

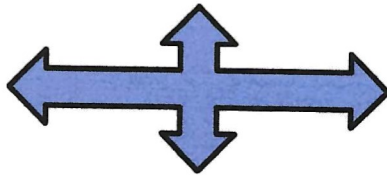
Faulk County Land

■ AUCTION ■

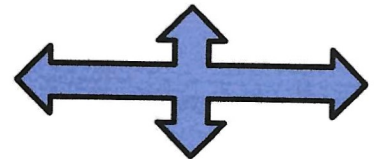
Monday November 27 10:30 a.m.

64.57 acres

Auction Site - Rockham Community Center, Rockham, South Dakota



Live - On Line



Legal Description: All of Block 11: Lots 1-5, Block 12: Lots 1-4, Block 30: Lots 1-3, Block 31: Lots 1-3, Block 34: Lot 6 & Lots 1-4, Block 17: Out Lot J, Out Lot X and Out Lot 1, Town of Rockham, Faulk County, South Dakota. Land located in Section 31, Zell Township (31-117-66)

Susan Levtzow, Steven Levtzow, Shelly Pignone, & Rustin Schone, OWNERS

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76
Telephone: 605-472-2650 or 605-460-1109

Joe Lutter, Auctioneer, R. E. License # 10095
Telephone: 605- 472-2311 or 605-460-3176

Closing Agent: Paul Gillette

Gillette Law Office
701 Main Street
Redfield, South Dakota 57469
Telephone – 605-472-1210

Faulk County Land

■ AUCTION ■

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ANNUAL REAL ESTATE TAXES: \$ 1,004. 13.

ASSESSED VALUATION: \$ 108,946.

| FSA CROP BASES | | |
|--------------------|------------|-----------|
| CROP | BASE ACRES | PLC YIELD |
| Wheat | 7.93 | 36 |
| Corn | 15.95 | 89 |
| Soybeans | 7.92 | 27 |
| PRODUCTIVITY INDEX | | 67.1 |

A very attractive, productive tract of land.

Land is under lease for the 2024 crop year, buyer will receive the cash rent payment of \$ 120. Per acre.

To Bid on line go to lutterauction.hibid.com

Easements: Land is sold subject to existing easements, reservations or highways of record, if any. Land will be sold by the acre based on the taxable acres as recorded by the Faulk County Director of Equalization.

Information in this report was obtained from the Farm Service Agency, The Faulk County Director of Equalization, the Beacon web site and the Farm Data web site, Information is believed to be correct but no guarantee of accuracy is being made. It is the buyer's responsibility to check the accuracy of these figures to their own satisfaction.

Terms: This is a cash sale. The successful bidder will be required the day of the auction to sign a real estate purchase agreement and deposit with the auctioneer ten percent (10%) of the purchase price as down payment. Down Payment is Non-Refundable. The balance of the purchase price will be due at the time of closing. Closing expected to tak place In approximately 30 days or as soon thereafter as necessary closing arrangements can be accomplished. Paul Gillette of Gillette Law Office of Redfield, South Dakota. The sellers to furnish clear title. The 2023 real estate taxes due in 2024 will be the responsibility of the sellers. The 2024 real estate taxes due in 2025 will be the responsibility of the buyer. The cost of title insurance and closing cost will be split between the buyer and sellers. Ownership will transfer at the time of closing. The property will be sold subject to the approval of the sellers.

Sellers do not warranty or guarantee that any existing border lines or existing fences lie on true boundary. Any new fences required, if any, will be the responsibility of the purchaser pursuant to South Dakota statues.

No buyer contingencies of any kind.....have financial arrangements secured prior to bidding.

Gilbert Lutter and Joe Lutter acting as auctioneers are acting as agents for the sellers. Verbal announcements made at the time of the auction shall take precedence over any printed material or prior representation.

