LAND AUCTION

+/-133.45 Acres of Warren Twp., Clark County, SD Land with a Mixture of Productive Cropland, Grassland, & Areas for Wildlife Habitat!

We will offer the following land onsite at Public Auction with the land being located from Crocker, SD – 8 ¾ Mile W. on SD Hwy. #20, then 2 Miles S. on 413th Ave & ½ Mile W. in 159th St. to the NE corner of the land. From Conde, SD – 3 Miles S. on 406th Ave, then 7 Miles E. on SD Hwy. #20, 2 Miles S. on 413th Ave & ½ Mile W. in 159th St. to the NE corner of the land.

TUESDAY NOVEMBER 17, 2026
Sale Time: 10:30 AM

SUTTON
AUCTIONEERS & LAND BROKERS LLC
www.suttonauction.com



CATHERINE MCDONALD ESTATE &
THE JOHN E. MCDONALD ESTATE TRUST
Nancy Jenkins – Estate Pers. Representative & Trustee
Laura E. Hauser, Esq. – Bangs, McCullen, Butler, Foye & Simmons, LLP – Attorney for Seller

SUTTON AUCTIONEERS & LAND BROKERS, LLC – CHUCK SUTTON, JARED SUTTON – Sioux Falls & Flandreau, SD & Pipestone, MN – Ph. 605-336-6315
GAGE GULLICKSON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-651-3867
BURLAGE-PETERSON AUCTIONEERS & REALTORS – Brookings, SD – 605-692-7102
SUTTONAUCTION.COM

This auction awards the opportunity to purchase land with a mixture of productive cropland as well grassland & is inclusive of land which may offer areas for hunting & wildlife habitat. According to FSA information this parcel is indicated to have 130.10 acres of cropland which is overstated as according to the current tenant only +/-97 acres are currently under cultivation. FSA information does not indicate any current base acres or PLC yields presently. A positive aspect of this land is that this land is NOT subject to any USFW wetland or grassland easements. According to county assessors information this land has an overall soil rating of a .756. Comparatively, information obtained from Surety Agridata Inc., indicates that this land has a productivity index of a 78.3 & is comprised of over 85% class II soils. The 2025 RE taxes payable in 2026 on this land are $2,048.20. If you are in the market for a productive parcel of land to add to an existing farming operation or investment, make plans to inspect this property & be in attendance at this auction!

LEGAL DESC.: The NW ¼ of Sec. 31, T. 119N., R. 59W., Warren Twp., Clark County, SD

TERMS: A 10% nonrefundable earnest money payment on the day of the sale with the balance on or before Dec. 28, 2026, with full possession for the 2027 crop year. Subject to the rights of the current tenant to harvest the 2026 crops in accordance with the farm lease expiring on Dec. 1, 2026. A Trustees/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 divided 50-50 between the buyer & seller. This property will sold based on surveyed acres & the total purchase price will be adjusted based on the acres determined by the survey, 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 2026 of $2,048.20, subsequently the buyer to assume responsibility for payment of all of the 2026 RE taxes payable in 2027, 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 any Co. Zoning Ordinances. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Personal Representative/Trustee.

