

Spink County Land AUCTION

158.58 acres

Monday - February 19, 2024 - 10:00 a.m.

Sale Location: Spink County 4-H Building, Spink County Fairgrounds – Redfield, South Dakota

Located from Redfield, S.D.- 3 miles South on Hwy 281 to Junction of Hwy 26, then West 5½ miles on Hwy 26.

Legal Description:

SW ¼ Less Lot H-2 (1.42 acres), Section 27 Township 116 North, Range 65 West of the 5th P.M., Spink County, So..Dak.

Owners:

**Roger Appel Living Trust &
Barbara Appel Living Trust**

Auctioneers:

Gilbert Lutter, Auctioneer, R. E. License # 76 - Joe Lutter, Auctioneer, R. E. License # 10095

Telephone: 605-472-2650 or 605-460-1109

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

Spink County Land Auction

Monday February 19, 2024 10:a.m.

Sale Site: Spink County 4-H Building - Redfield South Dakota

Legal Description: SW ¼ Less Lot H-2 (1.42 acres), Section 116 North, Range 65

West of the 5th P.M., Spink County, South Dakota

158.58 acres:37.03 acres cropland, 96.16 acres pasture, 22.38 acres CRP

Assessed Valuation \$ 352,893.

Real Estate Taxes \$ 2,760.22

Average Soil Rating 0.704

Productivity Index 75.2

FSA Crop Bases

Crop	Base Acres	PLC Yield
Wheat	8.84	64
Oats	6.99	43
Corn	19.65	125
Sunflowers	0.46	1191
Soybeans	1.11	34

Land carries an attractive soil rating and productivity index and has good access, as it is located right along the north side of highway 26. Land is not rented for the 2024 season and the buyer will have the right to operate the 2024 season. 22.38 acres is enrolled in CRP, this contract is at the rate of \$184.10 per acre or an annual payment of \$ 4,120. and the contract extends to the fall of 2031. Buyer will receive the annual CRP payment.

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 Spink County Director of equalization.

Information in this report was obtained from the Spink County Director of Equalization, the Spink County Farm Service Agency, the Beacon web site & Farm Data web site. Information is believed to be correct but no guarantee of accuracy is being made. It is the buyers 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 take 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 will handle the closing. 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.*

Go to Page 3.

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 statutes.

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.

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Telephone: 605-472-2650 or 605-460-1109

Telephone: 605-472-2311 or 605-460-3176

Check our Web site - www.lutterauction.com

Closing Agent: *Paul Gillette*






Gillette Law Office




701 Main Street

Redfield, South Dakota 57469

Telephone - 605-472-1210



- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  CRP
 -  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
 Corn = Yellow
 Soybeans = Common
 Wheat - HRS or HRW
 Sunflowers = Oil or Non

Producer initial _____
 Date _____

Tract Cropland Total: 59.43 acres

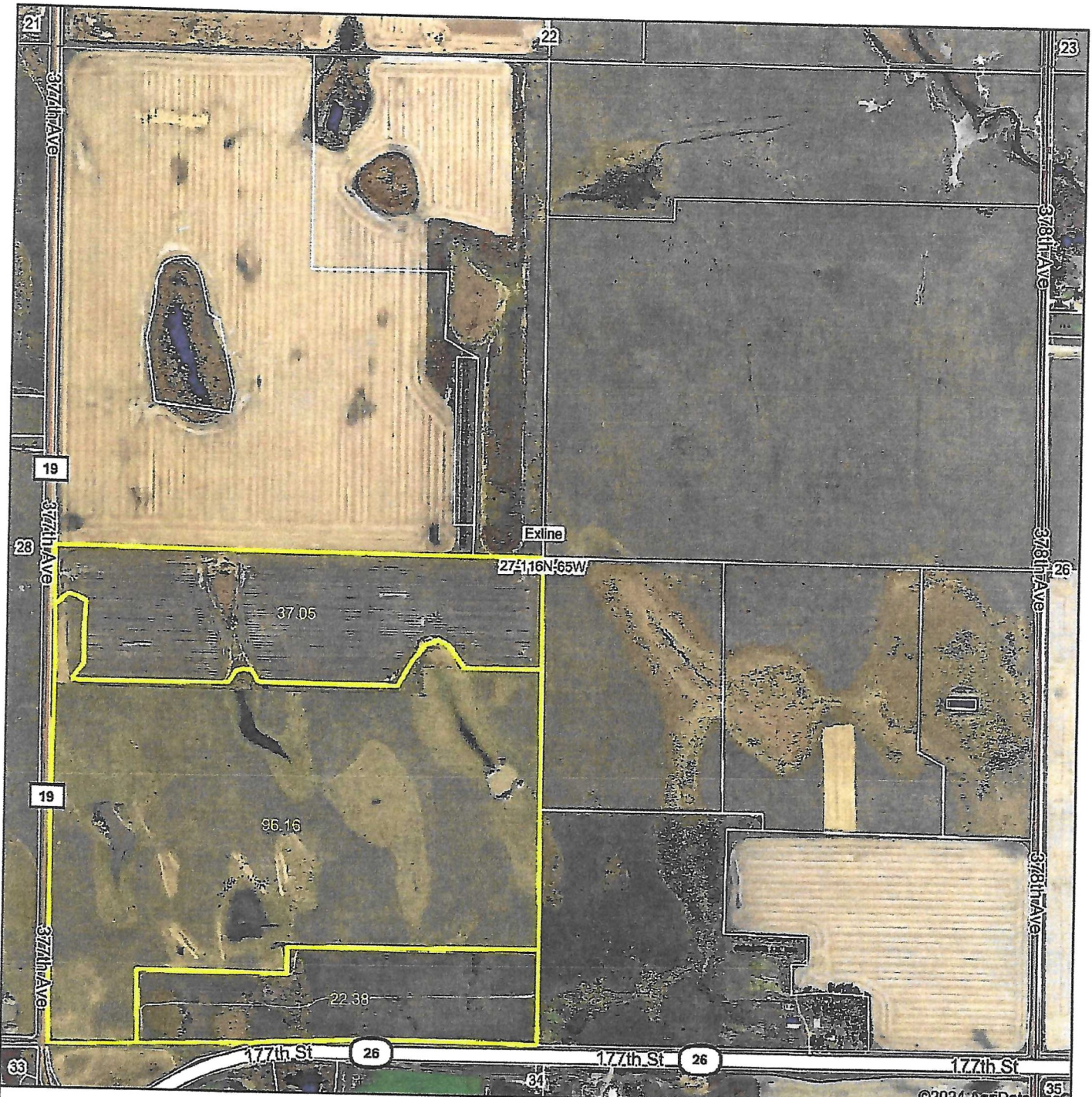
2023 Program Year
 Map Created April 05, 2023

Farm 3812
Tract 2305

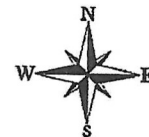
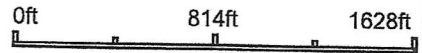
27-116N-65W-Spink

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Aerial Map



Boundary Center: 44° 49' 32.94, -98° 38' 26.14



1/5/2024

Maps Provided By:



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27-116N-65W
Spink County
South Dakota

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

CRP-1
(01-08-24)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION 46 115		2. SIGN-UP NUMBER 55
3. CONTRACT NUMBER 11875A		4. ACRES FOR ENROLLMENT 22.38
6. TRACT NUMBER 2305	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031	
8. SIGNUP TYPE: Continuous		

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)
SPINK COUNTY FARM SERVICE AGENCY
628 2nd St W
REDFIELD, SD57469-1112

5B. COUNTY FSA OFFICE PHONE NUMBER
(Include Area Code): (605) 472-0102 x3

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2G30, as applicable.

9A. Rental Rate Per Acre	\$ 184.10	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 4,120.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	2305	0004	CP37	2.70	\$ 265.00
(Item 9C is applicable only when the first year payment is prorated.)		2305	0005	CP37	19.68	\$ 1,929.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
ROGER APPEL 37640 178TH ST REDFIELD, SD57469-7006	100.00 %			
BARBARA E. APPEL DECEDENT'S TRUST C/O MARK APPEL 37640 178TH ST REDFIELD, SD57469-7006	0.00 %			
ROGER L. APPEL & BARBARA E. APPEL LIVING TRUST AGR 37640 178TH ST REDFIELD, SD57469-7006	0.00 %			

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
------------------------------------	----------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Spink County, SD

Parcel Summary

Parcel ID 002551
 Property Address Str 27-116-65
 Exline
 Sec/Twp/Rng 27 / 116 / 65
 Brief Tax Description SW1/4 LESS LOT H2 (1.42A) 27-116-65
 (Note: Not to be used on legal documents)
 Gross Acres 158.58
 Lot Size N/A
 School District 56-4
 Land Code A

Owners

Deed Holder Appel Barbara F Decedents Trust
 744 E 9th St
 Redfield SD 57469-1814

Contract Holder

Sales

Remarks	Grantor	Grantee	Book	Page	Sales Date	Filing Date	Selling Price
NO CONSIDERATION	APPEL	APPEL TRUST	424	640	11/23/2022	12/12/2022	0

Valuation

	2023	2022	2021	2020	2019
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Land Value	\$352,893	\$367,180	\$367,180	\$387,080	\$392,281
= Total Assessed Value	\$352,893	\$367,180	\$367,180	\$387,080	\$392,281

Tax History

Year	1st Half	2nd Half	Full Year
2024	April 30, 2024	October 31, 2024	
Due Date			
Tax Billed	1380.11	1380.11	2760.22
Date Paid			
Notes	0.00 0.00		
2023	April 30, 2023	October 31, 2023	
Due Date			
Tax Billed	1453.31	1453.31	2906.62
Date Paid	02/16/2023	02/16/2023	
Notes	0.00 0.00		
2022	April 30, 2022	October 31, 2022	
Due Date			
Tax Billed	1448.32	1448.32	2896.64
Date Paid	01/10/2022	04/08/2022	
Notes	0.00 0.00		
2021	April 30, 2021	October 31, 2021	
Due Date			
Tax Billed	1483.71	1483.71	2967.42
Date Paid	01/22/2021	01/22/2021	
Notes	0.00 0.00		

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

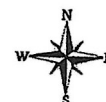
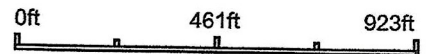
Min: 1,315.1

Max: 1,336.6

Range: 21.5

Average: 1,323.6

Standard Deviation: 4.46 ft



1/5/2024

27-116N-65W
Spink County
South Dakota

Boundary Center: 44° 49' 32.94, -98° 38' 26.14

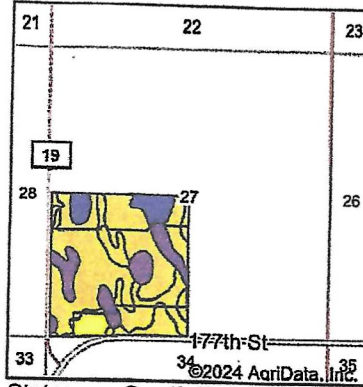
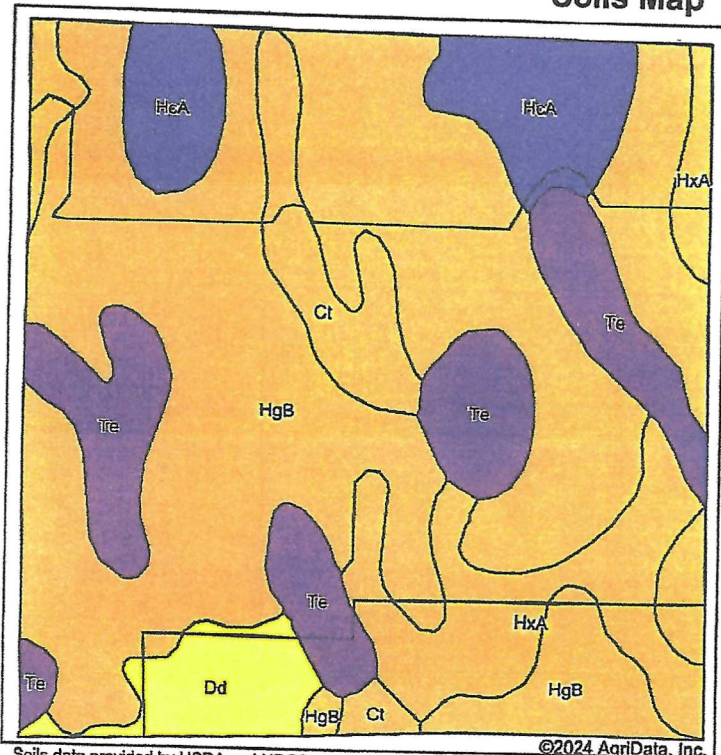
Maps Provided By:



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

Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **27-116N-65W**
 Township: **Exline**
 Acres: **155.59**
 Date: **1/5/2024**

Maps Provided By: **surety**
 CUSTOMER DEDICATED MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: SD115, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Corn Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
HgB	Hand-Ethan-Bonilla loams, 1 to 6 percent slopes	88.57	56.9%		Ile	3298	79							64	47	53	64
Te	Tetonka silt loam, 0 to 1 percent slopes	21.67	13.9%		IVw	4479	56							24	14	24	14
HxA	Houdek-Stickney-Tetonka complex, 0 to 2 percent slopes	18.56	11.9%		Ilc	3432	75							53	40	48	51
HcA	Hand-Bonilla loams, 0 to 3 percent slopes	11.97	7.7%		Ilc	3511	88							66	49	55	65
Ct	Crossplain-Tetonka complex, 0 to 1 percent slopes	6.33	5.4%		IIw	3930	73	2.6	2.9	96	34	34	1550	54	34	53	44
Dd	Davison-Tetonka complex, 0 to 2 percent slopes	6.49	4.2%		Ile	4190	68	1.6	1.8	80	24	24	1250	47	23	42	37
Weighted Average					2.28	3565.9	75.2	0.2	0.2	8.5	2.8	2.8	135.1	*n 56	*n 40	*n 48.1	*n 53.4

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

Spink County, SD

Summary

Parcel ID 002551
 Legal Description SW1/4 LESS LOT H2 (1.42A) 27-116-65
 Location Section ST, EXLINE
 Deed Holder APPEL, ROGER L & BARBARA E LIVING TRT AG
 Contract Holder

Gross Acres 158.58
 ROW Acres 0.00
 Gross Taxable Acres 158.58
 Exempt Acres 0.00
 Net Taxable Acres 158.58 (Gross Taxable Acres - Exempt Land)
 Average Rating 0.704

Agland Active Config 2023

Sub Parcel Summary

Description	Acres	Average Rating
100% Value	158.58	0.704
Total	158.58	

Soil Summary

Soil Name	SMS	Land Use	PFC	Rating	Total Acres
CROSSPLAIN-TETONKA	Ct	Crop	2w/4w	0.746	8.74
DAVISON-TETONKA	Dd	Crop	2e/4w	0.549	7.20
HAND-BONILLA	HcA	Crop	2c	0.869	11.66
HAND-ETHAN-BONILLA	HgB	Crop	2e/3e/2c	0.758	90.19
HOUDEK-STICKNEY-TETONKA	HxA	Crop	2c/3s/4w	0.719	18.97
TETONKA	Te	Crop	4w	0.416	21.82
Total					158.58

No warranty, expressed or implied, is provided for the data herein, or its use
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 Last Data Upload: 1/5/2024, 8:16:38 AM

Contact Us



SOUTH DAKOTA

PINK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3812

Prepared : 1/8/24 11:28 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Tract Number : 2305

Description : SW 27-116-65

FSA Physical Location : SOUTH DAKOTA/SPINK

ANSI Physical Location : SOUTH DAKOTA/SPINK

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : ROGER L. APPEL & BARBARA E. APPEL LIVING TRUST AGREEMENT, BARBARA E. APPEL DECEDENT'S TRUST

Other Producers : ROGER APPEL

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.58	59.43	59.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.05	0.00	22.38	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.84	0.00	64
Oats	6.99	0.00	43
Corn	19.65	0.00	125
Sunflowers	0.46	0.00	1191
Soybeans	1.11	0.00	34
TOTAL	37.05	0.00	

NOTES

Empty box for notes

