

# LAND AUCTION

## SULLY COUNTY, SD

381.72 +/- TOTAL ACRES

SEPT. 16TH, 2022 - 1PM CST

AUCTION HELD AT  
CC BAR (FORMER LEGION CLUB), GETTYSBURG SD

Located 7 miles south of Gettysburg, SD or 5 miles northeast of Agar, SD. Located in Harrison Township.



**Offered in 2 Individual Tracts and Combination Unit**

**CROPLAND • GRASSLAND • RECREATIONAL • INVESTMENT**

**OWNER: SHERON R ARCHER ESTATE**

Dakota Land Company is honored to offer a very productive  
Sully County Cropland and Grassland unit.

Located 7 miles south of Gettysburg, SD or 5 miles northeast of Agar, SD.

Located in Harrison Township. Don't miss this opportunity to add a agricultural  
unit to your investments. The security of land will stabilize your investment portfolio.

Be sure to visit website for a complete property information packet.

Auction Professionally Conducted by

Todd Schuetzle • Pierre, SD

Broker/Auctioneer

605.280.3115 or todd@placetohunt.com

Graham Schuetzle • Pierre, SD

Broker Associate

605-220-4014 or dakotalandco@gmail.com

Brokerage Firm: Dakota Land Co.



**Dakota Land Co.**

Schuetzle Real Estate & Auction Firm

Houck Law Office

Michael C. Larson

Attorney at Law

605-765-2858

michael@houcklawoffice.net

Call or visit **www.DakotaLandCo.com** for complete  
property information packet on the real estate.

Dakota Land Co. will be acting as agent to the seller with the duty to represent the sellers interest.

# SHERON R ARCHER ESTATE

## THANK YOU FOR YOUR INTEREST

Dakota Land Company is honored to offer the Sheron R Archer Ag land for Public Auction. This 381 acre unit is a combination of approximately 325 acres of cropland, acres of 53.75 acres of grassland and 2.89 acres of trees. There is a discrepancy from the total acres being sold and what the FSA reports. The above acres are approximate and may change prior to auction date. It is located 7 miles south of Gettysburg, SD or 5 miles northeast of Agar, SD.

You have an opportunity to come and bid on the tract or tracts that fits your operation. Two tracts and a combination tract offer productive cropland, grassland and hayland in these units. Detail information in the following pages will give you actual acres, aerial map, and soil maps.

Come and be part of the Greatest Opportunity for Land Investment. The uncertainty and volatile markets of the financial should drive your investments toward an ag land purchase. If the stock market is making you nervous, pull some out and put your investment into one of the most secure investments: LAND

Study the enclosed property information packet and see which of the 2 tracts might work for your operation. This Auction will afford farmers, ranchers, investors, and recreational buyers the opportunity to put together the size of tract to meet their investment portfolio. Harrison Township has historically been known as one of the most productive townships of Sully County.

## PRODUCTION:

For the Ag Producer this Auction will provide a once in a lifetime opportunity to add to an existing operation.

**AUCTION LOCATION:** CC Bar ( formerly Legion Club) Gettysburg, SD 1:00 Central Time

**BUYERS PREMIUM:** Buyers Premium will be charged to the Buyer: See Terms and Conditions

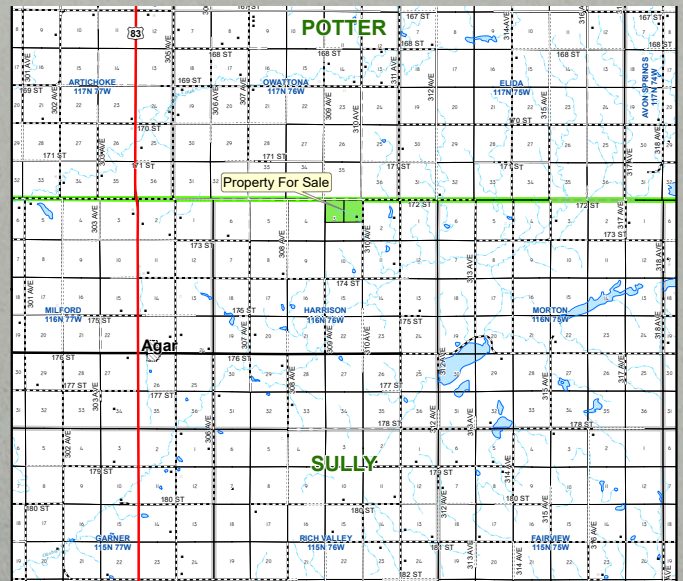
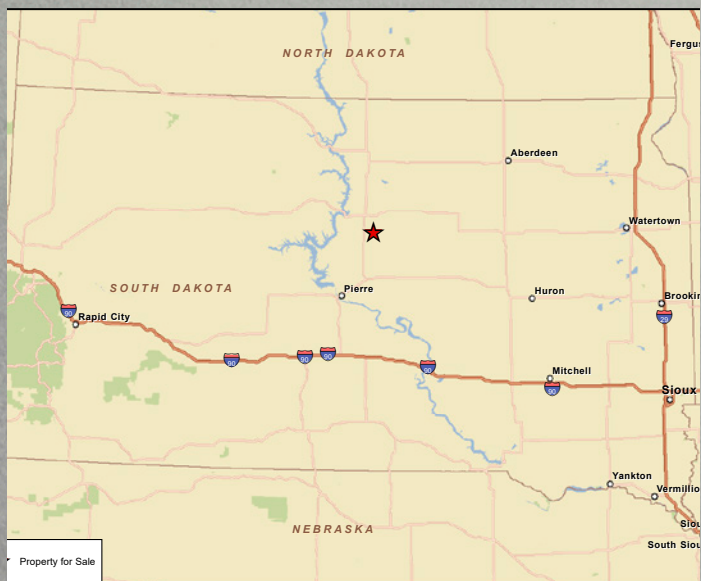
## DIRECTIONS TO THE PROPERTY:

