

LAND AUCTION

+/-307.91 Acres of Highly Productive, High Percentage Tillable Hanson Twp., Hanson County, SD Farmland

We will offer the following land at Public Auction located from the Jct. of I-90 & Alexandria-Fulton Exit #344 and 421st Ave - Alexandria, SD – 2 ½ Mile North on 421st Ave, 4 Miles West on Hwy. #38 (254th St.), 1 Mile north on 417th Ave to the SW corner of the land. From the N. Edge of Fulton, SD (Jct. of 419th Ave & 252nd St.) – 2 miles west on 252nd St. to the NW corner of the land. From Mitchell, SD (Plains Commerce Bank Corner) – 7 ½ miles east on Hwy. #38, 1 mile north on 417th Ave to the SW corner of the land

WEDNESDAY NOVEMBER 13, 2024 SALE TIME: 10:00 AM

ATTENTION – Row Crop Operators, Investors & Others in the Market for Hanson County, SD Land! This auction awards the opportunity to purchase a very productive Farm situated between Mitchell & Fulton, SD which has been in the Getty Family for many decades! This land will be offered in individual parcels or as a unit! Make plans to inspect this property & be in attendance at this auction!

This Land will be Offered as Farm #1 as a Unit - +/-307.91 Acres, Tr. 1A – The NW ¼ - +/- 147.37 Acres, or Tr. 1B – The SW ¼ - +/- 160.54 Acres

This auction awards a nice opportunity to Purchase a productive parcel or parcels of Hanson Twp., Hanson County, SD Land. FSA information indicates that this parcel as a whole consists of 298.12 acres of cropland with a 143.94 acre corn base with a 132 Bu. PLC yield, a 111.18 acre soybean base with a 36 Bu. PLC yield, & a 35.18 acre wheat base with a 46 Bu. PLC yield. According to county assessors information this property has an overall soil rating of a .71. Information from Surety Agridata Inc. indicates Tr. 1A - the north +/-147.37 acres has a productivity index of a 78.3, Tr. #1B - the south +/-160.54 acres has a productivity index of a 78.7, & Farm #1 as a whole as a productivity index of a 78.5. The 2023 RE taxes payable in 2024 on this land were \$4,816.44. This is a productive parcel of land in a highly regarded agricultural area which must be seen to be appreciated! Make plans to inspect this property & be in attendance at this auction!

LEGAL DESCRIPTION: The W. ½ (Exc. The S. 760' of the N. 1796' of the W. 760') of Sec. 13, T. 103N., R. 59W., Hanson Twp., Hanson County, SD

TERMS: Cash – A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before December 27, 2024, with full possession for the 2025 crop year. Subject to the rights of the current tenants to harvest the 2024 crops in accordance with the 2024 farm lease. A Warranty Deed will be conveyed, and an Owner's Title Insurance Policy will be provided with the cost of the owner's policy and closing agents fee divided 50-50 between the buyer & seller. This property is sold based on the acres determined by a survey completed by Thomas Weeks – Registered Land Surveyor, with the acres understood to be "more or less". All of the 2023 RE Taxes payable in 2024 as well as the 2024 RE taxes payable in 2025 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA yields, bases, payments or other info. is estimated and subject to County Committee approval & if these parcels are sold separately will be subject to FSA reconstitution. Information contained herein is deemed to be correct but is not guaranteed. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, and subject to any Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners. For sale brochure or additional information visit: www.suttonauction.com

THE HEIRS OF ALICE GETTY – Dorothy Collett & Barbara Zastrow - Owners

TERRY HAIAR – RE Estate & Personal Property Auctioneer – Alexandria, SD – ph. 605-239-4626

CHUCK SUTTON - Auctioneer & Land Broker

Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777

JARED SUTTON, CAI – Auctioneer & Broker Associate – Flandreau, SD – ph. 605-864-8527