

# 119.49 ACRES LYNN Twp. PRIME FARMLAND, PASTURE and RURAL ACREAGE LINCOLN COUNTY SD LAND AUCTION

**Offering a 3.45 Acre Improved Farmstead w/ Buildings, 76.03 acres Prime Farm Land and 40.01 Acres Rolling Pasture All Located 9 Miles South of Sioux Falls SD County Hwy 115 (Minnesota Ave.), and only 10 Miles South of Sioux Falls 85th St.**

This offering presents an opportunity to purchase individually or in combination a Handyman's rural 1 1/2 story home with shop and machine shed; a prime cropland farm; or a rolling pasture to be sold "on site" located at 47596 280th St., Canton SD or from the Jct. of 85th St and Minnesota Ave. just 10 miles south of Sioux Falls on County Hwy 115 (474th St.), then 2 miles east on 280th St.; or from Canton go 3 miles west on US Hwy 18 and then 2 miles north on 476th Ave; or from Worthing SD, go 1.5 miles east to County Hwy 115 (474th St.), then 2 miles further east to acreage. Watch for signs.

## TUESDAY, APRIL 26th, 2022 10:00 AM

**Open House Dates: Wed. April 13th (5:30-7pm) & Sun. April 17th, (1-3pm)  
or contact Souvignier Real Estate for Appt.**

**Property will be offered as Parcel 1: 3.45 Improved Acreage; Parcel 2: 76.03 Cropland Acres; or as a Unit consisting of 79.48 Acres. Then Parcel 3: 40.01 Acres to be sold separately.**

**Parcel 1:** This 3.45 improved rural includes an older 1 1/2 story home with main floor consisting of living room, dining area, large kitchen, main floor bedroom, full bath, entryway w/ W&D hookup and shower stall. 2nd level has 3 bedrooms. There is a small partial basement with Carrier fa propane furnace, Marathon elec. water heater and 100 amp breaker service. There is a 2 stall attached garage and exterior is vinyl siding with steel roof. Property is serviced by South Lincoln Rural Water and SE Electric with a functioning well for outside use. Outbuildings include a 50x36 ft. galv. shop with overhead door and a 45x30 ft. open front machine shed. This home is a Handyman's Special as it is in need of updating.

**Parcel 2: (76.03 Ac. Cropland)** This is a very productive and nearly all tillable cropland tract. FSA states there are 72.20 Cropland acres which has a 30.50 acre corn base with 148bu. PLC yield and 30.50 acre soybean base with 44bu. PLC yield. Primary soils found are Wentworth-Chancellor silty clay loam, Egan sci, Chancellor-Tetonka complex, Chancellor-Viborg sci (all Class I & II soils), and Shindler-Egan complex a Class VI soil. Surety Agri-data mapping states a high 84.7 Productivity Index. This land is mostly level to slightly rolling with a non-crop waterway and road ROW. There is 1 existing drain tile. Property sold with 1 rural housing eligibility. This cropland is leased for the 2022 crop year with the new purchaser to receive a Seller's enhanced cash rent of \$265/acre (\$19,133.00) which will be credited at closing with a March 1st, 2023 expiration.

**Parcel 3: (40.01 Ac. Pasture)** This is a most scenic rolling pasture containing the flowing Beaver Creek and is ideal for a rural home with walkout floorplan as there is 1 housing eligibility or use in a livestock operation for grazing. This land is not rented for the 2022 year and available at closing. This tract is sold individually and not in any combination with other tracts offered.

If you are in the market for an Improved rural acre, prime farmland or scenic pasture land for livestock or rural housing, be sure to attend an Open House or inspect these farmland tracts and then attend this unique Auction offering. For further information visit [www.souvignierauctions.com](http://www.souvignierauctions.com) or contact the Auctioneers.

**Legal Desc: S1/2 of SE1/4 and NE1/4 of SE 1/4, Section 1, T 98, R50 {Lynn Twp.}, Lincoln County, SD**

**Terms:** Cash. A 10% non-refundable earnest money payment day of sale with the balance due on or before June 8th, 2022 with Landlord's possession of the cropland and full possession of acreage and pasture. A clear deed and Owner's Title Insurance policy provided with the cost of the title policy and Closing Agent's fee (Lincoln County Title Co.) to be split 50/50 between the Buyer(s) and the Seller. Seller to pay all the 2021 RE taxes in amount of \$ 3,064.60 due in 2022 with the 2023 acreage taxes estimated and prorated to possession date. Property sold by the recently surveyed and recorded acres and understood to be "more or less" and in "AS IS" condition subject to any existing easements, restrictions, reservations or Highways of record, if any. The FSA bases, yields and payments and other information are estimated and are not guaranteed and are subject to County Committee approval. The Licensees/Auctioneers in this transaction are acting solely as Agents for the Seller with the property sold subject to confirmation of the Personal Representatives.

