

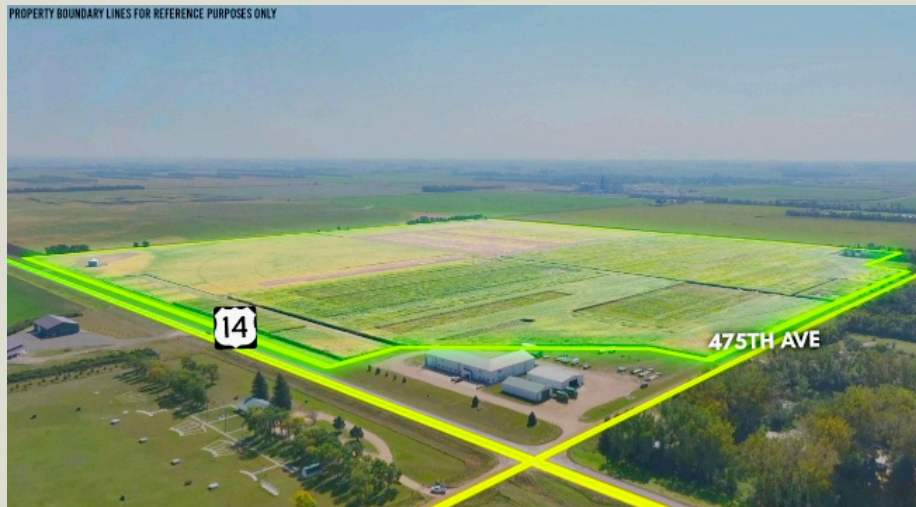
**+/-150.01 ACRES OF
IRRIGATED
BROOKINGS COUNTY,
SD LAND WITH A
SUPERB LOCATION –
SITUATED JUST 2½
MILES EAST OF
BROOKINGS SD ON
HWY. #14**

ESTATE LAND AUCTION

**FRIDAY OCTOBER 25, 2024
SALE TIME: 10:00 AM**



In order to settle the Estate of Doris Jean Pahl, we will offer the following real property at public auction, with the auction to be "On Site" at the land located from the Brookings, SD (Exit #132 on I-29) at the Hwy. #14 & 6th St. – 2 ½ miles east on Hwy. #14 to the Syngenta Seed Complex (Jct of Hwy. #14 (212th St.) & 475th Ave. – with the land lying east and south of the Syngenta site; or from Aurora, SD – (Valero Renewables Ethanol Plant) – 1 mile north on 476th Ave. and ½ mile west on Hwy. #14.



**THE ESTATE OF DORIS JEAN PAHL, OWNER
CRAIG D. PAHL – PERSONAL REPRESENTATIVE**

CHUCK SUTTON – Auctioneer & Land Broker

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

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

BURLAGE-PETERSON AUCTIONEERS & REALTORS – Brookings, SD – ph. 605-692-7102

AUCTIONEERS NOTE: This auction awards an opportunity to purchase a very well located parcel of irrigated Brookings County, SD land. This parcel has a high percentage of irrigated tillable cropland with a well maintained owned center pivot irrigation system. This parcel is in the last year of a farm lease which expires on Dec. 1, 2024, and has been providing an excellent cash flow for the present owners, and will also have potential to provide a strong future cash flow as a leased property for an investment or for an owner/operator seeking an irrigated parcel of cropland to add to their row crop farming operation. This has long been a highly regarded agricultural property with high visibility and which has been the site of countless seed research, testing and show plots for many decades. This property is conveniently located to ethanol facilities & other grain markets at Aurora & Brookings, as well as the Soybean Processors Plant at Volga, SD. If you are in the market for land as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction. -Chuck Sutton

This property will be offered in its' entirety as a +/-150.01 acre parcel of land inclusive of a Valley Center Pivot Irrigation System. ****Note**** - The Syngenta Facility in the NW Corner of the Property and the Existing Acreage situated in the SW Corner of the Quarter Section - "Are not Included in the property being offered for sale." This property previously has been under lease to Syngenta Seeds, LLC, and throughout the term of this lease has been utilized as a Research and Test Plot for Seed Production and Development, thus the fertility and operation of this land has been managed in a very husbandry fashion. According to information obtained from the office of the Brookings County Assessor, this property consists of approx. 150.01 acres. According to FSA information this 150.01 acre parcel of land has approx. 147.42 acres of cropland, of which there are approx. 136.56 acres irrigated with an FSA 72.20 acre soybean base with a 20 bu. PLC yield - ****It should be noted that due to the present utilization of this property as a seed development and research site - the FSA certifications and production have not been updated due to the nature of the seed and research development on this land.**** Improvements on the property which are owned and will pass with the property include a Valley Model 8000 - 7 span tower irrigation system (approx. 1,293' total length), with a Nelson R-3000 Sprinkler System & Nelson SR-100 End Gun (Installed in 2004) and later was equipped with a Ag Sense Computerized Field Commander Control System & Remote Access, which requires an annual subscription and is calibrated to pump approx. 700 gallons per minute with the system fed by a well equipped with Western Land Roller Pump (SN C74191) and a GE 40 HP 3 Phase elec. motor and underground piping from the well to the irrigation tower. The irrigation system has been regularly maintained by Dritz Irrigation of Brookings, SD and Syngenta as the previous operator, both of which have indicated that the system is in good operating condition, with the most noteworthy repair being updating of the connections by Dritz Irrigation in 2023. The well log and irrigation permit as provided by the SD Dept. of Water and Natural Resources indicates this property is regulated under Water License/Permit #5231-3 with a priority date of Oct. 31, 1988 with specifications indicating the well as being approx. 50' deep and was operated by a pump rated at 750 gpm powered by a 40 HP 3 Ph. elec. motor - the existing irrigation permit will be transferred to the purchaser in accordance w/SD DENR requirements with the transfer and fees to be the responsibility of the buyer. Additionally, there is a metal +/-10,000 bu. grain bin equipped with a stirator, perforated floor and Sukup fan, with the bin situated in the northeasterly portion of the farm that will pass with the property. Electricity for the irrigation system and to the bin site is provided by Sioux Valley Energy Rural Electric, although buyers desiring maintain service to the bin site should contact S. Valley to maintain service, otherwise the service may be retired - For info. concerning electrical service questions, contact Jim Kuyper ph. 507-215-4067. According to the Brookings County Assessor this farm has an overall soil rating of .706, similarly info. obtained from Surety Agri-Data, Inc. indicates this land has a Soil Productivity Index of a 65.7. This land has excellent eye appeal and a level topography. This property is within the Joint Jurisdictional Zoning Area of Brookings City and Brookings County and also is within Zone A of the Wellhead and Zone B of the Aquifer Protection Zones, which limits future construction on this land, although the current utilization is in compliance as agricultural land - for more details contact Brookings County P&Z at ph. 605-696-8350. The 2023 RE Taxes payable in 2024 on this property are \$4,113.20.

Legal Desc.: The NW ¼, Exc. Highway and Exc. the N. 300' of the S. 324' of the W. 333' and Exc. Lot 1 of Syngenta Add'n., Sec. 27, T. 110N., R. 49W. (Aurora Twp.), Brookings County, SD – containing 150.01 Acres M/L.

TERMS: Cash – A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before Dec. 12, 2024, with full possession for the 2025 crop year. subject to the rights of the current tenant to harvest the 2024 crops in accordance with the 2024 farm lease. A Personal Representatives Deed will be conveyed and an Owner's Title Insurance Policy will be provided with the cost of the owner's policy and closing agents fee (Brookings County Title) divided 50-50 between the buyer & seller. This property is sold based on the acres as stated on the county tax records with the acres understood to be "more or less". The buyer will receive a credit at closing equal to the RE Tax amount payable in 2024 of \$4,113.20, subsequently the buyer to assume responsibility for payment of all of the 2024 RE taxes payable in 2025, with no further adjustments. 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 subject to existing easements, restrictions, reservations or highways of record, if any, and subject to Brookings 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 Personal Representative. High Producing Irrigated Parcels with the Eye Appeal and the Kind of Location that This Land Has are Very Difficult to Find. This is a very desirable parcel of land that truly must be seen to be appreciated! Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements for absentee bidding, then contact the auctioneers prior to sale day to make arrangements.

THE ESTATE OF DORIS JEAN PAHL, Owner

Craig D. Pahl – Personal Representative

CHUCK SUTTON – Auctioneer & Land Broker

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SCAN TO VIEW DRONE
FOOTAGE.



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 132,000 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 Auctioneers & 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!!

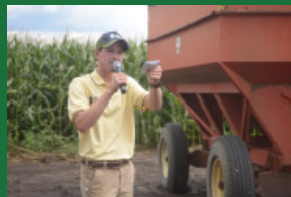
Kuhle-Sutton Agency, LLC
127 2nd Ave. W
Flandreau, SD
ph. 605-997-3777
www.kuhlesutton.com

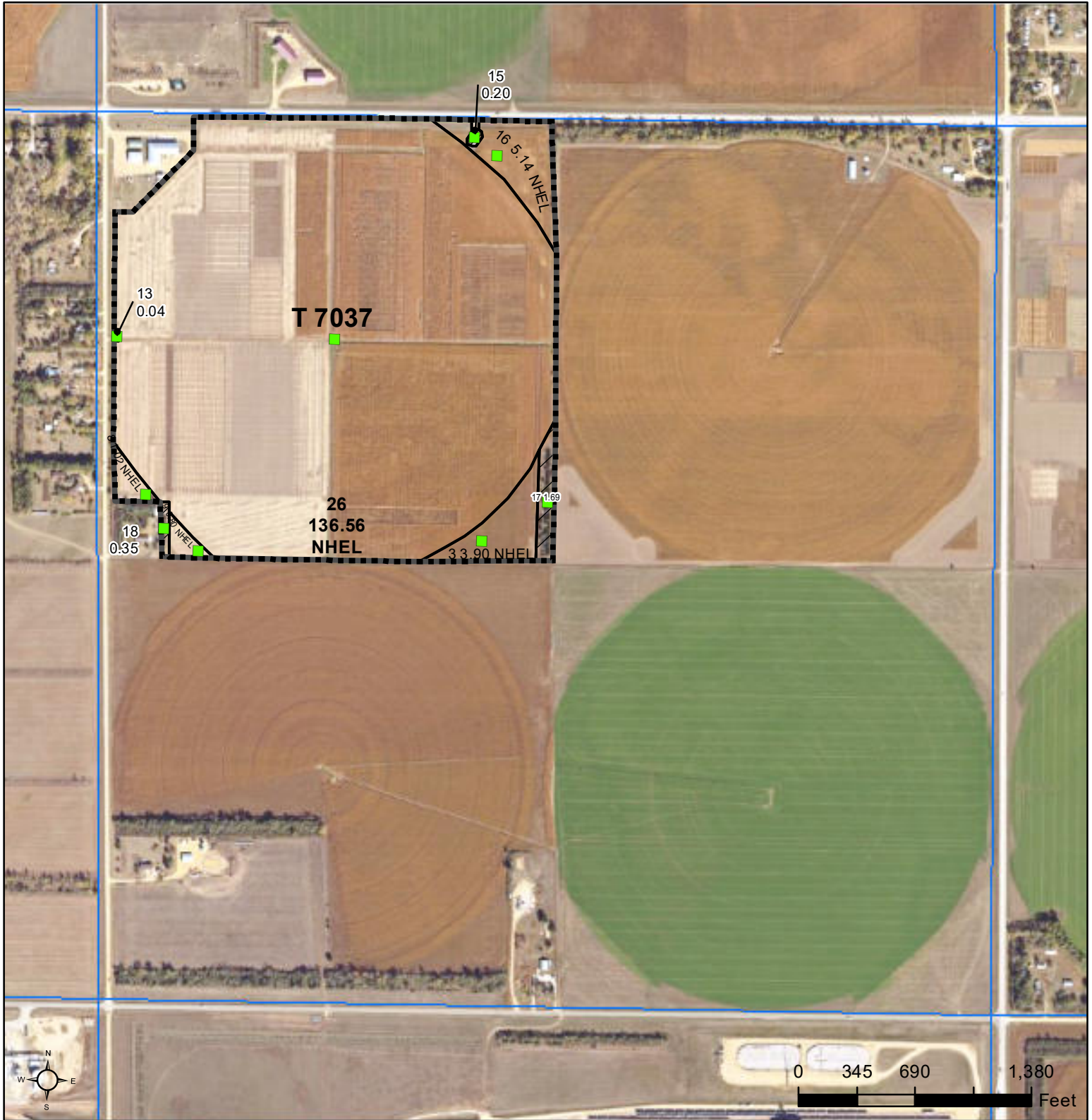
Sutton Auctioneers & Land Brokers, LLC
1116 N. West Ave
Sioux Falls, SD
ph. 605-336-6315
www.suttonauction.com

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



"Remember, Successful Auctions Don't Just Happen, They're Planned!!"





Common Land Unit

- Tract Boundary
- PLSS
- 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 _____

2024 Program Year

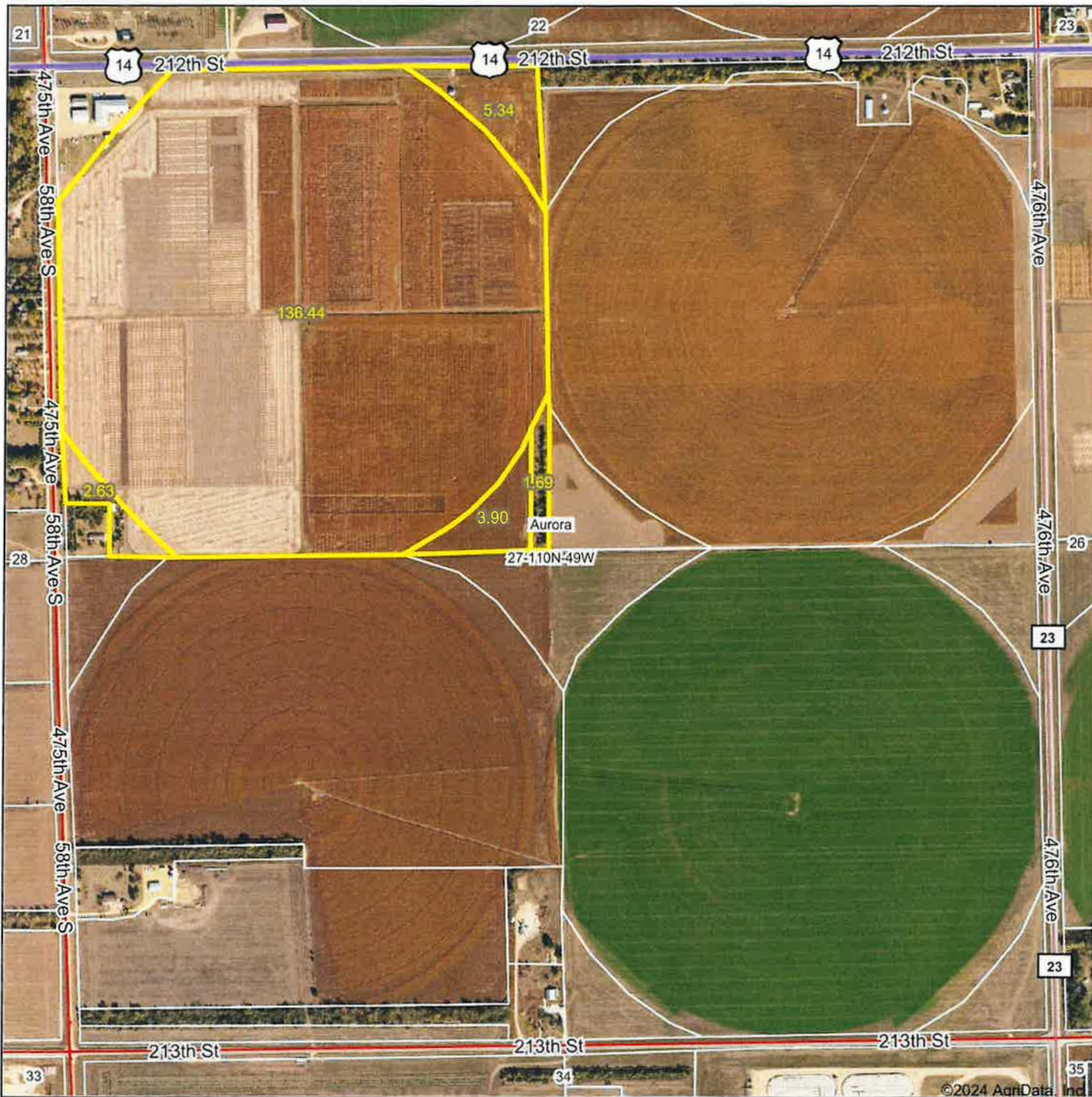
Map Created May 02, 2024

Farm **9861**

27-110N-49W-Brookings

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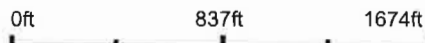
Aerial Map



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Boundary Center: 44° 18' 27.64, -96° 42' 9.48



27-110N-49W
Brookings County
South Dakota

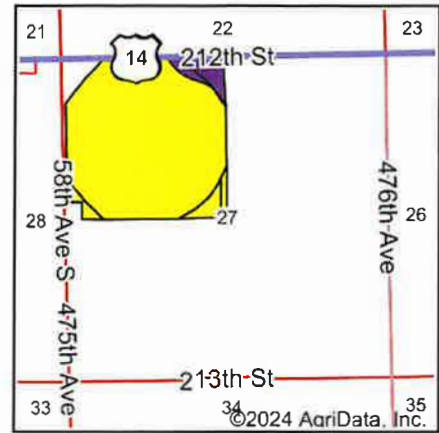
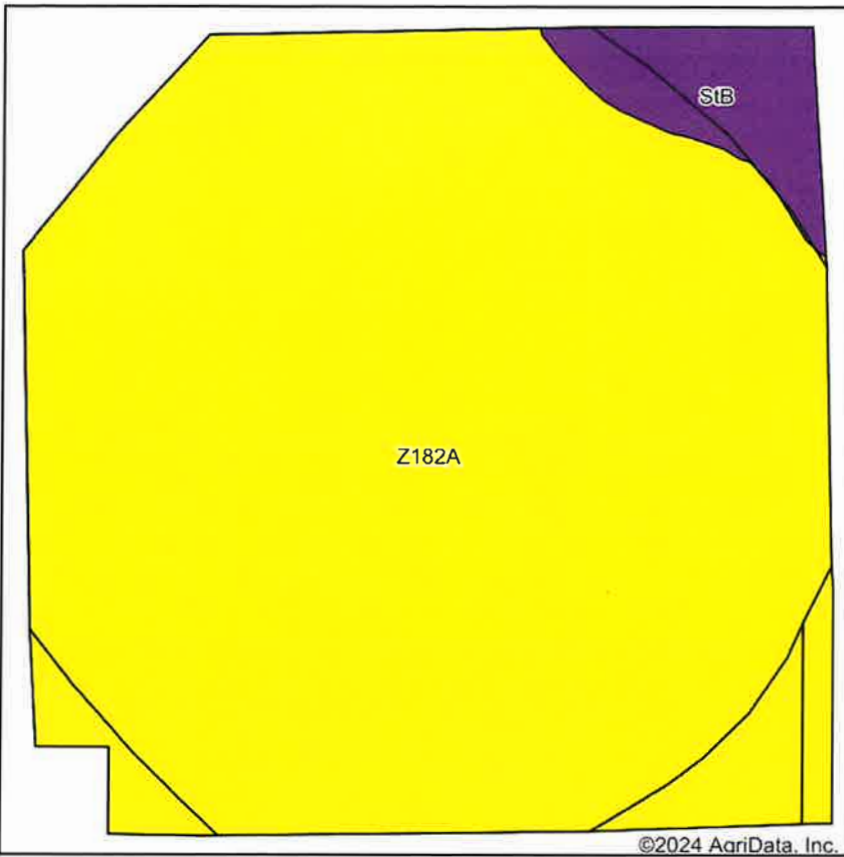


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9/17/2024

Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **South Dakota**
 County: **Brookings**
 Location: **27-110N-49W**
 Township: **Aurora**
 Acres: **150**
 Date: **9/17/2024**



Soils data provided by USDA and NRCS.

Area Symbol: SD011, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	142.58	95.1%		Ils	66
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	7.42	4.9%		Ile	60
Weighted Average					2.00	65.7

*c: Using Capabilities Class Dominant Condition Aggregation Method