

**HEIRS OF
HELMUTH &
FLORINE
WERNER**

**+/-558 Acres of Productive
McPherson County South
Dakota Land –
Including
2 Farms Containing +/- 239
Acres in Petersburg Township
and +/- 319 Acres in
Rosenthal Township**

We will offer the following Land at public auction with the auction of all farms to be Hickman Post 78 American Legion Facility at 738 Sherman St. in Leola, SD (across from the USDA Office); or located from the McPherson County Courthouse at the Jct. of Hwy. #45 & Sherman St. and 1 block south on Sherman St. at the Jct. of Sherman St. & Moulton St.

**LAND
AUCTION**

WEDNESDAY

MARCH 30, 2022

10:00 AM



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LAND AUCTION

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WEDNESDAY MARCH 30, 2022 SALE TIME: 10:00 AM

AUCTIONEER'S NOTE: ATTENTION – Row Crop Operators, Crop-Livestock Operators, Investors & Others in the Market for Land! Due to multi-fractioned undivided ownership interests in this land the owners have made the decision to offer this property at public auction. Auctions of this magnitude are “Rare” and this auction presents the opportunity to purchase land located in the Eureka and Long Lake, SD area, evidenced by the fact that some of the land offered on this auction has been owned by the Werner Family for approximately 100 years with ownership in this land dating back to the purchase of this land by Karl & Christina Werner – the Grandparents and Great Grandparents of the present owners, thus this auction presents a “Once in a Lifetime Opportunity” to Purchase this Land. This auction presents the opportunity to purchase 4 parcels of productive, well located McPherson County SD land that is situated in an area where ownership is tightly held where the availability and frequency of land on the market is limited. This auction includes farms with high percentages tillable and farms with mixtures of cropland and pasture. According to US Fish & Wildlife – there are NO Wildlife Easements on any of this land. Due to the fact that none of these parcels are contiguous, they will be offered as individual parcels of land, in a manner to allow both large and small operators to participate in this auction.

FARM #1: 159 Taxable Acres – Legal Desc.: The SE¼ of Sec. 34, T. 128N., R. 71W., (Petersburg Twp.), McPherson County, SD. **Located from** - Long Lake, SD – approx. 8 miles west on Co. Hwy. (106th St.) to the Jct. of Hwy. #45 & 106th St., then continue 1 mile west on 106th to the SE Corner of the land at the Jct. of 106th St. & 340th Ave.; from Eureka, SD – 12 miles east on Hwy. #10 (112th St.), then 6 miles north on Hwy. #45 and 1 mile west on 106th St.

Farm #1 is a really nice farm with highway access and very good eye appeal and bordered on the south by 106th St. and on the east by an unmaintained road (340th Ave.). This +/-159 acre parcel of land will be offered as an individual parcel. This parcel has a high percentage tillable as according to FSA info. this 159 acre farm is identified as Tr. #1659 of Farm 3730 which has approx. 155.83 acres of cropland, with an FSA 30.56 acre corn base with an 85 bu. PLC yield and a 71.42 acre soybean base with a 25 bu. PLC yield and a 34 acre wheat base with a 40 bu. PLC yield and presently is enrolled under the ARC County Election for Corn & Soybeans and the PLC Election for wheat of the USDA farm program. The general topography of this farm is level to gently rolling. According to information obtained from the McPherson Co. Assessor this farm has approx. 159 taxable acres and has a respectable Overall Soil Rating of .753; comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of 80.2. The 2021 RE taxes payable in 2022 on this land are \$1,448.06.

FARM #2: 80 Taxable Acres – Legal Desc.: The N½ NE¼ of Sec. 33, T. 128N., R. 71W., (Petersburg Twp.), McPherson County, SD. **Located from** Long Lake, SD – approx. 8 miles west on Co. Hwy. (106th St.) to the Jct. of Hwy. #45 & 106th St., then 1 mile north on Hwy. #45 and 2 miles west on 105th St.; or from FARM #1 – 1 mile east, 1 mile north on Hwy. #45 and 2 miles west on 105th St. (NOTE – Access to this property under winter conditions is/ or may be limited, as 105th St. is an unmaintained limited maintenance road).