Check out Location maps for best directions or use latitude and longitude

## PROPERTY INSPECTION:

Feel free to view the property on your own, or call agent for personal showing of the property. Tracts will be marked with signs, be sure to download complete Property Information Packet with complete maps for tract locations and boundaries.

**DRONE VIDEO:** <https://vimeo.com/739488257>



**WWW.DAKOTALANDCO.COM**

# TERMS AND CONDITIONS

**DOWN PAYMENT:** This is a cash sale auction. Buyer is required to pay ten percent (10%) nonrefundable earnest money deposit of purchase price on the day of sale. Balance of purchase price shall be paid in cash at the time of final closing. Your bidding is not conditional upon any financing. Buyer must have financing in place prior to sale day.

**SELLER CONFIRMATION:** Sale shall be subject to confirmation by the Seller. The Seller reserves the right to reject any and/or all bids received on tract/tracts without cause or reason for such rejection.

**REAL ESTATE TAXES:** The 2022 real estate taxes, payable in 2023 will be paid in full by the Sellers. The 2023 real estate taxes payable in 2024 will be paid by the new Buyer. Real Estate Taxes are subject to reassessment under new owner.

**BUYERS PREMIUM:** A **Five percent (5%) buyers premium** will be added to the final successful bid price of each tract and included in the final purchase price. The premium will be included in the final purchase agreement with appropriate SD sales tax.

**COUNTY/FSA RECORDS:** Tracts will be sold by legal description and acres as assessed and provided by the Sully County offices. Acres are not survey accurate. All maps used are for illustration and marketing purposes only and are from sources deemed reliable; however, accuracy is not guaranteed and may not depict actual boundary lines. All FSA Farm Program crop bases and yields if any, as determined by the local FSA office, will transfer upon final closing. Crop bases and yields will be divided according to the county FSA office. Appears to be a discrepancy on FSA acres versus the total acres being assessed and taxed by the Sully County offices.

**POSSESSION/LEASE:** Possession will be upon final closing, subject to current lease terms.

**TITLE:** Title insurance will be provided following the execution of a real estate purchase agreement. Title insurance costs to be split 50% Seller—50% Buyer. Sellers agree to provide and execute a proper deed conveying the real estate to the Buyer(s) by appropriate deed. Real Estate will be free and clear of all liens, but subject to easement, reservations, mineral conveyances, and exceptions of records, as well as statutory rights of way.

**FINAL CLOSING:** Final closing shall take place on October 17th, 2022, or as soon after the auction date as closing arrangements and documents can be completed. In addition to Seller's retention of the non-refundable earnest money, seller shall have all remedies, in law or in equity in the event that the Buyer fails to close.

**MINERAL RIGHTS:** 100% of the mineral rights now owned by the Seller will pass to the Buyer. Seller makes no warranty of mineral rights owned, if any.

**PURCHASE AGREEMENT:** Successful bidders will execute a real estate purchase agreement immediately following the auction. Purchase agreement will be made available for review prior to the start of the auction.

**AGENCY:** Dakota Land Company will be acting as exclusive agents of the Seller with the duty to represent the Seller's interest exclusively.

