

ULLOM LAND AUCTIONS



2 Recently Surveyed Parcels of Moody County, SD Land – Including +/-141.88 Acres in Riverview Twp. and +/-160.44 Acres in Flandreau Twp. with +/- 99 Acres Irrigated



We will offer the following real property at public auction, with the auction to be "On Site" at each of the following described parcels of Moody County, SD Land at the designated sale times on

THURSDAY JANUARY 4, 2024

**SALE TIMES – FARM #1 - +/-141.88 Acres in Riverview Twp. at 10:00 AM and
FARM #2 - +/-160.47 Acres in Flandreau Twp at 1:00 PM**

AUCTIONEERS NOTE:

This auction awards an opportunity to purchase 2 parcels of productive Moody County, SD land. Both of these properties would make excellent additions to area row crop farming operations or investment properties. Both of these farms are available for the buyer to operate or lease as they desire for the 2024 crop year. Please mark your calendars and make plans to attend these auctions or contact the auctioneers to make arrangements for absentee bidding.



**ROBERT ULLOM ESTATE
and/or the
ROBERT & LOIS ULLOM
FAMILY TRUST, Owner**

FARM #1

10:00 AM - +/-141.88 Surveyed Acres of High Percentage Tillable Productive Riverview Township, Moody County, SD Land – Located from Flandreau, SD - 2 miles west on Hwy. #32, 7 miles north on 478th Ave. (Co. Hwy. #9A), 1 mile west on 223rd St. (Co. Hwy. #4) and 1 mile north on 477th Ave. to the SE Corner of the land at the Jct. of 477th Ave. & 222nd St.; from the Ward Corner on Hwy. #13 – 4 miles west on 223rd St. & 1 mile north on 477th Ave.; or from the Ward-Nunda Exit #121 on I-29 – 4 ½ miles east on 223rd St. & 1 mile north on 477th Ave.

This attractive +/-141.88 acre parcel of land will be offered as a unit. According to FSA information this farm has approx. 135.43 acres of cropland with a 46.30 acre corn base with a 170 bu. PLC yield and a 20 acre soybean base with a 42 bu. PLC yield and a 5.50 acre wheat base with a 29 bu. PLC yield and previously has been enrolled under the ARC County Election of the USDA farm program. The non-tillable acres consist primarily of grassed waterways and roads. The general topography of the cropland acres on this farm are gently rolling to rolling. According to information obtained from the Moody Co. Assessor this farm has an Overall Soil Rating of .763; comparatively, information obtained from Surety Agri-Data Inc. indicates this farm has a weighted productivity index of a 81.1 with the cropland acres being comprised of primarily Class I & II soils. The RE taxes payable in 2020 on this land were \$3,481.78.

LEGAL DESC.: The SE ¼ of Sec. 11, T. 108N., R. 49W., (Riverview Twp.), Moody County, SD, exc. Lot 1 of Ullom's Addition thereof.



FARM #2

1:00 PM - +/-160.44 Surveyed Acres Consisting of a Combination of Irrigated and Dryland Cropland, along with a few acres of WRP Grassland Near the Flandreau City Park and Lying Adj. to the Big Sioux River Situated in Flandreau Township, Moody County, SD - Located from Flandreau, SD (Hwy. #13)–1 mile east on Pipestone Ave./230th St.

This property will be offered in its' entirety as a surveyed +/-160.44 acre unit and is inclusive a Valley Center Pivot 6 Tower Irrigation System that is indicated to irrigate approx. 98.8 acres according to the Bureau of Land Mgm't. aerial map & annual certifications with DANR. Water for the irrigation system is provided by 1 well, which according to the well log and irrigation permit as provided by the SD Dept. of Ag and Natural Resources indicates this property is regulated under Water License/Permit #7154-3, which is designated as "in use" for the operation of the existing system and with the well drilled and placed into service In 2010 and is approx. 48' deep with a capacity rated at approx. 700 gpm and has a Western Land Roller Pump and GE 40HP 3 Phase Elec. motor. The existing irrigation licenses/permits will be transferred to the purchaser in accordance w/SD DANR requirements with the transfer and fees to be the responsibility of the buyer. Electricity for the irrigation system is provided by Sioux Valley Energy Rural Electric. This parcel of land was previously part of a larger parcel which according to FSA included a total of 213.74 acres with 141.80 acres of cropland, which had a total of 116.40 base acres, which had a 109.30 acre corn base with a 170 bu. PLC yield, a 5.70 acre soybean base with a 42 bu. yield and a small wheat base - ****Note**** - the cropland acres, crop bases and yields will change in accordance with the survey and the acres being sold, and subsequently will be subject to an FSA reconstitution and allocation as determined by FSA personnel.