OWNERS:

**Susan Levtzow, Steven Levtzow,
Shelly Pignone, & Rustin Schone**

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76
Telephone: 605-472-2650 or 605-460-1109

Joe Lutter, Auctioneer, R. E. License # 10095
Telephone: 605- 472-2311 or 605-460-3176

Closing Agent: Paul Gillette

Gillette Law Office
701 Main Street
Redfield, South Dakota 57469
Telephone – 605-472-1210

SCHONE RUSTIN
2317 EAGLE ST
ABERDEEN SD 57401-3265

| Parcel Number | School | Dist | Acr/Lot | Land | STRUCTURES | | | AG Building | DISCRETIONARY | | FULL & TRUE |
|--|--------|------|---------|---------|------------|-------|------------|-------------|---------------|-----------|-------------|
| | | | | | Residence | Other | Commercial | | Exemption | Valuation | |
| Computer ID | | | | | | | | | | | |
| 36-0600-000-0011-000-0-0-00000 | 24-4 | AG | 2.070 | \$3,035 | | | | | | | |
| 5644 | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,035 |
| ALL OF BLOCK 11, ROCKHAM TOWN, FAULK CO., SD. | | | | | 0.648 | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |
| 36-0600-001-0012-000-0-0-00000 | 24-4 | AG | 0.970 | \$1,516 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,516 |
| 5645 | | | | | 0.691 | | | | | | |
| LOTS 1 THRU 5, BLK 12, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER Steven & Shelley Levtzow Rustin Schone | | | | | | | | | | | |
| 36-0600-001-0017-000-0-0-00000 | 24-4 | NA | 0.804 | \$1,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,500 |
| 5658 | | | | | | | | | | | |
| LOTS 1 THRU 4, BLK 17, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: RUSTIN SCHONE | | | | | | | | | | | |
| 36-0600-001-0030-000-0-0-00000 | 24-4 | AG | 2.690 | \$3,705 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,705 |
| 5676 | | | | | 0.673 | | | | | | |
| LOTS 1 THRU 4, BLK 30, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |
| 36-0600-001-0031-000-0-0-00000 | 24-4 | AG | 2.760 | \$3,611 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,611 |
| 5677 | | | | | 0.693 | | | | | | |
| LOTS 1, 2 & 3, BLK 31, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |
| 36-0600-001-0034-000-0-0-00000 | 24-4 | AG | 2.060 | \$3,998 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,998 |
| 5682 | | | | | 0.858 | | | | | | |
| LOTS 1, 2 & 3, BLK 34, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |
| 36-0600-006-0017-000-0-0-00000 | 24-4 | AG | 0.960 | \$1,287 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,287 |
| 5680 | | | | | 0.593 | | | | | | |
| LOT 6, BLK 17, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |
| 36-0602-009-0000-000-0-0-00000 | 24-4 | AG | 2.070 | \$3,001 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,001 |
| 5689 | | | | | 0.641 | | | | | | |
| LOT 1, ROCKHAM TOWN, FAULK CO., SD. | | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | | |

REAL ESTATE ASSESSMENT NOTICE - REQUIRED BY SDCL 10-6-154
YEAR 2023 County of FAULK

SCHONE RUSTIN
2317 EAGLE ST
ABERDEEN SD 57401-3265

The value and classification of your real estate as shown on the assessment roll is as listed.

| Parcel Number | School Dist | Acr/Lot | Land | STRUCTURES | | | AG Building Exemption | DISCRETIONARY | | FULL & TRUE TOTAL |
|--|-------------|---------|--------|------------|-------|------------------|-----------------------|---------------|-----------|-------------------|
| | | | | Residence | Other | Commercial | | Valuation | Exemption | |
| Computer ID | | | | | APR | Property Address | | | | |
| 36-0602-510-0000-000-0-0-00000 | 24-4 | AG | 1.870 | \$3,804 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,804 |
| 5694 | | | | | 0.899 | | | | | |
| OUTLOT J (EX HWY RTW) ROCKHAM TOWN, FAULK CO., SD. 35.26 | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | |
| 36-0602-524-0000-000-0-0-00000 | 24-4 | AG | 48.320 | \$83,489 | \$0 | \$0 | \$0 | \$0 | \$0 | \$83,489 |
| 5699 | | | | | 0.786 | | | | | |
| OUTLOT X (EX HWY RTW) ROCKHAM TOWN, FAULK CO., SD. 773.56 | | | | | | | | | | |
| Deedholder: SUSAN SCHAFFER & STEVEN & SHELLY LEVTZOW & RUSTIN SCHONE | | | | | | | | | | |
| Total Acres: 64.574 | | | | | | | | | | |
| Total Value: \$108,946 | | | | | | | | | | |