**DISCLAIMER:** All information gathered for auction purposes was provided by the Sully County Governmental offices. The information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, water supply, or soil productivity, or acreages, is made by the seller or the broker/auction company. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Dakota Land Co will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, County Offices, or County FSA Office. All maps that have been put together for Property Information Package are approximate and are from sources deemed reliable; however, accuracy is not guaranteed. Maps are not to scale. Existing fence boundaries may change from actual survey conducted. All acreages are approximate and have been estimated based on legal descriptions. **Announcements made by the auctioneer or broker prior to the start of the auction will take precedence over any previously printed material.**

# TRACT 1

**Total Acres:** 191.06 +/-

**Crop Land Acres:** 145 acres approximate as measured from maps

**Pastureland-Grassland- Hayland Acres:** 43 acres approximate as measured from maps

**Trees:** 2.89 FSA figure

**Summary:** Tract 1 is a large quarter due to the government lots and consist of 191.06 acres. This tract is a combination of cropland, grassland, trees, and an old homestead. The homestead has rural water and electricity and a building used for storage. Currently planted to sunflowers and corn. Subject to the current verbal lease ending March 1st, 2023. The primary soils for the cropland include **Agar silt loams**. These Class II soils have productivity indexes of **92**. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, and wheat. The small amount of grass waterways consist of Oko clay loam, which are Class III and Class IV soils. Located 5 miles **Northeast of Agar, SD** and **7 miles south of Gettysburg, SD**. Access to several grain elevators in the area and Ringneck Energy Ethanol plant. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices.

Access is excellent gravel roads from **310th Avenue** and dirt road **Potter County/Sully County line** off from **172nd Street**.

**Legal Description:** TWN 116N- RG 76W - Sully County

Section 3: NE1/4 ( Lots 1-2;S1/2NE1/4)

**2022 Taxes:** \$ 1496.34

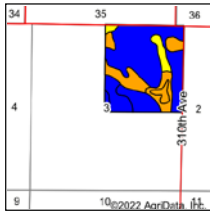
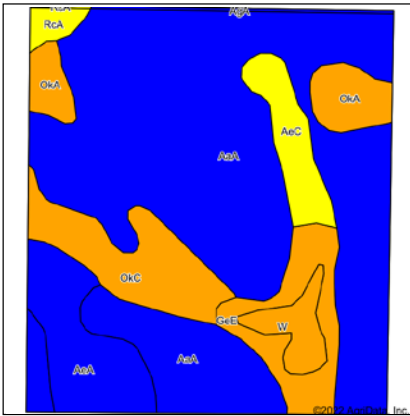
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**Vimeo Link:** <https://vimeo.com/739488257>



# TRACT 1

Soils Map



State: **South Dakota**  
 County: **Sully**  
 Location: **3-116N-76W**  
 Township: **East Sully**  
 Acres: **190.37**  
 Date: **8/11/2022**

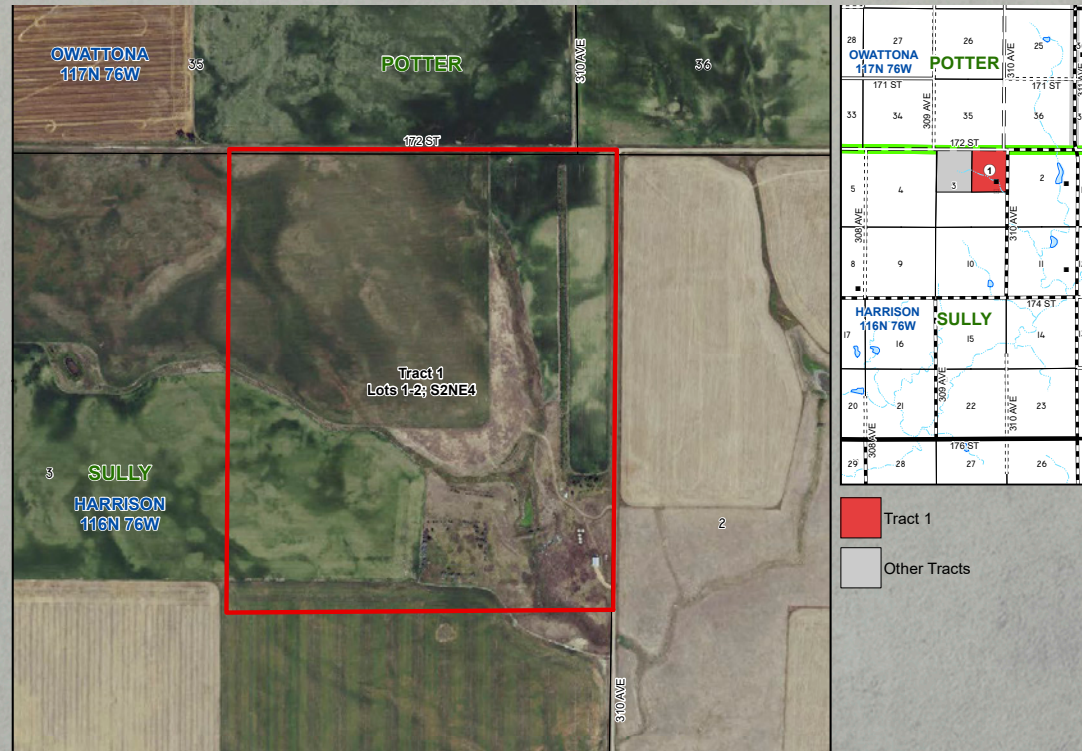
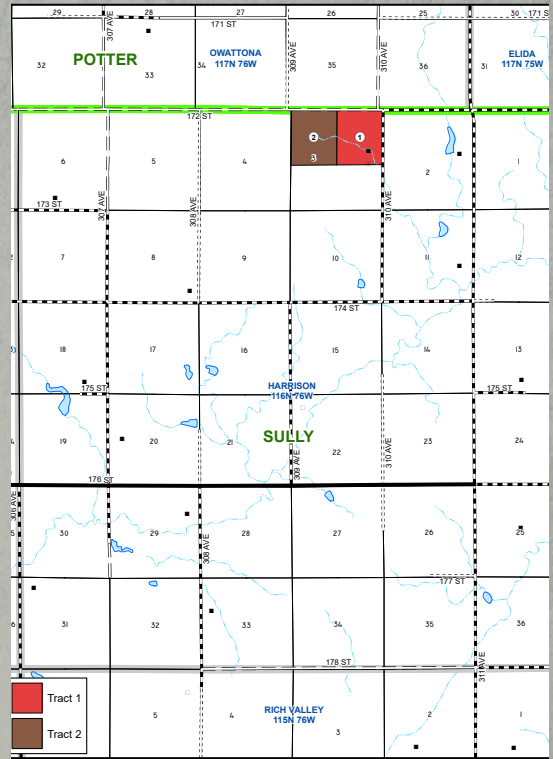


Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 25  
 Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-IR Class	Productivity Index	Alfalfa hay Tons	Brome/alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu
AA	Agar silt loam, 0 to 2 percent slopes	119.74	62.9%	IIc	92						
OKC	Oklo clay loam, 6 to 9 percent slopes	15.97	8.4%	IVe	37	1.4	2.3			34	43
AA	Agar-Eakin silt loams, 0 to 2 percent slopes	15.93	8.4%	IIc	92	2.1	3.5	46	54	60	
GE	Gettys clay loam, 6 to 25 percent slopes	12.02	6.3%	VIe	13						
OKA	Oklo clay loam, 0 to 3 percent slopes	9.55	5.0%	IIIs	49	1.8	3	24	44	50	
AeC	Agar-Eakin silt loams, 5 to 9 percent slopes	8.58	4.5%	IIe	74	1.9	3.2	37	43	48	
W	Water	5.12	2.7%	VIII	0						
RA	Raber-Cavo loams, 0 to 2 percent slopes	2.17	1.1%	IIc	60						
AgA	Agar silt loam, 0 to 2 percent slopes	1.09	0.6%	IIc	92						
RcA	Raber-Cavo loams, 0 to 2 percent slopes	0.20	0.1%	IIc	60						
				<b>Weighted Average</b>	<b>2.68</b>	<b>76.6</b>	<b>0.5</b>	<b>0.8</b>	<b>6.7</b>	<b>11.5</b>	<b>13.3</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.



# TRACT 2

**Total Acres:** 190.66 +/-

**Crop Land Acres:** 180 acres approximate as measured from maps

**Pastureland-Grassland- Hayland Acres:** 10.75 approximate as measured from maps

Summary: Tract 2 is a large quarter due to the government lots and consist of 190.66 acres. This tract consist of all cropland and a small amount of grass waterways. Currently planted to sunflowers. Subject to the current verbal lease ending March 1st, 2023. The primary soils for the cropland include **Agar silt loams and Mobridge silt loams**. These Class II soils have productivity indexes ranging from **92-94**. Other cropland soils Raber-Cavo loams. These Class II soils have productivity index of 60. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, and wheat. The small amount of grass waterways consist of Oko clay loam, which are Class III and Class IV soils. Located 5 miles **Northeast of Agar, SD** and 7 miles **south of Gettysburg, SD**. Access to several grain elevators in the area and Ringneck Energy Ethanol plant. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices.