To register for "Online Bidding" - visit: www.suttonauction.com

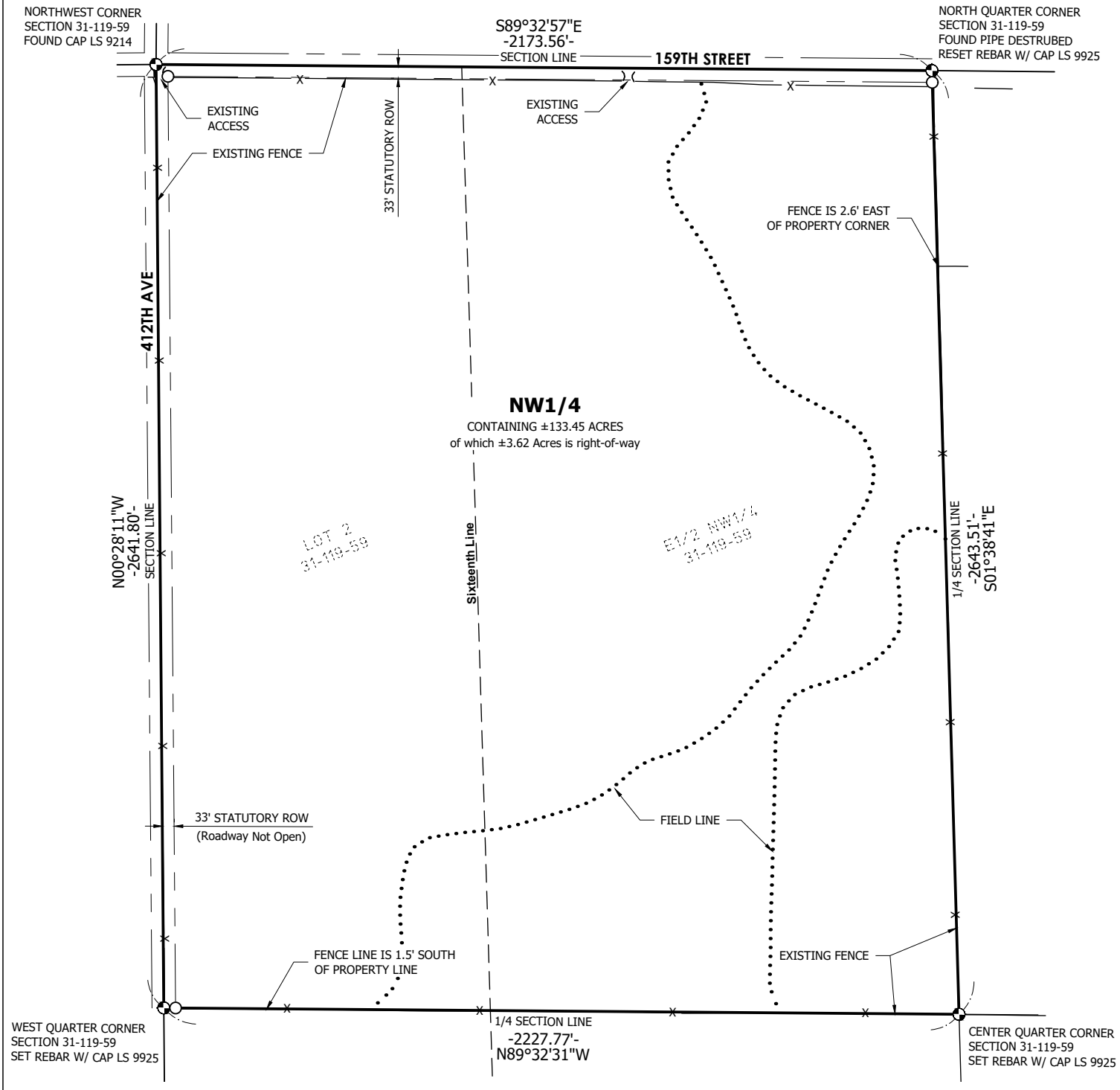
CATHERINE MCDONALD ESTATE & THE JOHN E. MCDONALD ESTATE TRUST, Seller

SUTTON
AUCTIONEERS & LAND BROKERS LLC

SALE DRAWING

THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 119 NORTH,
RANGE 59 WEST OF THE 5TH PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH DAKOTA

OWNERS: JOHN E. AND CATHERINE J. McDONALD
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE NORTHWEST QUARTER (NW1/4) OF SECTION 31, TOWNSHIP 119 NORTH, RANGE 59 WEST OF THE 5TH PRINCIPAL MERIDIAN, CLARK COUNTY, SOUTH DAKOTA

SEI JF: 26367

0 200 400
SCALE 1" = 400'

BASIS OF BEARING
UTM 14

LEGEND
- Sectional Corner
- Set Property Corner

PREPARED BY:

STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINEERS.COM

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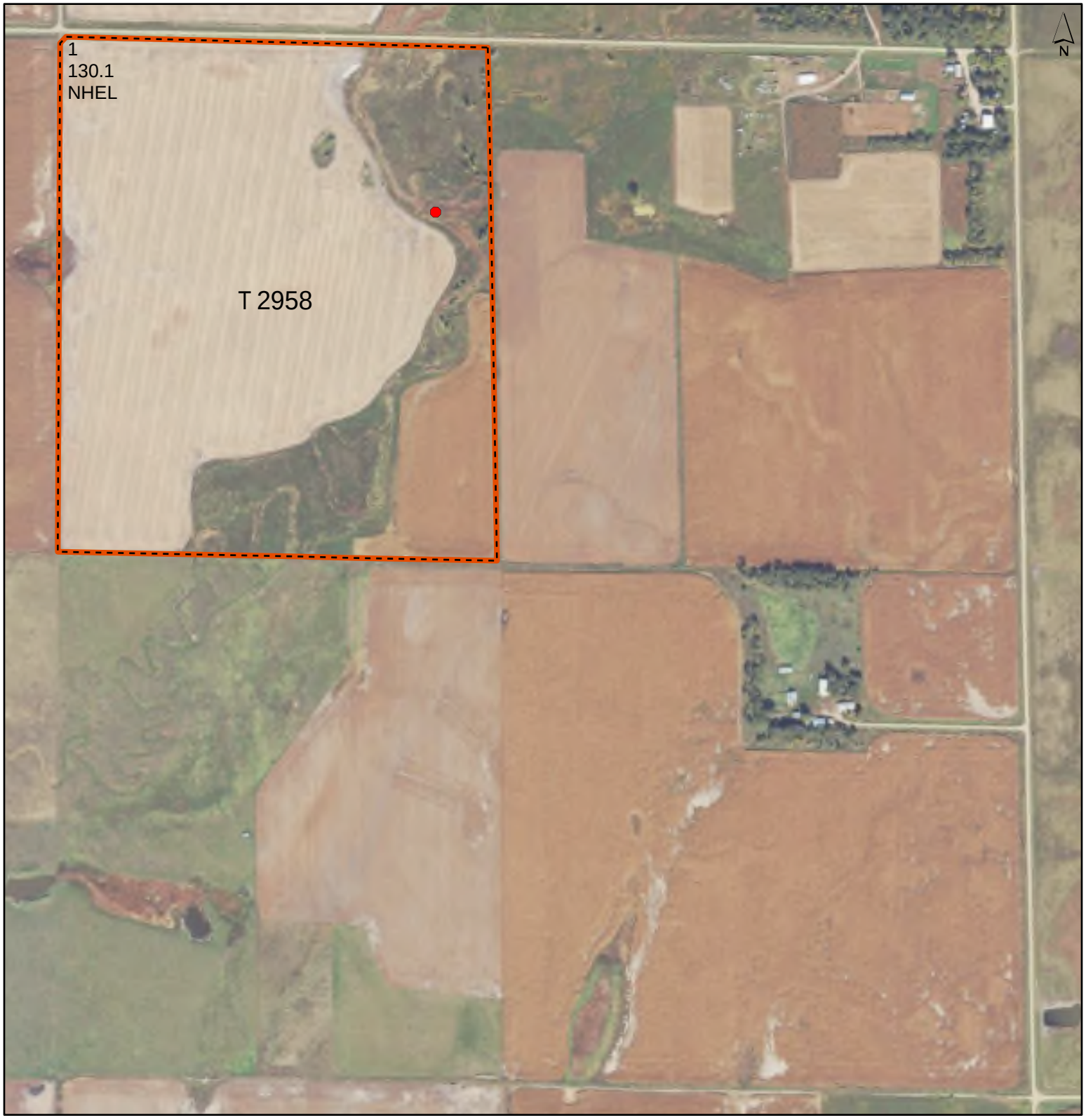
USDA United States Department of Agriculture

