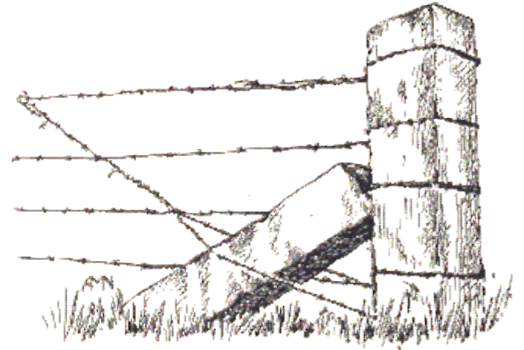




**BUSSMUS**

*ESTATE  
LAND  
AUCTION*



**+/-153.25 Acres of Well Located Beulah Twp., Davison County, SD Land – This property Includes a Mixture of Cropland/Hayland & Pasture – Located Just 6 Miles Northwest of Mitchell, SD and Bordered on the East by a County Oil Highway and in an Area Where Several Newer Home Sites Have Been Established**

In order to settle the Rita Ann Bussmus Estate, we will offer the following real property at auction at the land - Located from Vern Eide Ford on the North Side of Mitchell SD – 4 miles west on West 23<sup>rd</sup> Ave./252<sup>nd</sup> Street (Cemetery Road) & 2 miles north on 405<sup>th</sup> Ave. to the NE Corner of the land at the Jct. of 250<sup>th</sup> St. & 405<sup>th</sup> Ave.; from the Betts Road Exit #325 on I-90 – 2 ½ miles north on 403<sup>rd</sup> Ave., 2 miles east on 252<sup>nd</sup> St. & 2 miles north on 405<sup>th</sup> Ave.

**TUESDAY APRIL 24, 2018**

**Sale Time: 10:00 AM**

**AUCTIONEERS NOTE:** If you are in the market for a productive parcel of Davison County, SD Land as an addition to an area crop-livestock operation, land for an investment or land upon which to construct a new home, or a combination of these or other suitable utilizations, then make plans to inspect this property and be in attendance at this auction. This land has a great location bordered by a County Highway and within Minutes of Mitchell, SD. This farm features land with some productive soils and portions that appear suitable for conversion to row crop use based on FSA data, although due to the fact the Bussmus Family have run a substantial sized cow/calf and purebred Angus cattle operation, the majority of this farm has been utilized as hayland/pasture. This is a property that will be of interest to a myriad of buyers for a variety of potential utilizations, so make plans to inspect this property and be in attendance at this auction.

According to FSA information this +/-153.25 acre farm has approximately 102.93 acres classified as cropland, with a 20.78 acre corn base with a 107 bu. PLC yield, a 9.92 acre soybean base with a 34 bu. PLC yield, with the cropland enrolled under the County ARC farm program election. Currently this land is sowed to grass and utilized as hayland/pasture. This pasture appears to have some good 4 barbed wire perimeter fence and a fair cross fence. Livestock water is provided from a dugout located in the northeasterly portion of the farm and also by a well with a submersible pump and concrete water tank, with the pump powered by electrical which is on site. The well and power pole are located in the east central sector of the farm. According to the Davison County Assessor this farm has a respectable overall soil rating/parcel rating of .752, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a Productivity Index of 81.1 with the majority comprised of predominately Class II & III Soils, and approx. 25 acres of lower quality soils classified as Class IVw soils.

The general topography of this land is gently rolling to rolling. This property is situated in the Mitchell School District. The total RE Taxes payable in 2018 on this property are \$3,052.60. If you are in the market for a desirable parcel of Davison County, SD land suitable for a variety of utilizations, then make plans to inspect this property and be in attendance at this auction as this land truly must be seen to be appreciated.

**Legal Desc.:** The NE¼, Except the E. 150' of the S. 150', Sec. 2, T. 103N., R. 61W., Beulah Twp., Davison County, SD.

**TERMS: CASH - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before June 8, 2018, with immediate possession for the 2018 crop year and full possession at closing.** A Personal Representative's Deed will be conveyed and an Owner's Title Insurance policy will be provided with the cost of the owner's policy divided 50-50 between the buyer and seller. Morgan-Theeler, LLP will act as the closing agent and attorney for the sellers, with the closing fees to be paid by the estate. The sales price of this property will be in accordance with acres as stated on the county tax records, with the acres understood to be "more or less". 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 buyer pursuant to SD Law. All of the 2017 RE taxes payable in 2018 will be paid by the sellers. This property is sold in "As Is Condition" and the information contained herein is deemed to be correct, but is not guaranteed. FSA cropland acres, yields, bases & other information is estimated and subject to County Committee approval. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all Davison Co. Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the Co-Personal Representatives.

**For additional information contact the auctioneers or see [www.suttonauction.com](http://www.suttonauction.com).**

**RITA ANN BUSSMUS ESTATE**

**Kenneth L. Bussmus & Rosann M. Legge - Co-Personal Representatives  
Morgan-Theeler LLP – Jack Theeler -  
Attorney & Closing Agent for the Estate  
– Mitchell, SD – ph. 605-996-5588**

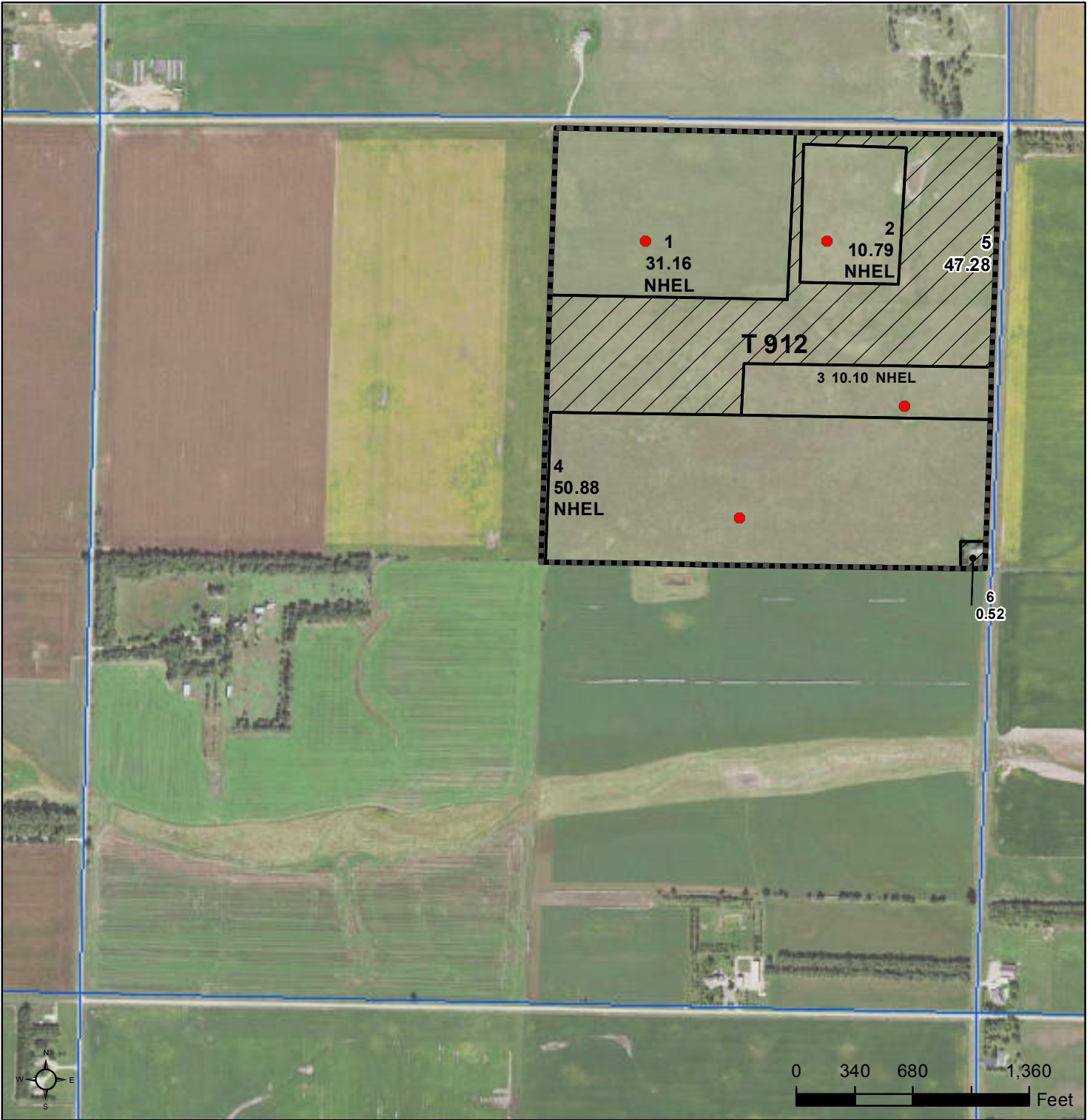
**TERRY HAIAR – RE Auctioneer –  
Alexandria, SD – ph. 605-239-4626**

**CHUCK SUTTON - Auctioneer & Land Broker  
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD - ph. 605-997-3777  
JARED SUTTON - RE Broker Assoc. & Auctioneer –  
Flandreau, SD – ph. 605-864-8527**



United States  
Department of  
Agriculture

# Davison County, South Dakota



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

PLSS

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**2018 Program Year**

Map Created October 03, 2017

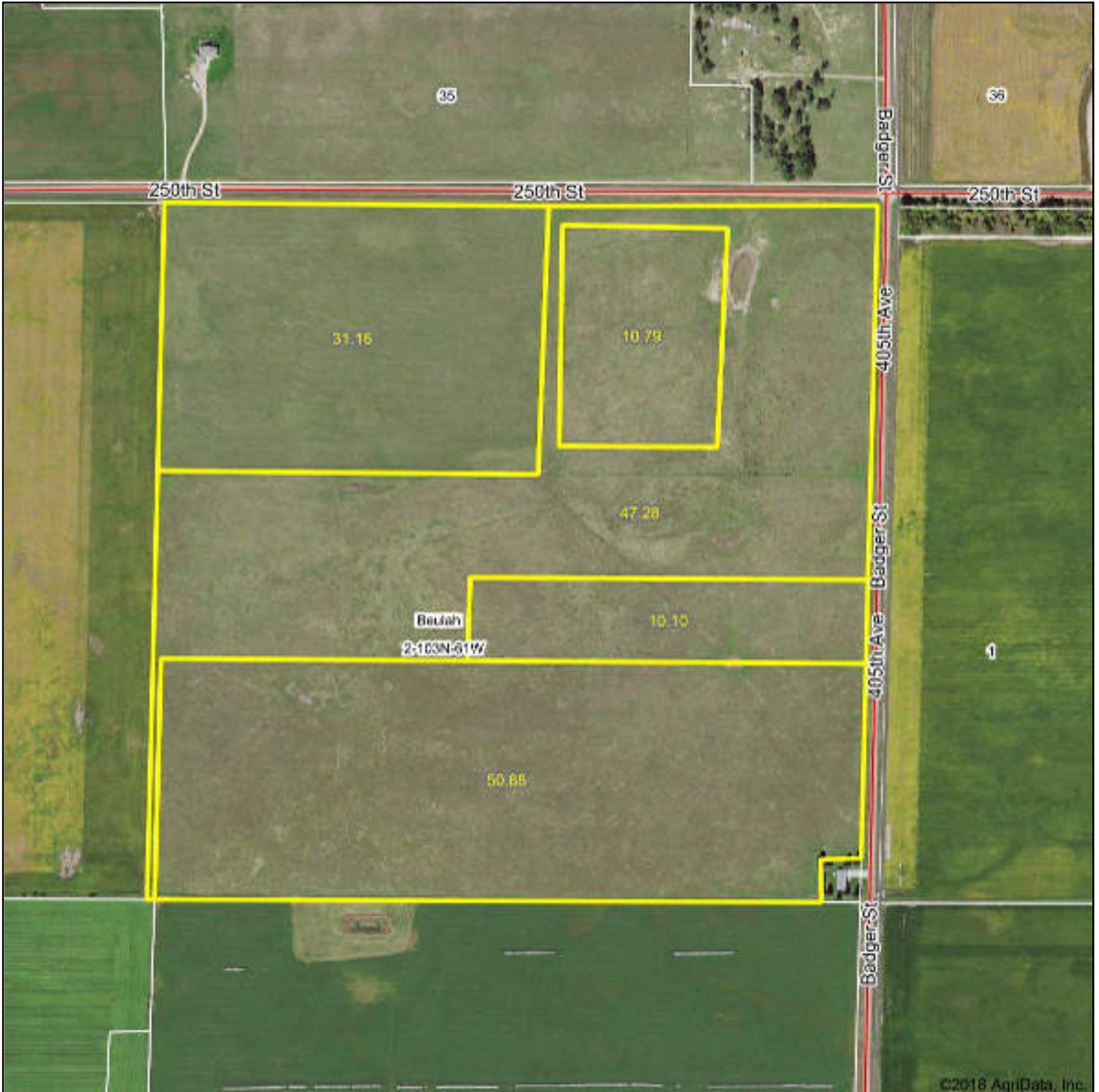
**Farm 4338**

**2 -103N -61W**

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 the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 USDA Natural Resources Conservation Service (NRCS).

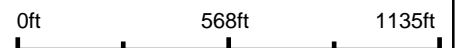


# Aerial Map



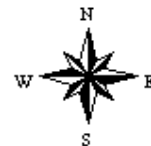
**CHUCK**  
AUCTIONEER — LAND BROKER  
**SUTTON, LLC**

map center: 43° 45' 22.97, -98° 6' 38.61



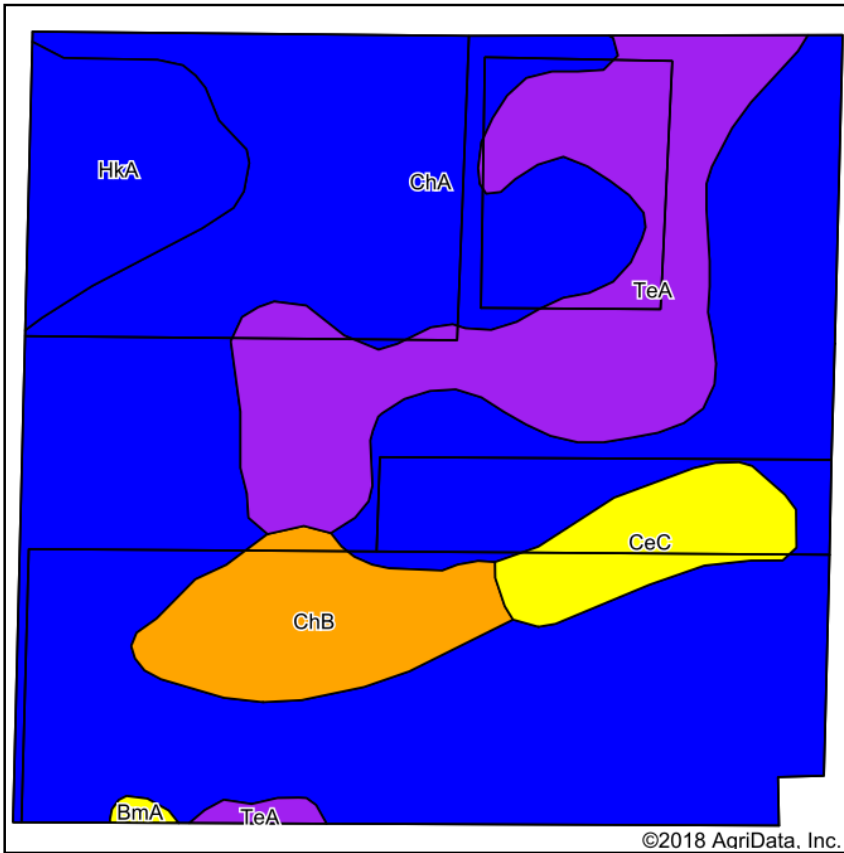
Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**2-103N-61W**  
**Davison County**  
**South Dakota**

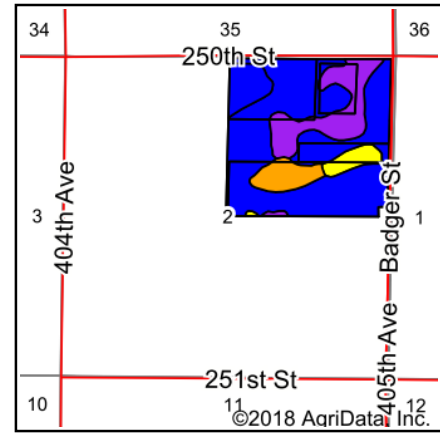


3/26/2018

# Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**  
 County: **Davison**  
 Location: **2-103N-61W**  
 Township: **Beulah**  
 Acres: **150.21**  
 Date: **3/26/2018**



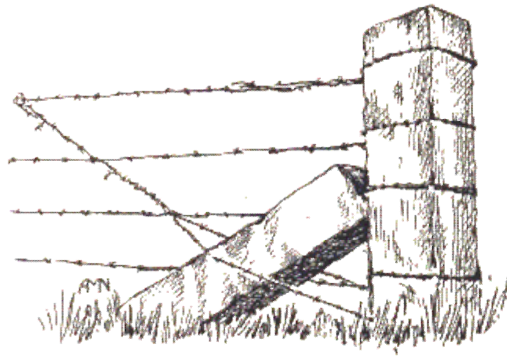
Area Symbol: SD035, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats
ChA	Clarno-Bonilla loams, 0 to 2 percent slopes	98.69	65.7%		IIc	88			
TeA	Tetonka silt loam, 0 to 1 percent slopes	25.20	16.8%		IVw	56			
ChB	Clarno-Ethan-Bonilla loams, 1 to 6 percent slopes	9.97	6.6%		Ile	78			
HkA	Houdek-Prosper loams, 0 to 2 percent slopes	9.77	6.5%		IIc	88			
CeC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	6.27	4.2%		IIIe	69			
BmA	Blendon sandy loam, 0 to 3 percent slopes	0.31	0.2%		IIIe	63	2	54	50
<b>Weighted Average</b>						<b>81.1</b>	<b>*-</b>	<b>0.1</b>	<b>0.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# NOTES



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