

# 192.0 ACRES DAYTON TWP. PRIME FARMLAND, PASTURE and POTENTIAL RURAL BUILDING SITES LINCOLN COUNTY SD LAND AUCTION

**Offering a 11.91 Acre Rural Building Site, 19.10 acres Pasture, 80.80 Acre and 80.19 Acres of Prime Dayton Twp., Lincoln County, SD Land All Located 9 Miles Southeast of Sioux Falls SD and 1 mile from the Iowa border and the Sioux River Valley and Available for the 2024 Crop Year.**

This offering presents an opportunity to purchase individually or in a combination of prime cropland farm, a rolling pasture and potential rural building sites to be sold "on site" located at the Jct. of 278th St. and 483rd Ave., or from Canton SD go 4 miles north of US Hwy 18 (stop light) on 481st Ave. (C Rd 135), then 2 miles east of 278th St; or from Klondike IA, approx. 1.5 miles west on 276th St. (C Rd 116), then 2 miles south on 483rd Ave. to sale site. Watch for signs.

## TUESDAY, MARCH 5TH, 2024 10:00 AM

**Property will be offered as Parcel 1:** 11.91 Un-Improved Acreage/Cropland Land w/ Eligibility; **Parcel 2:** 19.10 Pasture Acres (no Eligibility); **Parcel 3:** 80.80 Acres Prime Farmland w/ Eligibility; **Parcel 4:** 80.19 Acres Prime Farmland w/ 2 Eligibilities; as well as combinations of adjoining Parcels:

**Parcel 1:** (11.91 acre un-improved rural building site) This consists of some very prime farmland tract with a rural housing eligibility which borders 278th St and has a driveway access as well as contains 12.1 cropland acres according to FSA info. Surety Agri-Data states a stand-alone PI of 87.6. This would make for a very attractive sizeable rural home site or an addition to any farm operation. South Lincoln Rural water is located adjacent to property on north side of 278th St. 2023 RE taxes TBD.

**Parcel 2:** (19.10 Ac. Pasture) This is a very productive pasture tract with a flowing small creek and native grasses which does not contain a rural housing eligibility. Property access is via a 25.5ft wide surveyed lane extending from the Jct. of 278th St. and 483rd Ave. The soil PI is 71.3. 2023 RE taxes TBD.

**Parcel 3:** (80.80 Ac. Cropland) This is a extremely high producing tract of land with the primary soils found are: Wentworth silty clay loam, Class I soil w/ 0-2% slope; Egan scl, Class IIe soil w/ 3-6% slope; Chancellor-Viborg scl, Class IIw soil; and small tracts of Egan-Shindler complex and Wentworth-Chancellor scl which when comprised produce a 91.2 Productivity Index. This land is level to slightly rolling and virtually all tillable and containing 78.0 cropland acres. Parcel 3 is sold w/ 1 rural housing eligibility w/ rural water adjacent. 2023 RE taxes TBD.

**Parcel 4:** (80.19 Ac. Cropland) This is another truly high producing tract of land with the primary soils consisting of: Wentworth-Chancellor scl, Class Iw; Chancellor-Viborg scl; Wentworth scl; Egan scl; and Chancellor-Wakonda-Tetonka complex with a Surety Agri-Data PI of 87.4 with mostly 0-2% slopes or virtually level to slightly rolling topography containing 75.9 cropland acres according to FSA. Parcel 4 is sold w/ 2 rural eligibilities. Rural water is located adjacent to property along 483rd Ave. 2023 RE Taxes: \$1,639.64

If you are in the market for an un-improved rural acreage, truly prime Lincoln County SD farmland or small pasture land tract for livestock, whether an farm operator or investor, be sure to attend inspect any or all these tracts and then attend this unique Auction offering. To view aerial maps and survey maps, visit [www.souvignierauctions.com](http://www.souvignierauctions.com) or contact the Auctioneers for further information.

**Legal Desc:** SE1/4 except West 40 rods and Kuehl's Add. Tract 1, and E1/2 of NE1/4, all in Section 30, T99, R48 (Dayton Twp.), Lincoln County, SD.

**Terms: Cash.** A 10% non-refundable earnest money payment day of sale with the balance due on or before April 15th, 2024 with full possession of all tracts. 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. Sellers to pay all the 2023 RE taxes in amount of \$3,931.36 due in 2024 with the buyer(s) to assume the 2024 RE taxes. 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. All surveying and platting expense paid by the sellers. 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 Sellers.

**DARLENE KUEHL TRUST HEIRS**  
**David Kuehl and Dennis Kuehl, Owners**



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

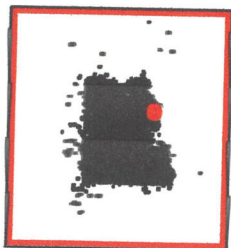
**TED SOUVIGNIER, RE AUCTIONEER & BROKER ASSOC.,**  
**CANTON SD (605) 660-3962**

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

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



Program  
Year 2023



United States Department of Agriculture  
**Lincoln County, SD**  
**PLSS: 30\_99N\_48W**  
**Farm: 182**

1 inch equals 696 feet

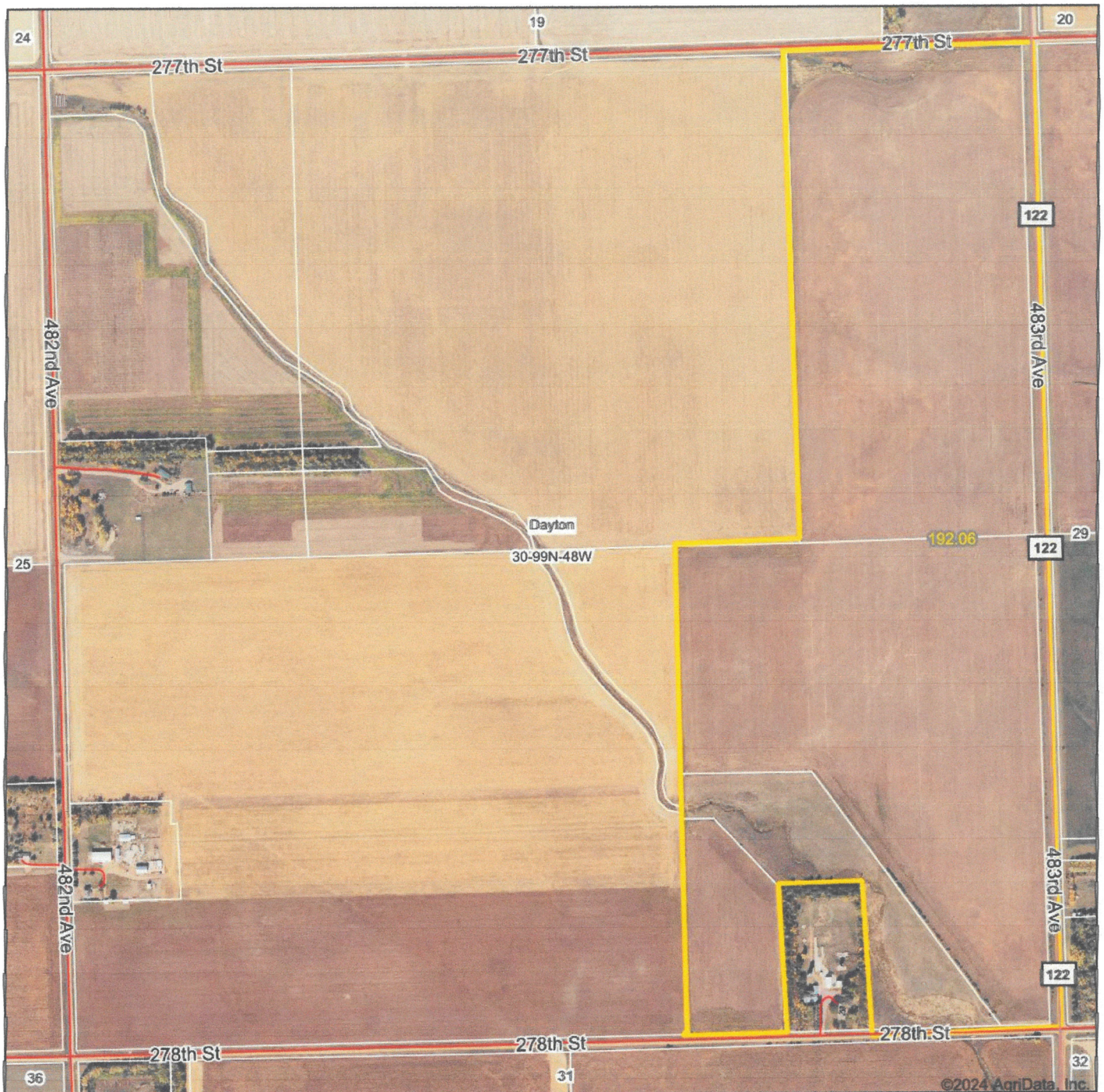
- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- Common Land Units
- Non Cropland

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.

2022 Ortho-Photography - Not to Scale

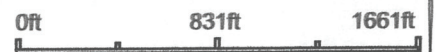
December 27, 2022

# Aerial Map Kuehl: Parcels 1, 2, 3, 4



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Boundary Center: 43° 21' 57.78, -96° 33' 11.61



**30-99N-48W**  
**Lincoln County**  
**South Dakota**



Maps Provided By:



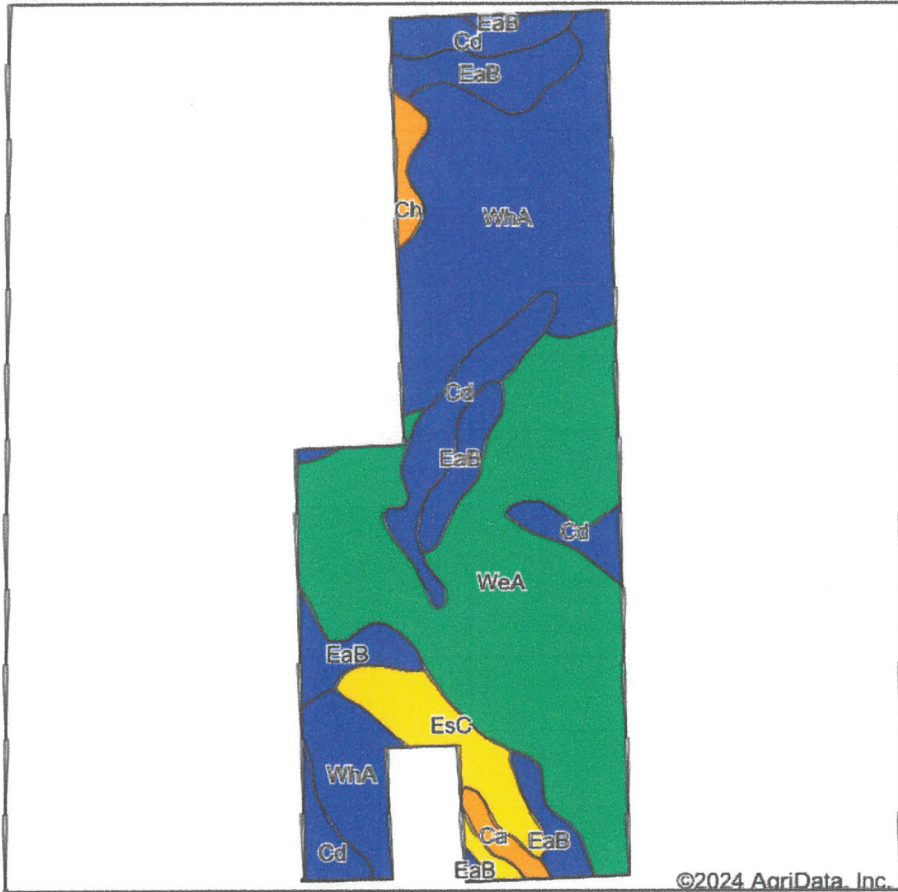
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www.AgriDataInc.com

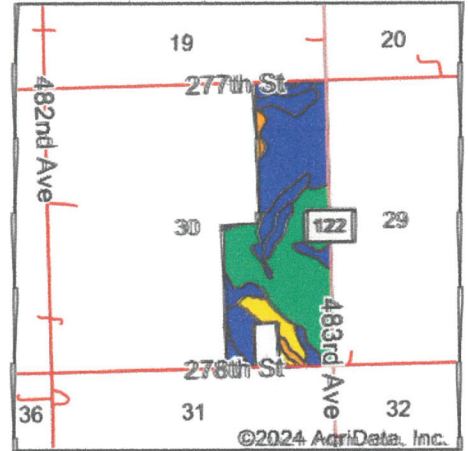
2/8/2024

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
County: **Lincoln**  
Location: **30-99N-48W**  
Township: **Dayton**  
Acres: **192.06**  
Date: **2/8/2024**

Maps Provided By:



Area Symbol: SD083, Soil Area Version: 25

| 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 | Corn Bu     | Corn silage Tons | Grain sorghum Bu | Oats Bu     | Soybeans Bu | Spring wheat Bu | Sunflowers Lbs | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|--------------------------------------------------------------|-------|------------------|-----------------------------------------------------------------------------------|------------------|--------------------|------------------|-------------|---------------------|------------------------|-------------|------------------|------------------|-------------|-------------|-----------------|----------------|-----------------|-------------------|
| WeA                     | Wentworth silty clay loam, 0 to 2 percent slopes             | 77.13 | 40.2%            |  | I                | 93                 |                  |             |                     |                        |             |                  |                  |             |             |                 |                |                 | 66                |
| WhA                     | Wentworth-Chancellor silty clay loams, 0 to 2 percent slopes | 56.41 | 29.4%            |  | Ilw              | 88                 | 4.1              | 51          | 4.4                 | 4.7                    | 98          | 11.6             | 57               | 64          | 37          | 36              | 1460           | 39              | 55                |
| Cd                      | Chancellor-Viborg silty clay loams                           | 21.12 | 11.0%            |  | Ilw              | 87                 | 3.7              | 47          | 4.6                 | 4.7                    | 94          | 11.1             | 55               | 59          | 35          | 33              | 1400           | 36              | 47                |
| EaB                     | Egan silty clay loam, 3 to 6 percent slopes                  | 20.79 | 10.8%            |  | Ille             | 82                 | 4.5              | 50          | 4                   | 4.7                    | 90          | 10.7             | 52               | 63          | 34          | 35              | 1340           | 39              | 59                |
| EsC                     | Egan-Shindler complex, 6 to 9 percent slopes                 | 11.48 | 6.0%             |  | Ille             | 65                 | 3.8              | 40          | 3.4                 | 4                      | 68          | 8                | 39               | 50          | 24          | 28              | 1010           | 31              | 58                |
| Ch                      | Chancellor-Wakonda-Tetonika complex                          | 2.89  | 1.5%             |  | Ilw              | 78                 | 2.6              | 36          | 3.9                 | 3.9                    | 81          | 9.6              | 48               | 44          | 28          | 25              | 1210           | 26              | 41                |
| 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 | Corn Bu     | Corn silage Tons | Grain sorghum Bu | Oats Bu     | Soybeans Bu | Spring wheat Bu | Sunflowers Lbs | Winter wheat Bu | *n NCCPI Soybeans |
| Ca                      | Chancellor-Tetonika complex, 0 to 2 percent slopes           | 2.24  | 1.2%             |  | Ilw              | 75                 |                  |             |                     |                        |             |                  |                  |             |             |                 |                |                 | 51                |
| <b>Weighted Average</b> |                                                              |       |                  |                                                                                   | <b>1.36</b>      | <b>87.6</b>        | <b>2.4</b>       | <b>28.5</b> | <b>2.5</b>          | <b>2.7</b>             | <b>54.1</b> | <b>6.4</b>       | <b>31.5</b>      | <b>35.8</b> | <b>20.3</b> | <b>20</b>       | <b>806.4</b>   | <b>21.9</b>     | <b>*n 58.9</b>    |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SALE DRAWING - PARCELS 1, 2, 3 AND 4

IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 30, T99N, R48W, LINCOLN COUNTY, SOUTH DAKOTA.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 88°17'16" E | 159.78'  |
| L2   | S 43°55'31" E | 489.35'  |
| L3   | S 01°40'28" E | 12.98'   |
| L4   | N 89°53'20" E | 447.35'  |
| L5   | N 88°35'56" E | 321.95'  |

## LEGEND:

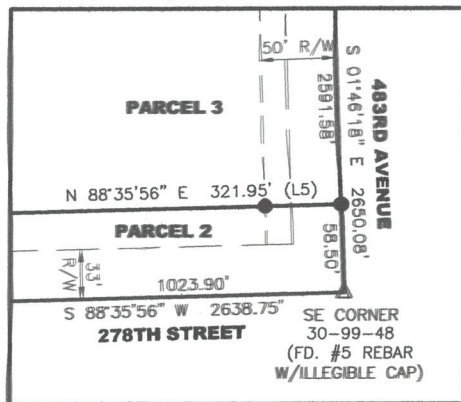
- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

W1/4 CORNER  
30-99-48  
(FD. #5 REBAR)

1/4 SECTION LINE 2624.60'

C1/4 CORNER  
30-99-48  
(CALCULATED)

## DETAIL A- 1"-120'



## PARCEL 1 LEGAL DESCRIPTION:

TO BE PLATTED AS TRACT 2 OF KUEHL'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 99 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.

## PARCEL 2 LEGAL DESCRIPTION:

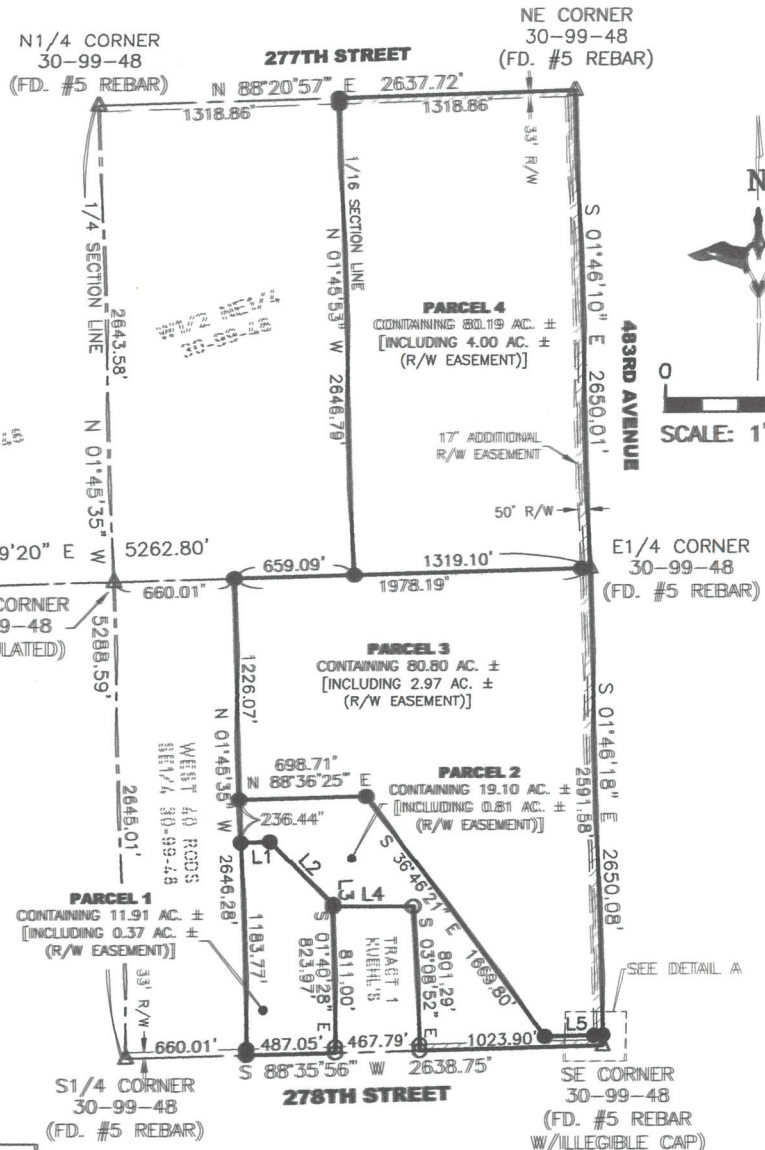
TO BE PLATTED AS TRACT 3 OF KUEHL'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 99 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.

## PARCEL 3 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 99 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA; EXCEPT THE WEST 40 RODS THEREOF, AND EXCEPT TRACT 1 OF KUEHL'S ADDITION CONTAINED THEREIN, AND EXCEPT THOSE PARCELS TO BE PLATTED AS TRACTS 2 AND 3 OF KUEHL'S ADDITION CONTAINED THEREIN.

## PARCEL 4 LEGAL DESCRIPTION:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 99 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA.



## TOTAL ACRES FOR PARCEL 1

11.91 ACRES±  
[INCLUDING 0.37 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR PARCEL 2

19.10 ACRES±  
[INCLUDING 0.81 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR PARCEL 3

80.80 ACRES±  
[INCLUDING 2.97 AC.± OF R/W (EASEMENT)]

## TOTAL ACRES FOR PARCEL 4

80.19 ACRES±  
[INCLUDING 4.00 AC.± OF R/W (EASEMENT)]

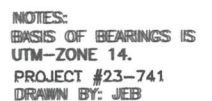
OWNERS: DENNIS DUANE KUEHL & DAVID RICHARD KUEHL  
CLIENT: TOM SOUVIGNIER



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-9901

NOTES:  
BASIS OF BEARINGS IS  
UTM-ZONE 14.  
PROJECT #23-741  
DRAWN BY: JEB

**IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 30, T99N, R48W, LINCOLN COUNTY, SOUTH DAKOTA.**





**Real Estate & Personal Property Auctioneer**



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Canton, SD 57013  
(605) 987-2404



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