The Director of Equalization will provide the property owner, upon request, sales of comparable property or other information supporting the increased assessed valuation. You have the right to appeal this valuation thru the appeal process. This process is explained on this valuation notice. (below)

ASSESSOR'S NOTICE TO PROPERTY OWNERS: The above is a correct copy of the list of property assessed against you. Complaint on your assessment may be made to your local Township or Municipal Board of Equalization by filing a written notice of appeal with the clerk of the local board of equalization no later than the Thursday preceding the third Monday in March. (postmarked by deadline is considered timely) The local board of equalization meets on the third Monday in March and is in session for five days. From the decision of your local board, you may appeal to your county board by filing a written notice of appeal with the county auditor on or before the first Tuesday in April. (postmarked by deadline is considered timely) County Board of Equalization meets on the second Tuesday in April and shall adjourn no later than three weeks after the second Tuesday in April. Appeal from your County Board may be taken to the State Office of Hearing Examiners. Such written notice must be filed with the Chief Administrative Hearing Officer 523 E. Capitol Ave Pierre, SD 57501, no later than the third Friday in May (postmarked by deadline is considered timely). Appeals to the Circuit Court may be taken from the county board or the Office of Hearing Examiners within thirty days from the publication of the decision. An appeal from the county board to circuit court will prevent an appeal to the Office of Hearing Examiner. However, you may appeal the decision of the Office of Hearings Examiner to circuit court.

Property tax relief programs are available for some property types in the State of South Dakota if the owners also meet eligibility requirements, which in some cases include financial criteria. Property that may be eligible for property tax relief include:

- (1) Property occupied by the owner, or a parent of the owner, or an adult child with a disability of the owner and classified as an owner-occupied single-family dwelling pursuant to SDCL 10-13-39 through 10-13-40;
- (2) Property owned and occupied by a veteran who is rated as permanently and totally disabled from a service-connected disability or the veteran's surviving spouse, pursuant to SDCL 10-4-40 and 10-4-41;
- (3) A dwelling specifically designed for use by a paraplegic as a wheelchair home that is owned and occupied by a paraplegic veteran, a veteran with the loss or loss of use of both lower extremities, or the veteran's surviving spouse, pursuant to SDCL 10-4-24.10;
- (4) A dwelling owned and occupied by a paraplegic or an individual with the loss or loss of use of both lower extremities, pursuant to SDCL 10-4-24.11;
- (5) Property owned by a citizen who reached 65 years of age or who is disabled, pursuant to SDCL chapter 10-6A.
- (6) The Municipal Property Tax Reduction is currently only available to Rapid City residents at this time.

If you think your property would be eligible for any of these programs, contact your county Director of Equalization for more information.

GEOFF BRAY
Director of Equalization

10/13/2023
Date

THIS IS NOT A TAX BILL

SOUTH DAKOTA

HAND

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

FARM : 4912

Prepared : 10/13/23 11:35 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name : CHRISTOPHER JOHN BONIN

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 73.97 | 64.74 | 64.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD |
| 0.00 | 0.00 | 64.74 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|--------------------|---------------------|
| None | WHEAT, CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Wheat | 7.93 | 0.00 | 36 | |
| Corn | 15.95 | 0.00 | 89 | |
| Soybeans | 7.92 | 0.00 | 27 | |
| TOTAL | 31.80 | 0.00 | | |

NOTES

Tract Number : 6661

Description : BLK29,30,31,32,34LT WXY<17FT SE31-117-66

FSA Physical Location : SOUTH DAKOTA/FAULK

ANSI Physical Location : SOUTH DAKOTA/FAULK

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : RUSTIN SCHONE, SUSAN SCHAFFER, STEVEN LEVTZOW, SHELLEY PIGNONE

Other Producers : LARRY LEVTZOW

Recon ID : None

Tract Land Data

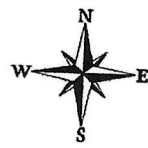
| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 73.97 | 64.74 | 64.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

