

SPINK COUNTY, SD LAND AUCTION

**Wednesday
April 2, 2025 1:00 pm**

**+/-114.65 Surveyed Acres of
Cornwall Township Spink County, SD Land
Located Near Hitchcock, SD and
Tulare, SD – Including a High Percentage
Tillable, with this Property and Situated
in a Prominent Agricultural Area in
Southern Spink County, SD
and Near the Northern Line of Beadle
County, SD**

**** BUYER TO RECEIVE IMMEDIATE
POSSESSION OF THIS LAND FOR THE
2025 CROP YEAR! ****

We will offer the following real property at auction "On Site" at the Land – Located from Hitchcock, SD (Jct. of 391st Ave. & Hwy. #28/190th St. – 3 miles east on Hwy. #28 and 2 miles north on 394th Ave. to the NW Corner of the Land at the Jct. of 394th Ave. & 188th St.; from Tulare, SD - 7 miles south on Hwy. #281, 3 miles east on Hwy. 28/190th St. and 2 miles north on 394th Ave.; or from Huron, SD (Jct. of Hwy's. #14 & #37 - approx. 18 miles north on Hwy. #37 to Hwy. #28/190th St., then 6 miles west on Hwy. #28 and 2 miles north on 394th Ave

**BRIAN GATZKE, BRENDA
LEE LING, NICHOLE
WENTWORTH & JEANNIE
THORN, Owners**

AUCTIONEERS:

SUTTON AUCTIONEERS & LAND BROKERS, LLC

**Chuck Sutton - Auctioneer
& Land Broker &
Jared Sutton -
RE Auctioneer & Broker
Assoc.—
Sioux Falls & Flandreau, SD
605-336-6315**

JARK-WORLIE AUCTION SERVICE, LLC

Aberdeen, SD

**Val Jark—RE Auctioneer &
Broker Assoc. 605-380-
2244 &**

**Merlin Worlie—
RE Auctioneer—
605-715-9200**

JOE LUTTER

**Auctioneer & RE Broker—
Redfield, SD 605-460-3176**

AUCTIONEERS NOTE:

Due to the multi-fractioned ownership in this land the owners have made the decision to offer this property at public auction. This auction presents a great opportunity to purchase a high percentage tillable parcel of land located in a prominent agricultural area near Hitchcock and Tulare, SD in Southern Spink, County, SD. This auction truly presents an "opportunity of a lifetime" to purchase this land that has been in this family for over 75 years. To View the Survey, Aerial Maps & Other Information see www.suttonauction.com or contact the auctioneers for additional information. Please mark your calendars and make plans to inspect this property prior to the auction and make plans to

This surveyed +/- 114.65 acre farm will be offered as a unit. According to FSA information this +/- 114.65 surveyed acres has approx. 110.15 acres of cropland. FSA indicates that currently there are no established FSA yields or bases. The general topography of this land is level to nearly level. According to the Spink County Assessor this farm has county soil rating of .64.2, comparatively information obtained from Surety Agri-Data indicates this land has a soil index rating of 60.2. The 2024 RE taxes payable in 2025 on this property are \$1,395.12. **The buyer will receive full possession of this land on sale day, with this land available to the buyer to farm or lease for the 2025 crop year!**

Spink County Land Auction

LEGAL DESCRIPTION:

The NW $\frac{1}{4}$,
Less the East 38
Acres of Sec. 30,
T. 114N., R. 62W.,
(Cornwall Twp.),
Spink County, SD
Containing
+/-114.65 Acres

TERMS:

Cash—A 10% nonrefundable downpayment sale day and the balance on or before May 16, 2025 - with full possession on sale day for the 2025 crop year. Marketable Title will be conveyed and an Owners Title Insurance Policy will be provided, with the cost of the owners' title ins. and closing agent's fees (Spink County Abstract & Title) to be divided 50-50 between the buyer & sellers. All of the 2024 RE taxes payable in 2025 will be paid by the sellers. The acres being sold are based on the acres as determined by a survey completed by Assurance Land Surveying, with the acres understood to be "more or less". All survey costs will be paid by the owners. The seller(s) 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 purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. 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 Spink County Zoning Ordinances. Some of the owners may desire to utilize this property in connection with a 1031 tax free exchange, and if so, the buyer will agree to cooperate, with any or all costs related to the exchange to be paid by the exchanging party(s). The RE licensees in this transaction are acting as agents for the sellers. Sold subject to confirmation of the owners.

www.suttonauction.com

OWNERS:

**BRIAN GATZKE,
BRENDA LEE LING,
NICHOLE WENTWORTH
& JEANNIE THORN**

AUCTIONEERS:

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

**JARK-WORLIE AUCTION
SERVICE, LLC**
Aberdeen, SD
Val W. Jark –
RE Auctioneer & Broker Assoc.
–605-380-2244
&
Merlin Worlie – RE Auctioneer –
605-715-9200

JOE LUTTER –
Auctioneer & RE Broker –
Redfield, SD – 605-460-3176

CERTIFICATE OF SURVEY

SURVEYOR'S CERTIFICATION

TO: CHUCK SUTTON AUCTIONEER & LAND BROKER, LLC.

I, ZACHARY M. REMILY, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS IS A CERTIFICATE OF SURVEY FOR:

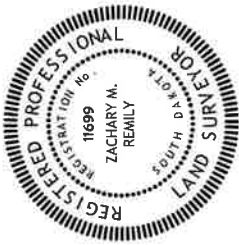
LEGAL DESCRIPTION:

THE NORTHWEST QUARTER (NW1/4) (EXCEPT THE EAST 38 ACRES THEREOF) OF SECTION THIRTY (30), TOWNSHIP ONE HUNDRED FOURTEEN (14) NORTH, RANGE SIXTY-TWO (62) WEST OF THE 5th P.M., SPINK COUNTY, SOUTH DAKOTA

AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR'S NOTE:

THIS TOWNSHIP WAS SURVEYED BY THE BUREAU OF LAND MANAGEMENT (BLM) AND APPROVED ON MARCH 25, 1957. THE DISTANCES WITH (BLM) NOTED ARE THE DISTANCES SHOWN ON THE BLM SURVEY NOTES. ALL OTHER DISTANCES SHOWN ARE MEASURED DISTANCES AT THE DATE OF THIS SURVEY, 2-24-2025.

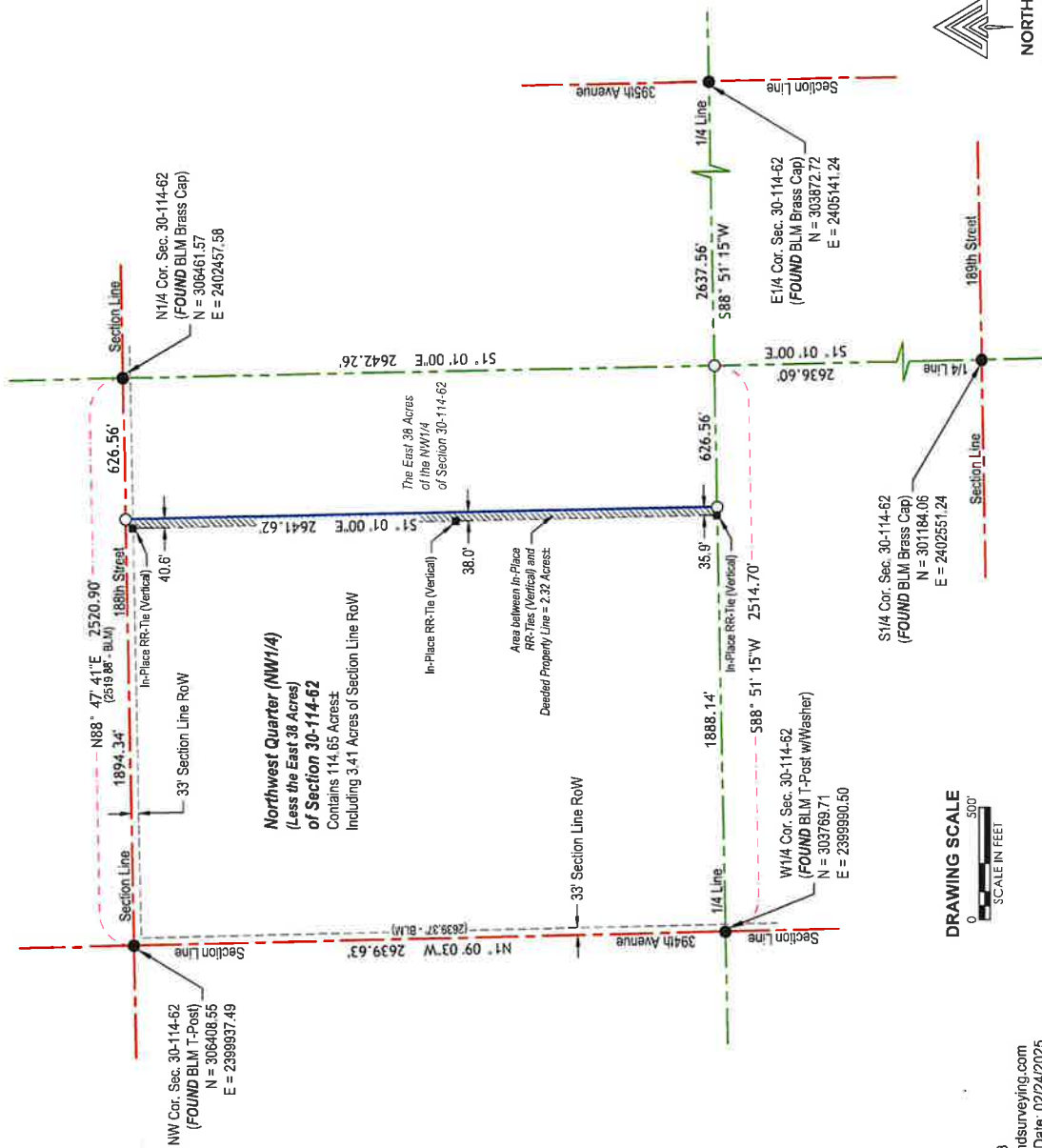


BASIS OF BEARINGS

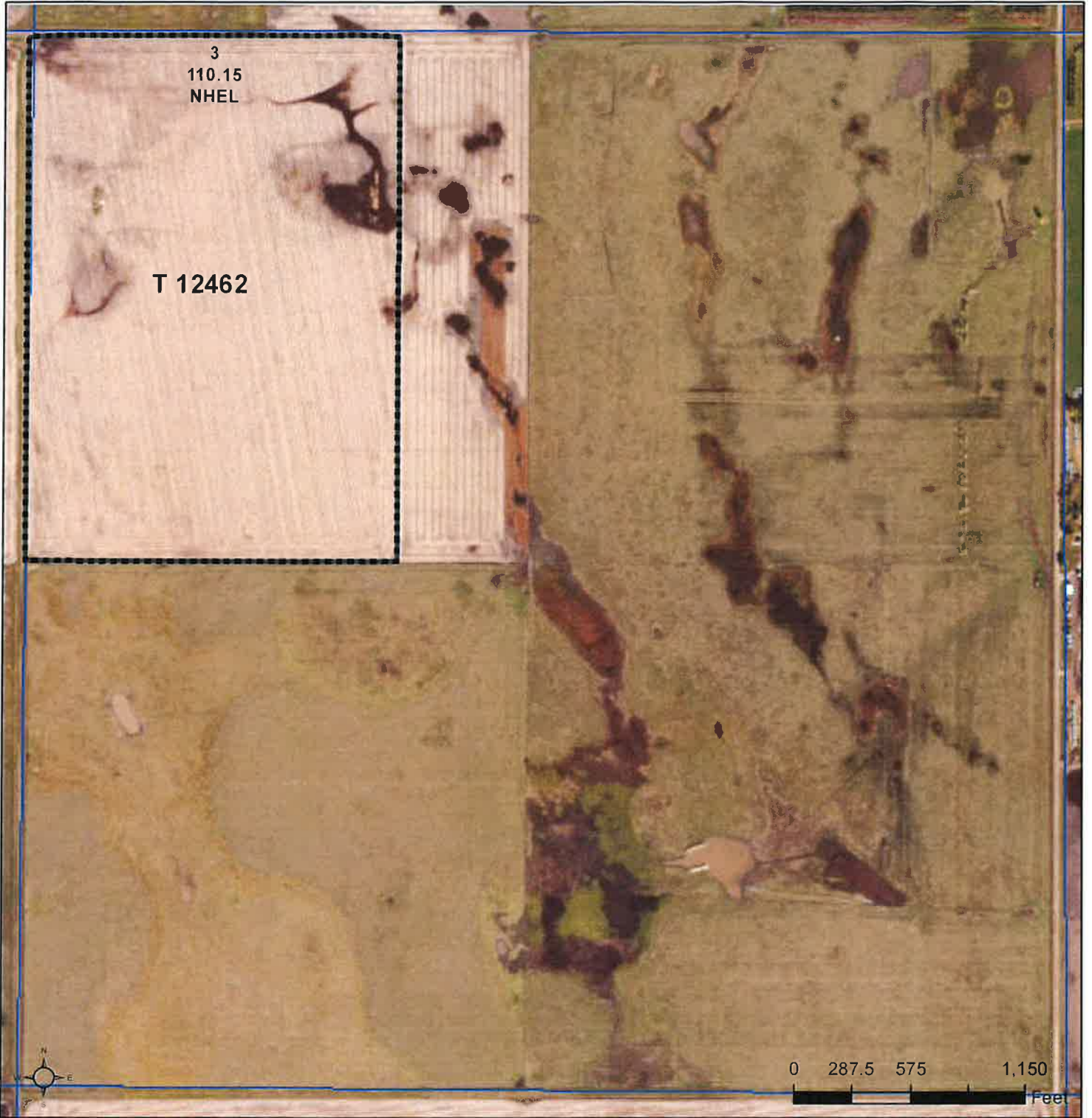
STATE PLANE COORDINATE SYSTEM
SOUTH DAKOTA NORTH ZONE (4001)
US SURVEY FEET - NAD 83
DISTANCES SHOWN ARE GROUND
COORDINATES SHOWN ARE GRID

LEGEND

- PIN FOUND (AS NOTED)
- PIN SET w/CAP LS 11689
- △ CALCULATED CORNER



Prepared By: **Assurance**
LAND SURVEYING
619 14th Avenue S, Faulkton, South Dakota 57438
Phone: 605-290-3090 / Email: zach@assurancelandsurveying.com
Project No. ALS25023 Field Survey Date: 02/24/2025



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Unless otherwise noted, crops listed below are:

Non-irrigated	Producer initial _____
Intended for Grain	Date _____
Corn = Yellow	
Soybeans = Common	
Wheat - HRS or HRW	
Sunflowers = Oil or Non	

Tract Cropland Total: 110.15 acres

2024 Program Year

Map Created April 25, 2024

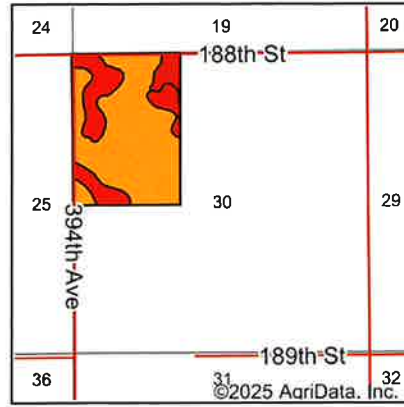
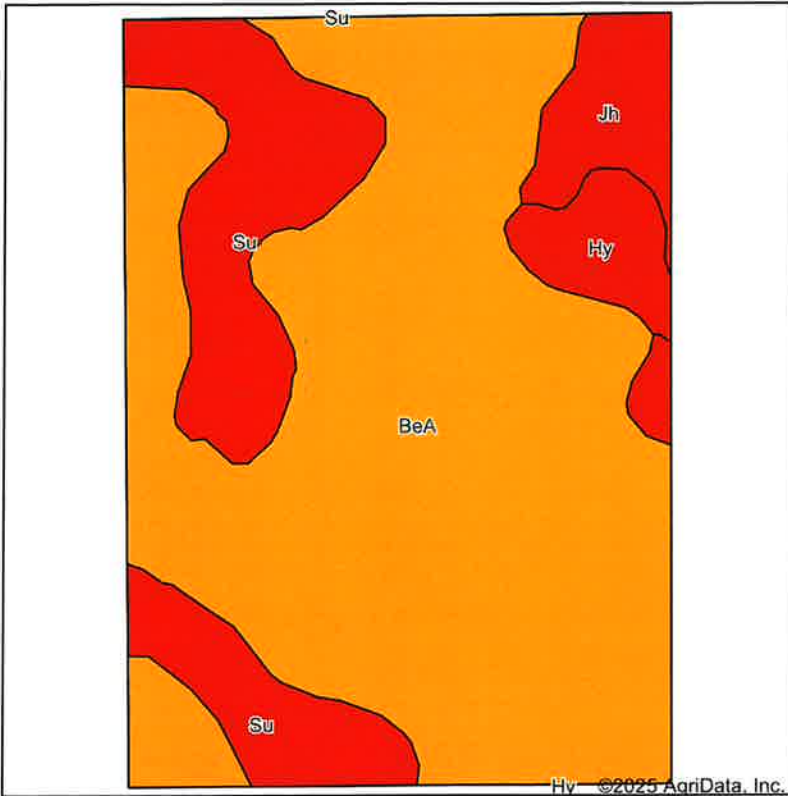
Farm **8822**

Tract **12462**

30-114N-62W-Spink

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).

Soils Map



State: **South Dakota**
 County: **Spink**
 Location: **30-114N-62W**
 Township: **Cornwall**
 Acres: **114**
 Date: **1/28/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: SD115, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
BeA	Beadle-Stickney complex, 0 to 2 percent slopes	81.07	71.1%		IIs	71
Su	Stickney-Dudley-Hoven silt loams, 0 to 2 percent slopes	21.66	19.0%		IIIs	44
Jh	Jerauld-Hoven silt loams, 0 to 2 percent slopes	6.65	5.8%		VIIs	13
Hy	Hoven silt loam, 0 to 1 percent slopes	4.62	4.1%		VIIs	15
Weighted Average					2.59	60.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

The sale of your land may be a once in a lifetime event . . .

Sutton Auction has been a trusted name in the auction industry, proudly serving clients since 1932. With decades of experience, we provide top-quality auction services, handling everything from real estate to farm equipment with professionalism and integrity. Whether buying or selling, our knowledgeable team ensures a seamless and successful auction experience every time. Let Sutton Auction's long-standing reputation work for you!



Our firm has a proven track record of success, having sold over 250,000 acres and over \$1.2 billion dollars of land over the past 20 years. In addition, we've conducted numerous auctions for farm equipment, construction equipment, and various personal property. With our extensive experience and trusted service, we deliver results that maximize value for our clients every time.

"Successful auctions don't just happen—they're planned." The sale of your property may be a once-in-a-lifetime event, so choosing an auctioneer with experience, knowledge, marketing skills, and a proven track record is crucial. Since 1932, our auction company has been a leader in the industry, serving clients across South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the preferred method for farmland sales, consistently delivering results that surpass sealed bids and negotiated sales by attracting more qualified buyers and creating a competitive, fair marketplace. Let us put our expertise to work for you!

www.suttonauction.com



Sutton Auctioneers & Land Brokers, LLC
1116 N. West Ave
Sioux Falls, SD
605-336-6315

Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
605-997-3777
kuhlesutton.com

Pipestone Realty, LLC
120 N. Hiawatha Ave.
Pipestone, MN
507-825-3389
pipestonerealty.com

NOTES:

**SUTTON AUCTIONEERS &
LAND BROKERS, LLC**

