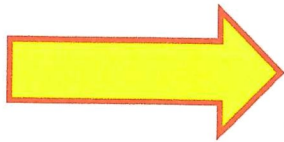
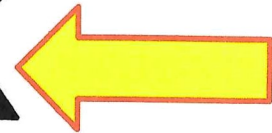


Spink County Land

AUCTION



74 Acres



Located from Redfield, S.D.- 1 mile East on Hwy 212, 2 miles South on 387th Avenue, 1½ mile East on 175th Street

Tuesday April 11, 2023 11:00 a.m.

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

Offering for Sale

Legal Description:

SE ¼ SW ¼ & NE ¼ SW ¼ Less Fuss subdivision in Lot 3 & NE ¼ SW ¼ of Section 18, Township 116 North, Range 63 West of the 5th P.M., Lodi Township, Spink County, South Dakota - Total Acres: 74 acres, -

Randy, Rick, & Rodney Fuss, 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

Check: www.Lutterauction.com

Closing Agent:

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

Spink County Land AUCTION

Tuesday April 11, 2023 11:00 a.m.

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

74 Acres

Located from Redfield, S.D.- 1 mile East on Hwy 212, 2 miles South on 387th Avenue, 1½ mile East on 175th Street

Crop	FSA Bases Base Acres	PLC Yield
Corn	19.93	156
Soybeans	32.27	36

Offering for Sale

Legal Description:

SE ¼ SW ¼ & NE ¼ SW ¼ Less Fuss subdivision in Lot 3 & NE ¼ SW ¼ of Section 18, Township 116 North, Range 63 West of the 5th P.M., Lodi Township, Spink County, South Dakota - Total Acres: 74 acres, - 72.76 acres considered cropland. - Average Soil Rating 0.907 - Productivity Index 90.9

Assessed Valuation \$ 211,973.

Estimated 2023 Real Estate Taxes \$ 1,690.97

Buyer will have the right to farm the land for the 2023 crop year

A Very **PRODUCTIVE** tract of Land!

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 Farm Service Agency, the Spink County Director of Equalization, the Beacon website and the Farm Data website. 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 2022 real estate taxes payable in 2023 will be the responsibility of the sellers. The 2023 real estate taxes due 2024 will be the responsibility of the buyers. The costs of title insurance and closing costs will be split equally between the buyer and the sellers. Ownership will transfer at time of closing. The properties will be sold subject to the approval of the sellers. Sellers do not warrant or guarantee the existing border lines or 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

Randy, Rick, & Rodney Fuss, 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

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

Spink County, SD



Soil Summary

Processed on:

3/8/2023 3:23:00 PM

Parcel Number: 004838

Configuration:2023

Legal Description: E 1/2 OF SW 1/4 Less Fuss S-D in Lot 3 & NE 1/4 SW 1/4 (38.77 A) 18-116-63

Location: Section 18, T116N R63W

Deed Holder: FUSS, RANDY R RT, RICKY R, & RODNEY J

Contract Holder:

Gross Acres: 74.00
 ROW Acres: 0.00
 Gross Taxable Acres: 74.00
 Exempt Acres: 0.00
 Net Taxable Acres: 74.00(Gross Taxable Acres - Exempt Land)

Average Rating: 0.907
 Soil-survey-based Land Value: \$211,973.03
 Average Land Value per Acre: \$2,864.50

Summary							
Description	Code	Acres	Rating	Gross Value		Adjusted Value	
				Value	Value Per Acre	Value	Value Per Acre
100% Value	*	74.00	0.907	\$211,973.03	\$2,864.50	\$211,973.03	\$2,864.50
Total		74.00		\$211,973.03	\$2,864.50	\$211,973.03	\$2,864.50