Aerial Map



Boundary Center: 44° 54' 0.01, -98° 49' 17.76

0ft 808ft 1615ft



31-117N-66W
Faulk County
South Dakota

10/5/2023

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Hand County, South Dakota



Common Land Unit

- Non-Cropland
- Cropland

- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

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

2023 Program Year

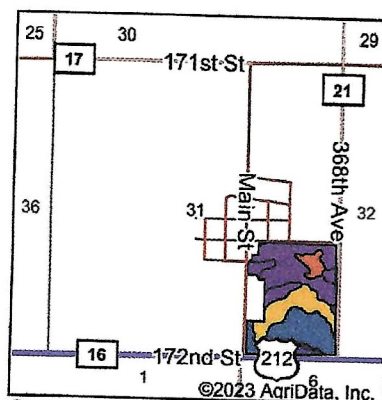
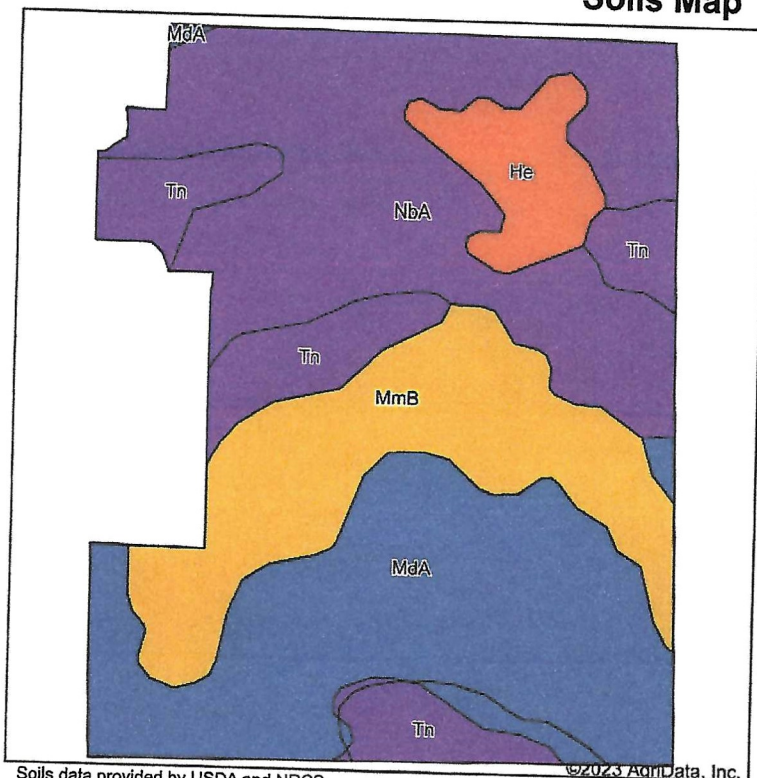
Map Created April 03, 2023

Farm 4912

31-117N-66W-Faulk

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Soils Map



State: **South Dakota**
 County: **Faulk**
 Location: **31-117N-66W**
 Township: **Rockham**
 Acres: **66.9**
 Date: **10/5/2023**

