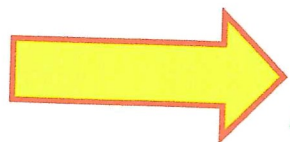
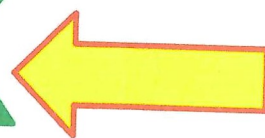


# Spink County Land

# AUCTION



**160 Acres**



**Tuesday February 25, 2025 10:30 a.m.**

**Sale Site:** Frankfort Community Center, Frankfort, South Dakota

**Offering for Sale**

**Legal Description:**

**SE ¼ 33-117-62W- Harmony Township, Spink County, South Dakota**  
Located ¾ mile north of Frankfort, SD, west side of 397<sup>th</sup> Avenue.

**LAURA L. EIDSNESS LIVING TRUST, OWNER:**

**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: Gillette Law Office**  
701 Main Street  
Redfield, SD 57469  
Phone # 605-472-1210)

# Spink County Land

# AUCTION

LAURA L. EIDSNESS LIVING TRUST, OWNER

**160 Acres**

**Tuesday February 25, 2025 10:30 a.m.**

**Sale Site:** Frankfort Community Center - Frankfort, South Dakota

**160 acres – 156.31 acres considered cropland.**

	<u>FSA Bases</u>	
<u>CROP</u>	<u>BASE ACRES</u>	<u>PLC Yield</u>
Corn	70.20	139
Soybeans	80.93	41

**Legal Description:**

**SE ¼ 33-117-62W- Harmony Township, Spink County, South Dakota**  
***A Very Attractive, highly productive tract of good farm ground.***  
**Flat Topography- - Average Soil Rating 0.502**

**2024 Assessed Valuation \$ 266,404.**

**2025 Real Estate Taxes \$ 2,192.64**

**A TREMENDOUS OPPORTUNITY! A GREAT ADDITION TO ANYONES PORTFOLIO.**

The land is not rented for the 2025 season. Buyer will have the right to farm in 2025.

**Easements:**

Land is sold subject to existing easements, reservations or highways of record, if any.  
It is our understanding that this land was formerly school land. When it was transferred to private ownership the state of South Dakota retained the mineral rights.

The 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 Farm Service Agency, the Spink 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 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. The 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 2024 real estate taxes due in 2025 will be the responsibility of the sellers. The 2025 real estate taxes due in 2026 will be the responsibility of the buyers. The cost of title insurance & closing cost will be spilt between the buyer and the sellers. The 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.

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.

**OWNER:**

***Laura L. Eidsness Living Trust***

**Auctioneers:**

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

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

***Closing Agent: Gillette Law Office***  
***701 Main Street***  
***Redfield, SD 57469***  
***Phone # 605-472-1210***



## Aerial Map

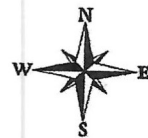
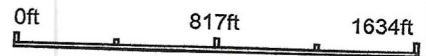


Boundary Center: 44° 53' 53.55, -98° 17' 37.57

**33-117N-62W**  
**Spink County**  
**South Dakota**



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



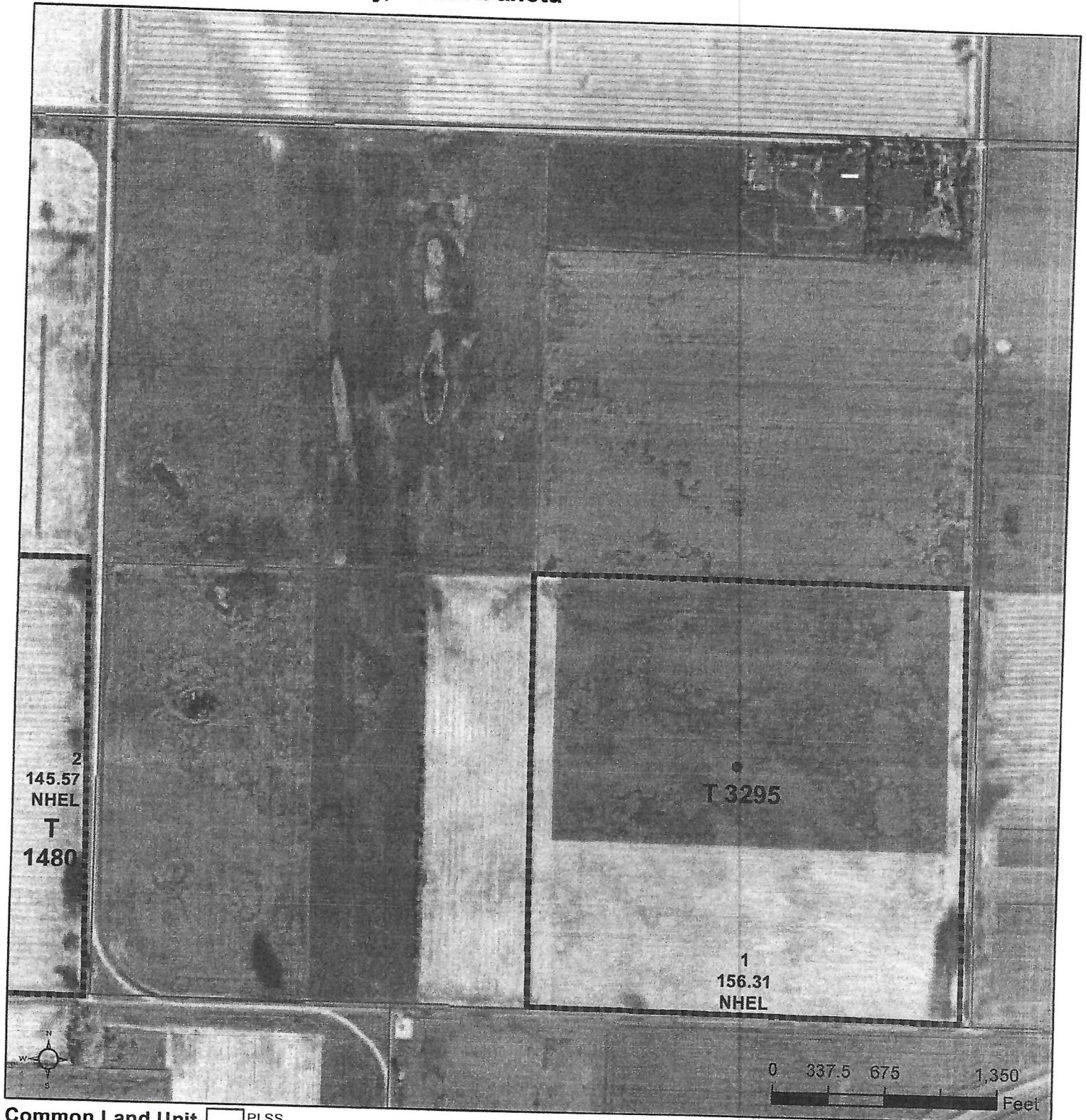
1/22/2025





United States  
Department of  
Agriculture

## Spink County, South Dakota



**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 January 06, 2025

**Farm 6985**

**33-117N-62W-Spink**

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).



SOUTH DAKOTA

SPINK

Form: FSA-156EZ


 United States Department of Agriculture  
 Farm Service Agency

FARM : 6985

Prepared : 1/23/25 1:38 PM CST

Crop Year : 2025

## Abbreviated 156 Farm Record

Tract 2111 Continued ...

<b>Crop Name</b>	
Corn	
Soybeans	
<b>TOTAL</b>	

Tract Number : 3295

Description : SE 33-117-62  
 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 : LAURA BOYER EIDSNESS  
 Other Producers :  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.31	156.31	156.31	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	156.31	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	70.20	0.00	139
Soybeans	80.93	0.00	41
<b>TOTAL</b>	<b>151.13</b>	<b>0.00</b>	

## NOTES



# Wetlands Map



State: **South Dakota**  
 Location: **33-117N-62W**  
 County: **Spink**  
 Township: **Harmony**  
 Date: **1/22/2025**

Maps Provided By:

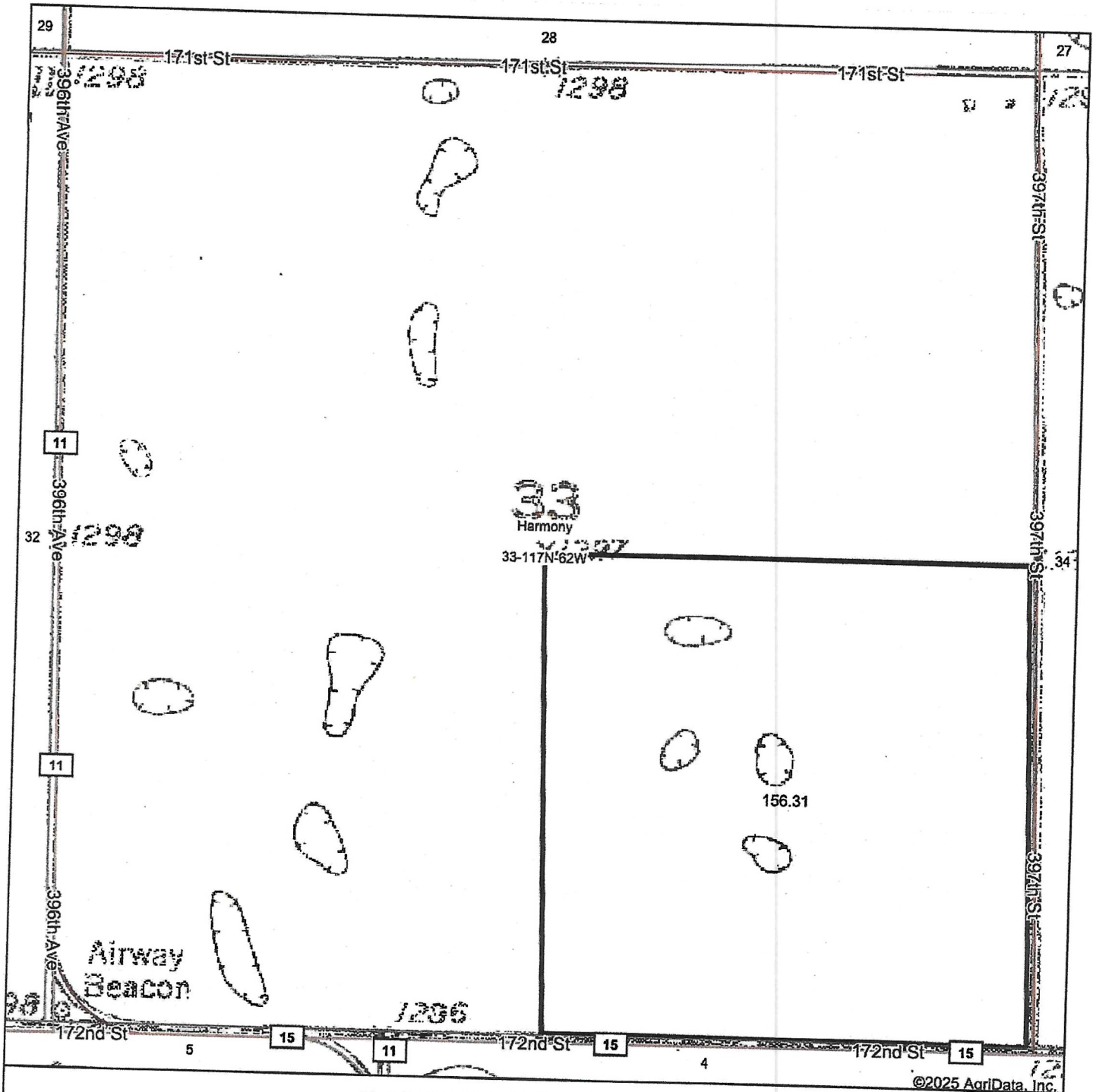


0ft 669ft 1339ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.28
PEM1Cx	Freshwater Emergent Wetland	0.01
Total Acres		2.29

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

# Topography Map



33-117N-62W  
Spink County  
South Dakota

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



# Spink County, SD

## Summary

Parcel ID 003503  
Legal Description SE 1/4 33-117-62  
Location Section ST, HARMONY  
Deed Holder EIDSNESS, LAURA L LIVING TRUST  
Contract Holder

Gross Acres 160.00  
ROW Acres 0.00  
Gross Taxable Acres 160.00  
Exempt Acres 0.00  
Net Taxable Acres 160.00 (Gross Taxable Acres - Exempt Land)  
Average Rating 0.502

