



LAND AUCTION

**+/-199 Acres of Productive
Highland Twp., Charles Mix
County, SD Land with a
Mixture of Productive
Cropland, CRP, Developed
Shelterbelts & Scenic
Areas Creating a Wildlife
Haven!**

**FRIDAY DECEMBER 13, 2024
Sale Time: 1:00 PM**

DR JPS SODAK, LLC
Owner



We will offer the following Land at Public Auction Onsite at the Land. Located from Marty, SD – Jct. of 388th Ave & 303rd St. – St. Paul Catholic Church – 2 Miles East on 303rd St. (Follow Curves), & ¼ Mile N. on 390th Ave.

The property being offered consists of a very unique +/-199 Acre farm which contains productive farmland but is also income producing with areas enrolled in CRP making this a very attractive property to add to any investment portfolio as well as any area Farming Operation. According to FSA information this property consists of +/-178.81 acres of cropland with a 66.57 acre corn base with a 96 Bu. PLC yield, a 50.23 acre soybean base with a 33 Bu. PLC yield, a 14.70 acre wheat base with a 39 Bu. PLC yield, and a 2.38 acre oats base with a 43 Bu. PLC yield. Currently +/-120.86 acres are indicated to be under row crop production with +/-57.95 acres enrolled in 5 CRP contracts with payments ranging from \$150.49/acre to \$111.60/acre ending in 2026-2028, 2032 & 2033 generating total revenue of \$8,535.00 annually (Copies of contracts available upon request). Information obtained from Surety Agridata Inc. indicates that this parcel has a Productivity Index of a 74.0 with 80% of class II soils. This property has a mixture of Highly Productive Cropland as well as acres utilized for wildlife habitat with developed shelterbelts & CRP acres creating a wildlife mecca for Deer, Pheasants, Turkeys and other wildlife. The 2023 RE Taxes payable in 2024 on this land were \$2,696.08. **If you are in the market for an extremely unique property which is both income producing and a productive parcel of farmland, make plans to inspect this property & be in attendance at this auction! To make arrangements for absentee bidding, please contact the auctioneers.**

LEGAL DESC.: The NW ¼ of the NW ¼ (Less 1 Ac. School) & the S. ½ NW ¼, NE ¼ of the SW ¼, & the NW ¼ of the SW ¼ in Sec. 35, T. 95N., R. 64W. (Highland Twp.), Charles Mix County, SD



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suttonauction.com

TERMS: A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before January 29, 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. All of the 2024 RE taxes payable in 2025 will be paid by the sellers. This property will be sold based on taxable acres, with acres understood to be more or less. Buyers will continue and succeed existing CRP contracts & will be obligated to comply with the remaining terms and provisions of the existing CRP contracts and by succession will be responsible for any future penalties for noncompliance in the years subsequent to closing – the sellers will retain any or all previous CRP payments and rents including 100% of rents and CRP payments payable in 2024, with the buyer to receive 100% of the CRP payments payable in 2025 with no proration. 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.

DR JPS SODAK, LLC – Owner

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

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

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“Successful Auctions Don’t Just Happen . . . They’re Planned!”

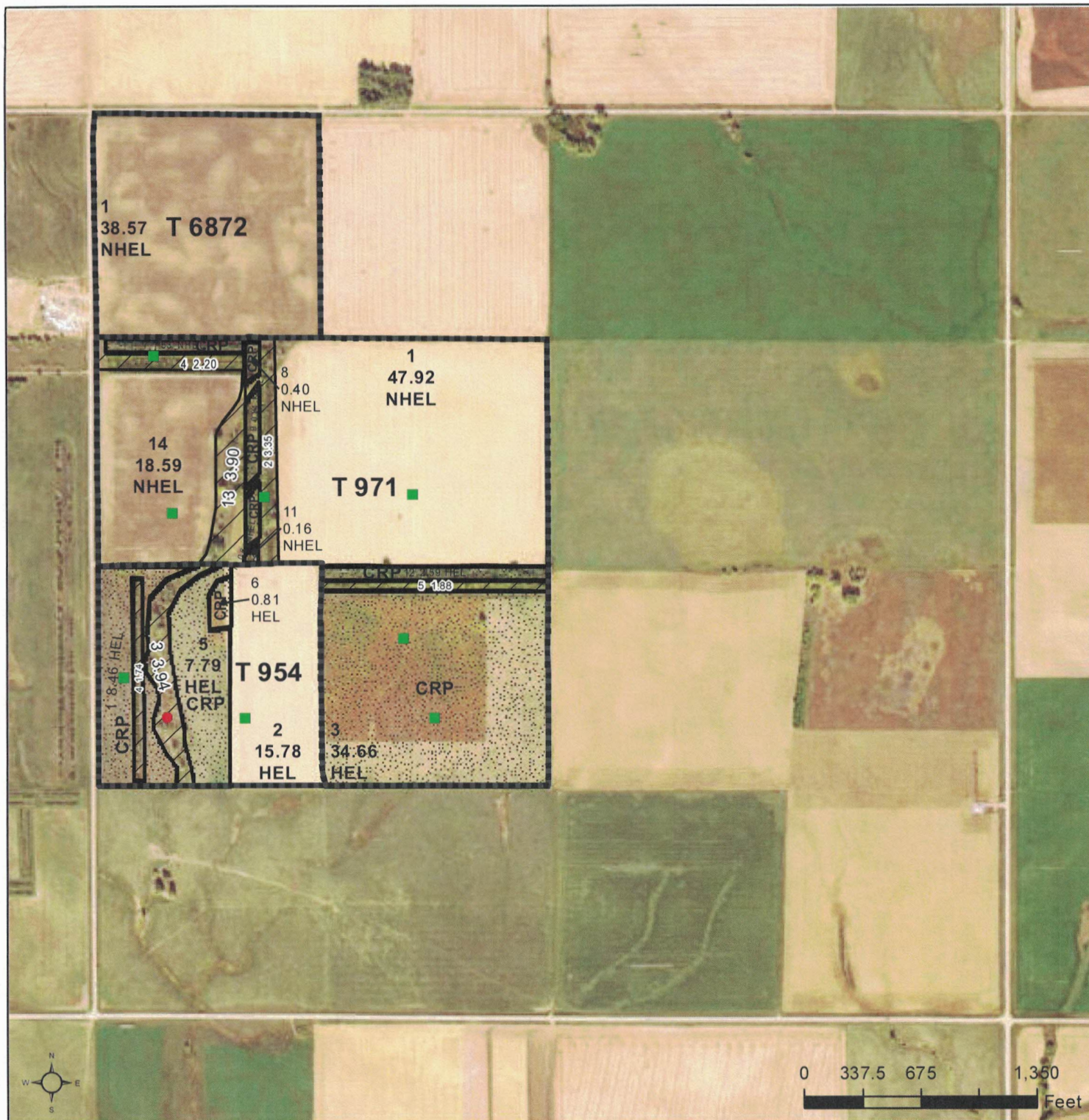
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United States
Department of
Agriculture

Charles Mix County, South Dakota

ALL CORN IS YELLOW.
ALL SOYBEANS ARE COMMON.
ALL FIELDS NON-IRRIGATED UNLESS MARKED.



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- 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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

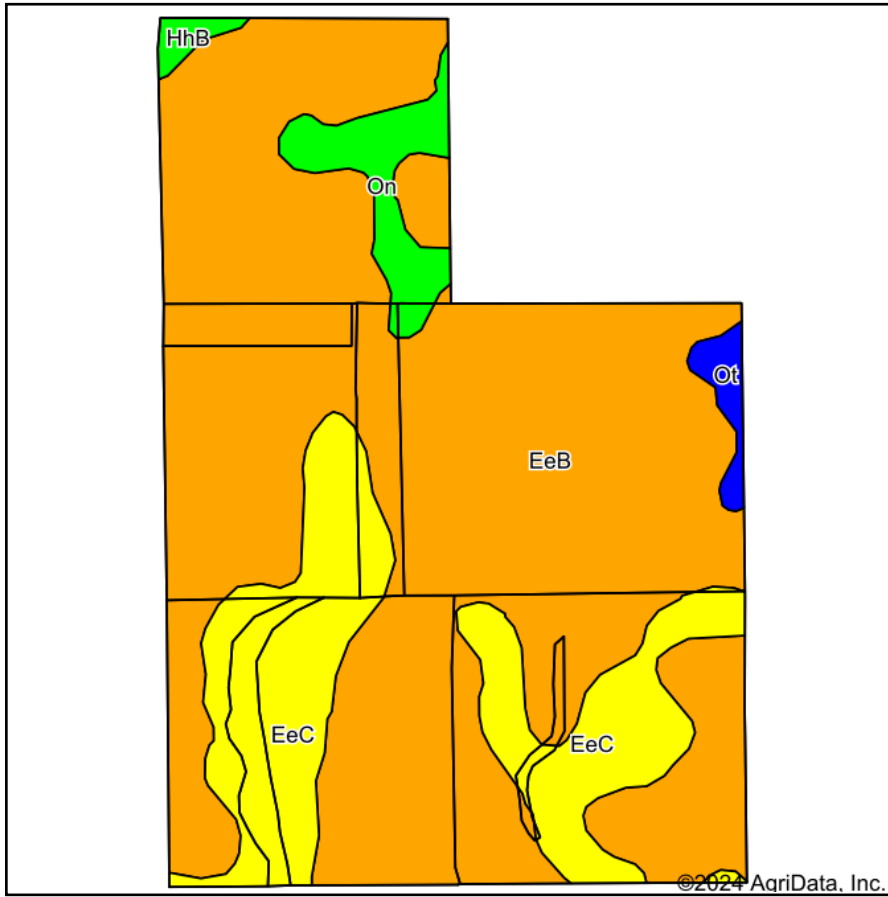
2024 Program Year

Map Created April 29, 2024

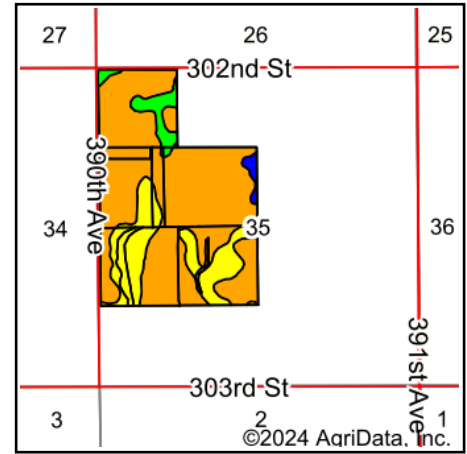
Farm 3727

35-95N-64W-Charles Mix

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Charles Mix**
 Location: **35-95N-64W**
 Township: **Highland**
 Acres: **195.82**
 Date: **11/13/2024**



Maps Provided By:



Area Symbol: SD023, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
EeB	Eakin-Ethan complex, 2 to 6 percent slopes	146.99	75.1%		Ile	75
EeC	Eakin-Ethan complex, 6 to 9 percent slopes	37.83	19.3%		IIle	65
On	Mobridge silt loam, 0 to 2 percent slopes	7.65	3.9%		IIc	94
Ot	Onita-Tetonka silt loams	2.14	1.1%		IIc	85
HhB	Highmore silt loam, 2 to 6 percent slopes	1.21	0.6%		Ile	91
Weighted Average					2.19	74

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES:

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