

LAND AUCTION

**+/- 480 Acres of Choice
Grand View Township,
Hutchinson County SD Land**
- Located Near Freeman, SD –
To Be Offered as 2 - +/-240 Acre
Parcels or as a Combined +/-480
Acre Unit- This Land is Located in
an Excellent Agricultural Area and
Features Land with Superb Soils
and a High Percentage Tillable



**STAGE RIGHT
FARM,
LLP, Owner**

**Wed. Nov. 5, 2025
| 10:00AM**



We will offer these choice parcels of land at public auction "On Site" at the land located from Freeman, SD (C&B John Deere) at the Jct. of US Hwy. #81 & 278th St. – 3 miles west on Co. Hwy. (278th St.).

AUCTIONEERS NOTE:

This auction awards the opportunity to purchase land with superb soils that is situated in a prominent agricultural area in Hutchinson County, SD. This Land will be offered as Tract #1 – The South +/- 240 Acres; Tract #2 – The North +/-240 Acres or as Tracts #1 & #2 Combined – The +/- 480 Acre Unit. This is a parcel of land that is located in one of the more tightly held areas in Grand View Twp. in Hutchinson County, SD, where land very seldom comes available on the open market. This land will be sold with the buyer to receive full possession of this land for the 2026 crop year. If you are in the market for a parcel or parcels of high caliber land to utilize 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.

STAGE RIGHT FARM, LLP, Owner
Stalcup Ag Service –
Storm Lake, IA
Kent Smith, AFM – Farm Manager
Office Ph. 712-213-4861
or Kent's Cell Ph. 712-299-2091

www.suttonauction.com

**TRACT #1 - The South +/- 239.49 Taxable Acres –
LEGAL DESC.: The SE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 32, T. 99N., R. 56W.,
Hutchinson County, SD**

The land included in Tract #1 consists of an extremely high caliber parcel of land with an extremely high percentage tillable, with the only non-tillable acres being comprised of a small waterway in the SW corner of this parcel and roads, and is inclusive of choice high caliber cropland with some exceptionally high quality soils and a level to nearly level topography. According to information obtained from Surety Agri-Data Inc. the land included in Tract #1 as a whole has a Productivity Index of 83; comparatively Hutchinson County Assessor's information indicates the soil rating on the SE $\frac{1}{4}$ is a .871 and on the E $\frac{1}{2}$ SW $\frac{1}{4}$ is a .799. FSA information currently is unavailable on this parcel of land as presently Tracts #1 & #2 are operated as one common operating unit. The total 2024 RE taxes payable in 2025 on the SE $\frac{1}{4}$ are \$3,792.12 and on the E $\frac{1}{2}$ SE $\frac{1}{4}$ are \$1,715.36

**TRACT #2 – The North +/- 238.46 Taxable Acres –
LEGAL DESC.: The NE $\frac{1}{4}$ and the E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 32, T. 99N., R. 56W.,
Hutchinson County, SD**

The land included in Tract #2 consists of an extremely high caliber parcel of land with a high percentage tillable, with the non-tillable acres being comprised of a former site of a farmstead with a circle asphalt driveway and grassed area which the FSA map indicates includes approx. 6.12 acres, additionally the FSA aerial indicates the grassed waterway on this parcel consists of approx. 10.28 acres, with the remainder of the non-tillable acres being comprised of roads. The land included in Tract #2 is inclusive of some choice high caliber cropland with some high quality soils and a level to nearly level topography. According to information obtained from Surety Agri-Data Inc. the land included in Tract #2 as a whole has a Productivity Index of a 77.2; comparatively Hutchinson County Assessor's information indicates the soil rating on the NE $\frac{1}{4}$ is a .821 and the E $\frac{1}{2}$ NW $\frac{1}{4}$ is a .739. FSA information currently is unavailable on this parcel of land as presently Tracts #1 & #2 are operated as one common operating unit. The total 2024 RE taxes payable in 2025 on this land on the E $\frac{1}{2}$ NW $\frac{1}{4}$ are \$1,610.96 and on the NE $\frac{1}{4}$ are \$3,469.78.

COMBINED FSA INFORMATION FOR TRACTS #1 & #2

According to FSA information this farm as a whole has approx. 452.78 acres of cropland with a 251.65 acre corn base with a 154 bu. PLC yield and an 84.65 acre soybean base with a 45 bu. PLC yield.

TERMS:

Cash - A 10% nonrefundable down payment on the day of the sale with the balance on or before December 18, 2025, with full possession for the 2026 crop year. Marketable Title will be conveyed and owner's title insurance policy will be provided with the cost of the owner's policy and the closing agent's fee (Getty Abstract & Title, Sioux Falls) to be divided 50-50 between the buyer(s) and sellers. All of 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. The total acres being sold will be sold in accordance with a survey as completed by Midwest Land Surveying, Inc., with the acres understood to be "more or less". All survey costs will be paid by the sellers. The sellers do not guarantee that existing fences lie on the true and correct boundary and any new fencing, if any, will be the responsibility of the purchaser(s) pursuant to SD Law. FSA cropland acres, yields, bases, payments & other information are estimated and not guaranteed and if divided into multiple parcels will be subject to an FSA reconstitution & County Committee Approval and also are subject to pending action and implementation of the New Farm Bill. 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 Hutchinson County Zoning Ordinances. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners

Either of these individual parcels or this farm as a whole, has potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their farming operation and/or their investment portfolio. To view aerial maps, soils data and other information concerning this property see www.suttonauction.com or to make arrangements for absentee bidding – either by Phone or for Online Bidding Registration see www.suttonauction.com or contact the auctioneers.



STAGE RIGHT FARM, LLP, Owner
Stalcup Ag Service – Storm
Lake, Iowa - Kent Smith, AFM –
Farm Manager
Office Ph. 712-213-4861 or
Kent's Cell Ph. 712-299-2091

Auction Conducted by -
SUTTON AUCTIONEERS & LAND BROKERS, LLC -
Sioux Falls, SD Office Ph. 605-336-6315;
Chuck Sutton – 605-366-7885 & Jared Sutton –
605-864-8527
STALCUP AG SERVICE – Storm Lake, IA –
Office Ph. 712-213-4861 and
WIEMAN LAND & AUCTION, Inc – Marion, SD –
ph. 800-251-3111

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don't just happen . . .
They're Planned!

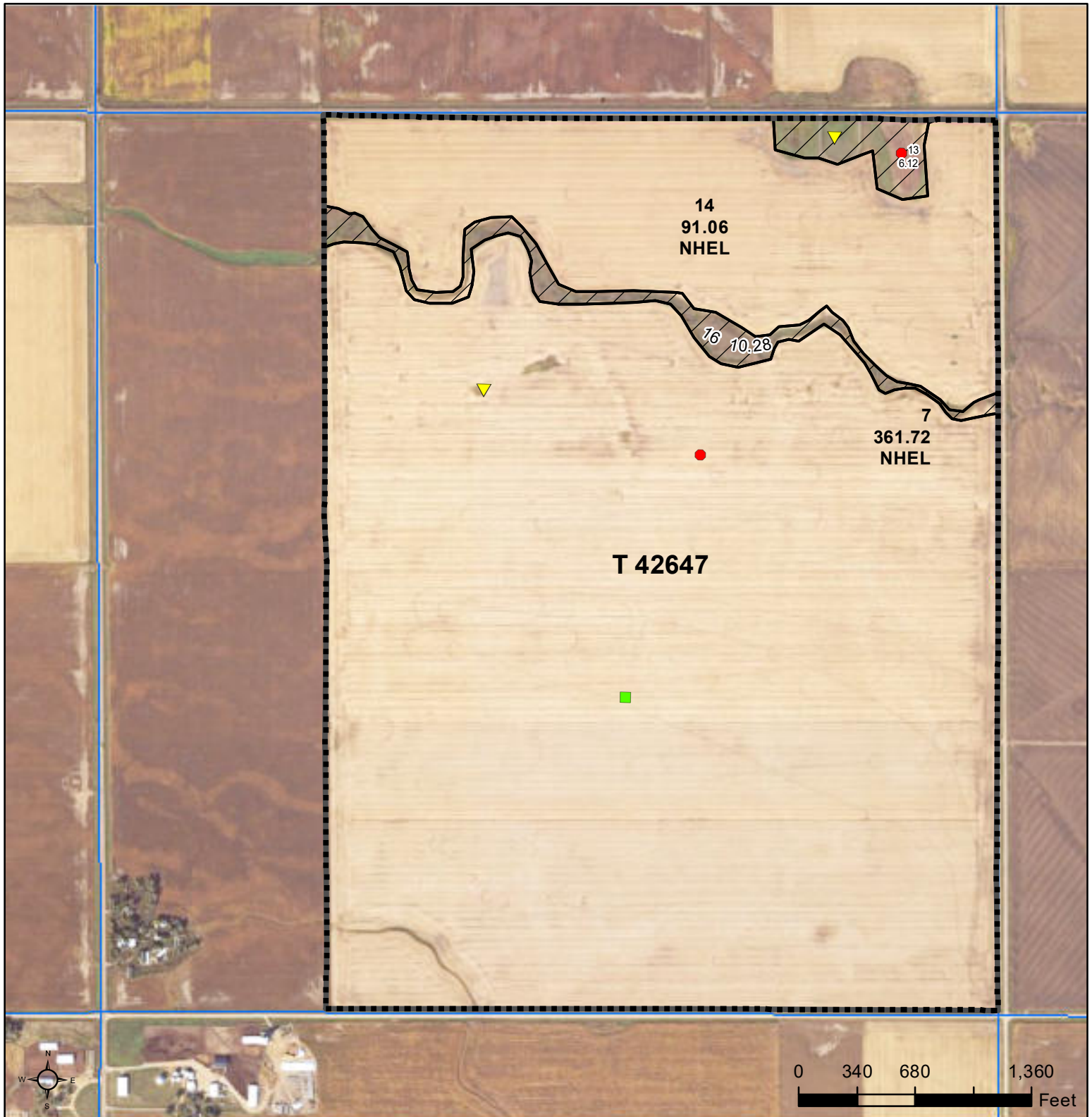
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United States
Department of
Agriculture

Stage Right Farm, LLP FSA Aerial Map

Hutchinson 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 _____

2025 Program Year

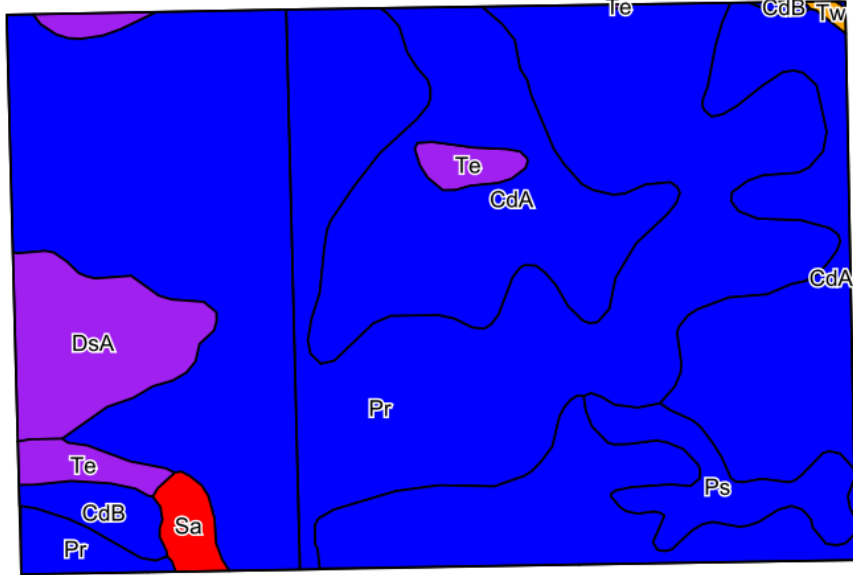
Map Created April 02, 2025

Farm **9278**

32-99N-56W-Hutchinson

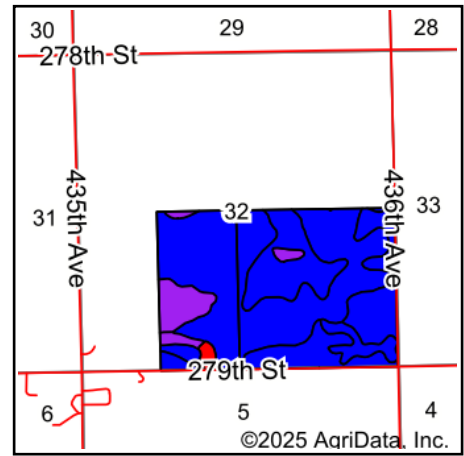
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Stage Right Farm, LLP - Tract #1 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2025 AgriData, Inc.

State: **South Dakota**
 County: **Hutchinson**
 Location: **32-99N-56W**
 Township: **Grandview**
 Acres: **240.27**
 Date: **9/23/2025**



Maps Provided By:



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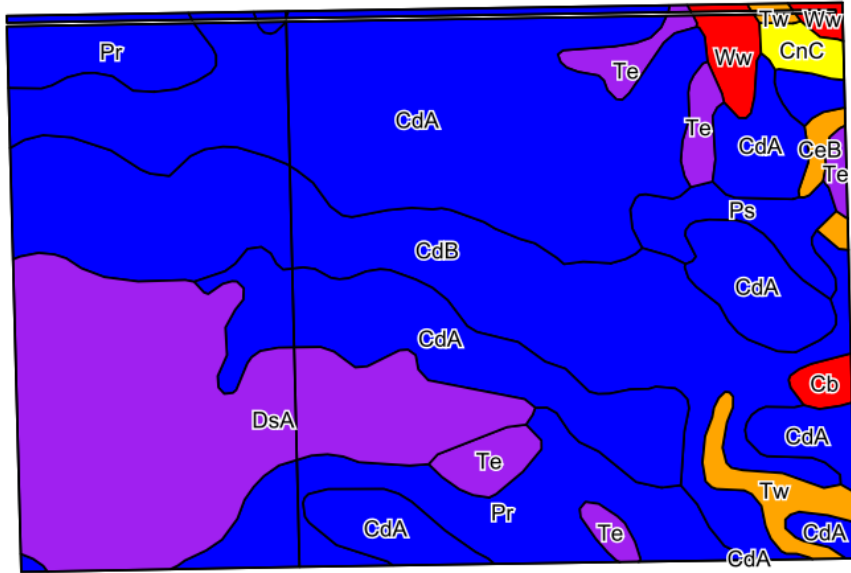
Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	130.98	54.6%		IIc	85
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	76.00	31.6%		IIc	88
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	13.84	5.8%		IIIs	54
Ps	Prosper and Crossplain complex	8.32	3.5%		IIc	86
Te	Tetonka silt loam, 0 to 1 percent slopes	4.65	1.9%		IVw	56
CdB	Clarno loam, 2 to 6 percent slopes	3.67	1.5%		Ile	82
Sa	Salmo silty clay loam	2.48	1.0%		IVw	32
Tw	Tetonka and Whitewood silty clay loams	0.33	0.1%		IVw	73
Weighted Average					2.12	83

*c: Using Capabilities Class Dominant Condition Aggregation Method

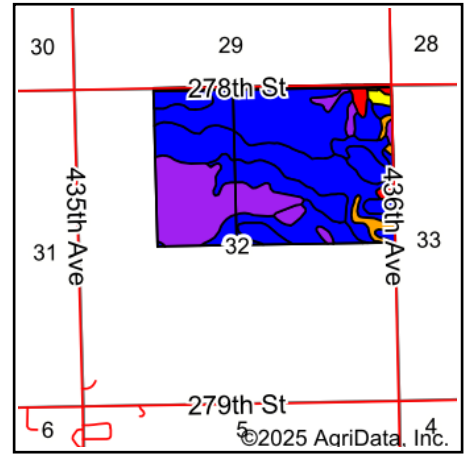
Soils data provided by USDA and NRCS.

Stage Right Farm, LLP - Tract #2 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Hutchinson**
 Location: **32-99N-56W**
 Township: **Grandview**
 Acres: **238.81**
 Date: **9/23/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: SD602, Soil Area Version: 26

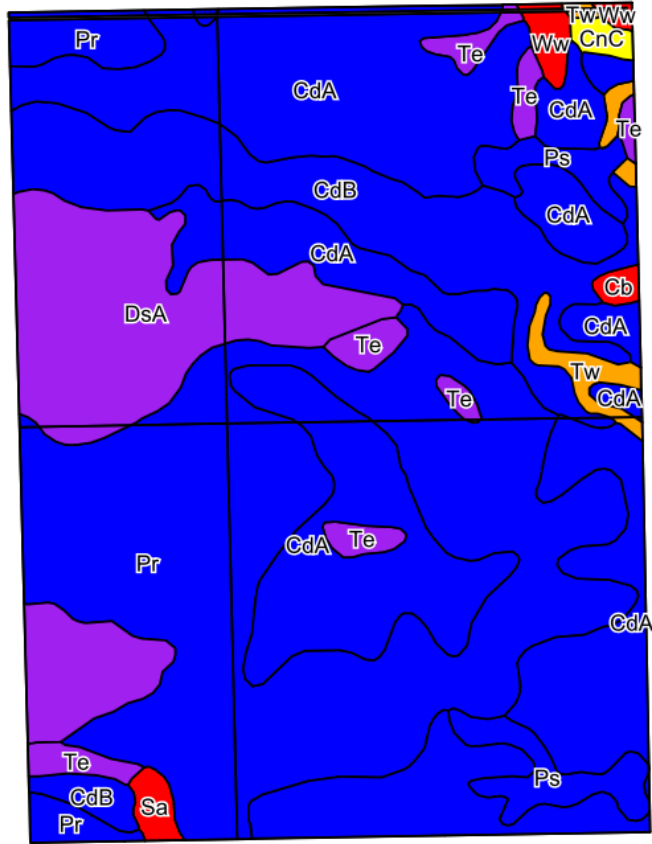
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	92.14	38.5%		IIc		88
CdB	Clarno loam, 2 to 6 percent slopes	49.51	20.7%		Ile		82
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	45.87	19.2%		IIIs		54
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	25.96	10.9%		IIc		85
Te	Tetonka silt loam, 0 to 1 percent slopes	8.12	3.4%		IVw		56
Ps	Prosper and Crossplain complex	5.31	2.2%		IIc		86
Tw	Tetonka and Whitewood silty clay loams	4.06	1.7%		IVw		73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	3.25	1.4%		Vw		30
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.84	0.8%		IIle		69
CeB	Clarno-Davison loams, 2 to 4 percent slopes	1.40	0.6%		Ile	IIle	79
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.35	0.6%		VIw		34
Weighted Average					2.37	*-	77.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

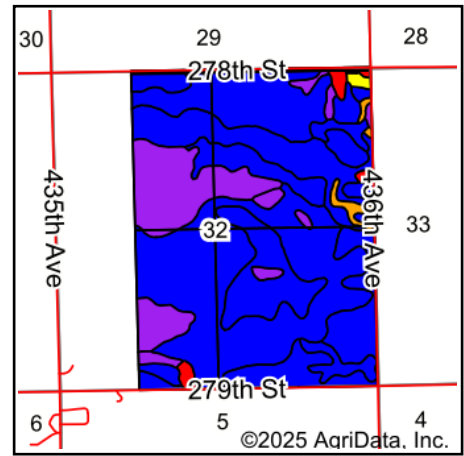
Soils data provided by USDA and NRCS.

Stage Right Farm, LLP - Unit Soils Map



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Soils data provided by USDA and NRCS.



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State: **South Dakota**
 County: **Hutchinson**
 Location: **32-99N-56W**
 Township: **Grandview**
 Acres: **479.08**
 Date: **9/23/2025**



Maps Provided By:



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Area Symbol: SD602, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
CdA	Clarno-Bonilla loams, 0 to 2 percent slopes	168.16	35.0%		IIc		88
Pr	Prosper-Stickney complex, 0 to 2 percent slopes	156.92	32.8%		IIc		85
DsA	Stickney-Dudley silt loams, 0 to 2 percent slopes	59.70	12.5%		IIIs		54
CdB	Clarno loam, 2 to 6 percent slopes	53.17	11.1%		Ile		82
Ps	Prosper and Crossplain complex	13.64	2.8%		IIc		86
Te	Tetonka silt loam, 0 to 1 percent slopes	12.79	2.7%		IVw		56
Tw	Tetonka and Whitewood silty clay loams	4.38	0.9%		IVw		73
Ww	Worthing silty clay loam, 0 to 1 percent slopes	3.25	0.7%		Vw		30
Sa	Salmo silty clay loam	2.48	0.5%		IVw		32
CnC	Clarno-Ethan-Bonilla loams, 2 to 9 percent slopes	1.84	0.4%		IIle		69
CeB	Clarno-Davison loams, 2 to 4 percent slopes	1.40	0.3%		Ile	IIle	79
Cb	Bon loam, channeled, 0 to 2 percent slopes, frequently flooded	1.35	0.3%		VIw		34
Weighted Average					2.24	*-	80.1

*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.

Certified Wetland Determination

Field Office: Parkston FO
Certified By: Jeremy Todoroff
Legal Desc: S 32, T 99N, R 56W

Agency: USDA-NRCS
Certified Date: 2-5-15
Tract: 42647



Legend

Certified Wetland
Determination Boundary

Wetlands

Wetlands

Ditch

NI

NI/Ditch

Tile

0 345 690 1,380 2,070 2,760 3,450 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-O26E for definitions and additional info.





SUTTON AUCTIONEERS & LAND BROKERS, LLC

The sale of your land may be a once in a lifetime event . . .

Since 1932, Sutton Auction has established itself as a reliable leader in the auction sector, dedicated to serving clients with excellence. Our extensive experience allows us to offer exceptional auction services, managing everything from real estate to agricultural machinery with utmost professionalism and honesty. Whether you're buying or selling, our expert team guarantees an efficient and successful auction process each time. Trust in Sutton Auction's enduring legacy!

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Auctions don't just
happen - They're
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successful
auction!**

Experience

Our company boasts a solid history of achievement, having facilitated the sale of more than 304,000 acres and generated over 1.3 billion dollars in land transactions in the last decade. Furthermore, we have successfully managed numerous auctions for agricultural machinery, construction tools, and various personal assets. Through our reliable and comprehensive services, we consistently deliver results that enhance value for our clients.

Successful auctions are not mere coincidences; they require careful planning. Selling your property might be a unique opportunity! It's essential to have expertise, marketing acumen, and a solid history of success. Since 1932, our auction company has been at the forefront of the industry, assisting clients throughout South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the favored approach for farmland transactions, consistently yielding results that exceed those of sealed bids and negotiated sales, as they draw in more qualified buyers and foster a competitive, equitable marketplace. Allow us to leverage our auction expertise for your benefit!

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