Details									
Soil Name	SMS	Land Use	Assess As...	PFC	Rating	Gross \$/Acre	Deed. Acres	Gross Value	Adjusted Value
AASTAD	Aa	*	Crop	2c	0.957	\$3,023.95	1.91	\$5,775.74	\$5,775.74
FORMAN-AASTAD	FmB	*	Crop	2e/2c	0.847	\$2,676.37	4.17	\$11,160.46	\$11,160.46
FORMAN-BUSE-AASTAD	FrB	*	Crop	2e/3e/2c	0.772	\$2,439.38	5.43	\$13,245.83	\$13,245.83
GREAT BEND-BEOTIA	GoA	*	Crop	2c	0.962	\$3,039.75	55.13	\$167,581.42	\$167,581.42
WINSHIP-TONKA	Wo	*	Crop	2w/4w	0.611	\$1,930.65	7.36	\$14,209.58	\$14,209.58
Total						\$2,864.50	74.00	\$211,973.03	\$211,973.03



Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 46-115-2021-68
 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
73.68	72.76	72.76	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	72.76	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	19.93	0.00	156	0
Soybeans	32.27	0.00	36	0
TOTAL	52.20	0.00		

NOTES

Tract Number : 13310
 Description : E1/2 SW 18-116-63
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : RICKY R FUSS, RANDY R FUSS, RODNEY J FUSS
 Other Producers : None
 Recon ID : 46-115-2021-67

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.00	72.76	72.76	0.00	0.00	0.00	0.00	0.0

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

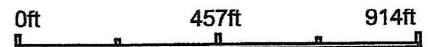
Min: 1,277.3

Max: 1,300.2

Range: 22.9

Average: 1,291.6

Standard Deviation: 3.44 ft



3/7/2023

18-116N-63W
Spink County
South Dakota

Map Center: 44° 51' 25.97, -98° 27' 10.64

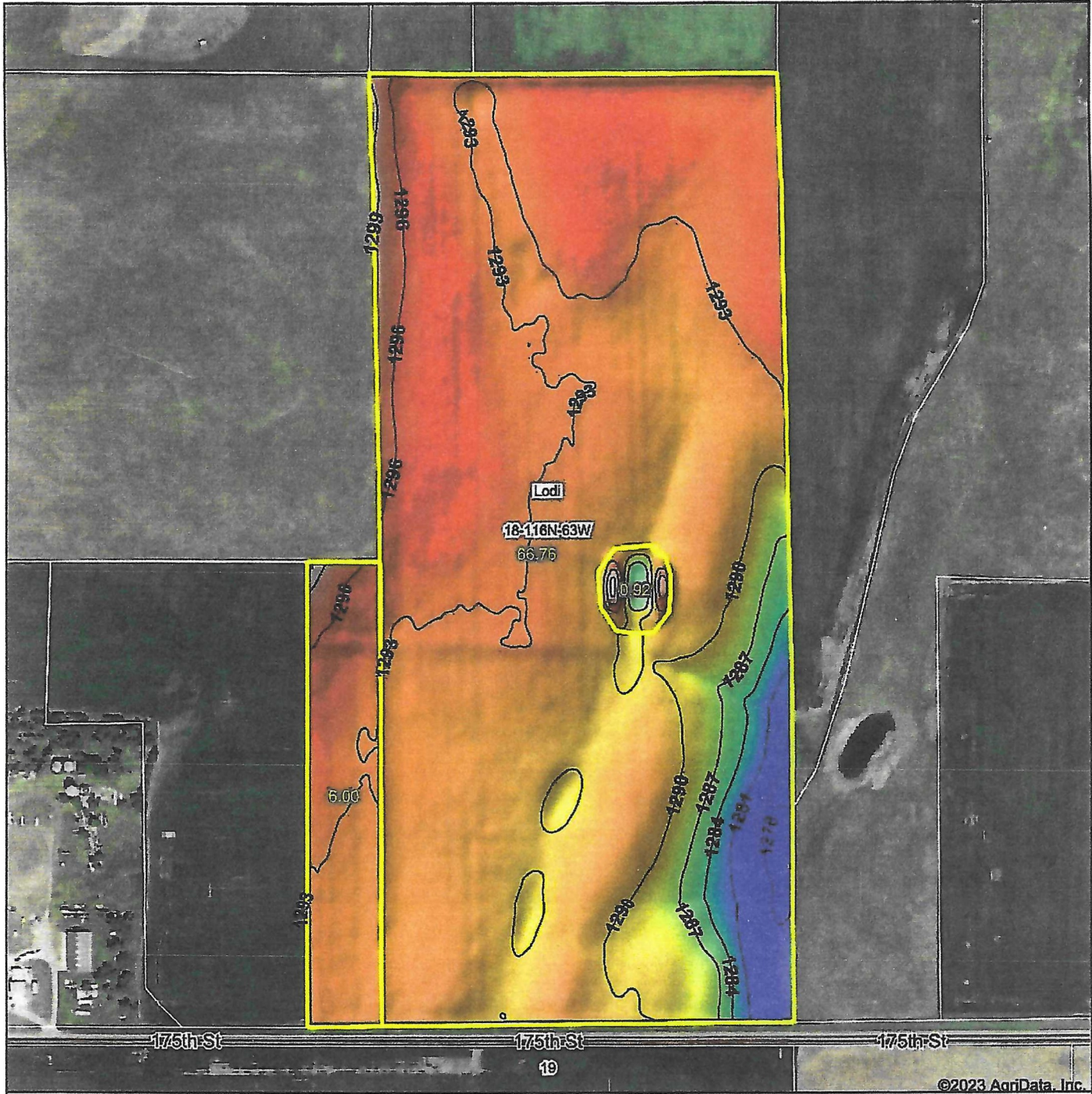
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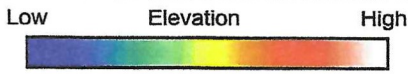
© AgriData, Inc. 2023

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

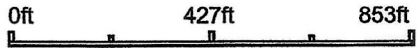
Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,277.3
 Max: 1,300.2
 Range: 22.9
 Average: 1,291.6
 Standard Deviation: 3.44 ft



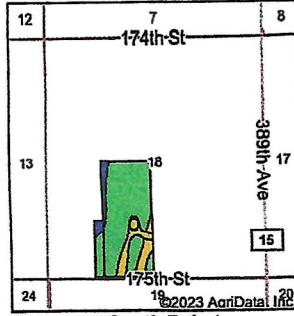
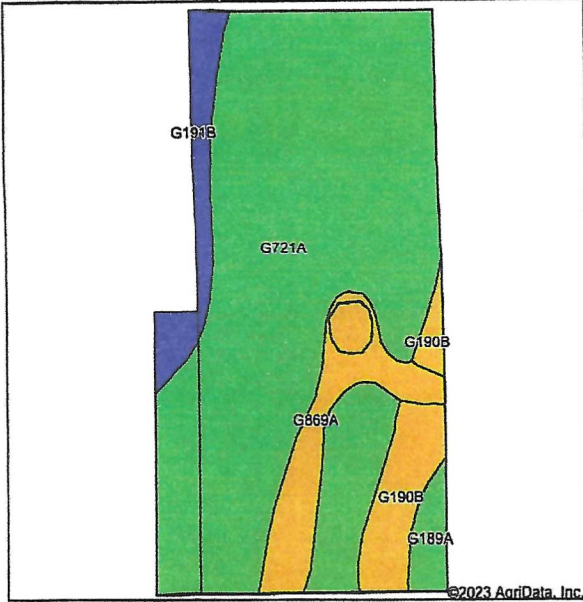
18-116N-63W
Spink County
South Dakota

map center: 44° 51' 25.97, -98° 27' 10.64



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

Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **18-116N-63W**
 Township: **Lodi**
 Acres: **73.68**
 Date: **3/7/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD115, Soil Area Version: 23

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
G721A	Great Bend-Beotia silt loams, till substratum, 0 to 2 percent slopes	55.04	74.7%		Ilc	2881	95	3		5	65	20		75	15	36	45		62	43	39	61
G869A	Winship-Tonka silt loams, till substratum, 0 to 1 percent slopes	7.23	9.8%		Ilw	4492	71	2		3	42	13		48	1	24	900		60	46	41	57
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	5.42	7.4%		Ile	2874	79		1		1		1	1	1	1	27	1	56	39	34	56
G191B	Forman-Aastad loams, 0 to 6 percent slopes	4.19	5.7%		Ile	3108	85		1		1		1	1	1	1	27	1	57	39	35	56

Soils data provided by USDA and NRCS.



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	
G189A	Aastad loam, 0 to 3 percent slopes, drainageway	1.80	2.4%	■	IIC	3757	97										5		63	45	39	63	
Weighted Average					2.00	3072.9	90.9	2.4	0.1		4	52.8	16.2	0.1	60.9	11.4	29.4	125.6	0.1	*n 61.1	*n 42.8	*n 38.6	*n 60

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

SOUTH DAKOTA

SPINK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10307

Prepared : 3/9/23 10:31 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 13310 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.76	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	19.93	0.00	156
Soybeans	32.27	0.00	36
TOTAL	52.20	0.00	

NOTES

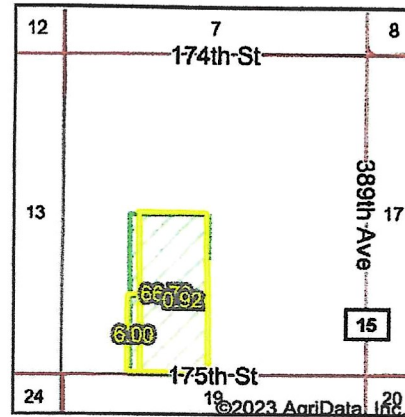
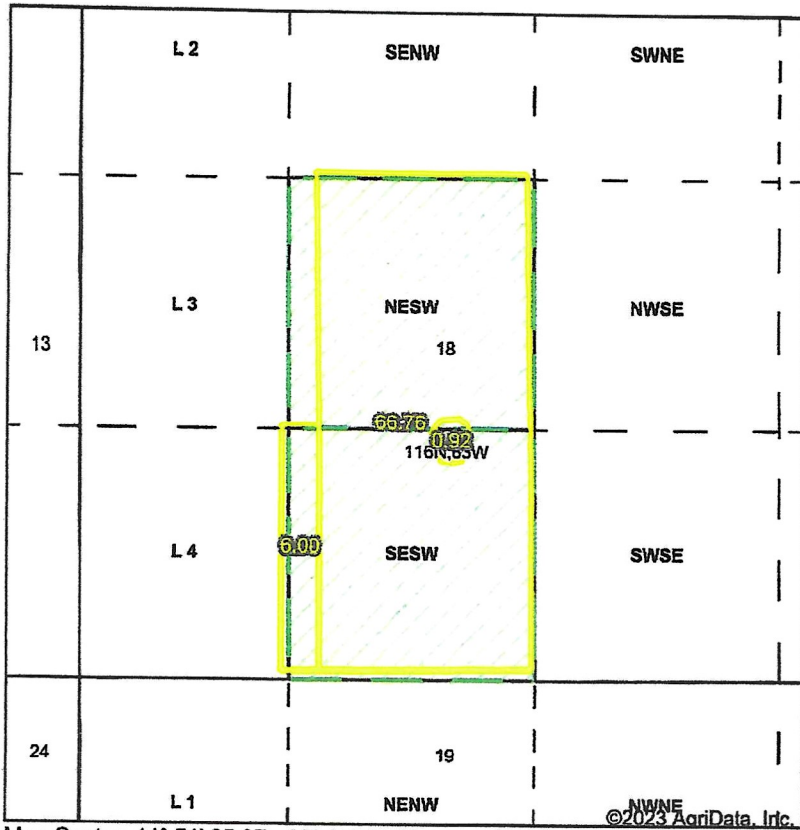
Empty box for notes.