Access is excellent gravel roads from **310th Avenue and dirt road Potter County/Sully County line off from 172nd Street.**

**Legal Description:** TWN 116N- RG 76W - Sully County

Section 3: NW1/4 ( Lots 3-4;S1/2NW1/4)

**2022 Taxes:** \$ 1579.92

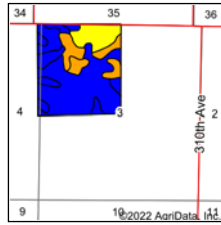
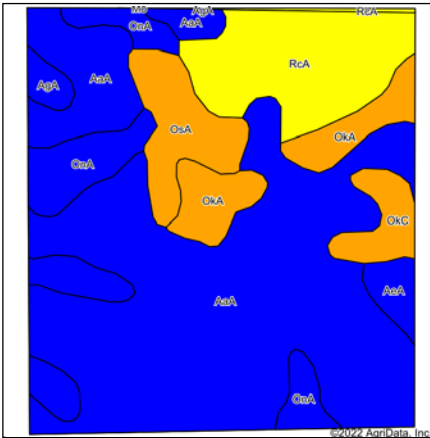
**Latitude & Long:** 44.893771, -99.971429

**Vimeo Link:** <https://vimeo.com/739488257>



# TRACT 2

Soils Map



State: South Dakota  
 County: Sully  
 Location: 4-116N-76W  
 Township: East Sully  
 Acres: 190.11  
 Date: 8/11/2022

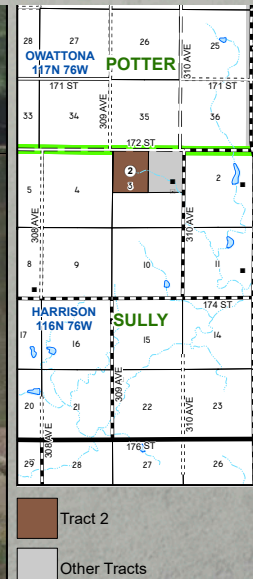
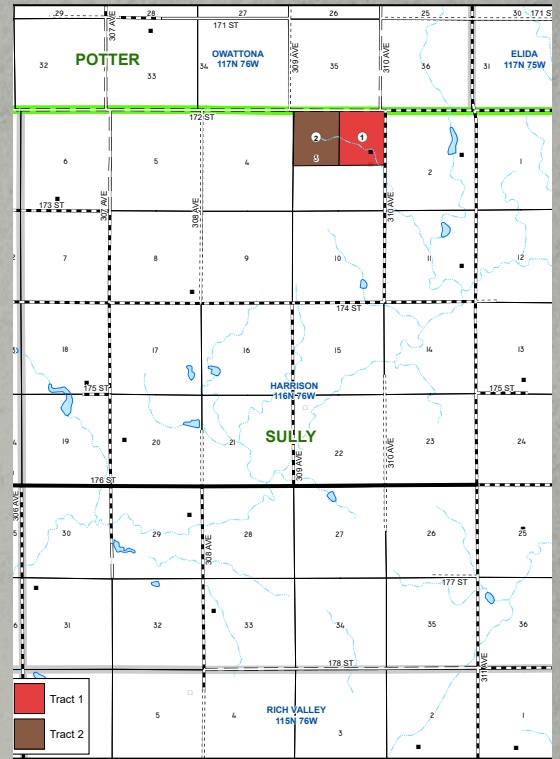


Soils data provided by USDA and NRCS.

Area Symbol: SD107, Soil Area Version: 25

Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Int Class	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Com Bu	Grain sorghum Bu	Oats Bu
AaA	Agar silt loam, 0 to 2 percent slopes	109.03	57.4%	Blue	IIC	92					
RcA	Raber-Cavo loams, 0 to 2 percent slopes	24.57	12.9%	Yellow	IIC	60					
OnA	Mobridge silt loam, 0 to 2 percent slopes	20.33	10.7%	Blue	IIC	94					
Oka	Oko clay loam, 0 to 3 percent slopes	12.17	6.4%	Orange	IIIc	49	1.8	3	24	44	50
OsA	Onita-Hoven silt loams, 0 to 1 percent slopes	11.88	6.2%	Orange	IIC	59	2.8	4.7	60	63	63
OkC	Oko clay loam, 6 to 9 percent slopes	5.85	3.1%	Orange	IIVc	37	1.4	2.3		34	43
AeA	Agar-Eakin silt loams, 0 to 2 percent slopes	3.35	1.8%	Blue	IIC	92	2.1	3.5	46	54	60
AaA	Agar-Onita silt loams, 0 to 1 percent slopes	2.21	1.2%	Blue	IIC	94	2.1	3.5	46	54	60
RcA	Raber-Cavo loams, 0 to 2 percent slopes	0.64	0.3%	Yellow	IIC	60					
AaA	Agar silt loam, 0 to 2 percent slopes	0.08	0.0%	Blue	IIC	92					