Farm #2 bordered on the north by 105th St. (a minimally maintained road) and on the east by 339th Ave. (a non-existent roadway). This +/-80 acre parcel of land will be offered as an individual parcel. This parcel has a relatively high percentage tillable (approx. 77.5%) with the remainder lying on the west end of the property being pasture. According to FSA info. this 80 acre farm identified as Tr. #1658 of Farm 3730 which has approx. 62.01 acres of cropland, with an FSA 12.16 acre corn base with an 85 bu. PLC yield, a 28.43 acre soybean base with a 25 bu. PLC yield and a 13.53 acre wheat base with a 40 bu. PLC yield and presently is enrolled under the ARC County Election for Corn & Soybeans and the PLC Election for wheat of the USDA farm program. The general topography of this farm is gently rolling. According to information from the McPherson Co. Assessor this farm has approx. 80 taxable acres and has a very respectable Overall Soil Rating of .809; comparatively, information from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of 84.2. The 2021 RE taxes payable in 2022 on this land are \$778.66.

FARM #3: 159 Taxable Acres – Legal Desc.: The NE¼ of Sec. 34, T. 127N., R. 72W., (Rosenthal Twp.), McPherson County, SD. **Located from** - Eureka, SD – approx. 5 miles east Hwy. #10 (112^h St.), then ½ mile north on Co. Hwy. #5 (334th Ave.) to the SE corner of the land - the NE corner of the land is at the 334th Ave. & 111th St.

Farm #3 is a really nice farm with highway access, very good eye appeal and bordered on the east by 334th Ave. and on the north 111th St. - an unmaintained road. This +/-159 acre parcel of land will be offered as an individual parcel. This parcel has a relatively high percentage tillable as according to FSA info. this 159 acre farm is identified as Tr. #1812 of Farm 1331 which has approx. 151 acres of cropland, with an FSA 75.5 acre corn base with a 73 bu. PLC yield, 37.8 acre wheat base with a 33 bu. PLC yield and a 37.74 acre sunflower base with a 989 lbs. PLC yield and presently is enrolled under the PLC Election of the USDA farm program. The general topography of this farm is gently rolling to rolling. According to information from the McPherson Co. Assessor this farm has approx. 159 taxable acres and has an Overall Soil Rating of .619; comparatively, information from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of 74.8. The 2021 RE taxes payable in 2022 on this land are \$1,162.18.

FARM #4: 160 Taxable Acres – Legal Desc.: The NW¼ of Sec. 36, T. 127N., R. 72W., (Rosenthal Twp.), McPherson County, SD. **Located from** - Eureka, SD – approx. 6 miles east Hwy. #10 (112^h St.), then ½ mile north on 335th St. (a minimum maintenance dead end road; or from FARM #3 – ½ mile south on 334th Ave., 1 mile east on Co. Hwy. #10 (112th St.) and ½ mile north on 335th St.

Farm #4 is a multifaceted parcel of land with a mixture of cropland, hunting & recreational wildlife habitat, with the hunting opportunities provided from a combination of the wetland acres in the NW corner of the land, the closeness in proximity to the SD Game Fish & Parks land that joins the northeast portion of this farm and other non-crop acres within the property that provide hunting habitat. This land is bordered on the west by 335th Ave. - an unmaintained road that dead ends near the NW corner of the land. This +/-159 acre parcel of land will be offered as an individual parcel. This parcel has a relatively high percentage tillable as according to FSA info. this 160 acre farm has approx. 138.61 acres of cropland, with an FSA 69.3 acre soybean base with a 25 bu. PLC yield and a 69.3 acre wheat base with a 33 bu. PLC yield and presently is enrolled under the PLC Election of the USDA farm program. The general topography of this farm is gently rolling to rolling. According to information from the McPherson Co. Assessor this farm has approx. 160 taxable acres and has an Overall Soil Rating of .521; comparatively, information from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of 51.8. The 2021 RE taxes payable in 2022 on this land are \$977.68.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with the balance on or before May 20, 2022, with full possession for the 2022 crop year. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost divided 50-50 between the buyer & seller. Attorneys/Title Company Closing Fees will be divided 50-50. This property is being sold based on the acres as stated on the county tax records, with acres understood to be more or less. All of the 2021 RE taxes payable in 2022 will be paid by the sellers. The sellers do not warranty or guarantee that existing fences lie on the true & correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to County Committee Approval. This property is sold in "AS IS" CONDITION and subject to any existing easements, restrictions, reservations or highways of record if any, as well as any or all McPherson County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the sellers. Some sellers may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate with the facilitation of the exchange, although any costs associated with said exchange will be paid by the owner. Sold subject to confirmation of the Trustee/Owners. **Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid absentee, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils or additional information, see www.suttonauction.com or www.jarkauction.com or contact the auctioneers.**

HEIRS OF HELMUTH & FLORINE WERNER

Sonya Lammle, Debra West &

The Heirs of Michael Werner dba Werner Heritage Farmstead, LLC

Rob Ronayne – Ronayne Law Office, P.C. – Aberdeen, SD –

Attorney & Closing Agent for the Sellers

CHUCK SUTTON - Auctioneer & Land Broker

- Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777

JARED SUTTON - RE Auctioneer & Broker Associate –

Flandreau, SD – ph. 605-864-8527

& JARK-WORLIE AUCTION SERVICE, LLC – Val W. Jark –

RE Auctioneer & Broker Associate – ph. 605-380-2244 &

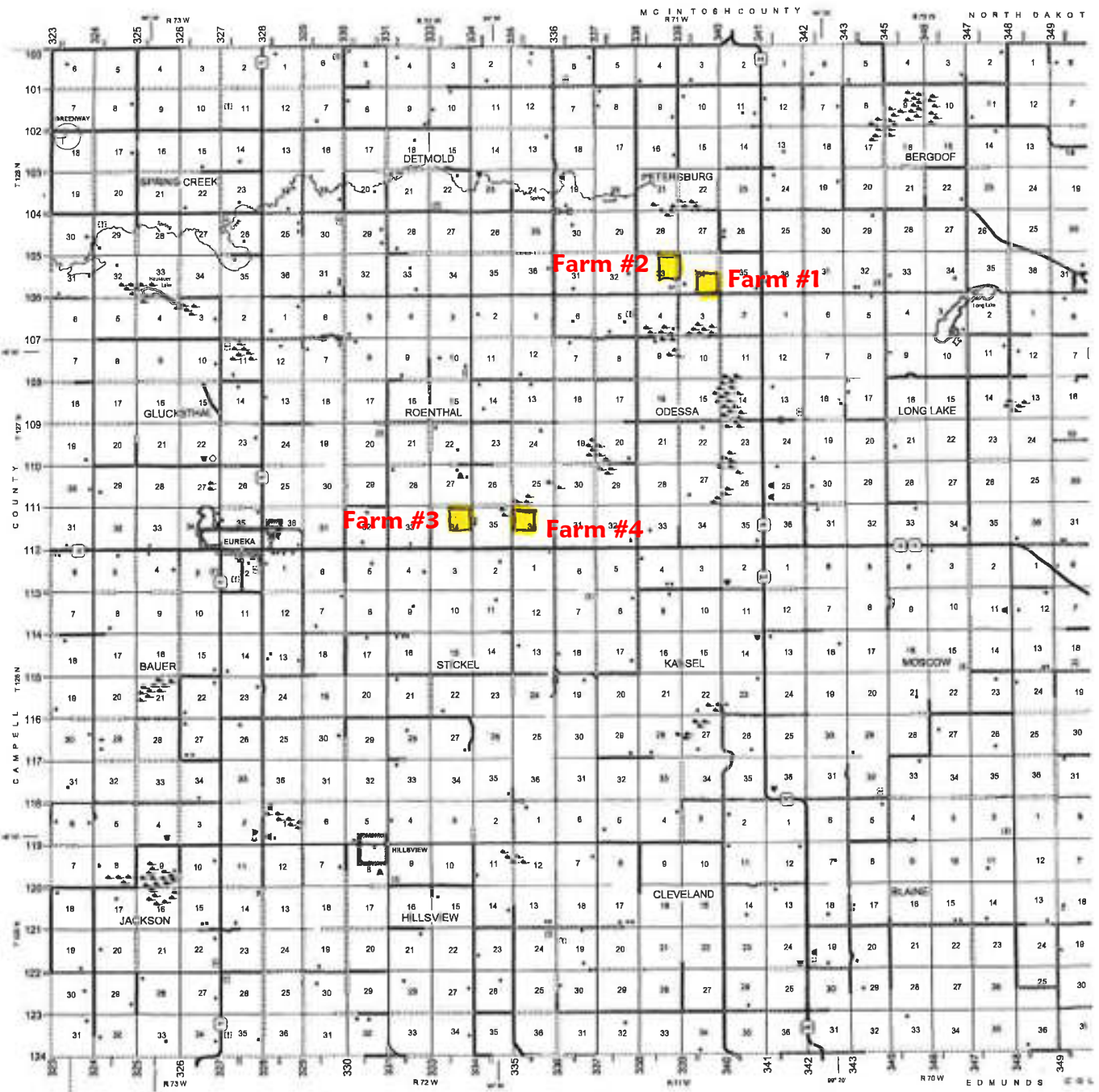
Merlin Worlie – RE Auctioneer – 605-715-9200



