base with a 60 Bu. PLC yield. This parcel has been operated in conjunction with other adjoining land & may be subject to FSA reconstitution. According to county assessors information this parcel has an overall soil rating of a .806. Comparatively, information obtained from Surety-Agridata Inc. indicates that this land has a weighted average productivity index of a 79.9 and is comprised of over 75% of class II soils. This land has been long held by the Magera Family & ownership dates back to 1919 having been in their family for 100 years making this a truly once in a lifetime opportunity to purchase this land. Additionally, this land is located in an area where land does not often come available on the open market. The boundaries & acres of this property will be determined by a Survey completed by Thomas Weeks, registered land surveyor. The 2023 RE taxes payable in 2024 on this land were \$1,651.30. If you are in the market for a productive parcel of land to add to an existing farming operation or investment, make plans to inspect this property & be in attendance at this auction!

**LEGAL DESC.: The N. ½ of the SE ¼ of Sec. 28., T. 97N., R. 60W., (Fair Township), Hutchinson County, SD**



**TERMS:** A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before January 24, 2025 with full possession for the 2025 crop year. Marketable Title will be conveyed and owner's title insurance provided with the cost the owners policy and closing agent's fee divided 50-50 between the buyer and seller. Closing to be conducted through Roth Law Office – Olivet & Freeman, SD. All of the 2024 RE taxes payable in 2025 will be paid by the sellers. This property will be sold based on Surveyed Acres, as determined by Thomas Week, registered land surveyor, with acres understood to be more or less. 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 subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the owners.

[www.suttonauction.com](http://www.suttonauction.com)

**HEIRS OF HATTIE M. MAGERA, Owners**

**+/-80.04 Acres of Highly Productive Fair Twp., Hutchinson County, SD Farmland**



SCALE: 1" = 600'

- ⊗ FOUND REBAR WITH CAP
- ⊗ SET LARGE SPIKE
- ⊗ SET MAG NAIL
- ⊗ CALCULATED CORNER
- SET 5/8" REBAR WITH CAP  
STAMPED TOM WEEK LS 2912



**SURVEYOR'S CERTIFICATE**

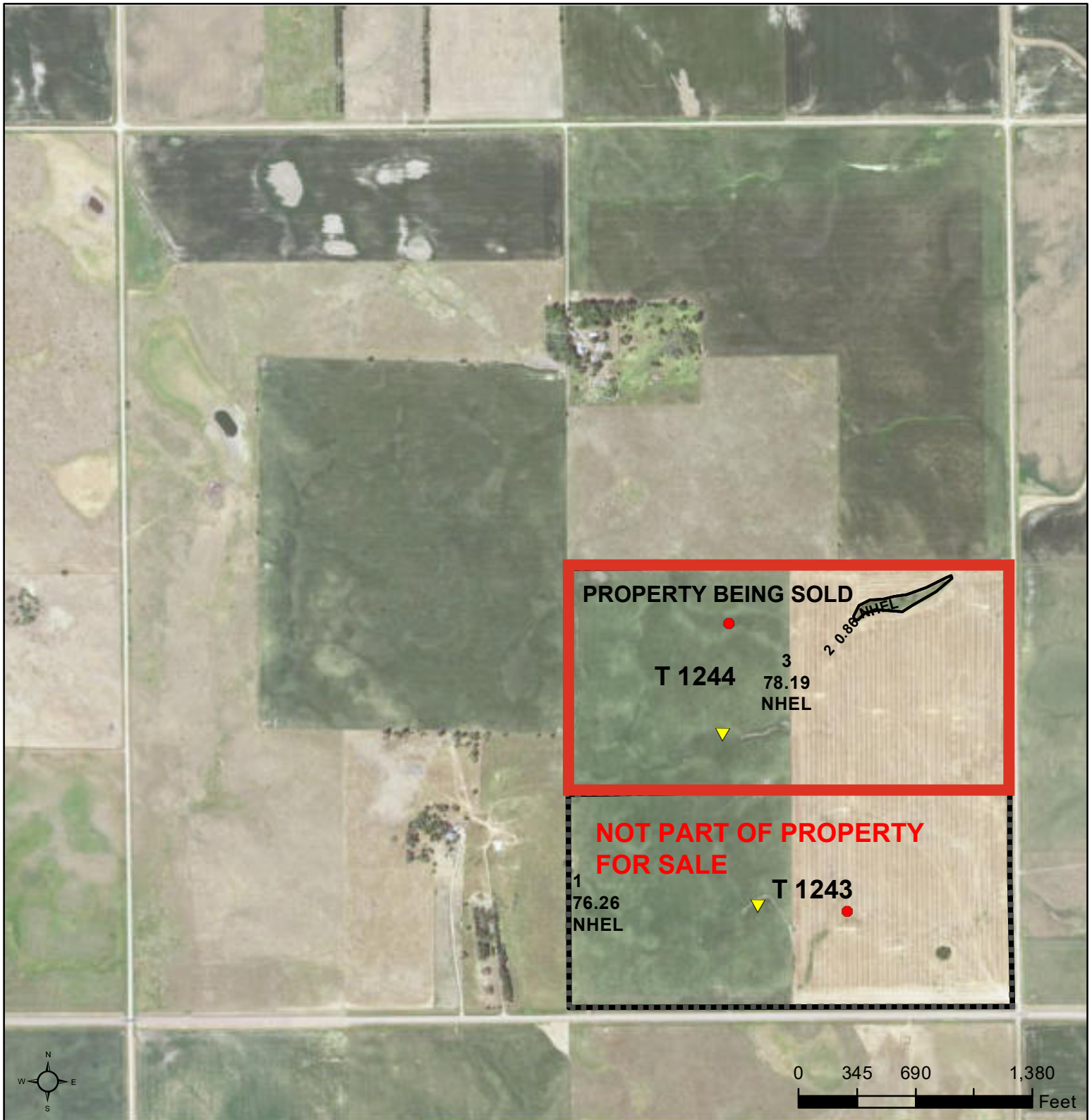
I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF TERRY SUTTON, MADE A SURVEY OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION 28, TOWNSHIP 97 NORTH, RANGE 60 WEST OF THE 5TH. P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.