Clark County, South Dakota

Farm **1107**



Tract Boundary 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

Producer Initial _____

Date _____

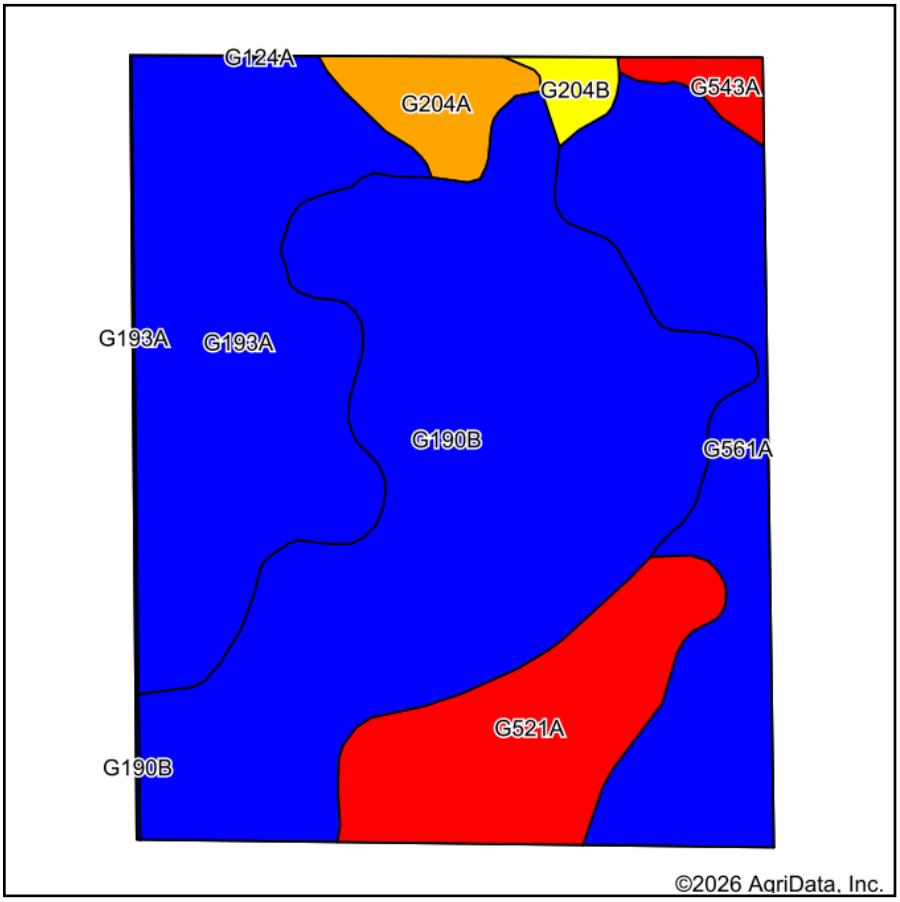
2026 Program Year
Phy. County: Clark
2023 imagery
S31 T119N R059W

0 340 680 Ft

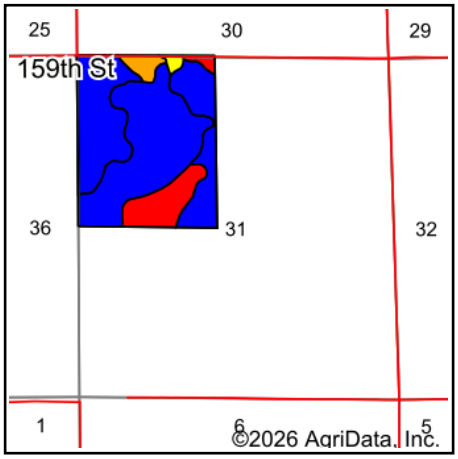
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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). USDA is an equal opportunity provider, employer, and lender.

Map Created 04/17/2026

McDonald Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Clark**
Location: **31-119N-59W**
Township: **Warren**
Acres: **129.93**
Date: **10/13/2026**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: SD025, Soil Area Version: 28
Area Symbol: SD115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	54.05	41.6%		IIe	82
G193A	Aastad-Forman loams, 0 to 3 percent slopes	31.39	24.2%		IIc	90
G561A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	22.10	17.0%		IIc	83
G521A	Lowe loam, 0 to 1 percent slopes, occasionally flooded	14.77	11.4%		IVw	41
G204A	Peever clay loam, 0 to 3 percent slopes	4.18	3.2%		IIs	74
G543A	Playmoor silty clay loam, 0 to 2 percent slopes, frequently flooded	1.61	1.2%		VIw	24
G204B	Peever clay loam, 3 to 6 percent slopes	1.40	1.1%		IIIe	66
G193A	Aastad-Forman loams, 0 to 3 percent slopes	0.31	0.2%		IIc	90
G190B	Forman-Buse-Aastad loams, 1 to 6 percent slopes	0.12	0.1%		IIe	82
			Weighted Average		**2.29**	**78.3**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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 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!!

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NOTES: