



# ★ Spink County Land ★

# AUCTION

 **560 Acres**   
**Friday - March 24, 2023 - 2:00 p.m.**

Sale Site: Bottoms Up Bar and Grill – 207 Humphrey Drive – Doland, South Dakota  
560 acres – 547.27 acres considered cropland including 78.7 acres enrolled in CRP

	<b>FSA Bases</b>	
<u>CROP</u>	<u>Base Acres</u>	<u>PLC Yields</u>
Wheat	32.5	41
Corn	144.3	100
Sunflowers	0.87	1519
Soybeans	290.97	29

Offering for sale:

**Tract 1 - SE ¼ 16-117-61, Prairie Center Township, Spink County, South Dakota**

Location from Doland: 4 miles West on Hwy 212 to 402<sup>nd</sup> Avenue, North 3 miles to 169<sup>th</sup> Street, ½ mile East on 169<sup>th</sup> Street.

160 acres all farm ground – Average Soil Rating 0.369

2022 Assessed Valuation \$ 190,309.

2022 Real Estate Taxes \$ 914.46

**Tract 2 - E ½ of NW¼ 16-117-61, Prairie Center, Township, Spink County, South Dakota**

Location from Doland: 4 miles North on Hwy 37 to 168<sup>th</sup> Street, 3 ½ miles West on 168<sup>th</sup> Street.

80 acres – all farm ground Average Soil Rating 0.453

2022 Assessed Valuation \$ 118,006.

2022 Real Estate Taxes \$ 567.98

**Tract 3 - NW ¼ 20-117-60, Spring Township, Spink County, South Dakota**

Location from Doland: Approx. 1½ miles East on Hwy 212 to 408<sup>th</sup> Avenue, 3 miles North to 169<sup>th</sup> Street, 1/2 mile West on 169<sup>th</sup> Street

160 acres all farm ground – Average Soil Rating 0.335

2022 Assessed Valuation \$ 172,543.

2022 Real Estate Taxes \$ 858.86

**NE ¼ 20-117-60, Spring Township, Spink County, South Dakota**

Location from Doland: Approximately 1½ miles East on Hwy 212 to 408<sup>th</sup> Avenue, 2½ miles North on 408<sup>th</sup> Avenue..

160 acres all farm ground – Average Soil Rating 0.421

2022 Assessed Valuation \$ 218,002.

2022 Real Estate Taxes \$ 1,085.42

Tract 3 will consist of the above two quarters selling as one unit. It has been farmed as one unit.

The NE ¼ has 78.70 acres enrolled in CRP, this contract will expire in the fall of 2032.

This land is all under lease for the 2023 crop year. Buyers will receive cash rent. The lessee pays rent on all the land acres classified as farmland. The CRP annual payment will be paid direct to the new owner, so the amount of the CRP payment is deducted from the cash rent 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. Land will be offered in three individual tracts and will not be combined, Joe Lutter and Gilbert Lutter auctioneers are acting as agents for the sellers.

## Schmidt Joint Revocable Family Trust, owners

For an informational booklet or for more information contact the auctioneers:

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

Check: [www.Lutterauction.com](http://www.Lutterauction.com)