SAID SURVEY AND DRAWING ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH. DAY OF NOVEMBER, 2024.

*Thomas Lynn Week*  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

PREPARED BY: TOM WEEK  
407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
605-665-8333



**Common Land Unit**

PLSS

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Unless otherwise noted, crops listed below are:  
 Non-irrigated Intended for Grain  
 Corn = Yellow  
 Soybeans = Common  
 Wheat - HRS or HRW  
 Sunflowers = Oil or Non

Producer initial \_\_\_\_\_  
 Date \_\_\_\_\_

2024 Program Year

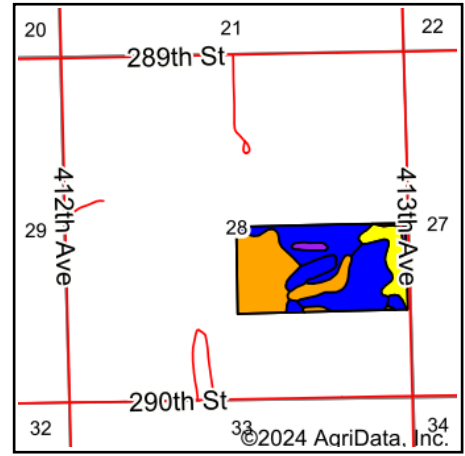
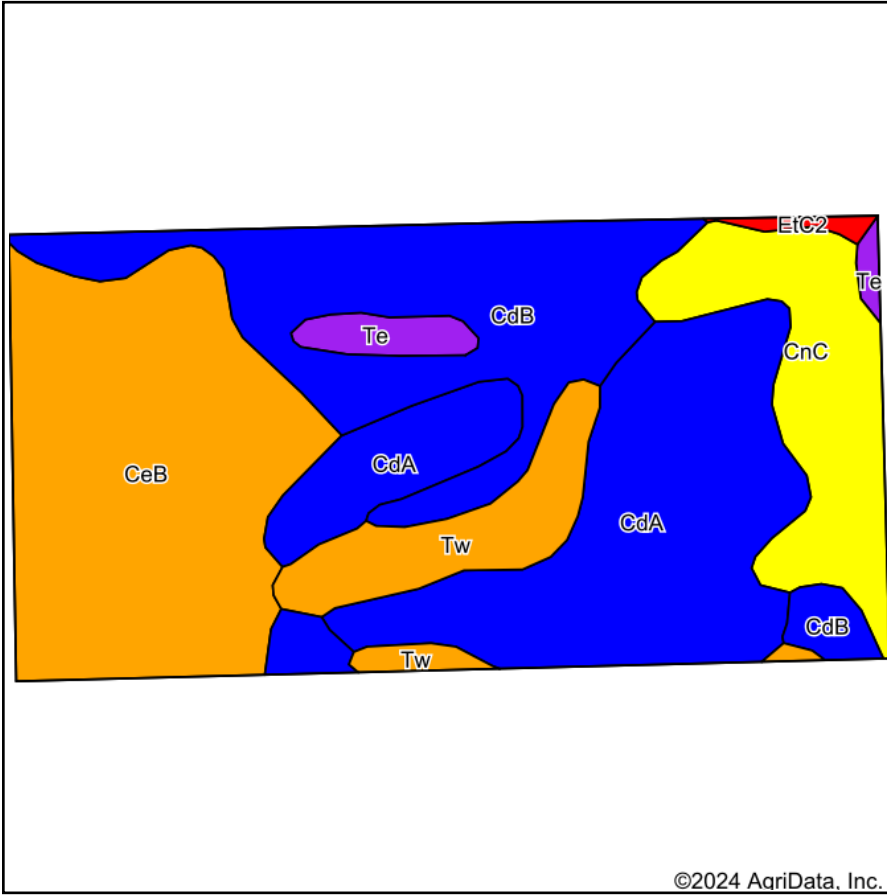
Map Created October 19, 2023

Farm 8867

28-97N-60W-Hutchinson

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# Magera Soils Map



State: **South Dakota**  
 County: **Hutchinson**  
 Location: **28-97N-60W**  
 Township: **Fair**  
 Acres: **79.04**  
 Date: **11/5/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: SD602, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CeB	Clarno-Davison loams, 2 to 4 percent slopes	22.15	27.9%		Ile	IIle	79
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	21.78	27.6%		Ilc		88
CdB	Clarno loam, 2 to 6 percent slopes	17.69	22.4%		Ile		82
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	9.40	11.9%		IIIe		69
Tw	Tetonka and Whitewood silty clay loams	5.90	7.5%		IVw		73
Te	Tetonka silt loam, 0 to 1 percent slopes	1.70	2.2%		IVw		56
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	0.42	0.5%		VIe		49
<b>Weighted Average</b>					<b>2.33</b>	<b>*-</b>	<b>79.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

# NOTES:

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