## BEVERLY M. HILT ESTATE, OWNER

### Julie Oppold & Charlotte Farnsworth, Co-Personal Reps.



**TOM SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,  
CANTON SD (605) 987-2404**

**TED SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,  
CANTON SD (605) 660-3962**

**CHUCK SUTTON, AUCTIONEER & LAND BROKER, SIOUX  
FALLS SD (605)336-6315**

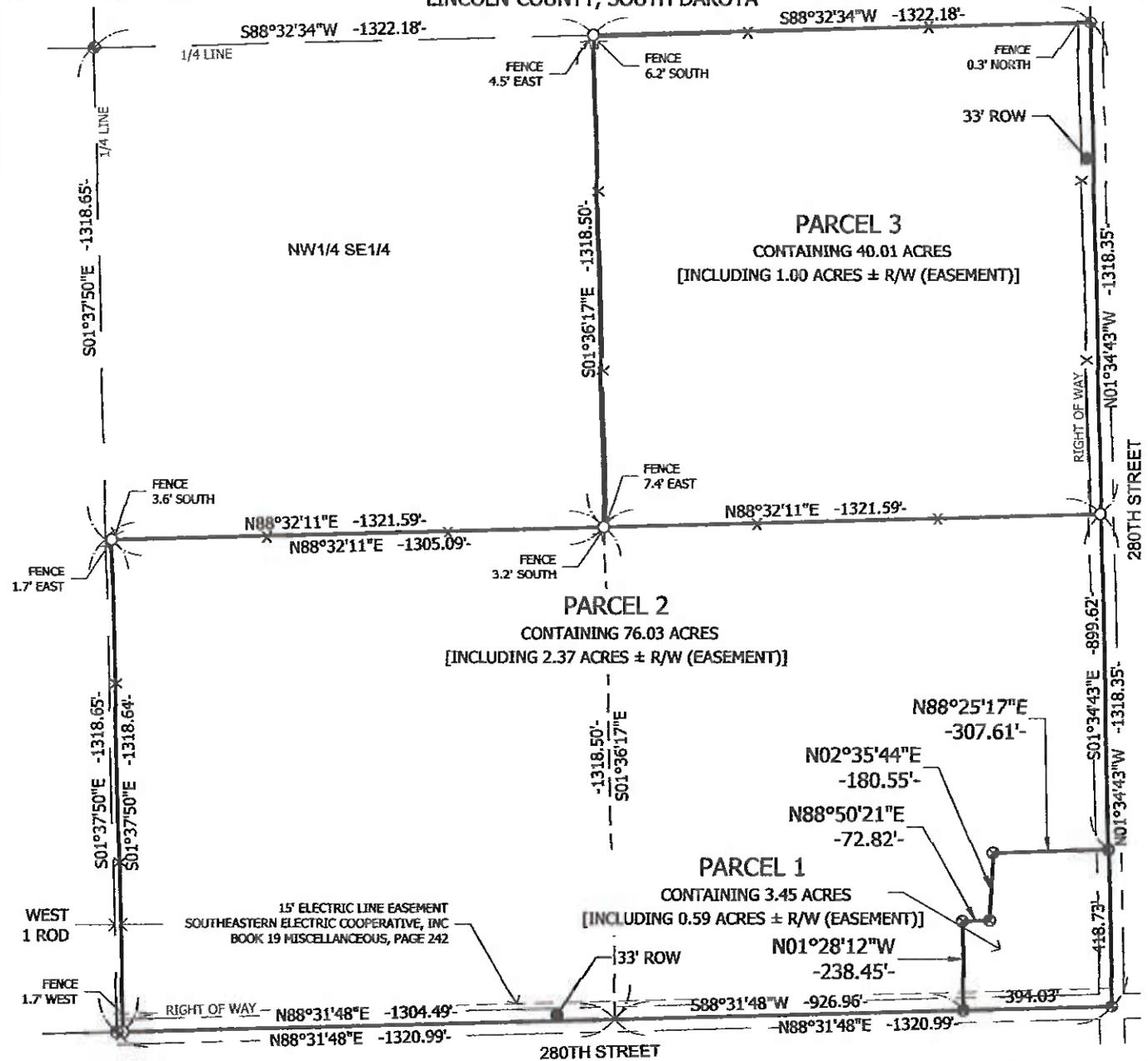
**JARED SUTTON, RE AUCTIONEER & BROKER ASSOCIATE,  
FLANDREAU SD (605) 864-8527**