The county soil rating is not available, as the present assessor's data includes additional acres which are not a part of the acres being sold, although based on a measurement and information obtained from Surety Agri-Data, Inc. indicates the portion of the cropland acres (+/-146.77 acres lying south of the Co. Hwy./230th St.) has a Soil Productivity Index of an 80.3; while the WRP non-crop acres (+/-13.7 acres lying north of the Co. Hwy./230th St.) has a Soil Productivity Index of a 45.8. The cropland acres on this property has a topography which is nearly level to very gently rolling. Additionally, as part of this purchase there will be approx. 13.7 acres of WRP land, which lies north of 230th St., the WRP acres have restrictions for farming practices and very limited use in accordance with the terms of the WRP agreement easement – a copy of the Warranty Easement Deed is available for review by interested parties, additionally individuals with specific questions pertaining to the WRP acres are encouraged to contact the Moody County NRCS office at 605-997-2949 Ext. 3. This property will be sold in accordance to a recent survey as completed by Midwest Land Surveying, Inc., with this property as a whole consisting of approx. 160.44 total acres M/L.

LEGAL DESC.: Tr. A-1 of Ullom's Add'n. in the S½ SW¼ of Sec. 23 and the NW¼ Sec. 26, T. 107N., R. 48W., Moody Co., SD exempt Lot 1 of Tr. A-1 NW¼ Sec. 26 thereof together with a parcel to be platted as: Tr. 2 of Ullom's Add'n in NW¼ SW¼, Sec. 23., T. 107N., R. 48W., (Flandreau Twp.), Moody Co., SD.

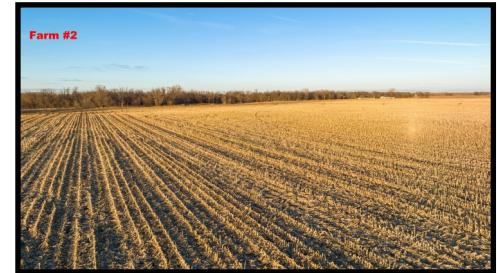
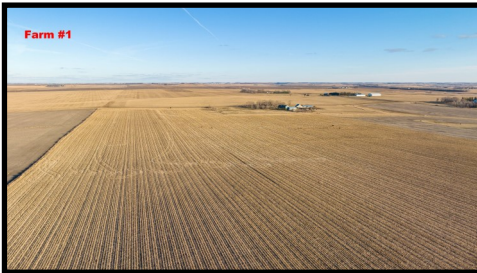
TERMS

TERMS ON BOTH FARMS #1 & #2: Cash - A 10% nonrefundable earnest money payment sale day. Balance on or before Feb. 21, 2024, with full possession to the buyer for the 2024 crop year. Marketable Title will be conveyed and an Owner's Title Insurance Policy will be provided with the cost the owner's title policy and closing agent's fees to be divided 50-50 between the buyer & seller. This property is sold based on the acres as stated on a survey as completed by Midwest Surveying, Inc., with the acres understood to be "more or less". All of the 2023 RE taxes payable in 2024 will be paid by the sellers, with the purchaser(s) to be responsible for all of the 2024 RE Taxes payable in 2025. 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 yields, bases, payments or other info. is estimated and 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 existing easements, restrictions, reservations or highways of record, if any & Is subject to Moody Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Sold subject to confirmation of the Trustee/Owners.

**SUTTON
AUCTIONEERS
& LAND BROKERS**

Successful auctions just don't happen. They're planned.

This auction is inclusive of two parcels of Moody County, SD land, with both productive dryland cropland and irrigated cropland. These parcels of land truly must be seen to be fully appreciated! Please mark your calendars and plan to attend these auctions, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils or Other Property Information, see www.suttonauction.com or www.burlagepeterson.com or contact auctioneers.



