

ESTATE LAND AUCTION

**+/-128.86 Surveyed Acres of Productive Ward Twp.,
Moody County, SD Land With A High Percentage Tillable**



LEONE MEYER ESTATE TRUST – Peoples Bank – Sioux Center, IA – Trustee

We will offer the following Land at Auction Onsite at the Farm located from Ward, SD – 2 ¾ Miles West on Co. Hwy. (223rd St.) to the NE Corner of the Land. From Flandreau, SD – Jct. of Pipestone Ave & Hwy. #13 – 7 ¼ Miles North on SD Hwy. #13, then 3 Miles East on 223rd St. & 1/10 Mile South on 484th Ave.

FRIDAY NOVEMBER 7, 2025

Sale Time: 10:00 AM

AUCTION CONDUCTED BY SUTTON AUCTIONEERS & LAND BROKERS, LLC

CHUCK SUTTON – Auctioneer & Land Broker – Sioux Falls, SD – Ph. 605-336-6315

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

GAGE GULLICKSON – Auctioneer & RE Broker Associate – Flandreau, SD – ph. 605-651-3867

DEAN STOLTENBERG - Auctioneer & RE Broker Associate – Ihlen, MN – 507-829-6856

BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102

SUTTONAUCTION.COM

+/-128.86 Surveyed Acres of Productive Ward Twp., Moody County, SD Land

AUCTIONEERS NOTE: Due to the passing of Leone Meyer, her beneficiaries have made the decision to offer this high percentage tillable farm with excellent eye appeal at public auction! If you are in the market for Land to add to an area row crop operation or investment, make plans to inspect this property & be in attendance at this auction!

This auction awards the opportunity to purchase a productive +/-128.86 Acre Farm with a high percentage tillable in the tightly held area of Ward Twp., Moody County, SD. This land is located in an area where land does not come on the open market with great frequency, making this an excellent opportunity to add this parcel to an area row crop operation or investment. According to FSA information this parcel consists of +/-125.01 acres of cropland with a 59.15 acre corn base with a 167 Bu. PLC yield and a 59.15 acre soybean base with a 48 Bu. PLC yield. According to information obtained from Surety-Agridata Inc., this parcel has a weighted average productivity index of a 63.7 with primarily all Class II soils. County assessor's information indicates this parcel has an OSR of a .676. The 2024 RE taxes payable in 2025 on this land were \$2,815.60. If you are in the market for a well-located parcel of land in the tightly held Ward Township area, make plans to inspect this property & be in attendance at this auction!



LEGAL DESC.: Lot 4 Bennett Subd. In the NW ¼ of Sec. 19, T. 108N., R. 47W., Ward Twp., Moody County, SD

TERMS: Cash – A 10% non-refundable earnest money payment sale day & the balance on or before Dec. 22, 2025, with full possession for the 2026 crop year. Marketable Title will be conveyed with an owner's title insurance policy provided with the cost divided 50-50. Additionally, a title company closing fee (Moody Co. Abstract) will be divided 50-50. The 2024 RE Taxes payable in 2025 as well as all of the 2025 RE taxes payable in 2026 will be paid by the sellers. This property is being sold based on the acres as determined by a recent survey completed by Midwest Land Surveying Inc., with the 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. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Information contained herein is deemed to be correct but is not guaranteed. The RE licensees in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Trustee.