# SALE DRAWING - PARCELS 1, 2 AND 3

CENTER QUARTER CORNER  
SECTION 1-98-50  
SET REBAR AND CAP 9925

THE SOUTHEAST QUARTER OF SECTION 1, T 98 N, R 50 W OF THE 5TH P.M.,  
LINCOLN COUNTY, SOUTH DAKOTA

EAST QUARTER CORNER  
SECTION 1-98-50  
FOUND 10" SPIKE



SOUTH QUARTER CORNER  
SECTION 1-98-50  
SET REBAR AND CAP 9925

OWNER: BEVERLY M. HILT  
CLIENT: SOUVIGNIER AUCTION SERVICE

SOUTHEAST CORNER  
SECTION 1-98-50  
FOUND 5/8" REBAR



BASIS OF BEARING  
UTM14

0 200 400  
SCALE 1" = 400'

**PARCEL 1 PROPERTY DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) EXCEPT PARCEL 2 IN SECTION ONE (1), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE FIFTY (50) WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA

**PARCEL 2 PROPERTY DESCRIPTION**

SOUTH HALF OF THE SOUTHEAST QUARTER (S1/2SE1/4), EXCEPT THE WEST ONE (1) ROD AND EXCEPT PARCEL 1 IN SECTION ONE (1), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE FIFTY (50) WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA

**PARCEL 3 PROPERTY DESCRIPTION**

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) IN SECTION ONE (1), TOWNSHIP NINETY-EIGHT (98) NORTH, RANGE FIFTY (50) WEST OF THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA

**LEGEND:**

- SET REBAR W/CAP LS 9925
- ⊕ SECTIONAL CORNER AS NOTED
- ⊙ CALCULATED CORNER



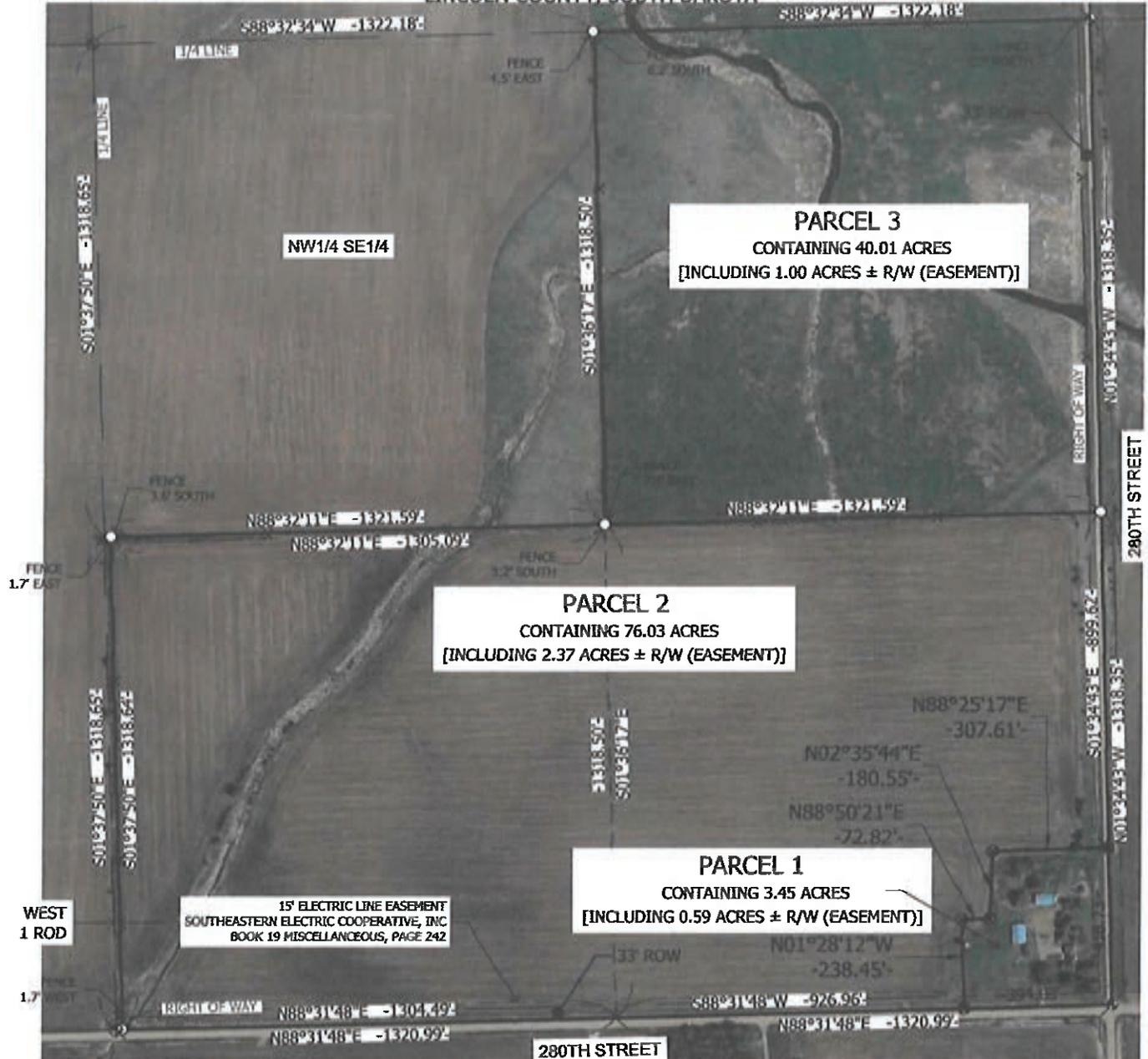
PREPARED BY:  
STOCKWELL ENGINEERS, INC.  
801 N. PHILLIPS AVE.  
SIOUX FALLS, SD 57104  
PHONE: 605-338-6668  
WWW.STOCKWELLENGINERS.COM

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SET REBAR AND CAP 9925

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EAST QUARTER CORNER  
SECTION 1-98-50  
FOUND 10" SPIKE



SOUTH QUARTER CORNER  
SECTION 1-98-50  
SET REBAR AND CAP 9925

SOUTHEAST CORNER  
SECTION 1-98-50  
FOUND 5/8" REBAR

**OWNER: BEVERLY M. HILT**  
**CLIENT: SOUVIGNIER AUCTION SERVICE**



**BASIS OF BEARING**  
UTM14

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**PREPARED BY:**  
STOCKWELL ENGINEERS, INC.  
801 N. PHILLIPS AVE.  
SIOUX FALLS, SD 57104  
PHONE: 605-338-6668  
WWW.STOCKWELLENGINERS.COM



Program  
Year 2022

United States Department of Agriculture

1 inch equals 692 feet

Lincoln County, SD

PLSS: 1\_98N\_50W

Farm: 1169

**Wetland Determination Identifiers**

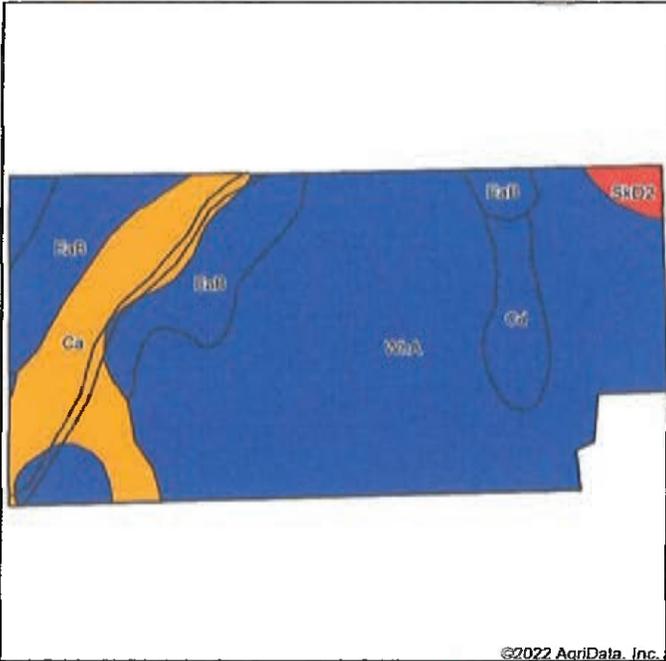
- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provision

□ Common Land Units

▨ Non Cropland

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 information provided by the producer and/or National Agricultural Imagery Program (NAIP). 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 NRCS.

## Soils Map Parcel #2



State: **South Dakota**  
 County: **Lincoln**  
 Location: **1-98N-50W**  
 Township: **Lynn**  
 Acres: **73.62**  
 Date: **3/30/2022**



Soils data provided by USDA and NRCS.

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Map Provided By

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Area Symbol: SD083, Soil Area Version: 23																			
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Com Bu	Com silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans
WhA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	48.23	65.5%		lw	88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56
EaB	Egan silty clay loam, 3 to 6 percent slopes	11.19	15.2%		lle	82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	61
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	9.91	13.5%		llw	75													51
Cd	Chancellor-Viborg silty clay loams	3.29	4.5%		llw	87	3.7	47	4.6	4.7	94	11.1	55	59	35	33	1400	36	47
SkD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	1.00	1.4%		Vle	46	3.1	28	2.8	3.3	44	5.2	26	35	15	20	650	22	51
<b>Weighted Average</b>					<b>1.40</b>	<b>84.7</b>	<b>3.6</b>	<b>43.5</b>	<b>3.7</b>	<b>4</b>	<b>82.7</b>	<b>9.8</b>	<b>48.1</b>	<b>54.6</b>	<b>31.2</b>	<b>30.7</b>	<b>1231.5</b>	<b>33.4</b>	<b>*n 55.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

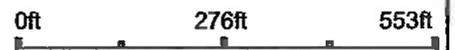
Soils data provided by USDA and NRCS.

# Aerial Map Parcel 3 (Pasture)

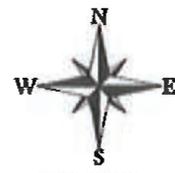


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Map Center: 43° 20' 6.9, -96° 41' 22.5



**1-98N-50W**  
**Lincoln County**  
**South Dakota**



3/30/2022

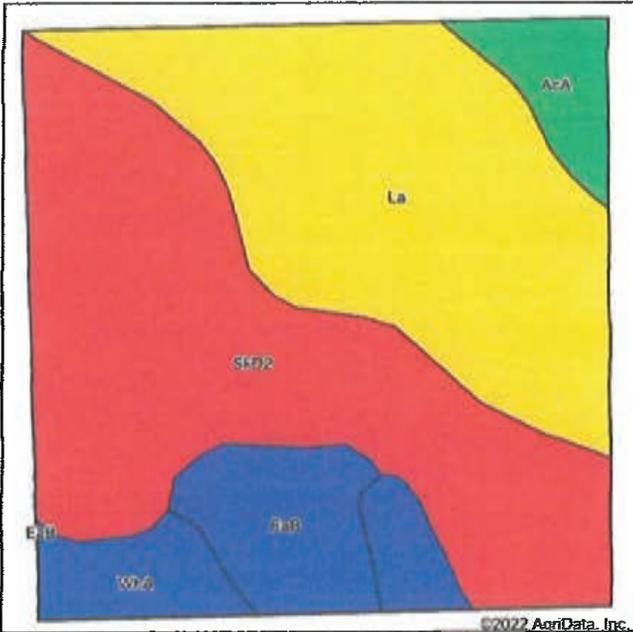
Maps Provided By:



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

### Soils Map Parcel 3 (Pasture)



State: **South Dakota**  
 County: **Lincoln**  
 Location: **1-98N-50W**  
 Township: **Lynn**  
 Acres: **38.91**  
 Date: **3/30/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD083, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Irr Class °c	Productivity Index	Alfalfa hay Tons	Barley Bu	Bromegrass hay Tons	Bromegrass alfalfa AUM	Com Bu	Com silage Tons	Grain sorghum Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	Sunflowers Lbs	Winter wheat Bu	*n NCCPI Soybeans	
SkD2	Shindler-Egan complex, 9 to 15 percent slopes, eroded	16.71	42.9%	<span style="color: red;">■</span>	Vle		46	3.1	28	2.8	3.3	44	5.2	26	35	15	20	650	22	51	
La	Lamo silty clay loam, cool, 0 to 2 percent slopes, occasionally flooded	14.39	37.0%	<span style="color: yellow;">■</span>	llw	llw	70													71	
EaB	Egan silty clay loam, 3 to 6 percent slopes	3.16	8.1%	<span style="color: blue;">■</span>	lle		82	4.5	50	4	4.7	90	10.7	52	63	34	35	1340	39	61	
WtA	Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes	2.91	7.5%	<span style="color: blue;">■</span>	lw		88	4.1	51	4.4	4.7	98	11.6	57	64	37	36	1460	39	56	
AcA	Alcester silty clay loam, 0 to 2 percent slopes	1.74	4.5%	<span style="color: green;">■</span>	I	I	97													73	
<b>Weighted Average</b>							<b>3.60</b>	<b>0.78</b>													
								<b>63.2</b>	<b>2</b>	<b>19.9</b>	<b>1.9</b>	<b>2.2</b>	<b>33.5</b>	<b>4</b>	<b>19.7</b>	<b>24.9</b>	<b>12</b>	<b>14.1</b>	<b>497.2</b>	<b>15.6</b>	<b>*n 60.6</b>

\*n: The aggregation method is "Weighted Average using all components"  
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**Real Estate & Personal Property Auctioneer**



210 E. 5th  
Canton, SD 57013  
(605) 987-2404



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