**ROBERT ULLOM ESTATE and/or the
ROBERT & LOIS ULLOM FAMILY TRUST, Owner
David Ullom, Trustee**

**CHUCK SUTTON - Auctioneer & Land
Broker—Sioux Falls, SD -
ph. 605-336-6315 &**

Flandreau, SD - ph. 605-997-3777

**JARED SUTTON - Auctioneer & RE Broker
Associate - Flandreau, SD
- ph. 605-864-8527**



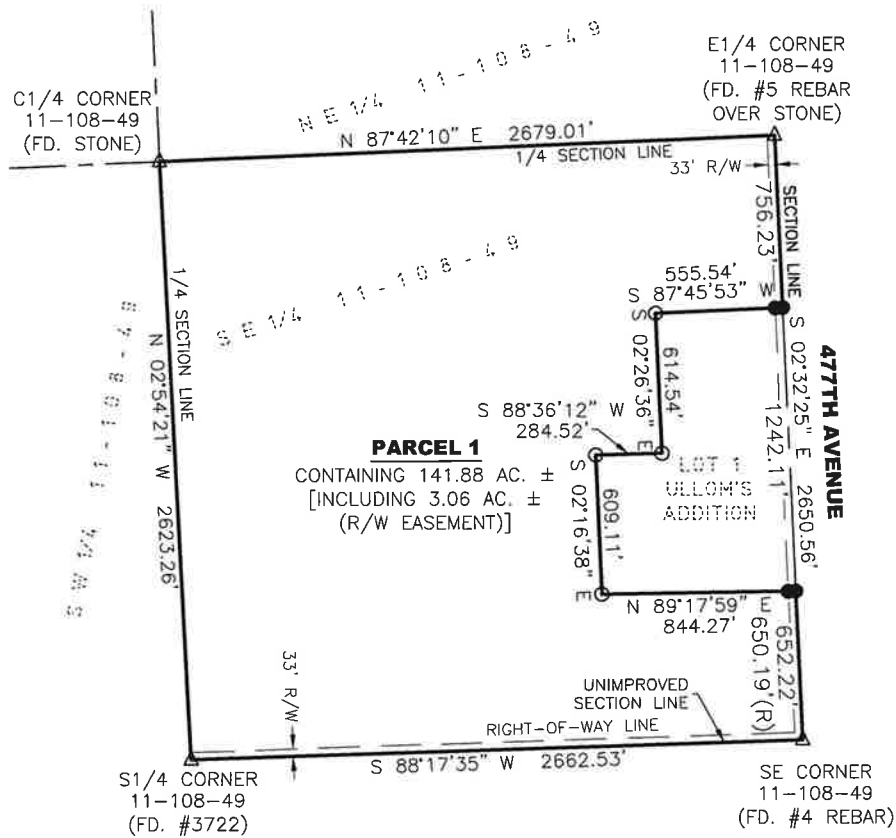
**BURLAGE-PETERSON AUCTIONEERS
& REALTORS, LLC**

**Brookings, SD –
ph. 605-692-7102**

**BURLAGE
PETERSON**
Auctioneers & Realtors, LLC.

SALE DRAWING - PARCEL 1

IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 108 NORTH, RANGE 49 WEST, 5TH P.M., MOODY COUNTY, SD



OWNERS: ULLOM FAMILY TRUST

CLIENT: SUTTON AUCTION SERVICE

PARCEL 1 LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 108 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT LOT 1 OF ULLOM'S ADDITION THEREOF.

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #23-475
DRAWN BY: JEB

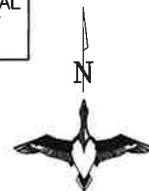
TOTAL ACRES FOR PARCEL 1

141.88 ACRES±
[INCLUDING 3.06 AC.± OF R/W (EASEMENT)]

PREPARED BY:

Midwest
Land Surveying, Inc.

Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951



0 800'
SCALE: 1"=800'

IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 108 NORTH, RANGE 49 WEST, 5TH P.M., MOODY COUNTY, SD