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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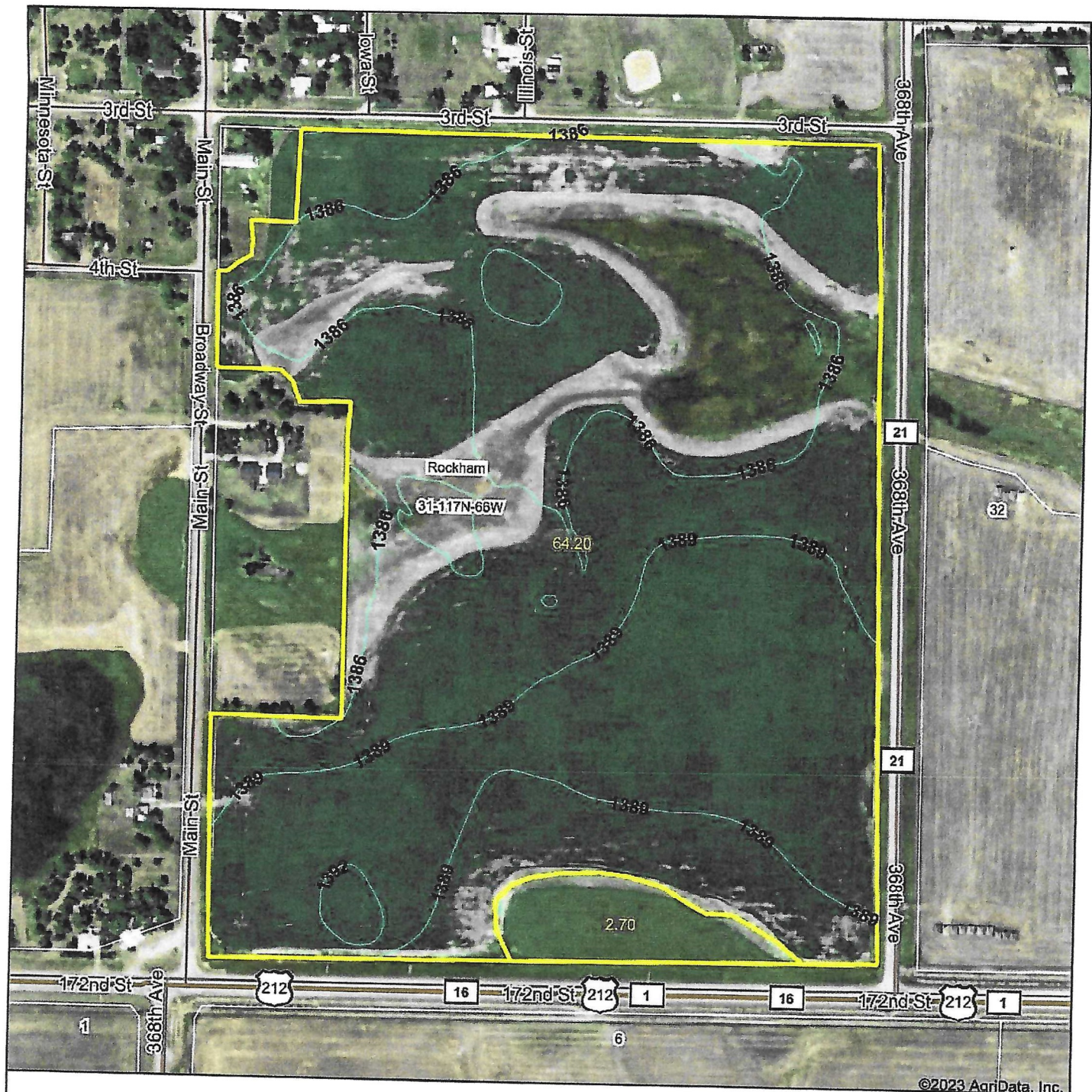
Area Symbol: SD049, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | Productivity Index | Barley Bu | Crested wheatgrass alfalfa hay Tons | Flax Bu | Oats Bu | Spring wheat Bu | Sunflowers Lbs | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------------------|---|-------|------------------|-----------|------------------|--------------------------------|--------------------|-----------|-------------------------------------|---------|---------|-----------------|----------------|------------------|---------------|-----------------------|-------------------|
| NbA | Niobell-Noonan-Max loams, 0 to 3 percent slopes | 20.81 | 31.1% | | IVs | 2632 | 60 | 42 | 1.4 | 13 | 55 | 26 | 1300 | 44 | 27 | 30 | 43 |
| MdA | Max-Arnegard loams, 0 to 3 percent slopes | 20.49 | 30.6% | | IIc | 3030 | 84 | 47 | 2.3 | | 62 | 29 | 1450 | 55 | 35 | 35 | 55 |
| MmB | Max-Arnegard-Zahl loams, 1 to 6 percent slopes | 13.61 | 20.3% | | Ile | 2992 | 76 | 44 | 2.3 | | 57 | 27 | 1350 | 55 | 35 | 35 | 54 |
| Tn | Tonka-Nishon silt loams | 8.31 | 12.4% | | IVw | 4108 | 52 | 15 | | | 20 | 10 | 650 | 15 | 3 | 15 | 6 |
| He | Hoven silt loam, 0 to 1 percent slopes | 3.68 | 5.5% | | VIIs | 3600 | 15 | | | | | | | 5 | 2 | 4 | 5 |
| Weighted Average | | | | | 3.09 | 3063.7 | 67.1 | 38.3 | 1.6 | 4 | 50.2 | 23.7 | 1203.9 | *n 43.9 | *n 26.7 | *n 29.3 | *n 42.2 |

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Contours



©2023 AgriData, Inc.

Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,384.5
 Max: 1,392.7
 Range: 8.2
 Average: 1,387.5
 Standard Deviation: 2.13 ft

0ft 369ft 737ft



10/5/2023

31-117N-66W
 Faulk County
 South Dakota

Boundary Center: 44° 54' 0.01, -98° 49' 17.76

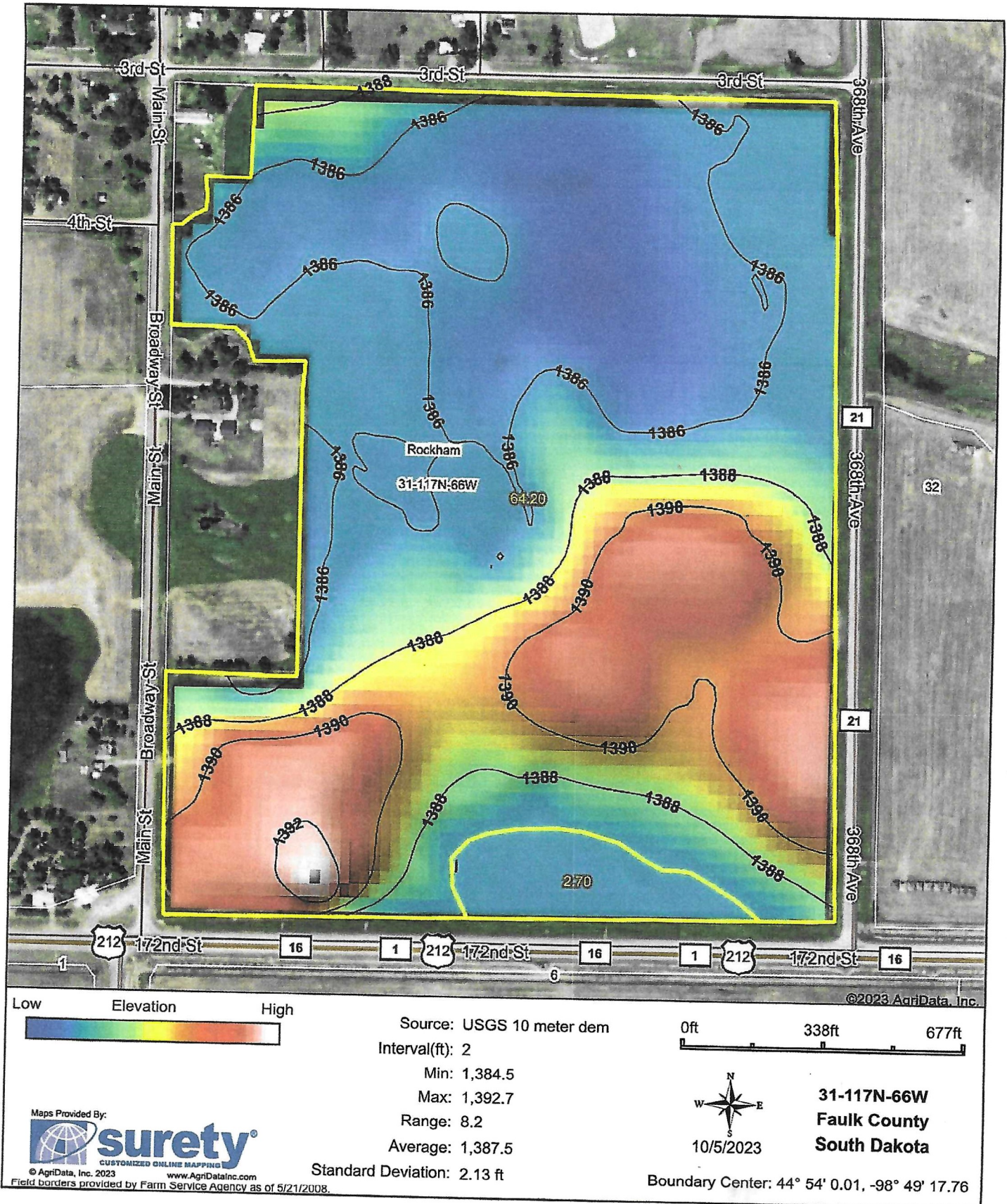
Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