REMEMBER – Successful Auctions don't just happen . . .



They're Planned!

Call us today at 605-336-6315 to plan your successful Auction!








Common Land Unit  PLSS

-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

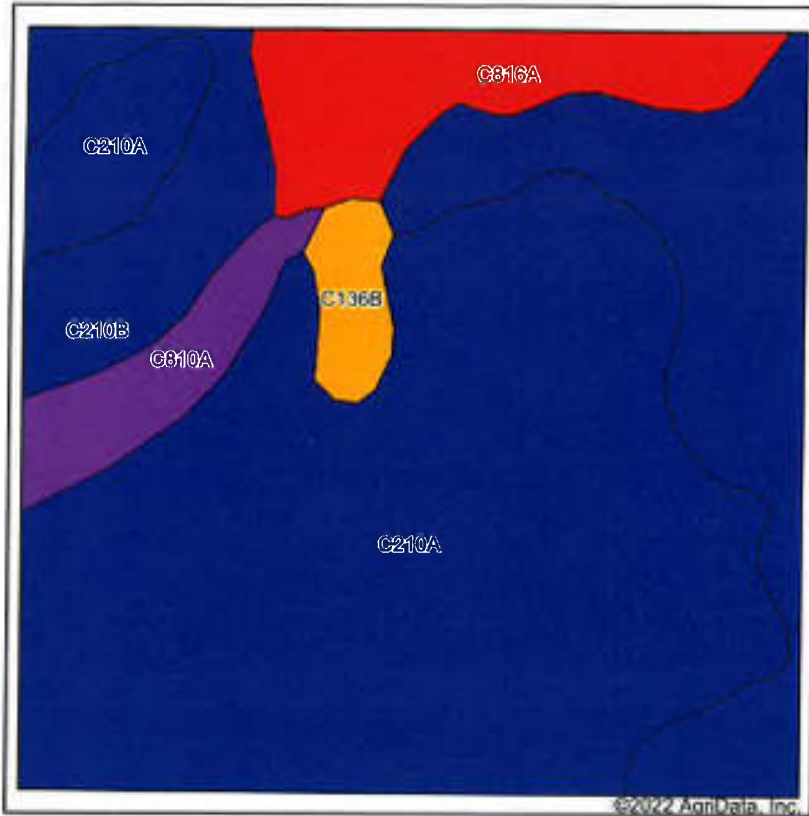
2022 Program Year
 Map Created December 29, 2021