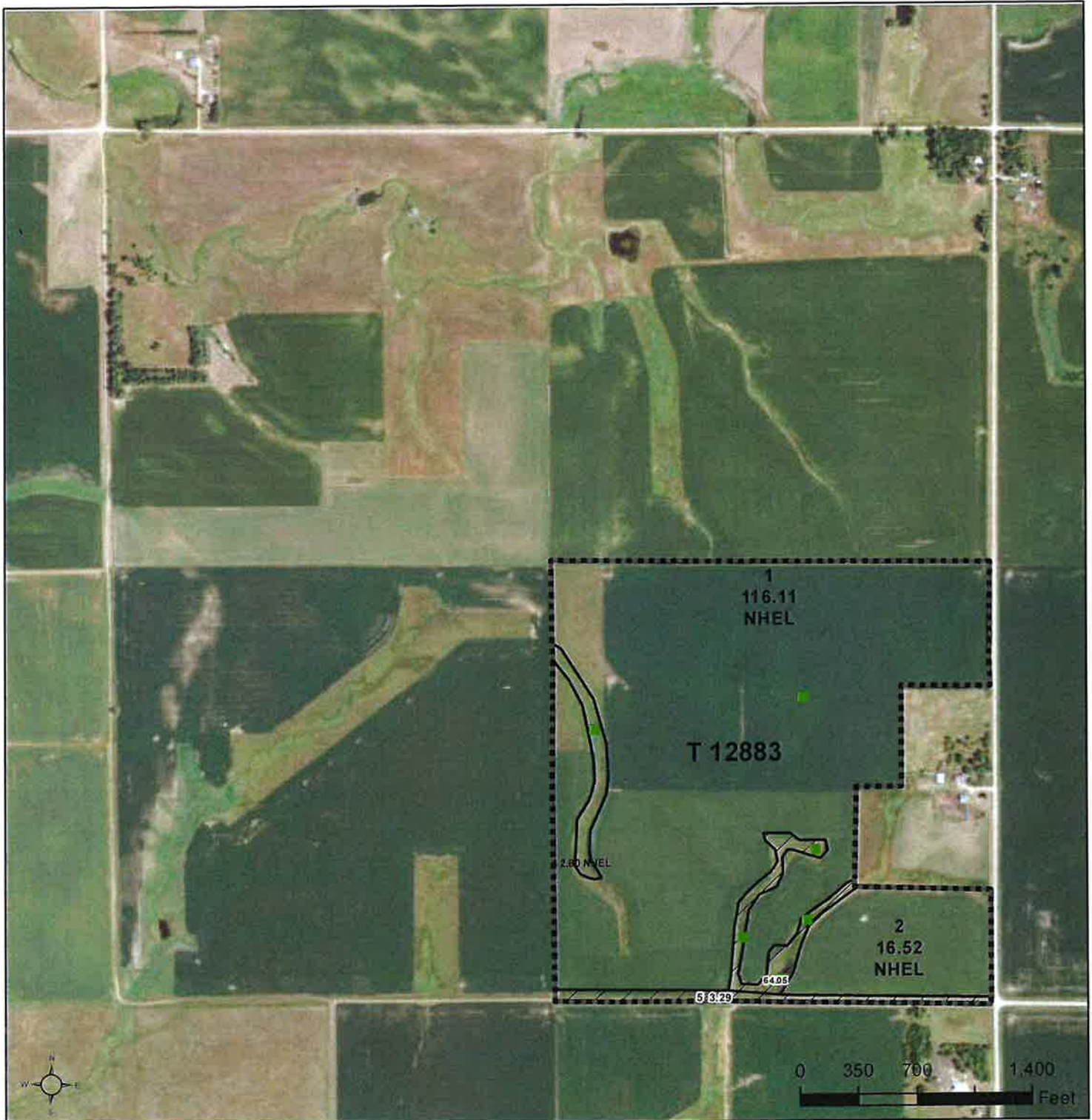


SCALE: 1"=800'







United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit  Tract Boundary
 Non-Cropland
 Cropland
 PLSS

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2023 Program Year

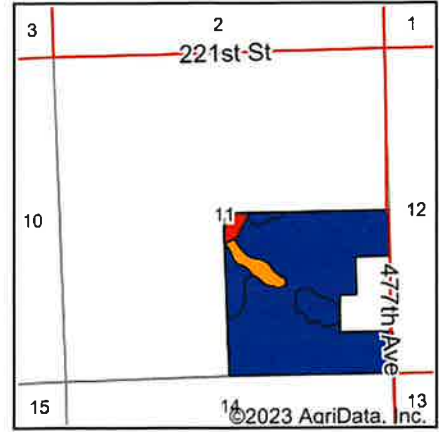
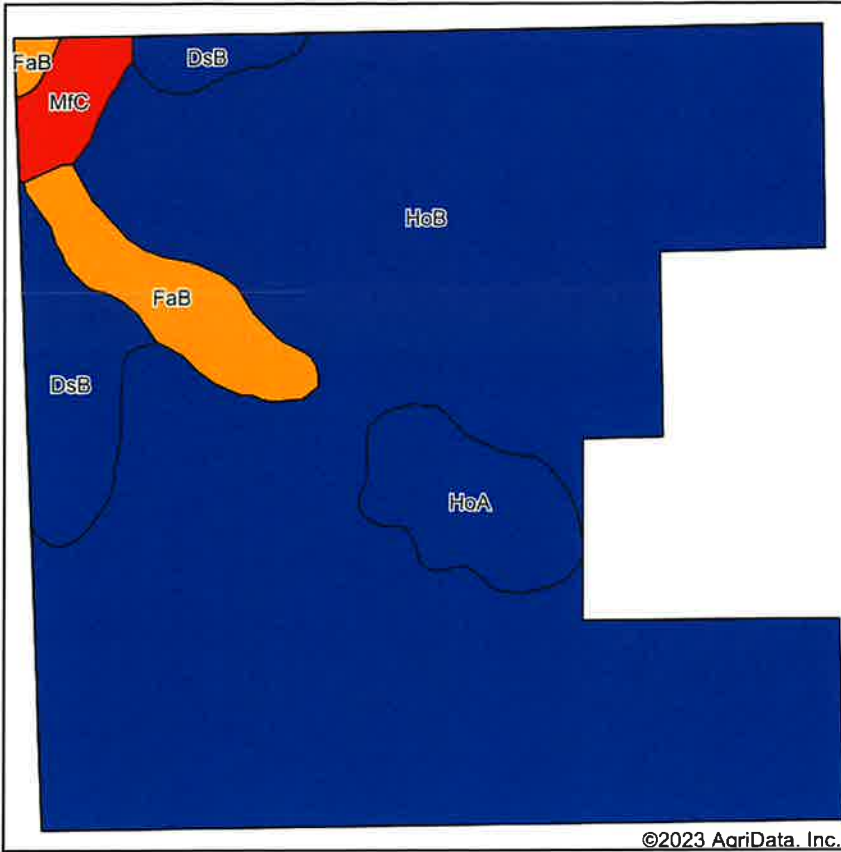
Map Created March 08, 2023

Farm 5068

11-108N-49W-Moody

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: **Moody**
 Location: **11-108N-49W**
 Township: **Riverview**
 Acres: **141.88**
 Date: **11/15/2023**



Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
HoB	Houdek clay loam, 2 to 6 percent slopes	117.49	82.8%		Ile		82
DsB	Doland loam, 2 to 6 percent slopes	8.45	6.0%		Ile		82
HoA	Houdek clay loam, 0 to 2 percent slopes	7.00	4.9%		Is		87
FaB	Flandreau loam, 2 to 6 percent slopes	6.35	4.5%		Ils	Ile	72
MfC	Maddock-Flandreau complex, 5 to 9 percent slopes	2.59	1.8%		IVe		43
Weighted Average					1.99	*-	81.1

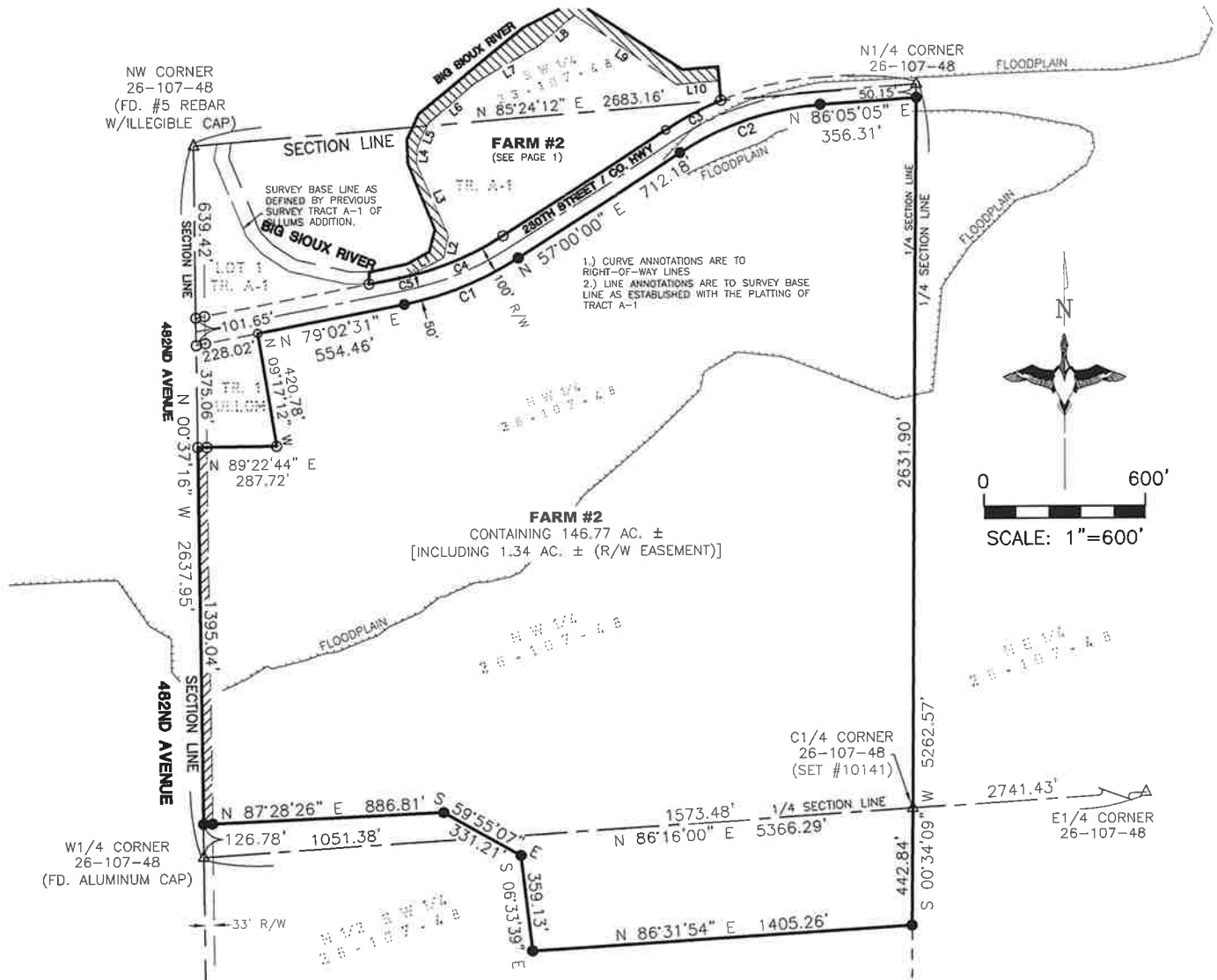
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

SALE DRAWING - FARM #2

IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: ROBERT ULLOM TRUST

CLIENT: SUTTON AUCTION SERVICE

FARM #2 LEGAL DESCRIPTION:

TRACT A-1 OF ULLOM'S ADDITION IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA; EXCEPT LOT 1 OF TRACT A-1 IN THE NORTHWEST QUARTER OF SECTION 26 THEREOF, TOGETHER WITH A PARCEL TO BE PLATTED AS: TRACT 2 OF ULLOM'S ADDITION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 107 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1192.98'	458.95'	456.12'	N 68°01'15" E	22°02'32"
C2	1095.92'	556.32'	550.36'	N 71°32'32" E	29°05'06"
C3	1195.92'	235.41'	235.03'	S 62°38'21" W	11°16'42"
C4	1092.98'	378.90'	377.00'	S 66°55'52" W	19°51'45"
C5	1092.98'	41.58'	41.58'	S 77°57'08" W	2°10'47"

TOTAL ACRES FOR FARM #2

160.44 ACRES ± [INCLUDING
1.34 AC. ± (R/W EASEMENT)]

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #23-155
DRAWN BY: JEB

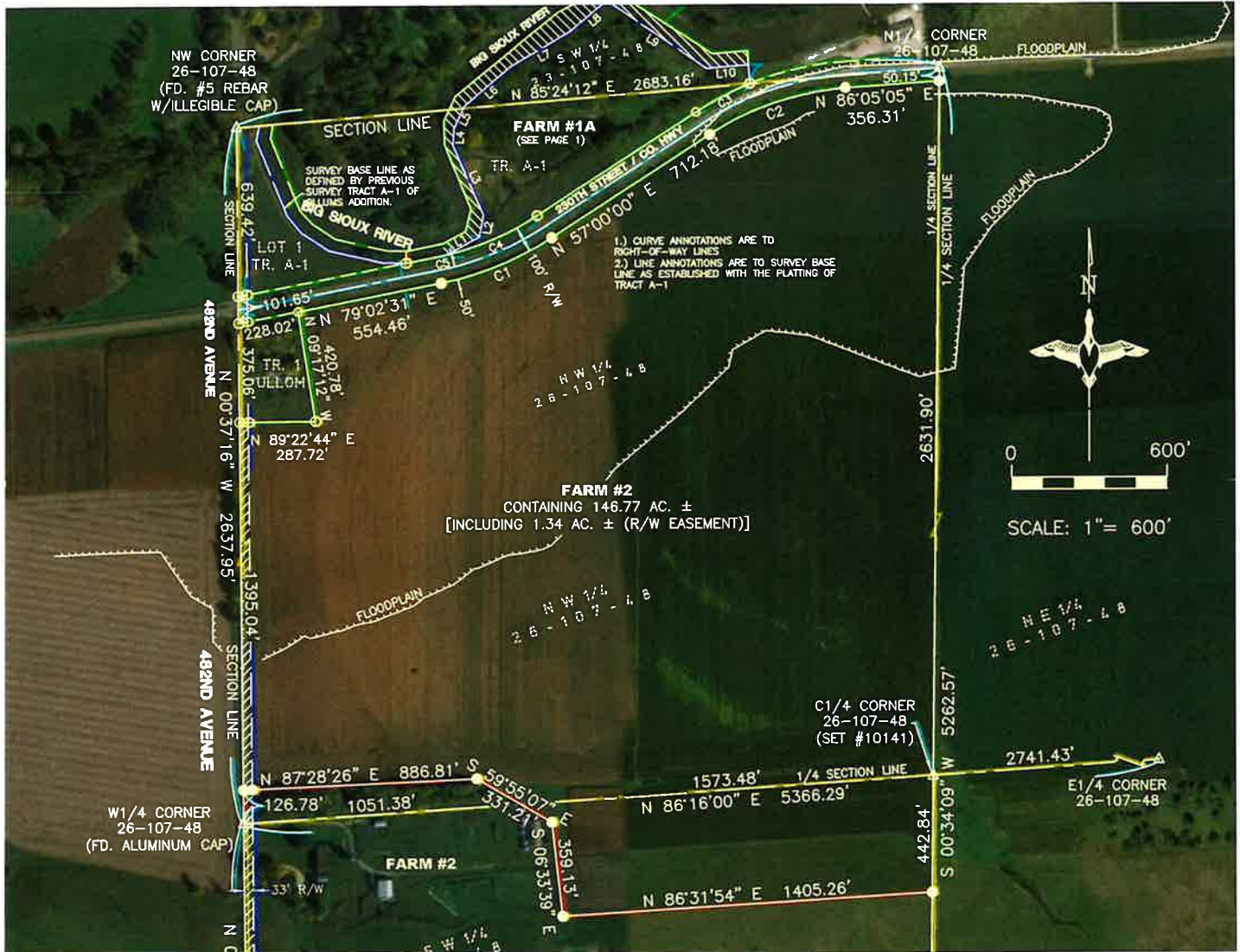
PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

LINE	BEARING	DISTANCE
L1	N 61°38'47" E	143.68'
L2	N 11°16'38" E	83.95'
L3	N 23°55'33" W	288.87'
L4	N 03°22'31" E	63.45'
L5	N 25°04'30" E	95.64'
L6	N 49°41'23" E	226.24'
L7	N 59°39'32" E	271.35'
L8	N 49°15'29" E	175.79'
L9	S 55°26'37" E	457.58'
L10	N 85°31'52" E	160.85'

SALE DRAWING - FARM #2

IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 107 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MOODY COUNTY, SOUTH DAKOTA.



OWNERS: ROBERT ULLOM TRUST

CLIENT: SUTTON AUCTION SERVICE

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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TOTAL ACRES FOR FARM #2

160.44 ACRES ± [INCLUDING
1.34 AC.± (R/W EASEMENT)]

LEGEND:

- SET PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #23-155
DRAWN BY: JEB

PREPARED BY:
Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

LINE	BEARING	DISTANCE
L1	N 61°38'47" E	143.68'
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L8	N 49°15'29" E	175.79'
L9	S 55°26'37" E	457.58'
L10	N 85°31'52" E	160.85'



United States
Department of
Agriculture

Moody County, South Dakota



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Unless otherwise noted,
crops listed below are:
Non-irrigated
Intended for Grain
Corn = Yellow
Soybeans = Common
Wheat - HRS or HRW
Sunflowers = Oil or Non

Producer initial _____
Date _____

2023 Program Year

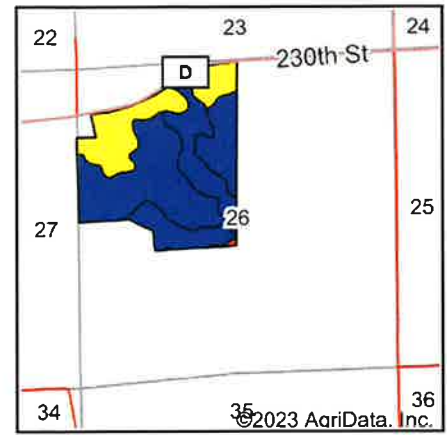
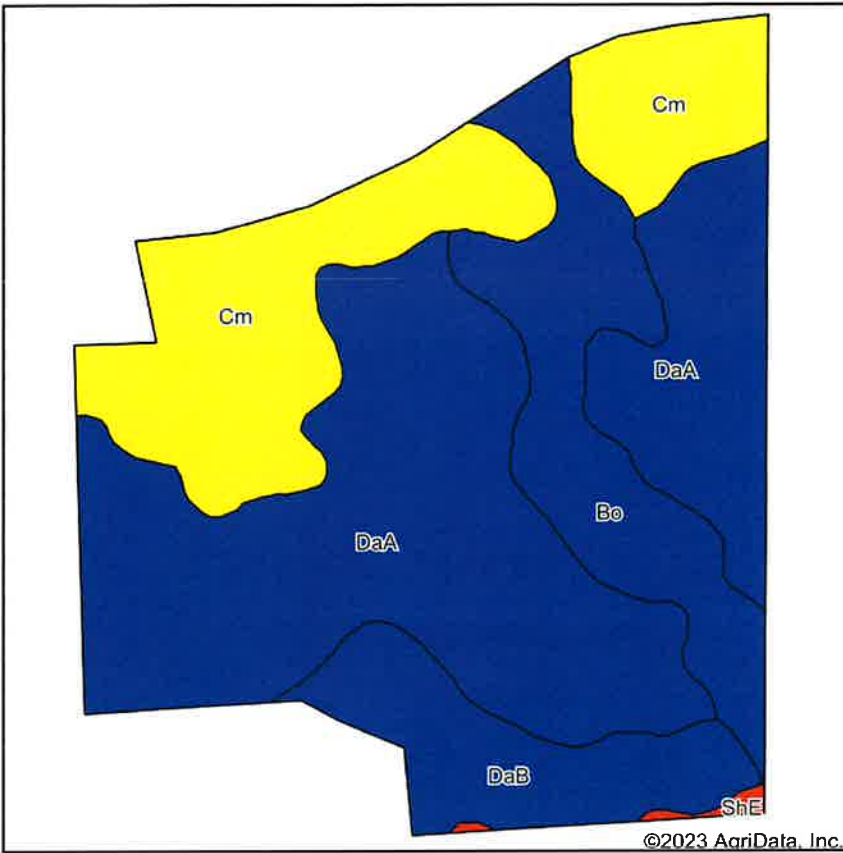
Map Created March 08, 2023

Farm 5068

26-107N-48W-Moody

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: **Moody**
 Location: **26-107N-48W**
 Township: **Flandreau**
 Acres: **146.79**
 Date: **11/27/2023**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 27						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
DaA	Davis loam, 0 to 2 percent slopes	72.41	49.3%		Iw	88
Cm	Clamo silty clay	35.49	24.2%		IVw	62
Bo	Bon loam, 0 to 2 percent slopes, occasionally flooded	23.07	15.7%		I	83
DaB	Davis loam, 2 to 9 percent slopes	15.22	10.4%		Ile	85
ShE	Shindler-Houdek clay loams, 15 to 40 percent slopes	0.60	0.4%		Vlle	21
Weighted Average					1.85	80.3

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

Farm #1

Certified Wetland Determination

Field Office: Moody FO
Certified By: C. Veldkamp
Legal Desc: 11-108-49

Agency: USDA-NRCS
Certified Date: 1/14/2013
Tract:



Legend

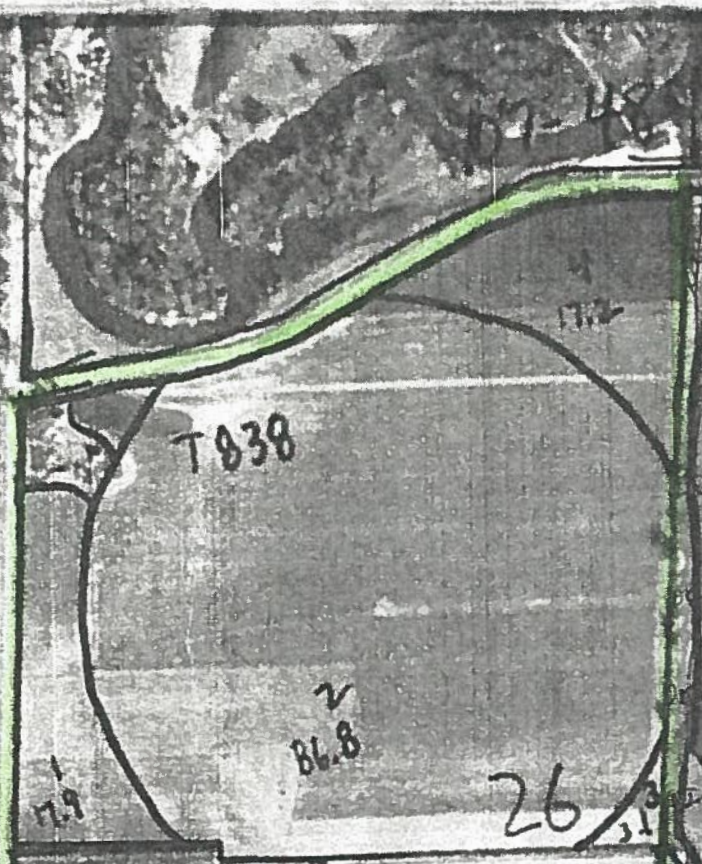
- Total_Acres
- AOI
- Clipped_Wetlands
- Wetlands
- Ditch
- NI
- NI\Ditch
- Tile

0 375 750 1,500 2,250 3,000 3,750 Feet

W Wetland
FW Farmed Wetland Drained or modified & cropped prior to 12-23-1985, but still meets wetland criteria
PC Prior Converted
NW Non Wetland
See NRCS CPA-026E for definitions and additional info.



NOT TO SCALE



107-48

OFFICIAL WETLAND DETERMINATION
for Highlighted Tracts Only

NC



www.suttonauction.com



The Sale of your property may be a once in a lifetime event...

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.

In the last 10 years our firm has sold over 260,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Sutton Auctioneer & Land Brokers, 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!!"
www.suttonauction.com

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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NOTES