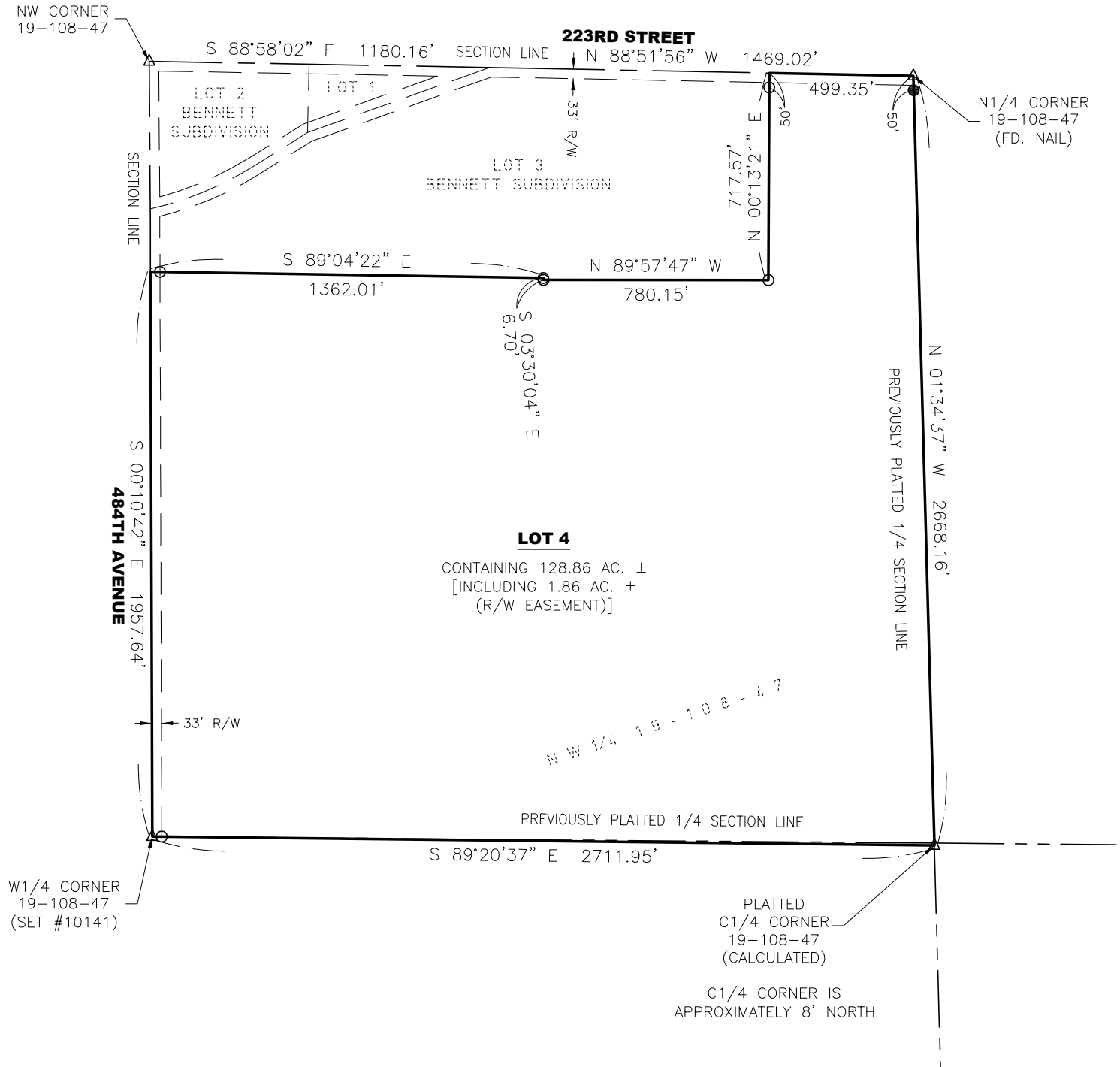


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suttonauction.com

SALE DRAWING - LOT 4 OF BENNETT SUBDIVISION

IN THE NORTHWEST QUARTER OF SECTION 19, T108N, R47W, MOODY COUNTY, SOUTH DAKOTA.



PARCEL 1 LEGAL DESCRIPTION:

LOT 4 OF BENNETT SUBDIVISION IN THE
NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 108
NORTH, RANGE 47 WEST OF THE 5TH P.M., MOODY
COUNTY, SOUTH DAKOTA

OWNERS: MEYER TRUST

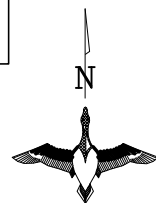
CLIENT: CHUCK SUTTON

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 #25-495
DRAWN BY: JJW

TOTAL ACRES FOR LOT 4
128.86 ACRES±
[INCLUDING 1.86 AC.± OF R/W (EASEMENT)]



0 500'
SCALE: 1"=500'

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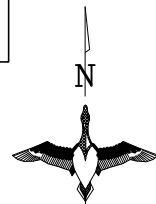
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211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