# TRACT 3

**Total Acres:** 381.72 +/-

**Crop Land Acres:** 325 acres approximate as measured from maps

**Pastureland-Grassland- Hayland Acres:** 53.75 approximate as measured from maps

**Trees:** 2.89 acres FSA Figure

**Summary:** Tract 3 is a combination of tracts #1 and #2 and consists of 381.72 acres. This tract is a combination of cropland, grassland, trees, and an old homestead. The homestead has rural water and electricity and a building used for storage. Currently planted to sunflowers and corn. Subject to the current verbal lease ending March 1st, 2023. The primary soils for the cropland include **Agar silt loams and Mobridge silt loams**. These Class II soils have productivity indexes ranging from **92-94**. Other cropland soils Raber-Cavo loams. The small amount of grass waterways consist of Oko clay loam, which are Class III and Class IV soils. These productive soils provide for an excellent grain rotation including corn, sunflowers, soybeans, and wheat. Located 5 miles **Northeast of Agar, SD** and **7 miles south of Gettysburg, SD**. Access to several grain elevators in the area and Ringneck Energy Ethanol plant. This 80 million gallon per year plant has added tremendous opportunities for higher grain prices. Access is excellent gravel roads from **310th Avenue and dirt road Potter County/Sully County line off from 172nd Street**.

**Legal Description:** TWN 116N- RG 76W - Sully County

Section 3: N1/2 ( Lots 1-4; S1/2N1/2)

**2022 Taxes:** \$ 3076.26

**Latitude & Long:** 44.893771, -99.971429

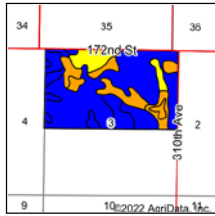
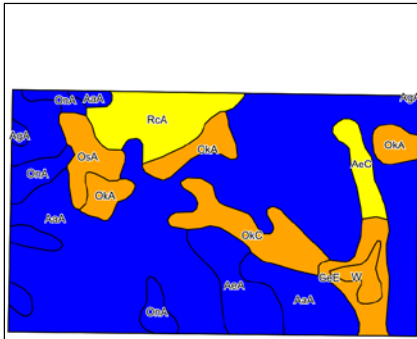
**Vimeo Link:** <https://vimeo.com/739488257>





# TRACT 3

Soils Map



State: South Dakota  
 County: Sully  
 Location: 3-116N-76W  
 Township: East Sully  
 Acres: 381.25  
 Date: 8/11/2022

Dakota Land Co.  
 Wholesale Real Estate & Auction Firm

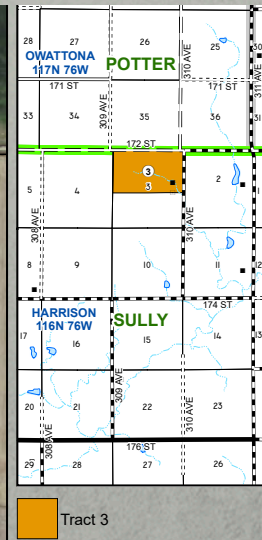
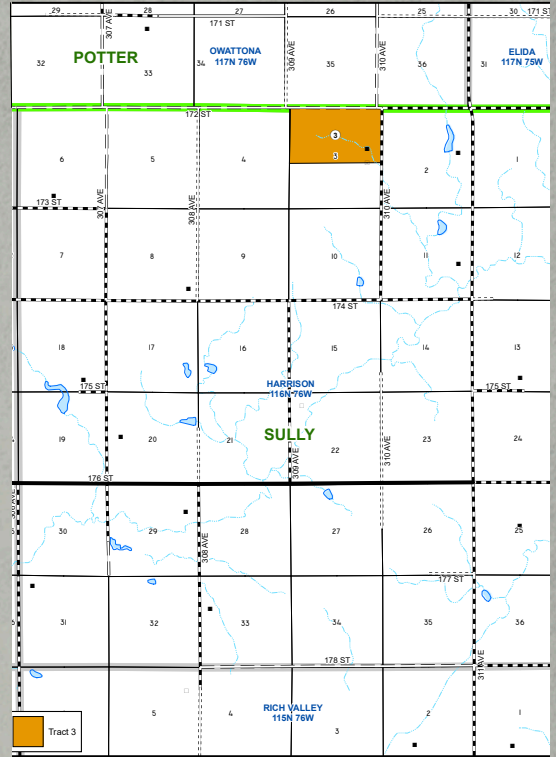
surety  
 An AgriRisk, Inc. 2021 www.agrisk.com



Soils data provided by USDA and NPCS.

Area Symbol: SD107, Soil Area Version: 25  
 Area Symbol: SD119, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class 'c'	Productivity Index	Alfalfa hay Tons	Brome/grass alfalfa AUM	Corn Bu	Grain sorghum Bu	Oats Bu
AaA	Agar silt loam, 0 to 2 percent slopes	233.42	61.2%	Blue	IIc	92					
RcA	Raber-Cavo loams, 0 to 2 percent slopes	26.06	6.8%	Yellow	IIc	60					
Okc	Okc clay loam, 6 to 9 percent slopes	20.87	5.5%	Orange	IVe	37	1.4	2.3		34	43
Oka	Okc clay loam, 0 to 3 percent slopes	20.74	5.4%	Orange	IIIc	49	1.8	3	24	44	50
OnA	Mobridge silt loam, 0 to 2 percent slopes	20.25	5.3%	Blue	IIc	94					
AeA	Agar-Eaton silt loams, 0 to 2 percent slopes	20.01	5.2%	Blue	IIc	92	2.1	3.5	46	54	60
GeE	Gettys clay loam, 6 to 25 percent slopes	13.00	3.4%	Orange	VIe	13					
OsA	Onita-Hoven silt loams, 0 to 1 percent slopes	11.88	3.1%	Orange	IIc	59	2.8	4.7	60	63	63
AeC	Agar-Eaton silt loams, 5 to 9 percent slopes	8.58	2.3%	Yellow	IIIe	74	1.9	3.2	37	43	48
W	Water	5.12	1.3%	Orange	VIII	0					



**SOUTH DAKOTA  
SULLY**



United States Department of Agriculture  
Farm Service Agency

**FARM : 5079**

Prepared : 8/4/22 9:50 AM

Form: FSA-156EZ

Crop Year : 2022

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

**Operator Name** : EDITH FALKENHAGEN  
**Farms Associated with Operator** : 46-119-5079, 46-119-5081, 46-119-5082  
**CRP Contract Number(s)** : None  
**Recon ID** : 46-119-2020-45  
**Transferred From** : None  
**ARCPLC G/F Eligibility** : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
359.10	307.17	307.17	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	307.17	0.00		0.00		0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SNFLR, SOYBN	None

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	102.99	0.00	51	
Corn	65.92	0.00	97	0
Sunflowers	112.04	0.00	2074	
Soybeans	4.29	0.00	27	0
<b>TOTAL</b>	<b>285.24</b>	<b>0.00</b>		

#### NOTES

**Tract Number** : 5313

**Description** : N 3-116-76  
**FSA Physical Location** : SOUTH DAKOTA/SULLY  
**ANSI Physical Location** : SOUTH DAKOTA/SULLY  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : MS SHERON R ARCHER  
**Other Producers** : CHAD LOUIS FALKENHAGEN  
**Recon ID** : 46-119-2020-1