Agland Active Config 2025

## Sub Parcel Summary

Description	Acres	Average Rating
100% Value	160.00	0.502
Total	160.00	

## Soil Summary

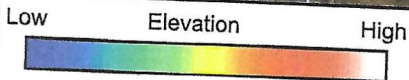
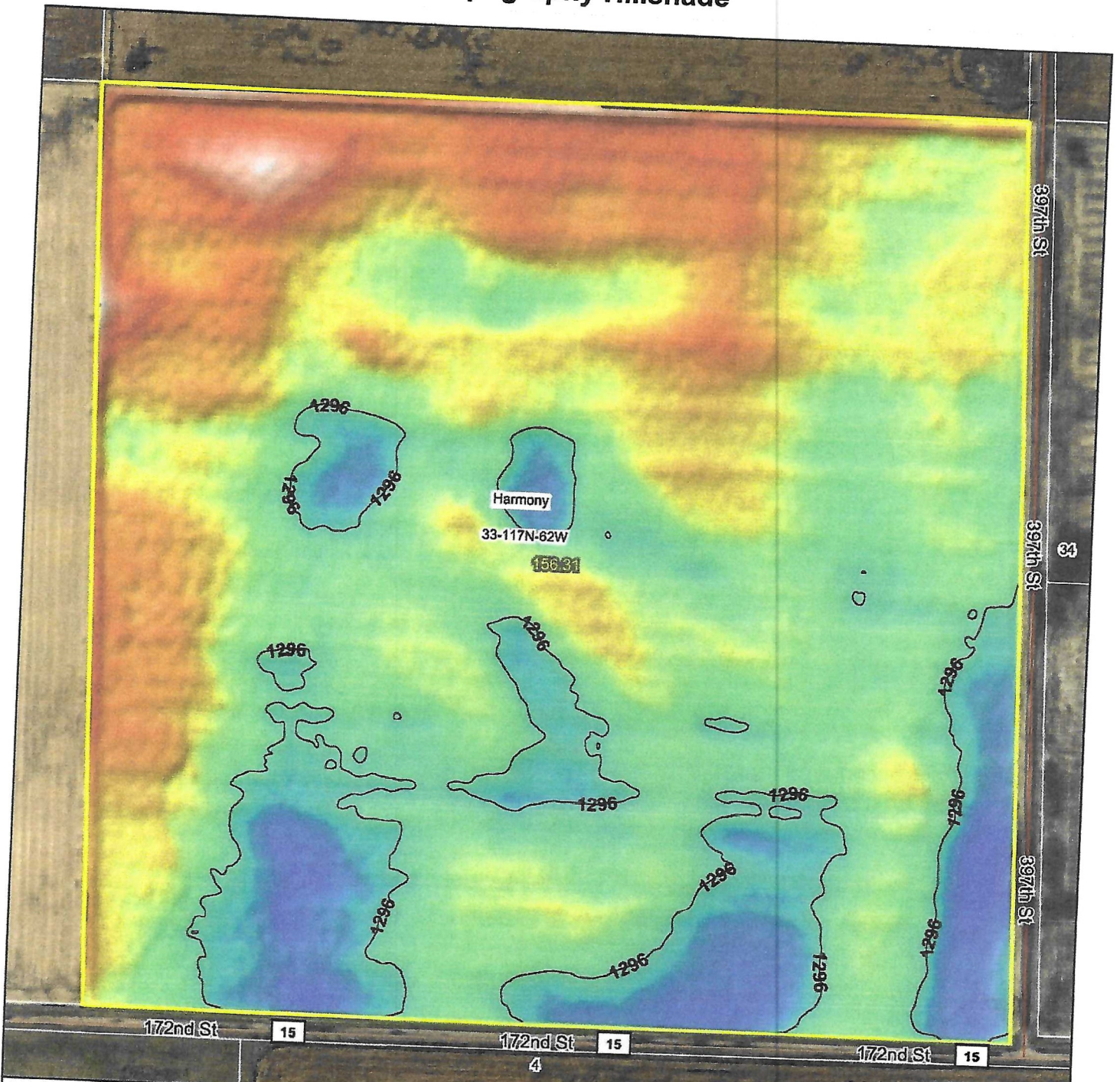
Soil Name	SMS	Land Use	PFC	Rating	Total Acres
ABERDEEN-NAHON-HEIL	An	Crop	3s/4s/6s	0.483	127.05
HARMONY-ABERDEEN	Hm	Crop	2c/3s	0.844	11.28
NAHON-ABERDEEN-EXLINE	Na	Crop	4s/3s/6s	0.433	21.67
Total					160.00

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Last Data Upload: 1/22/2025, 7:40:16 AM

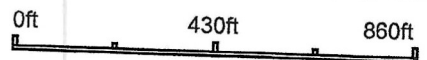
Contact Us

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

# Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,294.9  
Max: 1,298.9  
Range: 4.0  
Average: 1,296.6  
Standard Deviation: 0.69 ft



1/22/2025

33-117N-62W  
Spink County  
South Dakota

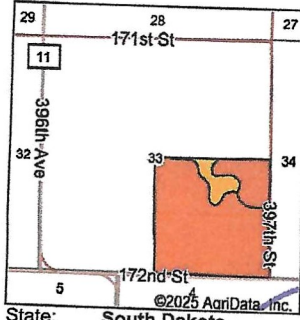
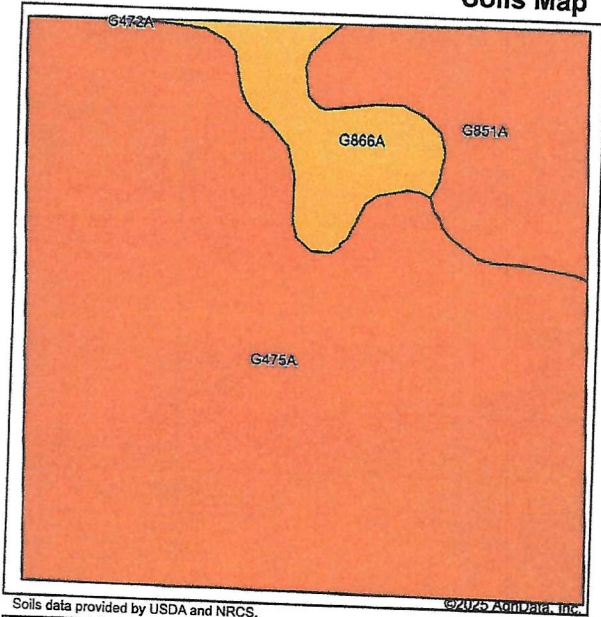
Boundary Center: 44° 53' 53.55, -98° 17' 37.57

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023  
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: South Dakota  
County: Spink  
Location: 33-117N-62W  
Township: Harmony  
Acres: 160  
Date: 1/22/2025

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass alfalfa AUM	Corn Bu	Flax Bu	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
G475A	Aberdeen-Nahon-Heil silt loams, 0 to 2 percent slopes	125.85	78.6%		IIIs	2565	50	2		3	29	8		34	5	21			46	29	46	39
G851A	Nahon-Aberdeen-Exline silt loams, 0 to 2 percent slopes	22.19	13.9%		IVs	2099	46	1	1	2	28	5	1	32	8	18	31	1	47	32	47	43
G866A	Harmony-Aberdeen silty clay loams, 0 to 2 percent slopes	11.87	7.4%		IIIs	2591	80	3	2	3	43	14	1	52	14	28	30	1	54	41	54	53
G472A	Aberdeen-Nahon silty clay loams, 0 to 2 percent slopes	0.09	0.1%		IIIs	2361	59	2	2	3	36	9	1	42	7	24	47	1	49	34	49	45
Weighted Average					3.06	2502.2	51.7	1.9	0.3	2.9	29.9	8	0.2	35.1	6.1	21.1	6.6	0.2	*n 46.7	*n 30.3	*n 46.7	*n 40.6

\*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.

# Spink County, SD

## Parcel Summary

Parcel ID 003503  
Property Address Str 33-117-62  
Harmony  
Sec/Twp/Rng 33 / 117 / 62  
Brief Tax Description SE 1/4 33-117-62  
(Note: Not to be used on legal documents)  
Gross Acres 160.00  
Lot Size N/A  
School District 56-4  
Land Code A

## Owners

Deed Holder  
Eidsness Laura L Living Trust  
907 Orchard Dr Room 204  
Grinnell IA 50112

Contract Holder

## Valuation

	2024	2023	2022	2021	2020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Land Value	\$266,404	\$253,634	\$263,902	\$263,902	\$0
= Total Assessed Value	\$266,404	\$253,634	\$263,902	\$263,902	\$278,205

## Tax History

2025	1st Half	2nd Half	Full Year
Due Date	April 30, 2025	October 31, 2025	
Tax Billed	1096.32	1096.32	2192.64
Date Paid			
Notes 0.00 0.00			

2024	1st Half	2nd Half	Full Year
Due Date	April 30, 2024	October 31, 2024	
Tax Billed	1049.37	1049.37	2098.74
Date Paid	01/29/2024	01/29/2024	
Notes 0.00 0.00			

2023	1st Half	2nd Half	Full Year
Due Date	April 30, 2023	October 31, 2023	
Tax Billed	1047.34	1047.34	2094.68
Date Paid	03/13/2023	11/28/2023	
Notes 0.00 0.00			

2022	1st Half	2nd Half	Full Year
Due Date	April 30, 2022	October 31, 2022	
Tax Billed	1043.97	1043.97	2087.94
Date Paid	05/23/2022	11/28/2022	
Notes 0.00 0.00			

2021	1st Half	2nd Half	Full Year
Due Date	April 30, 2021	October 31, 2021	
Tax Billed	1068.98	1068.98	2137.96
Date Paid	02/16/2021	09/23/2021	
Notes 0.00 0.00			



2020	1st Half	2nd Half	Full Year
Due Date	April 30, 2020	October 31, 2020	
Tax Billed	1092.93	1092.93	2185.86
Date Paid	11/19/2020	11/19/2020	
Notes 0.00 0.00			

*Disclaimer: Please verify all amounts with treasurer's office before making any payments. Data will be updated on Monday mornings.*

## Map



No data available for the following modules: Buildings, Sales, Farm Buildings, Photos, Sketches.

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