Farm 3730

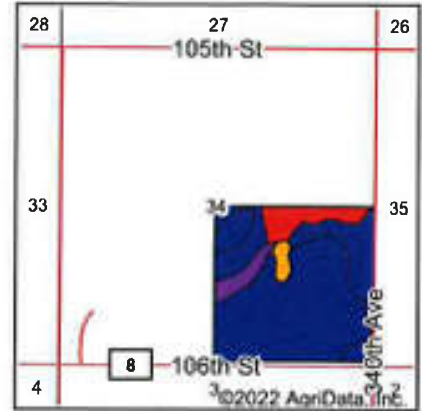
34-128N-71W-McPherson

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Soils Map



Farm #1



State: **South Dakota**
 County: **McPherson**
 Location: **34-128N-71W**
 Township: **Central McPherson**
 Acres: **155.83**
 Date: **1/24/2022**



Maps Provided By



Soils data provided by USDA and NRCS


Area Symbol: SD089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	92.81	59.6%		IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	38.30	24.6%		IIe	83
C816A	Lehr loam, 0 to 2 percent slopes	13.75	8.8%		IIIs	47
C810A	Bowdle loam, 0 to 2 percent slopes	7.25	4.7%		IIIs	57
C136B	Williams-Zahl loams, 3 to 6 percent slopes	3.72	2.4%		IIe	76
Weighted Average					2.13	80.2


*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Common Land Unit

 Non-Cropland

 Cropland


 Track Boundary

 PLSS

Wetland Determination Identifiers

 Restricted Use

 Limited Restrictions

 Exempt from Conservation Compliance Provisions

2022 Program Year

Map Created December 29, 2021

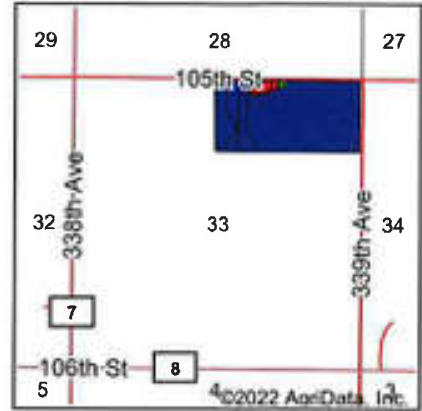
Farm 3730

33-128N-71W-McPherson

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Soils Map

Farm #2



State: **South Dakota**
 County: **McPherson**
 Location: **33-128N-71W**
 Township: **Central McPherson**
 Acres: **77.82**
 Date: **1/24/2022**



Soils data provided by USDA and NRCS

Area Symbol: SD089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	62.59	80.4%		IIc	86
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	11.39	14.6%		IIe	83
C002A	Tonka silt loam, 0 to 1 percent slopes	2.59	3.3%		IVw	45
C192A	Bearpaw-Greenway loams, 0 to 3 percent slopes	0.66	0.8%		IIe	81
C457A	Grassna silt loam, 0 to 2 percent slopes	0.59	0.8%		IIc	98
Weighted Average					2.07	84.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Common Land Unit Tract Boundary
 Non-Cropland PLSS
 Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 151.00 acres