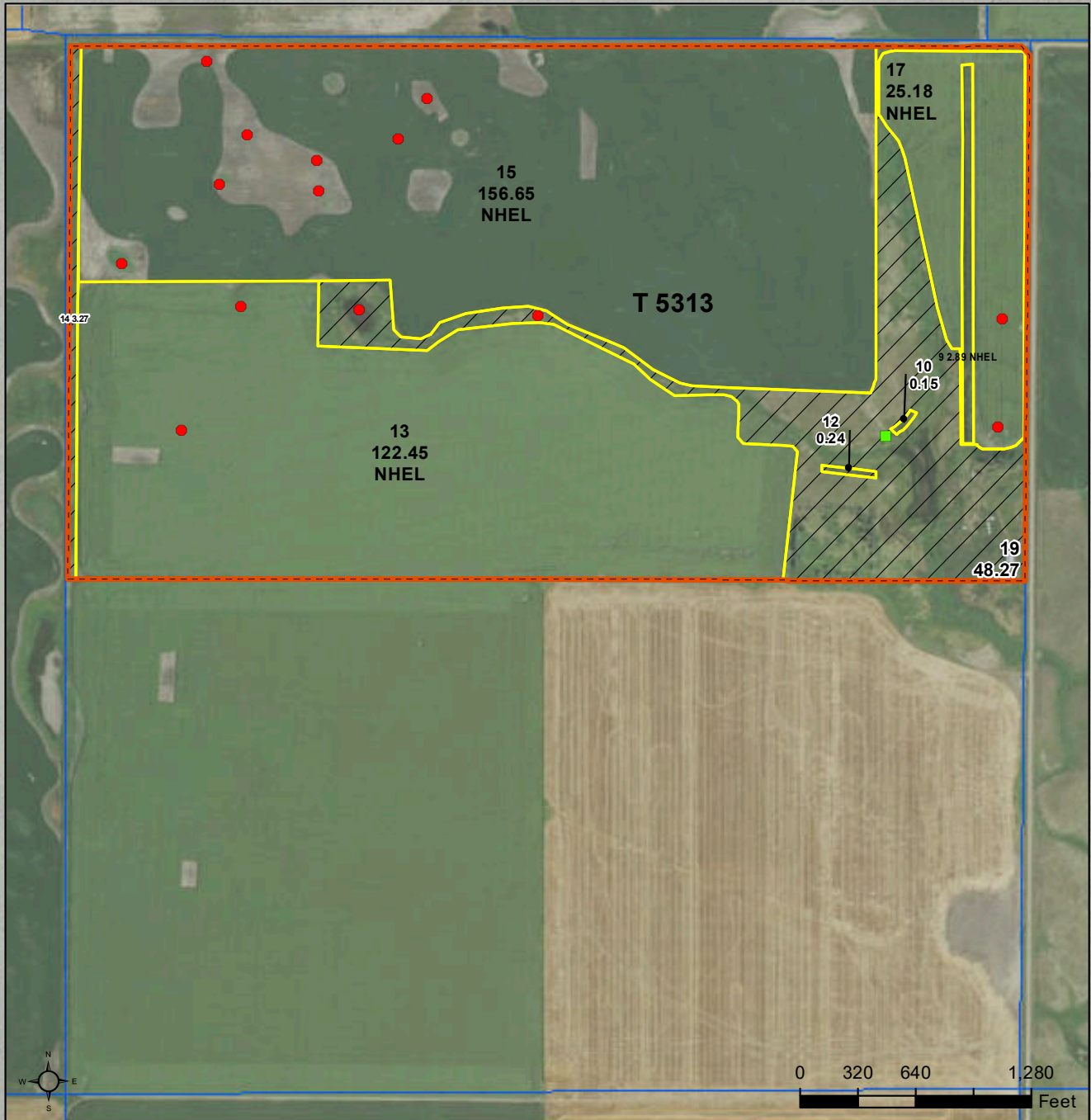
#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
359.10	307.17	307.17	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	307.17	0.00	0.00	0.00	0.00	0.00



United States  
Department of  
Agriculture

## Sully County, South Dakota



**Common Land Unit** Tract Boundary

Non-Cropland

PLSS

Cropland

**Wetland Determination Identifiers**

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

2022 Program Year

Map Created September 28, 2021

**Farm 5079**

**3-116N-76W-Sully**

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).

# DAKOTA LAND COMPANY



**TODD SCHUETZLE**

**BROKER/AUCTIONEER**

**605-280-3115**

**TODD@PLACETOHUNT.COM**



**GRAHAM SCHUETZLE**

**BROKER ASSOCIATE**

**605-220-4014**

**DAKOTALANDCO@GMAIL.COM**

**Strong Roots** – Our roots grow deep in agriculture and our commitment to the land produces exceptional results for our clients. We understand what it means to bring in the harvest. It is a time to reflect on all your hard work and the faith it takes to trust that your work will pay off. Allow our expertise to get you the results you deserve. When it comes to selling your property don't leave it to chance. We have owned, operated, developed and sold ag properties for over thirty years. When it is time to sell or buy land, don't leave that decision to someone who doesn't know agriculture. Our vast knowledge of the area and long time relationships with landowners allow us the opportunity to reach broad local markets, while using current technology to penetrate the vast internet market. We will help harvest the most from your land decisions.

**Strong Relationships** – We believe every client deserves a relationship handled with trust, integrity, compassion and care about your property. We are a firm that truly earns your business. Dakota Land Company is a family firm with all aspects of the ag real estate business being handled by family members. We pour our compassion for people and places into every client's transaction. Our firm has been in business selling ag real estate for over 30 years. Our logo reflects a landowner walking and passing on the legacy of land ownership to the next generation. Its about families, and their relationships to the land.

**Strong Results** – When it comes to marketing and selling your property, you need a firm that can produce results. Our past experience in ag land and our relationships prepare our marketing for tremendous success of your property. Dakota Land Company has an energetic and successful marketing concept that sells. The right property can bring financial security, enjoyment, and a lifetime of memories for you and your family.



**Dakota Land Co.**

**Schuetzle Real Estate & Auction Firm**



**WWW.DAKOTALANDCO.COM**