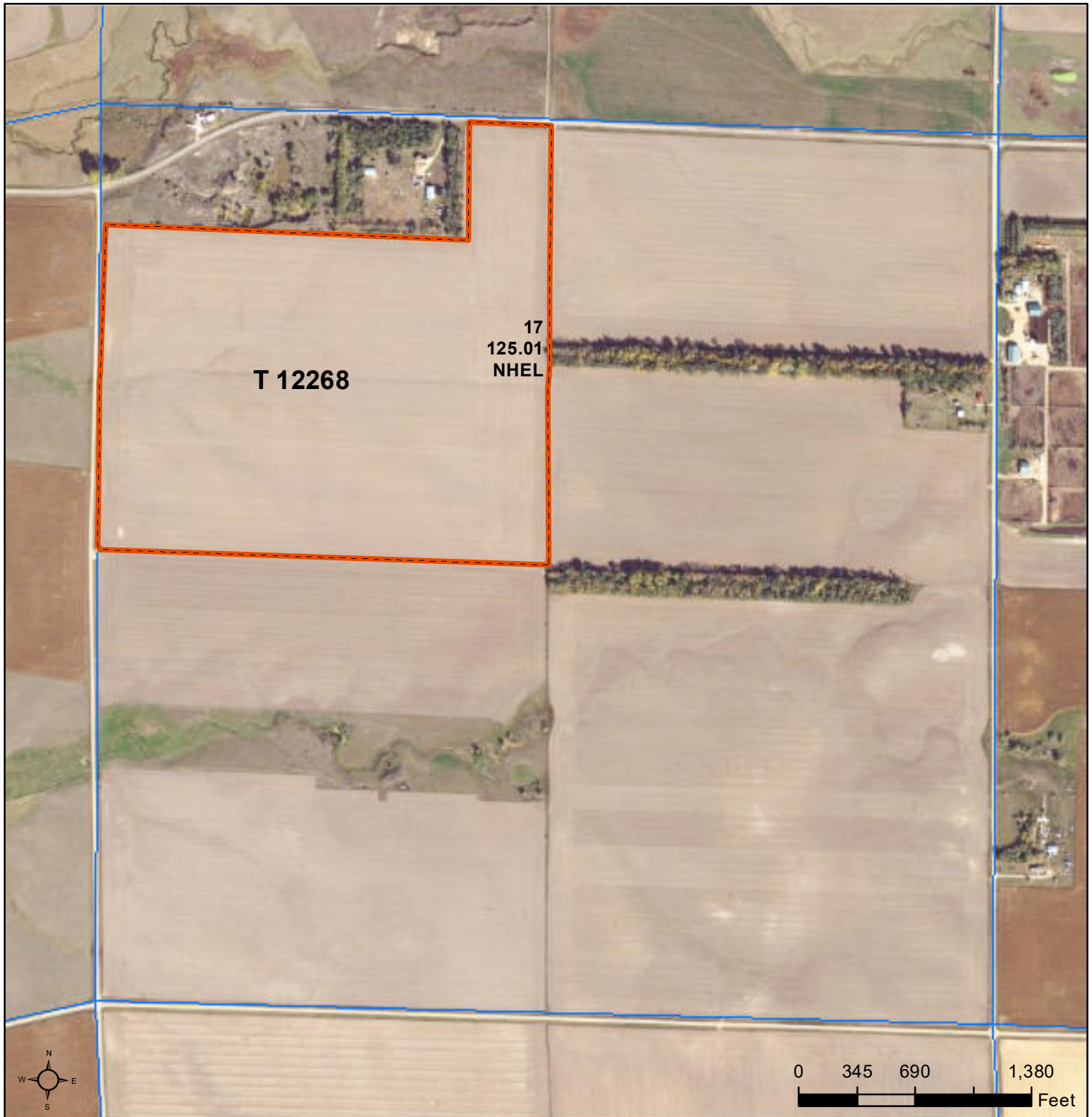


0 500'
SCALE: 1"=500'



United States
Department of
Agriculture

Moody County, South Dakota



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

Intended for Grain

Corn = Yellow

Soybeans = Common

Wheat - HRS or HRW

Sunflowers = Oil or Non

Producer initial _____

Date _____

2025 Program Year

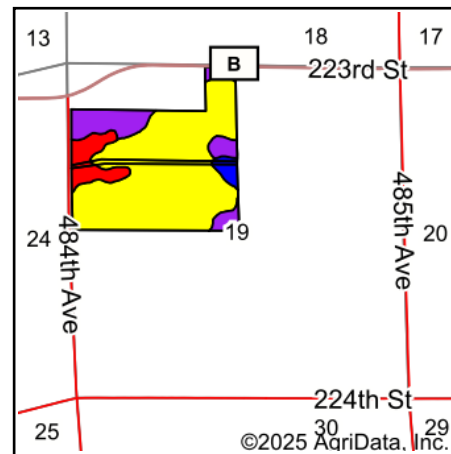
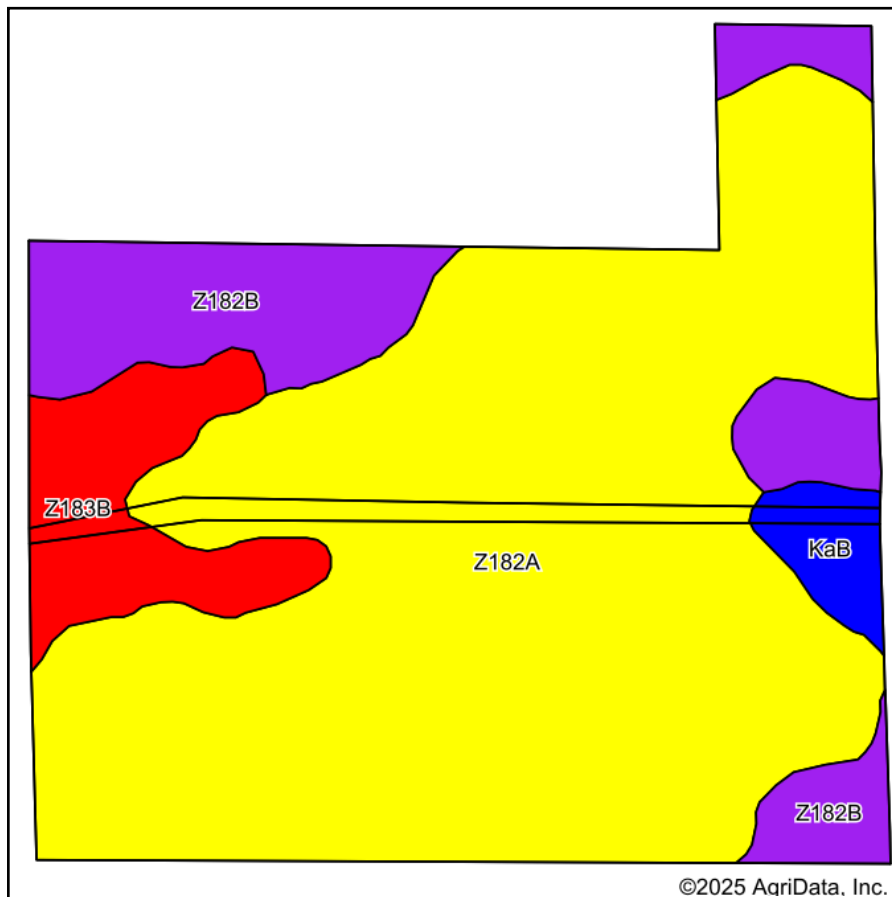
Map Created April 28, 2025

Farm 7396

19-108N-47W-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).

Meyer Soils Map



State: **South Dakota**
 County: **Moody**
 Location: **19-108N-47W**
 Township: **Ward**
 Acres: **124.68**
 Date: **7/21/2025**



Maps Provided By:



Area Symbol: SD101, Soil Area Version: 29

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	91.67	73.5%		Ils	66
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	19.29	15.5%		Ile	59
Z183B	Estelline-Sioux complex, coteau, 2 to 6 percent slopes	10.62	8.5%		Ile	45
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	3.10	2.5%		Ile	87
Weighted Average					2.00	63.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

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: