

A wide-angle photograph of a vast, flat agricultural landscape under a blue sky with scattered white clouds. The foreground is dominated by golden-brown fields, likely harvested crops. In the distance, a thin line of trees and a few structures are visible on the horizon. A large, semi-transparent blue banner is overlaid on the right side of the image, containing the main title in white, bold, sans-serif font.

LARGE HUTCHINSON COUNTY, SD LAND AUCTION

FRIDAY JANUARY 24, 2025

SALE TIME: 10:30 AM

**+/-392.24 Surveyed Acres of Fair Twp., Hutchinson County, SD
Land with a Mixture of Highly Productive Cropland, Pasture, &
Hayland all situated Near Tripp & Kaylor, SD!**

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., Ave to the **SW Corner of the Farm # 1**. From the South Side of Kaylor, SD (Jct. of 418th Ave & 290th St.) - 4 ½ Miles W. on 290th St.

ATTENTION -

Row Crop Operators, Crop-Livestock Operators as well as Investors & Others in the Market for Hutchinson Co., SD Land! This auction awards the opportunity to purchase 3 parcels of Fair Twp., Hutchinson County, SD - With All of this Land Located in 2 Sections in a Prominent Agricultural Area, where land is tightly held in an area where land is not available on the open market with much frequency. This Land will be Offered as Individual Farms with the only combinations being offered on Farm #1. All of these parcels will be available to farm or lease for the 2025 crop year! Additionally, a positive note is that none of these parcels are subject to any US fish & Wildlife Easements. This land has been long held by the Mikuska Family since the early 1900's, thus this auction presents a "Once in a Lifetime Opportunity" to Purchase this Land!

MELVIN O. & BELVA J. MIKUSKA REVOCABLE FAMILY TRUST
Donald S. Mikuska & Barbara J. (Mikuska) Schmidtgall - Co-Trustees

FARM #1: (Sale Site) - +/-352.72 Acres - Acres Adjusted in Accordance with a Survey Completed by Thomas Week - Registered Land Surveyor - To be offered as Tract #1A - The North +/-196.79 Acres, Tract #1B - The South +/-155.92 Acres, or Farm #1 as a Unit - +/-352.72 Acres

LEGAL DESC.: (Tr. #1A) The NW ¼ Less Ziegler Tract 1 & the W. ½ of the NE ¼ Sec. 27, T. 97N., R. 60W., Fair Twp., Hutchinson County, SD, (Tr. #1B) the SW ¼ of Sec. 27, T. 97N., R. 60W., Fair Twp., Hutchinson County, SD

According to FSA information Farm #1 as a whole contains approximately 255.66 acres of cropland and is identified as tracts #42575 & #1277. Tract #1A (#42575) contains approximately +/-151.25 acres of cropland with a 61.47 acre corn base with a 117 Bu. PLC yield, a 55.76 acre soybean base with a 38 Bu. PLC yield, & a 9.26 acre wheat base with a 48 Bu. PLC yield. Tract #1B (1277) contains approximately +/-104.41 acres of cropland with a 42.43 acre corn base with a 117 Bu. PLC yield, a 38.48 acre soybean base with a 38 Bu. PLC yield, & a 6.39 acre soybean base with a 48 Bu. PLC yield. The non-tillable acres on Tracts #1A & #1B consists of pasture & hayland, some of these acres may have the potential to be converted into row crop production. County assessors information indicates that this parcel consists of soil ratings of a .752 on the NW ¼ Less Ziegler Tr. 1, a .750 on the W. ½ NE ¼. Information obtained from Surety Agridata Inc. indicates that Tr. #1A has a weighted average productivity index of a 72.9. Tract #1B (The SW ¼) is indicated to have a county soil rating of a .694, & a weighted average productivity index of a 65.3 comprised of primarily class II & III soils. Farm #1 in its entirety has a weighted average productivity index of a 69.5. The 2023 RE taxes payable in 2024 on this land were \$3,747.58 on Tr. #1A and \$2,434.54 on Tr. #1B.



FARM #2: +/-39.52 Acres - Acres adjusted in Accordance with Survey - Located Directly NW of Tr. #1A at the Intersection of 289th St. & 413th Ave.

LEGAL DESC.: The SE ¼ of the SE ¼ of Sec. 21, T. 97N., R. 60W., Fair Twp., Hutchinson County, SD

Farm #2 consists of a virtually all tillable parcel of land with a level to gently rolling topography and good eye appeal. FSA information indicates this parcel contains approximately +/-37.93 acres of cropland with a 15.41 acre corn base with a 117 Bu. PLC yield, a 13.98 acre soybean base with a 38 Bu. PLC yield, and a 2.23 acre wheat base with a 48 Bu. PLC yield. County assessors information indicates that this parcel consists of an overall soil rating of a .764. Comparatively, information obtained from Surety Agridata Inc. indicates that this parcel has a weighted average productivity index of a 75.9 & is comprised of a large percentage class II soils. The 2023 RE taxes payable in 2024 on this land were \$758.84.



TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale with the balance on or before March 20, 2025. Marketable Title will be conveyed and an owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee to be divided 50-50 between the buyer(s) and sellers. All of the 2024 RE taxes payable in 2025 will be paid by the trust. The total acres being sold are being sold in accordance with a survey as completed by Thomas Week - Registered Land Surveyor, with the acres understood to be "more or less". All survey costs will be paid by the sellers. 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 purchaser(s) pursuant to SD Law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are 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 any existing easements, restrictions, reservations or highways of record if any, as well as any or all County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Trustees.

This is multifaceted offering of land that is inclusive of productive cropland and pasture situated in an excellent agricultural area of Hutchinson County, SD and in an area where land is tightly held and rarely comes up for sale, as evidenced by the long tenure of ownership of this land by the Mikuska family. These parcels of land are well suited to serve as an addition to an area row crop farming operation, crop/livestock operation, or as an investment property. **To make arrangements for absentee bidding or other information contact the auctioneers.**

MELVIN O. & BELVA J. MIKUSKA REVOCABLE FAMILY TRUST

Donald S. Mikuska & Barbara J. (Mikuska) Schmidtgall - Co-Trustees

James D. Taylor - Attorney for the Trust

Closing Agent - The Title Company - Mitchell, SD

AUCTION CONDUCTED BY: SUTTON AUCTIONEERS & LAND BROKERS, LLC

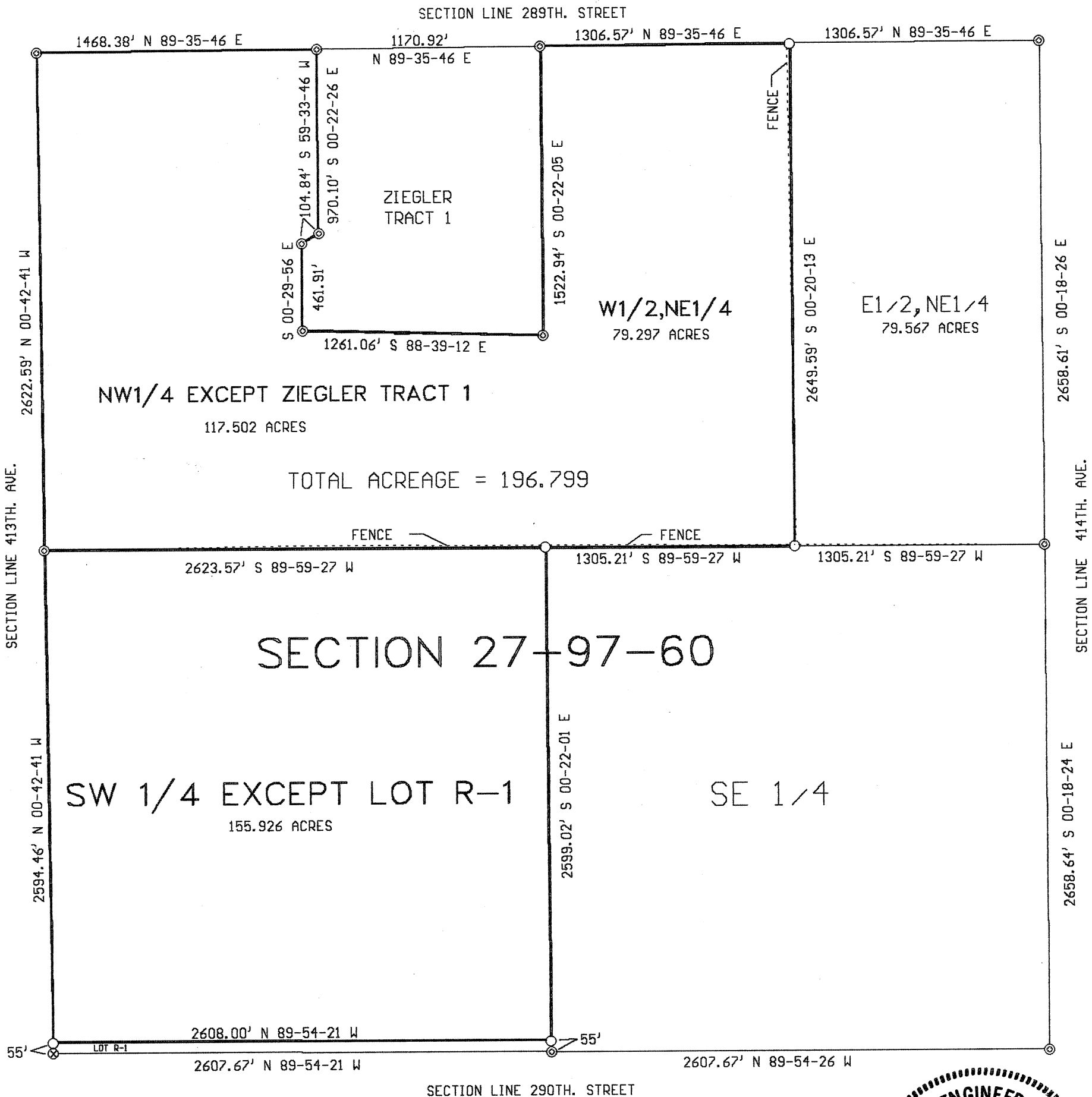
CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - Ph. 605-336-6315

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

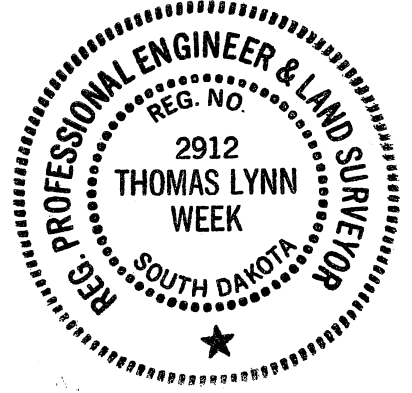
TERRY HAIAR - RE Auctioneer - Alexandria, SD - ph. 605-239-4626

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





- SCALE: 1" = 600'
- ⊙ FOUND REBAR WITH CAP
 - ⊗ FOUND LARGE SPIKE
 - SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912

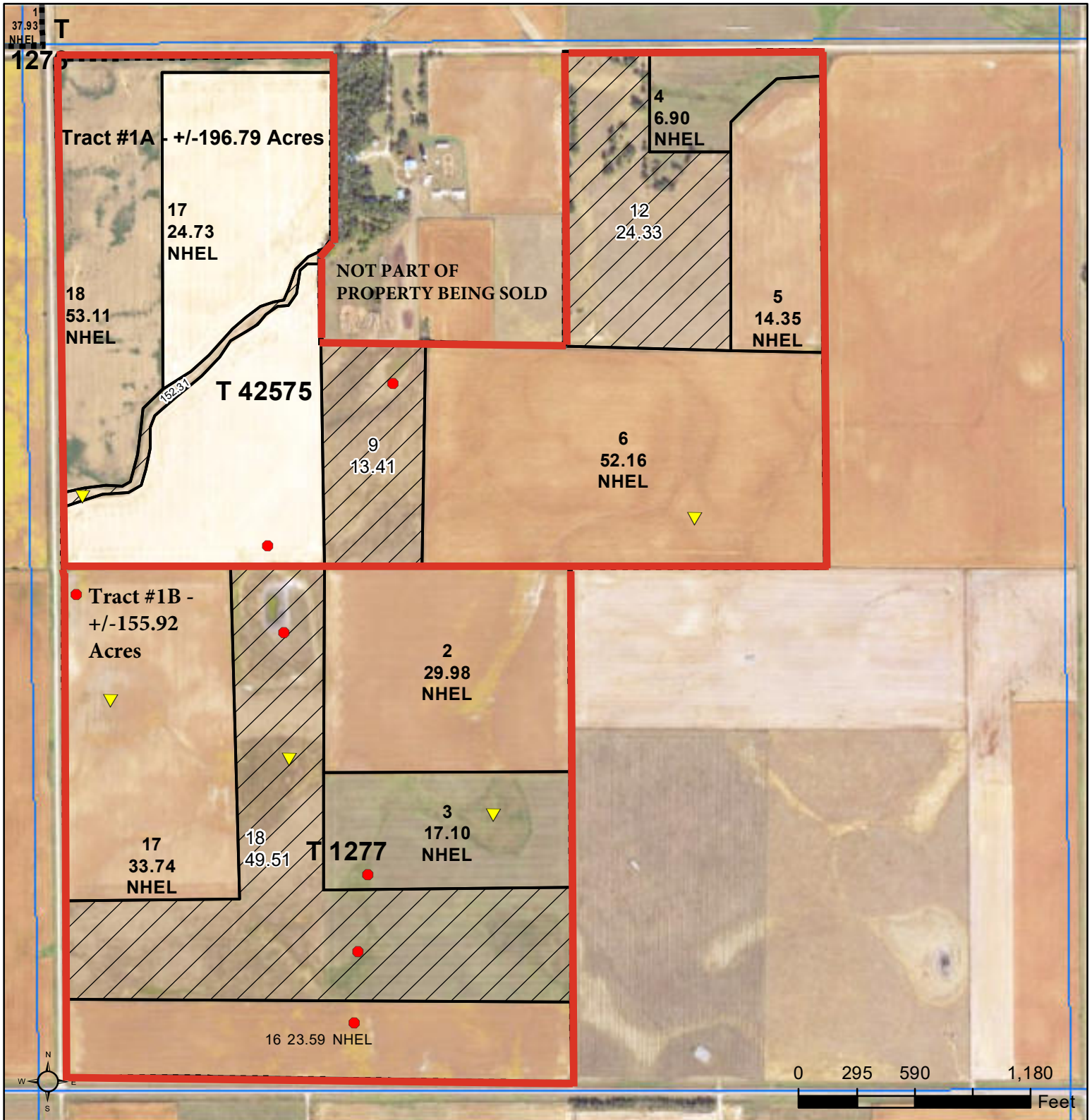


SURVEYOR'S CERTIFICATE

I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF JARED SUTTON, MADE A SURVEY OF THE FOLLOWING:
 NORTHWEST QUARTER (NW1/4) EXCEPT ZIEGLER TRACT 1,
 WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) AND THE
 SOUTHWEST QUARTER (SW1/4) EXCEPT LOT R-1,
 ALL BEING IN SECTION 27, 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 19TH. DAY OF DECEMBER, 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
 Tract Boundary
 PLSS
 Non-Cropland
 Cropland

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 _____

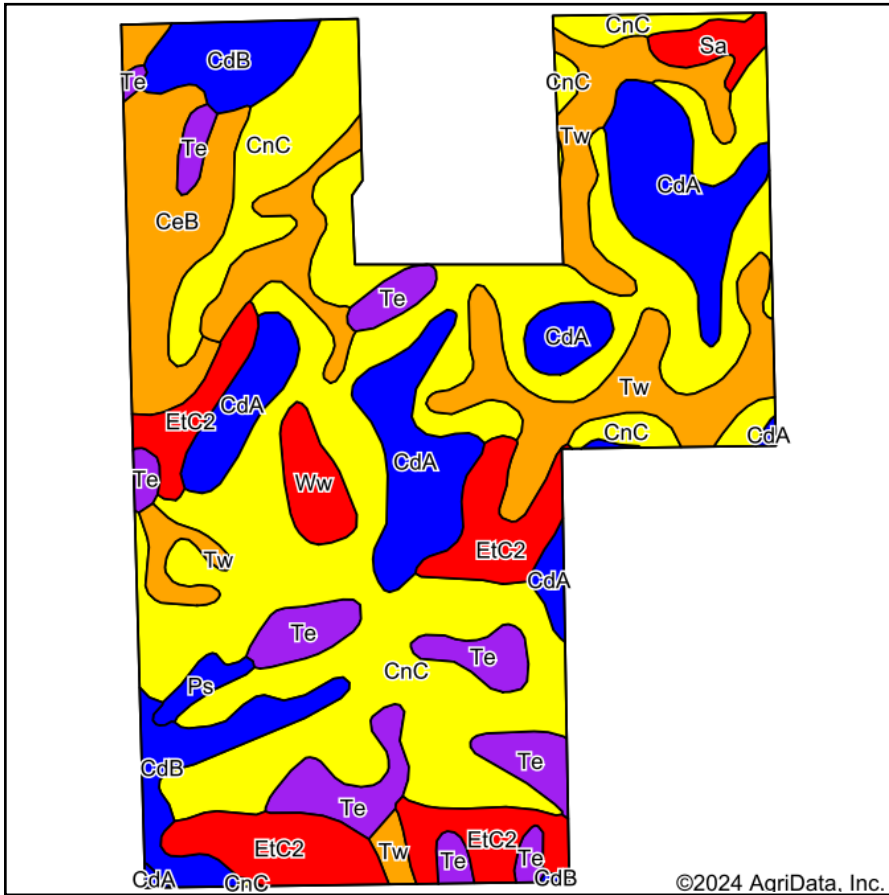
2025 Program Year
 Map Created October 04, 2024

Farm **9169**

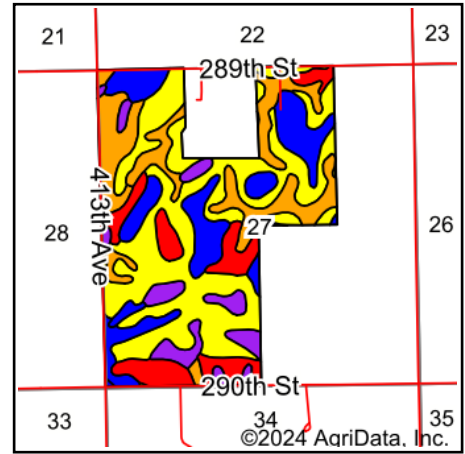
27-97N-60W-Hutchinson

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Mikuska Farm #1 Unit Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-60W**
 Township: **Fair**
 Acres: **354.04**
 Date: **12/11/2024**



Area Symbol: SD602, Soil Area Version: 26

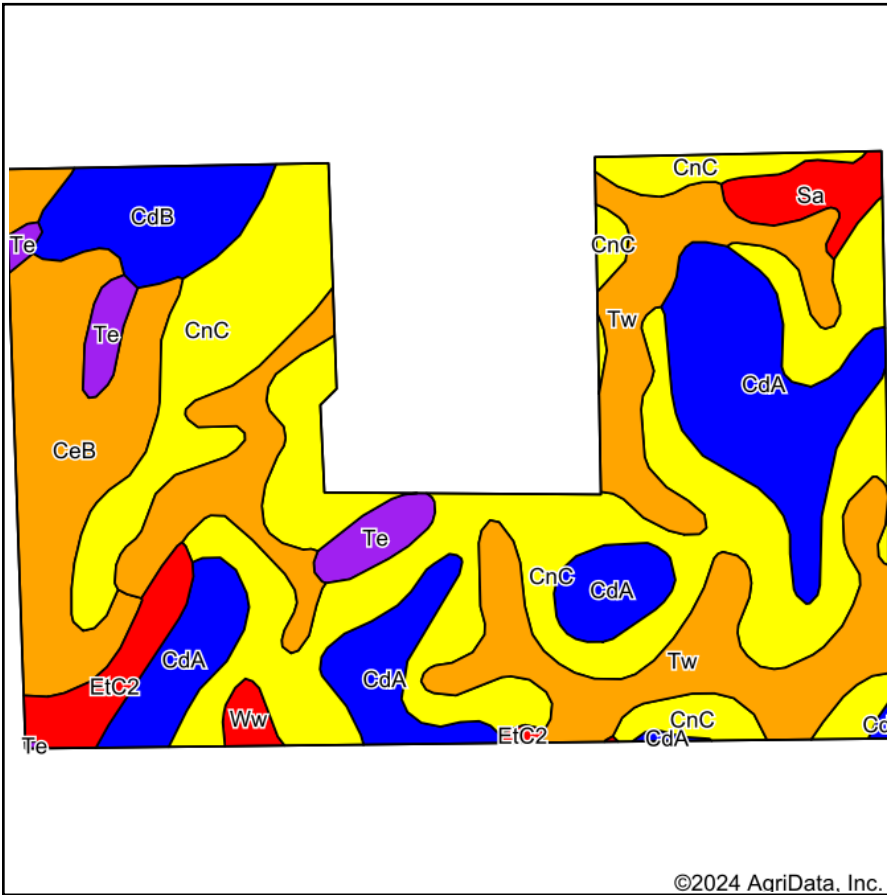
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	147.50	41.8%		Ille		69
Tw	Tetonka and Whitewood silty clay loams	47.25	13.3%		IVw		73
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	45.28	12.8%		Ilc		88
Etc2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	33.37	9.4%		Vle		49
Te	Tetonka silt loam, 0 to 1 percent slopes	27.01	7.6%		IVw		56
CeB	Clarno-Davison loams, 2 to 4 percent slopes	21.84	6.2%		Ile	Ille	79
CdB	Clarno loam, 2 to 6 percent slopes	19.87	5.6%		Ile		82
Ww	Worthing silty clay loam, 0 to 1 percent slopes	5.73	1.6%		Vw		30
Sa	Salmo silty clay loam	3.99	1.1%		IVw		32
Ps	Prosper and Crossplain complex	2.20	0.6%		Ilc		86
Weighted Average					3.28	*-	69.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

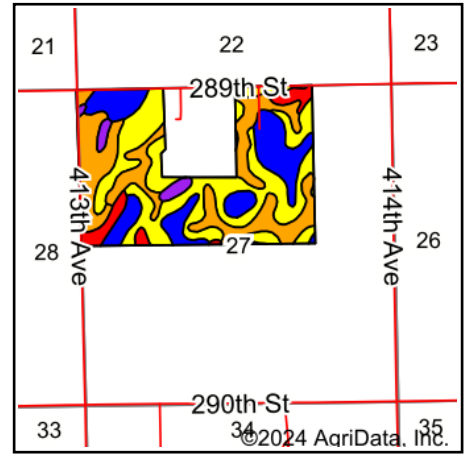
Soils data provided by USDA and NRCS.

Mikuska Tr. #1A Soils Map



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Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-60W**
 Township: **Fair**
 Acres: **195.03**
 Date: **12/11/2024**



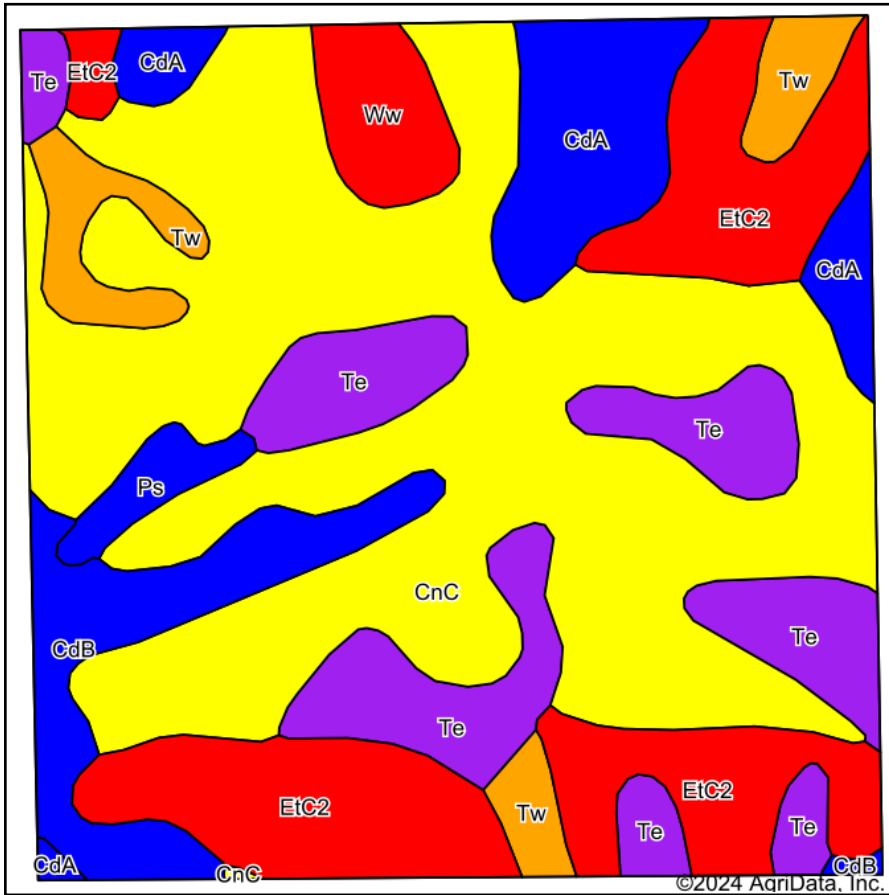
Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	75.25	38.6%		IIIe		69
Tw	Tetonka and Whitewood silty clay loams	40.03	20.5%		IVw		73
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	33.17	17.0%		IIc		88
CeB	Clarno-Davison loams, 2 to 4 percent slopes	21.79	11.2%		IIe	IIIe	79
CdB	Clarno loam, 2 to 6 percent slopes	9.40	4.8%		IIe		82
Etc2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	5.18	2.7%		VIe		49
Te	Tetonka silt loam, 0 to 1 percent slopes	4.95	2.5%		IVw		56
Sa	Salmo silty clay loam	3.99	2.0%		IVw		32
Ww	Worthing silty clay loam, 0 to 1 percent slopes	1.27	0.7%		Vw		30
Weighted Average					3.01	*-	72.9

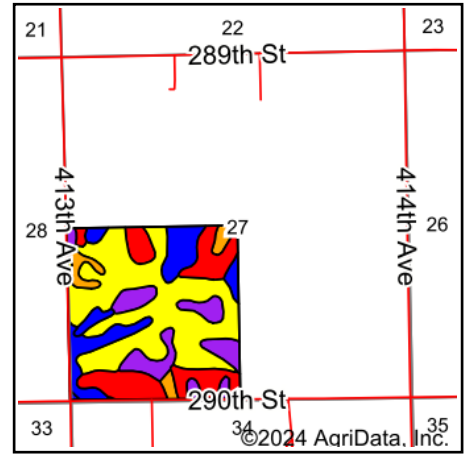
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Mikuska Tr. #1B Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **27-97N-60W**
 Township: **Fair**
 Acres: **158.33**
 Date: **12/11/2024**



Maps Provided By:



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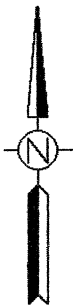
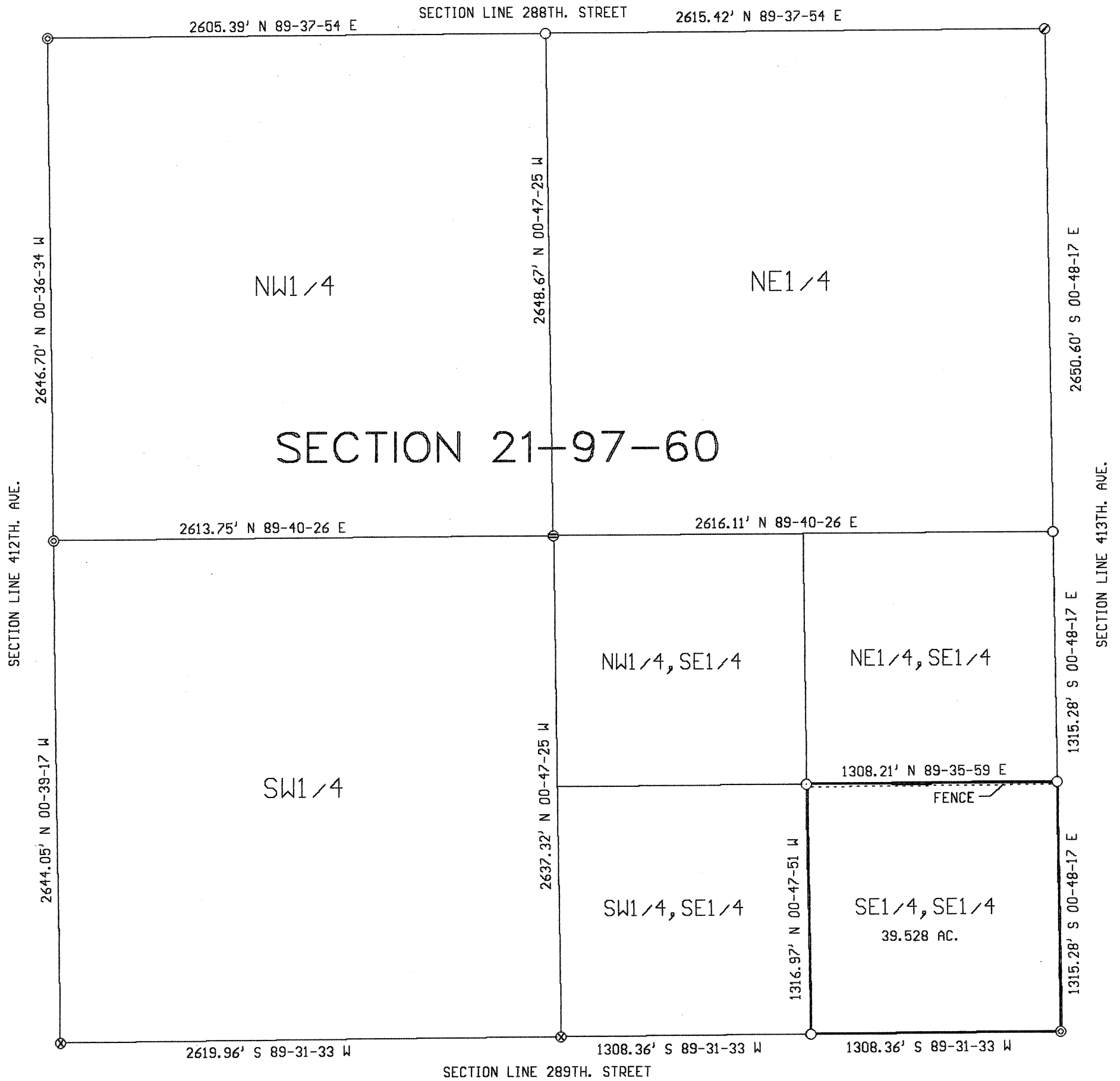
www.AgriDataInc.com



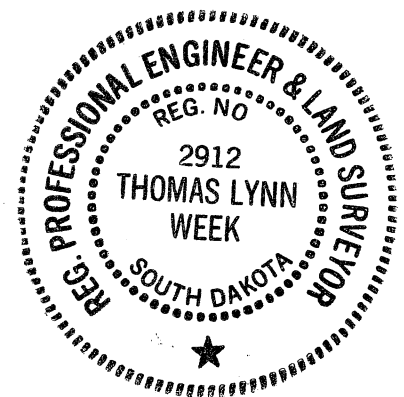
Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	71.90	45.4%		IIIe	69
EtC2	Ethan-Betts loams, 6 to 9 percent slopes, eroded	28.05	17.7%		VIe	49
Te	Tetonka silt loam, 0 to 1 percent slopes	22.05	13.9%		IVw	56
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	12.15	7.7%		IIc	88
CdB	Clarno loam, 2 to 6 percent slopes	10.14	6.4%		Ile	82
Tw	Tetonka and Whitewood silty clay loams	7.40	4.7%		IVw	73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	4.44	2.8%		Vw	30
Ps	Prosper and Crossplain complex	2.20	1.4%		IIc	86
Weighted Average					3.62	65.3

*c: Using Capabilities Class Dominant Condition Aggregation Method



- SCALE: 1" = 600'
- ⊖ CALCULATED CORNER
 - ⊙ FOUND PIPE
 - ⊙ FOUND REBAR WITH CAP
 - ⊗ FOUND LARGE SPIKE
 - SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



SURVEYOR'S CERTIFICATE

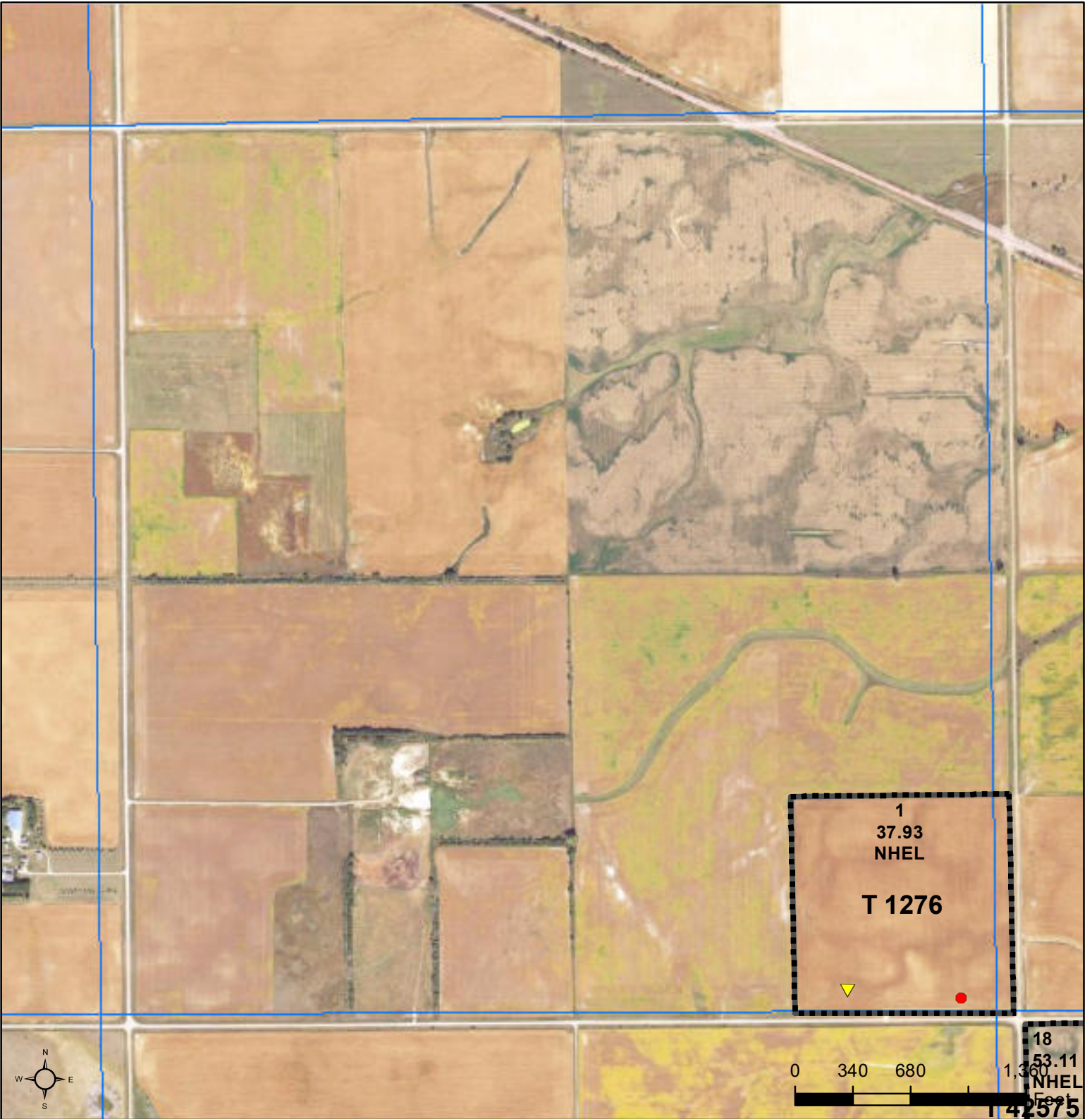
I, THOMAS LYNN WEEK, A REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF JARED SUTTON, MADE A SURVEY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 21, TOWNSHIP 97 NORTH, RANGE 60 WEST OF THE 5TH. P.M., HUTCHINSON COUNTY, SOUTH DAKOTA.

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

DATED THIS 20TH. DAY OF DECEMBER, 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 _____

2025 Program Year

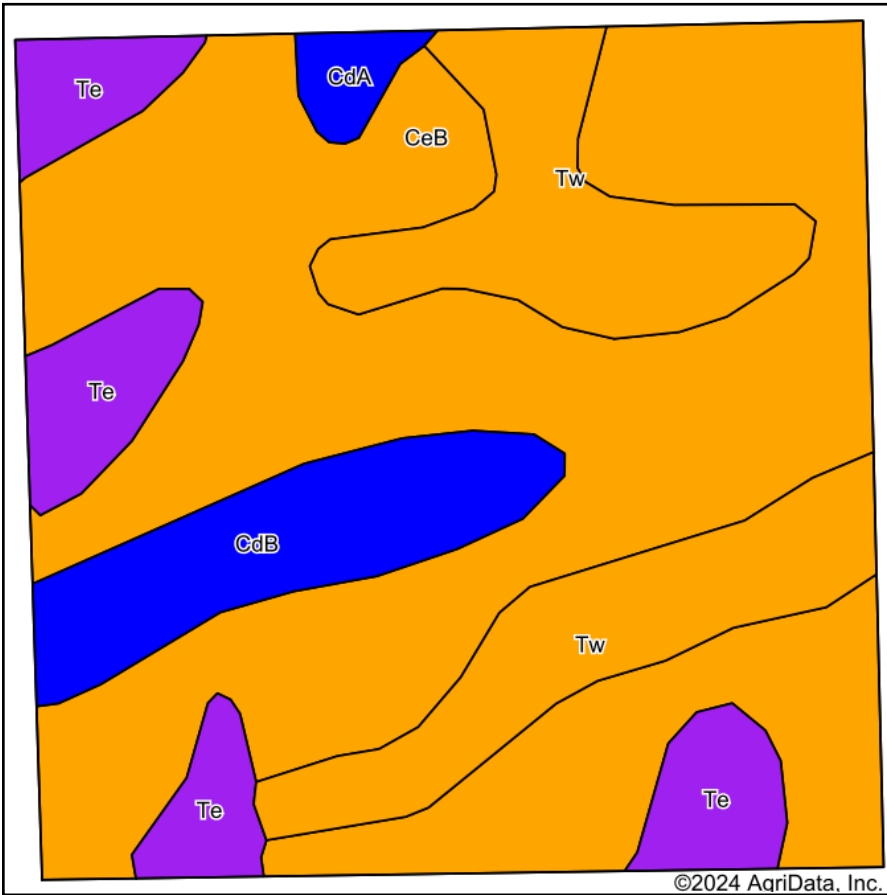
Map Created October 04, 2024

Farm 9169

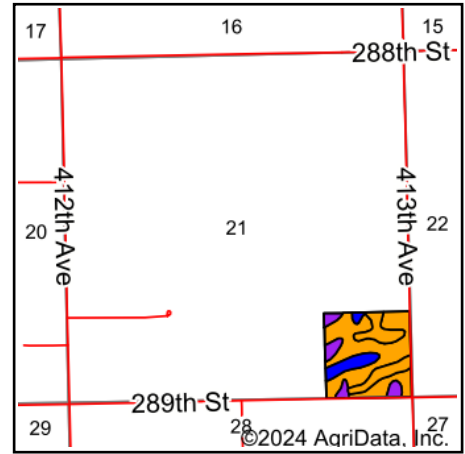
21-97N-60W-Hutchinson

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Mikuska Farm #2 Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **21-97N-60W**
 Township: **Fair**
 Acres: **39.1**
 Date: **12/11/2024**



Area Symbol: SD602, Soil Area Version: 26

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	23.84	61.0%		Ile	IIIe	79
Tw	Tetonka and Whitewood silty clay loams	7.37	18.8%		IVw		73
Te	Tetonka silt loam, 0 to 1 percent slopes	3.99	10.2%		IVw		56
CdB	Clarno loam, 2 to 6 percent slopes	3.37	8.6%		Ile		82
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	0.53	1.4%		IIc		88
Weighted Average					2.58	*-	75.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

NOTES:

