

ESTATE LAND AUCTION

+/- 285.62 Acres of Adams Twp., Miner Co. SD Land as 2 Individual Farms

– FARM #1 – +/-151.12 Acres & FARM #2 – +/-134.50 Acres

We will offer both of the following farms "ON SITE" at the land – Located from Howard, SD at the Jct. of Hwy's. #34 & 435th Ave. (Cemetery Corner) – 3 miles north on 435th Ave.; or from Winfred, SD (Jake's Corner) at the Jct. of Hwy's #34 & #81 - 6 miles west on Hwy #34, then 3 miles north on 435th Ave.

THURSDAY OCTOBER 10, 2024 SALE TIME: 10:00 AM

AUCTIONEERS NOTE: *In order to settle the Maynard Bender Estate, we will offer this high caliber +/-285.62 acres of land at public auction. This auction presents the opportunity to purchase two parcels of land situated near Howard, SD in Adams Township in Miner County, SD, which has been owned by the Bender Family for many decades – with ownership in Farm #2 in Sec. 24 dating back to 1948 and ownership in Farm #1 in Sec. 26 dating back to a date of purchase in 1971. Each of these farms will be offered individually with NO combinations. Both of these farms have high percentages tillable and very good soil ratings! Existing drain tile is in place on FARM #1. Please mark your calendars and make plans to be in attendance at this auction. Chuck Sutton*

FARM #1 – +/-151.12 Surveyed Acres - Legal Desc.: The NE $\frac{1}{4}$ Sec. 26, T. 107N., R. 56W., except the N. 365.4' of the W. 1,121.30' of said NE $\frac{1}{4}$, except the W. 30' thereof, (Adams Twp.), Miner County, SD.

Farm #1 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 150.85 acres. This land is located at the southwest corner of the intersection of 230th St. & 435th Ave. This farm presently is being operated as a high percentage tillable parcel of productive cropland, as according to FSA information this farm has approx. 147.31 acres of cropland with an FSA 56.49 acre corn base with a 142 bu. PLC yield, 65.90 acre soybean base with a 41 bu. PLC yield and a 22.23 acre wheat base with a 75 bu. PLC yield. According to the Miner Co. Assessor, this land has a very respectable overall soil rating of .889 and comparatively Surety Agri-Data soils indicate this land has a soil index of 82.3, with the soils predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The farmability of this property has been enhanced by the installation of drain tile throughout areas of the farm, as according to the previous tenant there is approximately 7,790' of drain tile installed in this land, with the tile comprised of an 8" main (+/-3,435') and 5" arterial lines (approx. 4,356'). The RE taxes payable in 2024 on this land were \$2,962.30.

FARM #2 - +/-134.50 Surveyed Acres - Legal Desc.: The SW $\frac{1}{4}$, Exc. the W. 712.8' of the S. 1,669.8' thereof, Sec. 24, T. 107N., R. 56W, (Adams Twp.), Miner County, SD. - Located from the NE Corner of Farm #1 (Jct. 230th & 435th Ave.) – just northeast and around the acreage previously sold.

Farm #2 will be offered as an individual parcel, which according to Miner County Assessor's data contains approximately 132.68 acres. This farm presently is being operated as a high percentage tillable parcel of productive cropland, and it appears the FSA cropland acres are slightly overstated as FSA indicates the farm has approx. 134.13 acres of cropland (as compared to 132.68 taxable acres), with an FSA 51.43 acre corn base with a 142 bu. PLC yield, 60.01 acre soybean base with a 41 bu. PLC yield and a 20.24 acre wheat base with a 75 bu. PLC yield. According to the Miner Co. Assessor, this land has a very respectable overall soil rating of .888 and comparatively Surety Agri-Data soils indicate this land has a soil index of 82.3, with the soils predominately comprised of Class II soils. The general topography of the land is level to very gently rolling. The RE taxes payable in 2024 on this land were \$2,605.20.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before December 10, 2024 and full possession of the land at the expiration of the existing farm lease on March 2, 2025 with full possession for the 2025 crop year. Personal Representative's Deeds will be conveyed and owner's title insurance policies will be provided with the cost divided 50-50 between the buyer and seller, additionally a title company closing fee (Fidelity Abstract & Title), if any, will be divided 50-50 between the buyer and seller. All of the 2023 RE taxes payable in 2024 will be paid by the estate, with the sellers to also be responsible for payment of the 2024 RE taxes payable in 2025, with the estate to provide a credit to the buyer based on current amount of the RE taxes payable in 2024, subsequently the buyer will then pay the taxes when due in 2025 with no adjustments for any changes to the tax amounts. The total acres being sold are being sold in accordance with a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the estate. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland, yields, bases & other information is estimated and not guaranteed and are subject to county committee approval. Information contained herein is deemed to be correct but is not guaranteed. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all Miner County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Personal Representative.

To view drone video, aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding or other information contact the auctioneers.

MAYNARD BENDER ESTATE

**Gregory A. Protsch – Personal Representative -
Mumford & Protsch Law Firm – Attorney for the Estate –
Howard, SD – ph. 605-772-4488**

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315

WAYNE BESSMAN – RE Auctioneer – Madison, SD – ph. 605-270-4980

JARED SUTTON, CAI – Auctioneer & RE Broker Assoc.

– Flandreau, SD – ph. 605-864-8527