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PLSS Legal Description



Acres: **73.68**
 Date: **3/7/2023**
 Township: **Lodi**
 County: **Spink**
 State: **South Dakota**



PLSS Source: **Bureau of Land Management (BLM)**
 PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

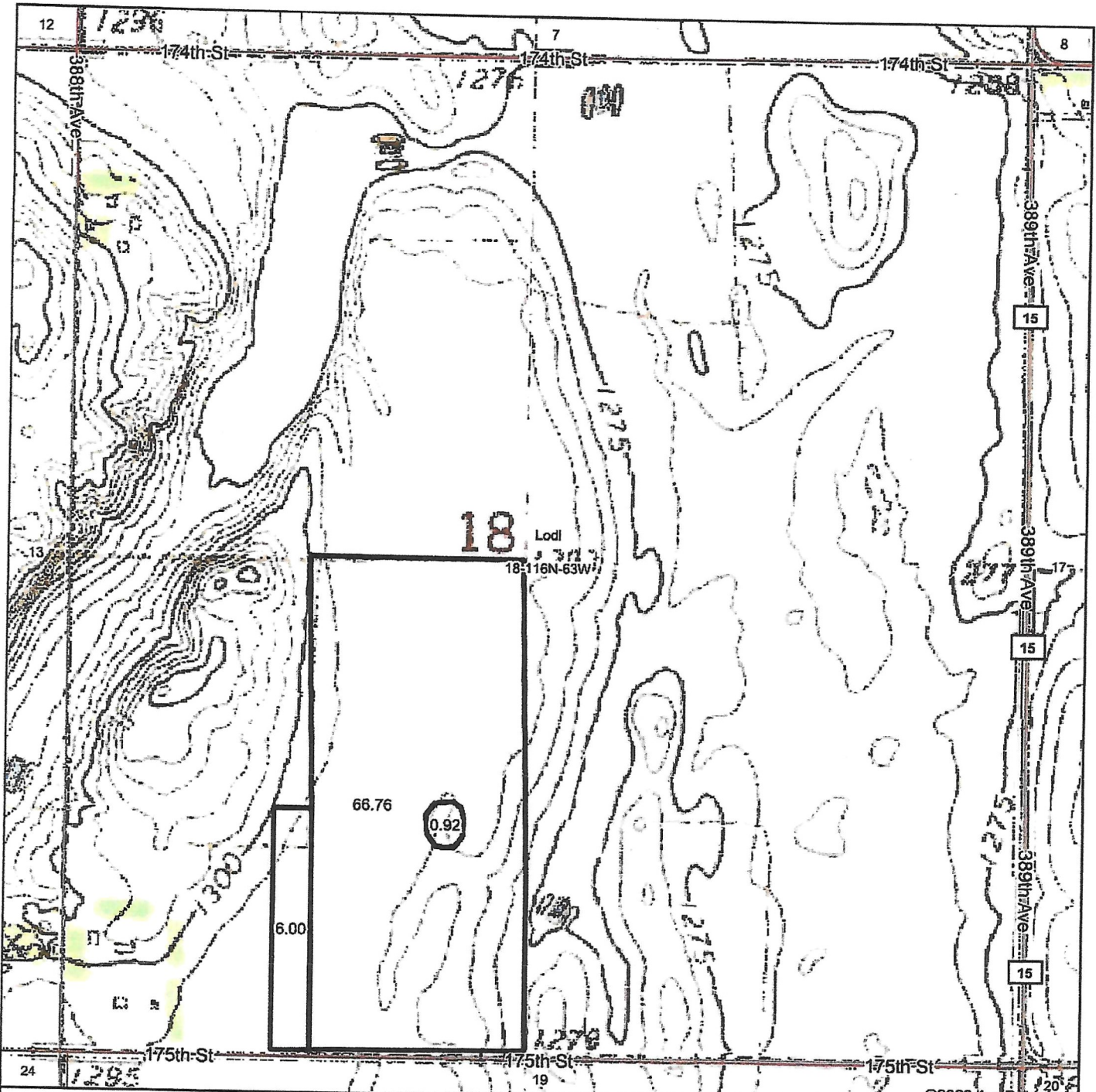
Short Legal:

PT NESW; SESW 18-116N-63W

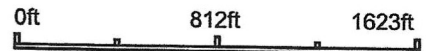
Long Legal:

PART OF THE NE1/4 SW1/4; SE1/4 SW1/4 OF SECTION 18, TOWNSHIP 116 NORTH, 63 WEST, SPINK COUNTY, SOUTH DAKOTA

Topography Map



map center: 44° 51' 25.97, -98° 27' 10.64



18-116N-63W
Spink County
South Dakota



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2006.

