

LAND AUCTION

+/-309.73 Acres of Hauge Twp., Clark County, SD Land – To Be Offered in Two Individual Parcels or as a Combined Unit

WEDNESDAY OCTOBER 25, 2023
Sale Time: 10:00 am

We will offer both of the following farms "ON SITE" at the Land – Located from Willow Lake, SD – 6 miles west on Hwy. #28 (190th St.) and 1 mile north on 423rd Ave.; or from Carpenter, SD – 8 miles east on Hwy. #28 (190th St.) and 1 mile north on 423rd Ave.; or from Clark, SD – 17 miles south on 424th Ave., 1 mile west on 190th St. and 1 mile north on 423rd Ave.

AUCTIONEERS NOTE: *This property has recently been surveyed and will be offered as 2 Parcels – Parcel #1 consist of a total of +/-255.57 acres of pasture (some of which has had a cropland history); Parcel #2 – +/-54.16 acres of cropland; or as Parcels #1 & #2 Combined – the +/-309.73 acre unit comprised of a mixture of cropland & pasture. This land is well located in Hague Township of Clark County SD being situated between Willow Lake & Carpenter, SD and approx. 17 miles south of Clark, SD. The cattle market recently has been excellent and if you're in the market for a sizeable crop/livestock property, then make plans to inspect this property and be in attendance at this auction!*

- Chuck Sutton

This property consists of a farm that has been owned by Brad & Dale Nelson, although the fences do not reflect the ownership, as the quarters have not been fenced individually, but rather have been operated as a jointly for convenience and grazing (*Note the +/-9 acre farmstead in the SW¼ is not included*). According to FSA information the SW ¼ owned by Dale Nelson has approx. 80.77 acres considered as cropland (+/-50.3 acres currently under cultivation located in the northwesterly portion of the SW¼), with a 17.72 acre corn base with a 141 bu. PLC yield, a 17.40 acre soybean base with a 46 bu. PLC yield and a 16.77 acre wheat base with a 47 bu. PLC yield; the SE ¼ owned by Brad Nelson has approx. 90.31 acres considered as cropland (currently all of this quarter is being utilized as pasture), with an FSA 19.82 acre corn base with a 141 bu. PLC yield, a 19.46 acre soybean base with a 46 bu. PLC yield and a 18.76 acre wheat base with a 47 bu. PLC yield. According to the Clark County Assessor the portion of the SW ¼ being sold has a soil rating of .617 and the SE ¼ has a soil rating of .411; comparatively info. obtained from Surety Agri-data indicates that Parcel #1 has a rating of 47.9 and Parcel #2 has a rating of 66.5 and this farm in its entirety has a rating of 51.1. The general topography of this land is gently rolling to rolling, although there are areas with some steeper slopes, especially in the NE corner of the SE ¼. The pasture is fenced primarily with 4 barbed wire fencing and water is provided by a combination of dugouts and seasonal creek water. Sizeable pasture/cropland parcels are hard to come by in eastern SD, thus if you're in the market for a farm of this type, then mark your calendars and plan to inspect this property and be in attendance at this auction.

Legal Desc.: The S½ of Sec. 26, T. 114N., R. 58W., Hague Twp., Clark Co., SD, exc.the S. 546' of the W. 716'. – If divided and sold in multiple parcels, the property will be platted in accordance with survey.

TERMS: Cash – A 10% nonrefundable downpayment sale day and the balance on or before Jan. 4, 2024 with full possession for the 2024 crop year. Marketable Title will be conveyed and an owner's title insurance policy(s) will be provided with the cost divided 50-50 between the buyer and seller, additionally a title company/attorneys closing fee, if any, will be divided 50-50 between the buyer and seller. All of the 2022 RE taxes payable in 2023, as well as all of the 2023 RE taxes payable in 2024 will be paid by the sellers. The total acres are based on the acres as determined by a survey as completed by Midwest Land Surveying, Inc., with acres understood to be – more or less. The sellers do not warranty or guarantee that the existing fences lie on the true and correct boundary and new fencing, if any, will be the responsibility of the purchaser pursuant to SD law. FSA cropland, yields, bases & other information is 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 Clark County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the agent for the owners. Sold subject to confirmation of the owners. To make arrangements for absentee bidding or other information contact the auctioneers.

BRAD NELSON and DALE NELSON, Owners

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – ph. 605-336-6315
JARED SUTTON, CAI – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527
BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102



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