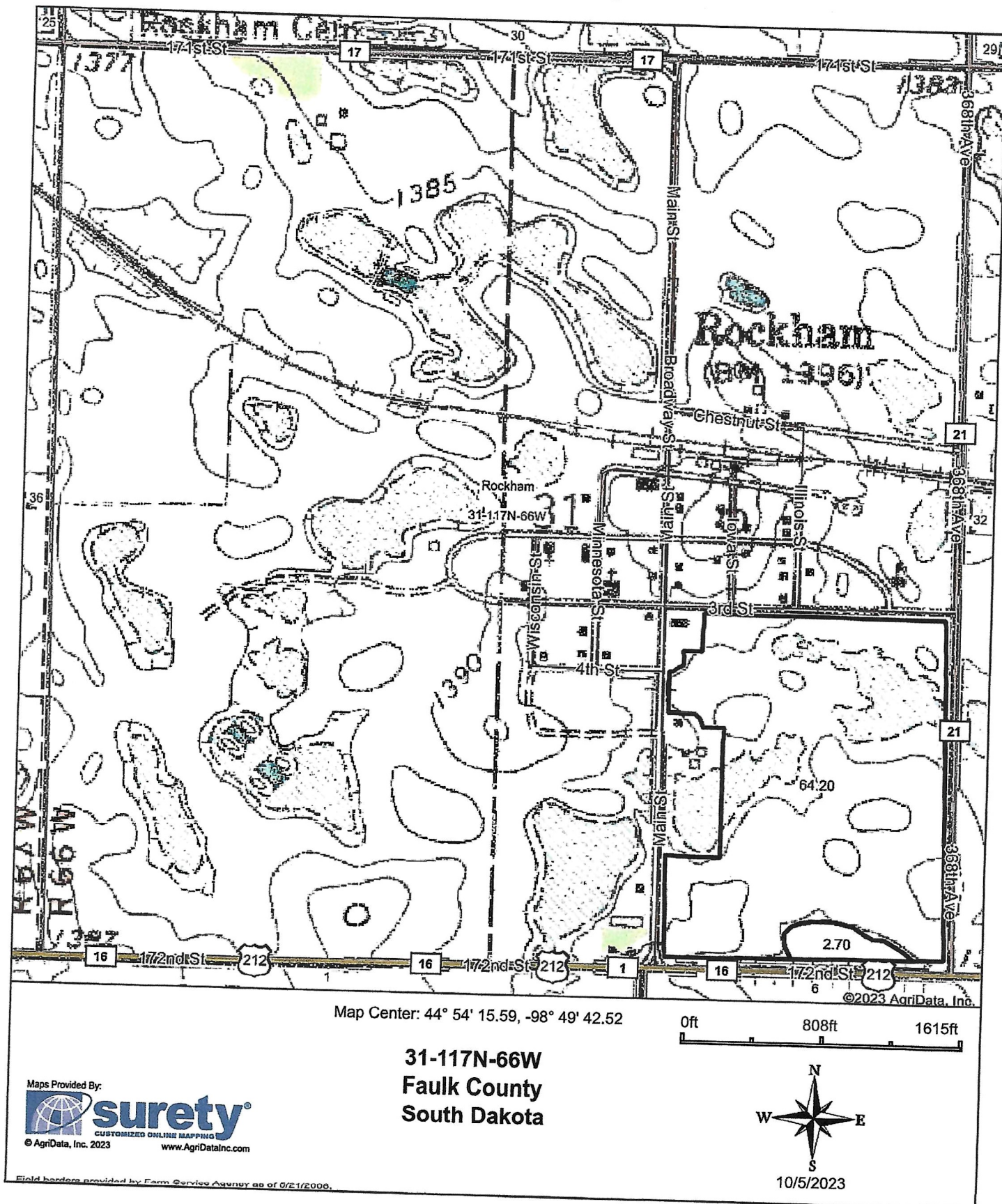
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Field borders provided by Farm Service Agency as of 3/21/2008.

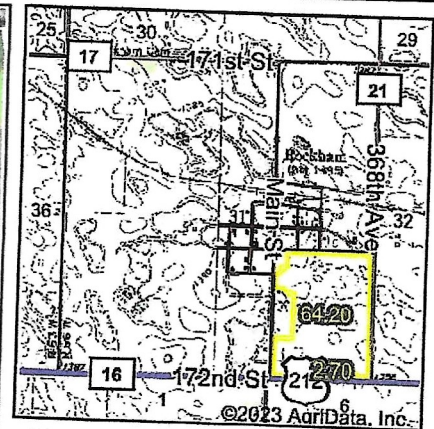
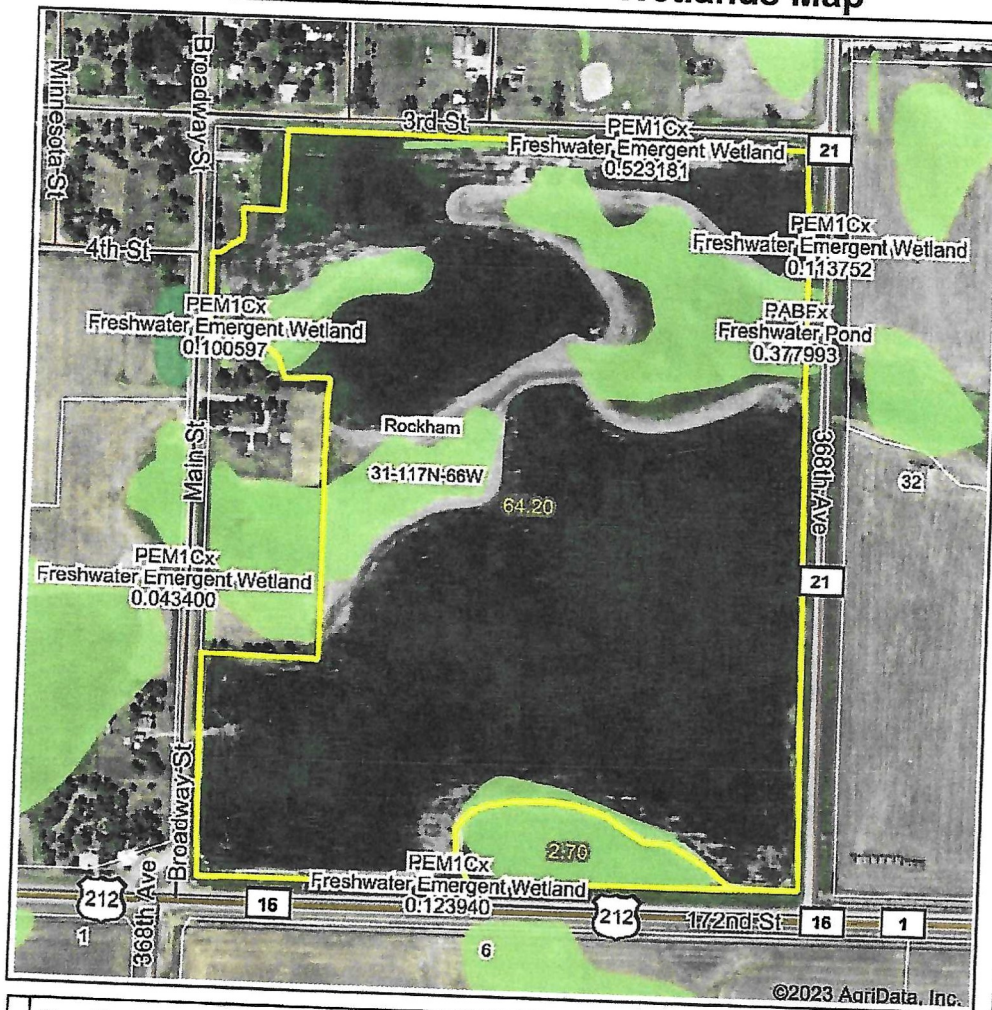
Topography Hillshade



Topography Map



Wetlands Map



State: **South Dakota**
 Location: **31-117N-66W**
 County: **Faulk**
 Township: **Rockham**
 Date: **10/5/2023**

Maps Provided By:



0ft 3370ft 6741ft

| Classification Code | Type | Acres |
|---------------------|-----------------------------|-------|
| PEM1/ABF | Freshwater Emergent Wetland | |
| PEM1C | Freshwater Emergent Wetland | 5.17 |
| PEM1/ABFd | Freshwater Emergent Wetland | 3.17 |
| PEM1Ad | Freshwater Emergent Wetland | 2.40 |
| PEM1Cx | Freshwater Emergent Wetland | 1.44 |
| PABFx | Freshwater Pond | 0.55 |
| | | 0.25 |
| Total Acres | | 12.98 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