34-127N-72W-McPherson

2022 Program Year

Map Created December 29, 2021

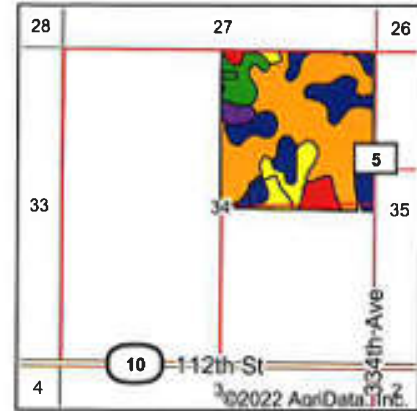
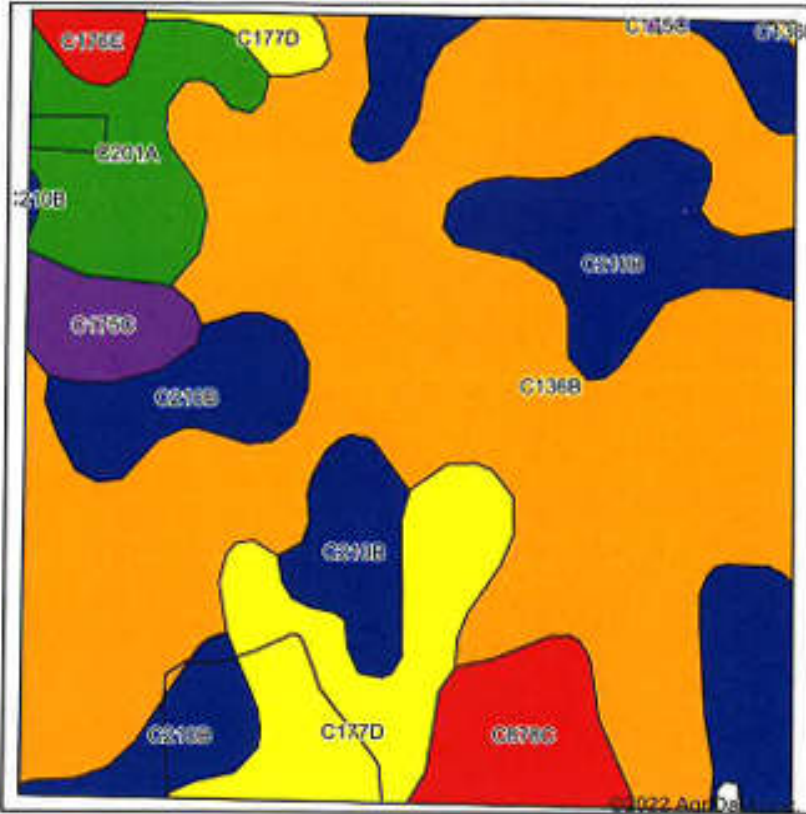
Farm 1331

Tract 1812

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Soils Map

Farm #3



State: **South Dakota**
 County: **McPherson**
 Location: **34-127N-72W**
 Township: **West McPherson**
 Acres: **158.65**
 Date: **1/24/2022**







Soils data provided by USDA and NRCS.



Area Symbol: SD089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C136B	Williams-Zahl loams, 3 to 6 percent slopes	83.68	52.7%		Ile	76
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	36.10	22.8%		Ile	83
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	15.41	9.7%		IIIe	61
C201A	Bowbells loam, 0 to 3 percent slopes	10.30	6.5%		IIc	95
C878C	Wabek-Bowdle complex, 2 to 9 percent slopes	7.13	4.5%		VIIs	42
C175C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	4.36	2.7%		IVe	56
C176E	Zahl-Max loams, 15 to 25 percent slopes	1.67	1.1%		VIIe	31
Weighted Average					2.38	74.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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

