

ESTATE LAND AUCTION

Offering +-154.40 Acres of Extremely "Well Located" LaValley Twp., Lincoln County SD Farm Land

Located Just 4 Miles South of 85th St. on Louise Ave., Sioux Falls & Just 2 Miles West of Harrisburg SD

This offering presents an opportunity to purchase some very productive cropland lying in and around the southern portion of Sioux Falls which is adjacent to Louise Ave. (C Rd 117) and near Bakker Crossing and the southern growth pattern of Sioux Falls. Property is located at the SE corner of intersection of 472nd Ave. (Louise Ave. / C Rd #117) and 274th St. and will be sold "on site". Watch for signs.

TUESDAY, NOVEMBER 19TH, 2024 10:00AM

This is a very productive farmland parcel lying with a very high percentage of tillable cropland acres. According to Surety Agri-Data mapping, the primary soil found is Wentworth-Chancellor silty clay loam, Class Iw soil w/ 0-2% slope; followed by Egan silty clay loam, Class Iie soil w/ 3-6% slope; Chancellor-Tetonka complex, Class IIw soil w/ 0-2% slope; Chancellor-Viborg silty clay loam, Class IIw and Worthing silty clay loam, Class Vw soil w. 0-1% slope, which indicates a 85.1 Productivity Index while similar information from the County Assessor states a .83 soil rating. FSA information states there are 151.50 acres of Farmland with 151.50 acres of cropland containing a 120.80 acre corn base with 146 bu. PLC yield and a soybean base of 30.70 acres w/ 35 bu. PLC yield. This land is virtually all tillable and available for the 2025 crop year with the current lease to expire February 28th, 2025. According to County P&Z this property has 3 remaining rural housing eligibilities with rural water lines located along both roads. Contact Lincoln Rural Water, Harrisburg SD @ 605-767-2966 for service availability. The 2023 RE taxes were \$4,730.44. This would make for a great addition to any existing farming operation as well as an income investment property not to mention future developmental possibilities because of the prime location in Northern Lincoln County with access to southern Sioux Falls, Harrisburg and I-29 corridor. If you are in the market for a well located and productive tract of land with great future potential, be sure to inspect this offering and then attend this auction. To view aerial maps and brochure, visit www.souvignierauctions.com or contact the Auctioneers for further inquiries.

Legal Desc: Northwest 1/4 except Lot 1 and 2 of Jorgenson's Subdivision Tract A, Section 9N, Township 99W, Range 50 (LaValley Twp.), Lincoln County, South Dakota.

Terms: A 10% non-refundable earnest money payment day of sale with the balance due on or before January 14th, 2025 with full possession subject to the lease. A clear deed and Owner's Title Insurance Policy provided with the cost of the policy and the closing agent's fee (Lincoln County Title) to be split 50/50 between the Buyer(s) and the Seller. Seller to pay all the 2024 RE Taxes due in 2025. Property is being sold by the recorded acres at the courthouse 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 Trustee.

VICTORIA "CLERCX" HOWE TRUST
Dennis Howe, Trustee



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

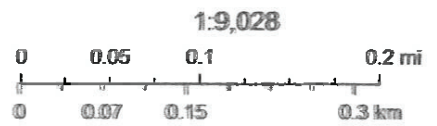
JARED SUTTON, RE AUCTIONEER & BROKER ASSOC.,
FLANDREAU SD (605) 864-8527

Lincoln County Property Map

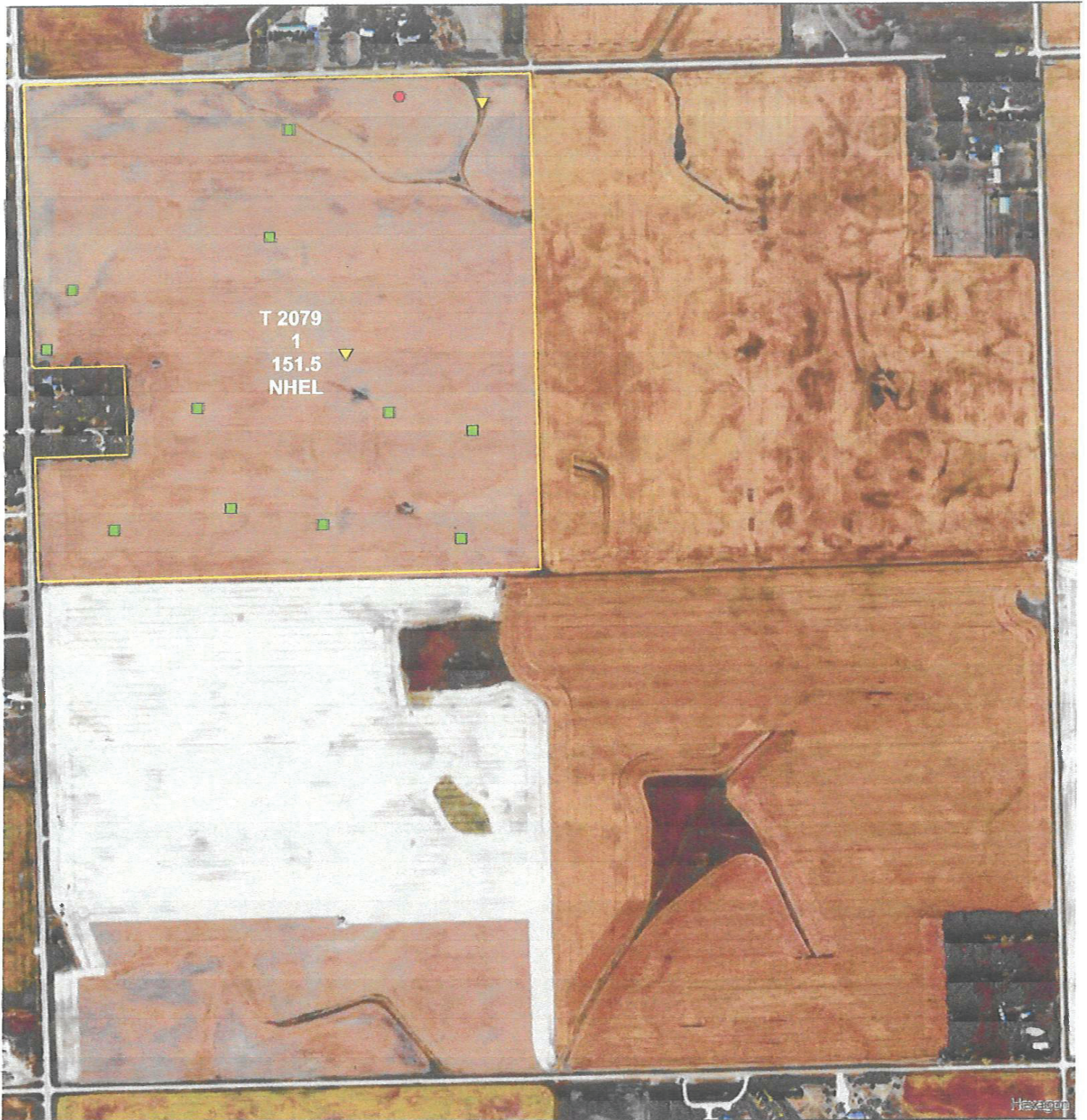


10/14/2024, 11:57:25 AM

-  Town Border
-  Plat
-  Watercourse
-  Parcel
-  Perennial
-  Town
-  Intermittent
-  Railroad



Maxar



Program
Year 2024



United States Department of Agriculture
Lincoln County, SD

PLSS: 9_99N_50W
Farm: 1972

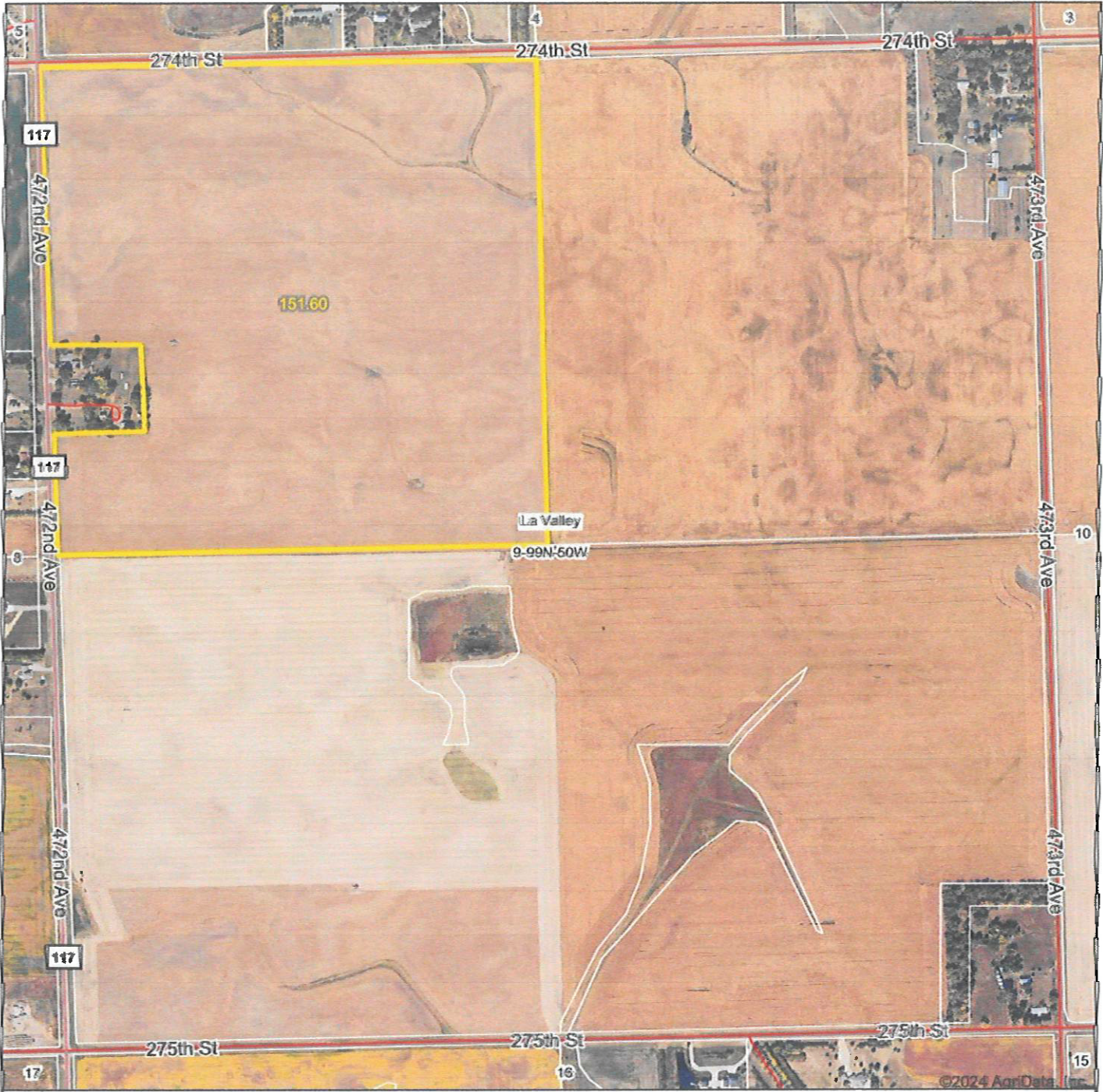
1 inch equals 700 feet

- 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 (COP-226 and attached maps) for exact boundaries and determinations or contact NRCS.

Aerial Map

Victoria Clercx Howe Trust



Boundary Center: 43° 24' 49.8, -96° 45' 43.75



9-99N-50W
Lincoln County
South Dakota



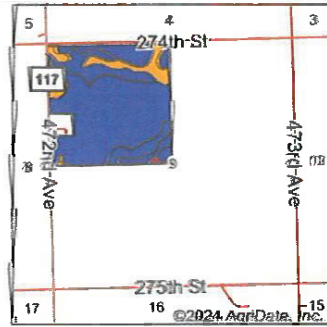
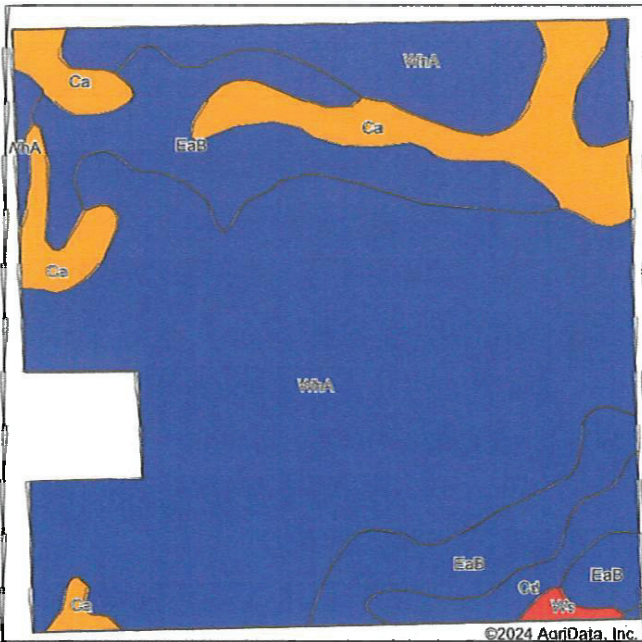
10/14/2024

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Victoria Clercx Howe Trust



State: **South Dakota**
 County: **Lincoln**
 Location: **9-99N-50W**
 Township: **La Valley**
 Acres: **151.6**
 Date: **10/14/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: SD083, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Non-ir 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	101.48	67.0%	■	bw	88	4.1	5.1	4.4	4.7	98	11.6	57	64	37	36	1460	39	55	
EaB	Egan silty clay loam, 3 to 6 percent slopes	27.59	18.2%	■	llc	82	4.5	5.0	4	4.7	90	10.7	52	61	34	35	1040	39	53	
Ca	Chancellor-Tetonka complex, 0 to 2 percent slopes	17.48	11.5%	■	Ww	75													51	
Cd	Chancellor-Viborg silty clay loams	4.30	2.8%	■	llw	87	3.7	4.7	4.6	4.7	94	11.1	55	59	35	33	1400	36	47	
Ws	Worthing silty clay loam, 0 to 1 percent slopes	0.75	0.5%	■	Vw	30													4	
Weighted Average						1.35	85.1	3.7	44.6	3.8	4.1	84.6	10	49.2	56	31.9	31.4	1280.9	34.2	*n 54.8

*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.

Topography Contours

Victoria Clercx Howe Trust



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Source: USGS 1 meter dem

Interval(ft): 3.0

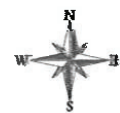
Min: 1,417.8

Max: 1,442.6

Range: 24.8

Average: 1,431.6

Standard Deviation: 3.71 ft



10/14/2024

9-99N-50W
Lincoln County
South Dakota

Boundary Center: 43° 24' 48.8, -96° 45' 43.75

Maps Provided By:



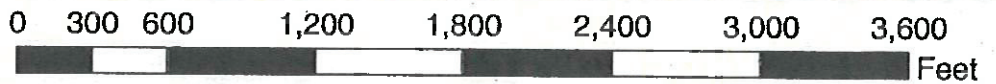
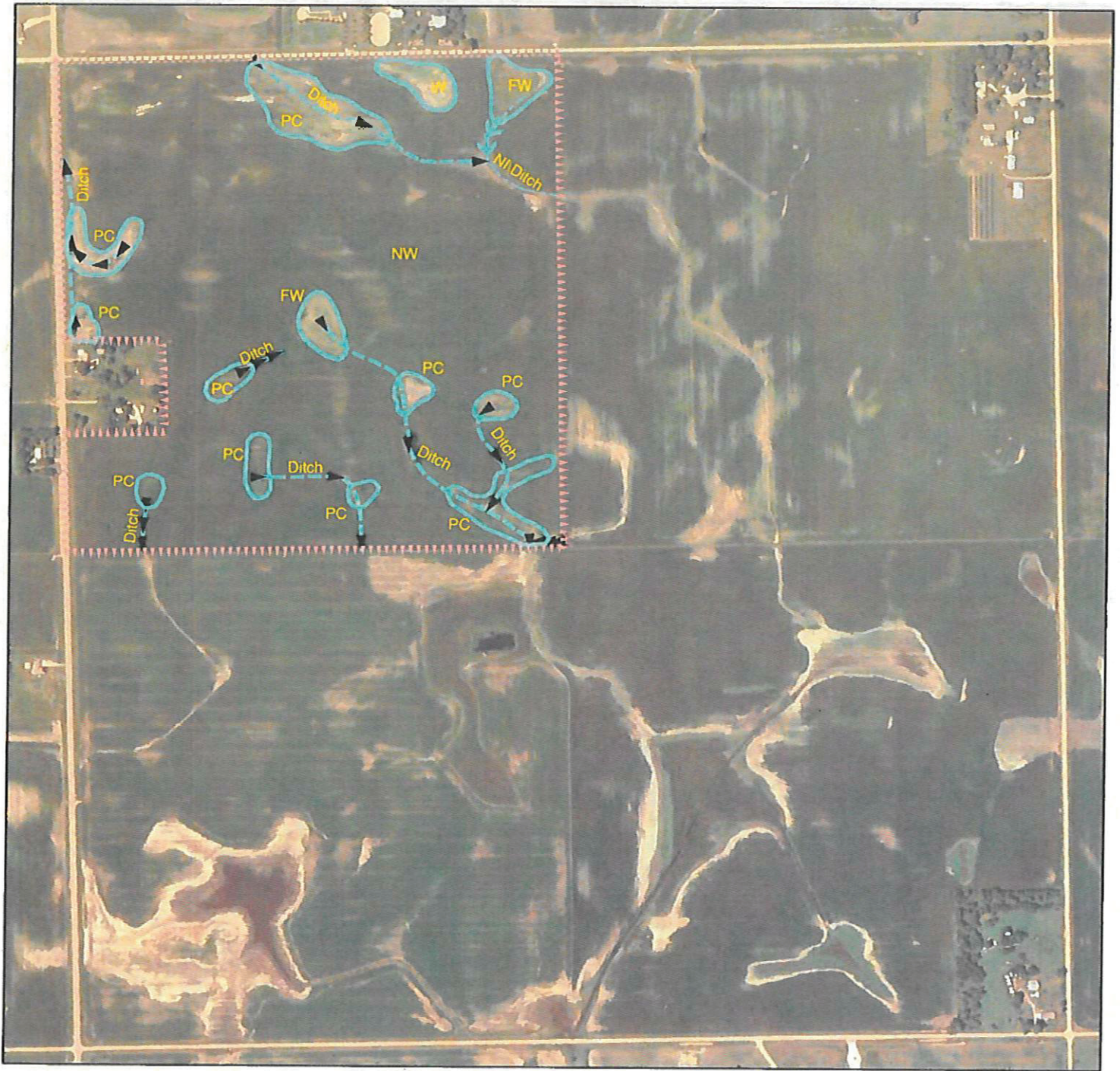
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Certified Wetland Determination

Field Office: Canton FO
 Certified By: Wayne Bachman
 Legal Desc: NW4 Section 9 99-50

Agency: USDA-NRCS
 Certified Date: 1-21-11
 Tract: 2079



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Wetlands
- Ditch
- NI
- NI Ditch
- Tile

- W** Wetland
- FW** Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
- PC** Prior Converted
- NW** Non Wetland
- NI** Not Inventoried Potential Waters of the US

See NRCS CPA-026E for definitions and additional info.





Real Estate & Personal Property Auctioneer



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



www.southernauctions.com