-  Tract Boundary
-  PLSS

2022 Program Year
 Map Created December 29, 2021

Farm 1331
Tract 1813

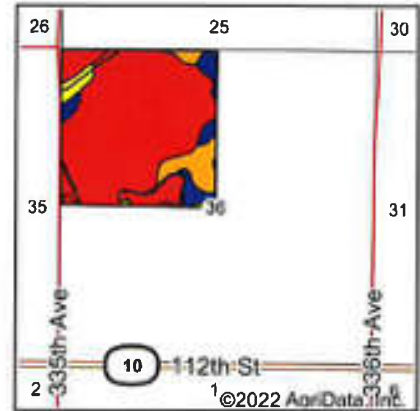
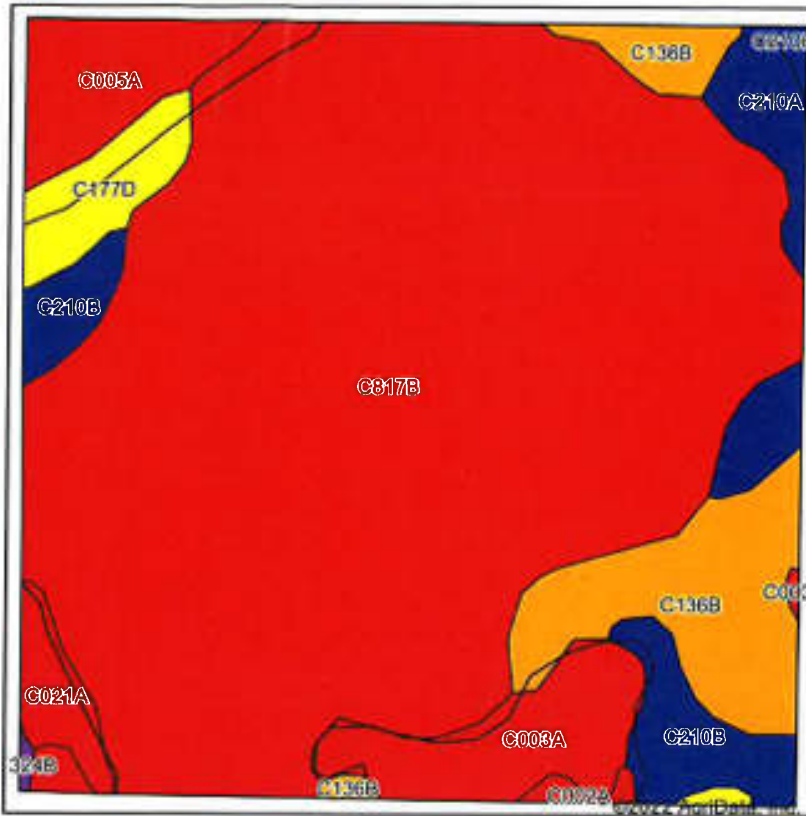
Tract Cropland Total: 138.61 acres

36-127N-72W-McPherson

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Soils Map

Farm #4



State: **South Dakota**
 County: **McPherson**
 Location: **36-127N-72W**
 Township: **West McPherson**
 Acres: **157.94**
 Date: **1/24/2022**



Soils data provided by USDA and NRCS.

Area Symbol: SD089, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
C817B	Lehr-Bowdle loams, 2 to 6 percent slopes	111.17	70.4%		IIIe	50
C136B	Williams-Zahl loams, 3 to 6 percent slopes	13.30	8.4%		Ile	76
C003A	Parnell silty clay loam, 0 to 1 percent slopes	8.12	5.1%		Vw	20
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	7.14	4.5%		Ile	83
C005A	Southam silty clay loam, 0 to 1 percent slopes	5.92	3.7%		VIIIw	5
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	4.76	3.0%		Ilc	86
C177D	Williams-Zahl-Bowbells loams, 3 to 15 percent slopes	4.29	2.7%		IIIe	61
C021A	Vallers loam, 0 to 1 percent slopes	2.52	1.6%		IVw	46
C002A	Tonka silt loam, 0 to 1 percent slopes	0.55	0.3%		IVw	45
C324B	Lihen-Parshall fine sandy loams, 0 to 6 percent slopes	0.17	0.1%		IIIe	58
Weighted Average					3.15	51.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

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If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
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Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315	Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com	Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com
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