

LAND AUCTION

Location, Location, Location!

**ATTENTION – DEVELOPERS, INVESTORS
ROW CROP OPERATORS & OTHERS
IN THE MARKET FOR A WELL LOCATED
PRODUCTIVE PARCEL OF LAND WITH
SOME FUTURISTIC
DEVELOPMENT POTENTIAL!**

This auction presents the rare opportunity to purchase a well located parcel of land with present agricultural value and some excellent long term upside potential. This land is situated in an area close-in to Sioux Falls, SD and is within 1 mile of the Sioux Falls City Limits.

Friday February 3, 2017

Sale Time: 10:00 am

**SANDRA BOADE AKA SEVEN MOUNTAINS
CAPITAL MGM'T, LLC
& JANE KNABE**

LAND AUCTION – Location, Location, Location!!

160 Acres of Extremely Well Located High Profile and High Percentage Tillable Wayne Twp. Minnehaha County SD Land Located Within ½ Mile of the Sioux Falls, SD City Limits with the South Side of the Property Bordered by 268th St. which is a Westerly Extension of West 57th Street and Situated ½ Mile South of 267th St. which is a Westerly Extension of 41st Street; with this Property Situated in a Locale Which Has Some Futuristic Development Potential in Tempo with the Westerly Growth of the City of Sioux Falls, SD

We will offer this unique parcel of land at public auction, with the auction to be conducted on site at the land located from Jct. of 41st St. & I-29 (Exit 77) in Sioux Falls, SD – 3 ½ miles west on 41st St. and ½ mile south on 468th Ave. to the NW Corner of the Land; or from the Jct. of the Ellis Road & 41st St./267th St. – Just 1 mile west and ½ mile south on 468th Ave; or from Tea, SD – approx. 2 1/2 miles north on 469th Ave. (Co. Hwy. #111) to 57th St., then jog west approx. 7/10ths of a mile; from the Jct. of the Ellis Road & West 57th Street in Sioux Falls, SD – just ½ mile west.

AUCTION DATE: FRIDAY FEBRUARY 3, 2017 SALE TIME: 10:00 AM

ATTENTION – DEVELOPERS, INVESTORS ROW CROP OPERATORS & OTHERS IN THE MARKET FOR A WELL LOCATED PRODUCTIVE PARCEL OF LAND WITH SOME FUTURISTIC DEVELOPMENT POTENTIAL - This auction presents the rare opportunity to purchase a well located parcel of land with present agricultural value and some excellent long term upside potential. This land is situated in an area close-in to Sioux Falls, SD and is within 1 mile of the Sioux Falls City Limits.

If you are in the market for land that has a great location situated within a close proximity to the City of Sioux Falls, SD and if you have vision, an entrepreneurial spirit and faith in the continued westerly growth of the City of Sioux Falls, SD, then this is a property which deserves your utmost attention, as this property has significant present agricultural value and is situated within a relatively close proximity of western Sioux Falls, SD lying adjacent to 268th Street which is a westerly continuum of 57th Street. This property is in an area that is near some expansive growth evidenced by the nearby residential and multi-family housing construction, the new Teas Area Frontier Elementary School, the nearby Sanford Health Family Wellness Center, R.F. Pettigrew Elementary, Roosevelt High School, other Sioux Falls Schools and area businesses that are located within a fairly close proximity of the property. Thus, this property appears to have some significant futuristic development potential with the westerly growth of Sioux Falls and continuing development in southern Minnehaha and northern Lincoln County, SD.

According to FSA information this farm has approximately 139.23 acres of cropland, with a 52.3 acre corn base with a 103 bu. PLC yield and a 52.3 acre soybean base with a 33 bu. PLC yield. The current nontillable acres are comprised of a few remnants of a former bldg. site that was removed in 2015, as well as a few additional acres comprised of a combination of items including a dugout, drainageways, lowland a few trees & roads. There was an NRCS Wetland Determination completed on this property in 2014 which indicated that this farm has less than 3 acres classified as wetland, for more specifics contact either Sutton Auction or the Minnehaha County NRCS office - ph. 605-330-4514. According to information obtained from the Minnehaha County Assessor this farm has a soil rating of 70, additionally soil information obtained from Surety Agri-Data Inc., indicates that this land has an overall productivity index of 78.3, with the approx. 145.5 acres of this land comprised primarily of Class I & II soils, with the remainder being comprised of some lower quality Class Vw & VIIIw soils. The general topography of this land is level to gently rolling. According to the M'haha. Co. Treasurer the 2016 RE taxes payable in 2017 on this land are \$6,445.07. According to M'haha Co. P&Z this property currently has 4 rural housing eligibilities – with 1 locked to the area of the former farmstead, 2 available by permitted use and 1 conditional; although if a new owner should desire to in the future to annex this property into the City Limits of Sioux Falls, SD, this property would have potential for development of a large number of residences and other types of development in accordance with a development plan approved by Sioux Falls City and Minnehaha County Planning and Zoning, as this property lies within the Joint Jurisdictional Area. For estate planning purposes Sandra (Gangstead) Boade and her family have placed her interest in the ownership into an entity they created – Seven Mountains Capital Management, LLC, the remaining fractional interest is owned by Jane (Gangstead) Knabe.

The productive cropland and the significant agricultural value of this land, along with the superb location of this property, along with other features of this land and aspects of the vicinity makes this an especially unique property, that should make this a very desirable property for a wide variety of buyers in the market for land located within a close proximity of Sioux Falls, SD.

LEGAL DESC.: The SW ¼ of Sec. 33, T. 101N., R. 50W., (Wayne Twp.), Minnehaha Co., SD.

TERMS: Cash - A 10% non-refundable downpayment on the day of the sale and the balance on or before March 24, 2017 with full possession for the 2017 crop year. Marketable Title will be conveyed and Owner's Title Insurance provided with the cost of the owner's policy divided 50-50 and a closing agent's fee, if any, to be divided 50-50 between the buyer and seller. All of the 2016 RE taxes payable in 2017 will be paid by the sellers. The acres in this property are based on the acres stated on the County records, with the acres understood to be "more or less." The sellers do not warrant or guarantee that existing fences lie on the true & correct boundary, any new fencing or future maintenance of fences is the responsibility of the buyer in accordance with SD law. Presently this property is zoned agricultural and any future changes in zoning is subject to the City of Sioux Falls Joint Jurisdictional Platting Authority and/or Minnehaha County Planning and Zoning, and is subject to any related zoning conditions and requirements, with any or all future development costs to be the responsibility of the purchaser. This property is sold in "AS IS" condition and the merchantability or suitability of this property for any particular purpose is not guaranteed. The RE Licensees in this transaction stipulate that they are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable City of Sioux Falls Zoning Ordinances and/or Minnehaha County Zoning Requirements. Sold subject to confirmation of the Owners.

****Broker Participation Welcome** – Cooperating Brokers must pre-register prior to the day of the auction and meet the other requirements for Broker's Participation to qualify for a 1% commission. For details and pre-registration forms, contact Chuck Sutton Auctioneer & Land Broker, LLC – suttonauction@gwestoffice.net or ph. 605-336-6315** For additional information see www.suttonauction.com or contact the auctioneers.




SANDRA BOADE aka SEVEN MOUNTAINS CAPITAL MGM'T, LLC & JANE KNABE- Owners

**CHUCK SUTTON - Auctioneer & Land Broker -
Sioux Falls, SD - ph. 605-336-6315 &
Flandreau, SD - ph. 605-997-3777,
TOM & TED SOUVIGNIER – Auctioneers & RE Broker Associates
– Canton, SD – ph. 605-987-2404 &
JARED SUTTON – RE Auctioneer –
Flandreau, SD – ph. 605-864-8527**



Common Land Unit
 Other Ag
 Cropland
 Rangeland
 Tract Boundary

Wetland Determination Identifiers

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



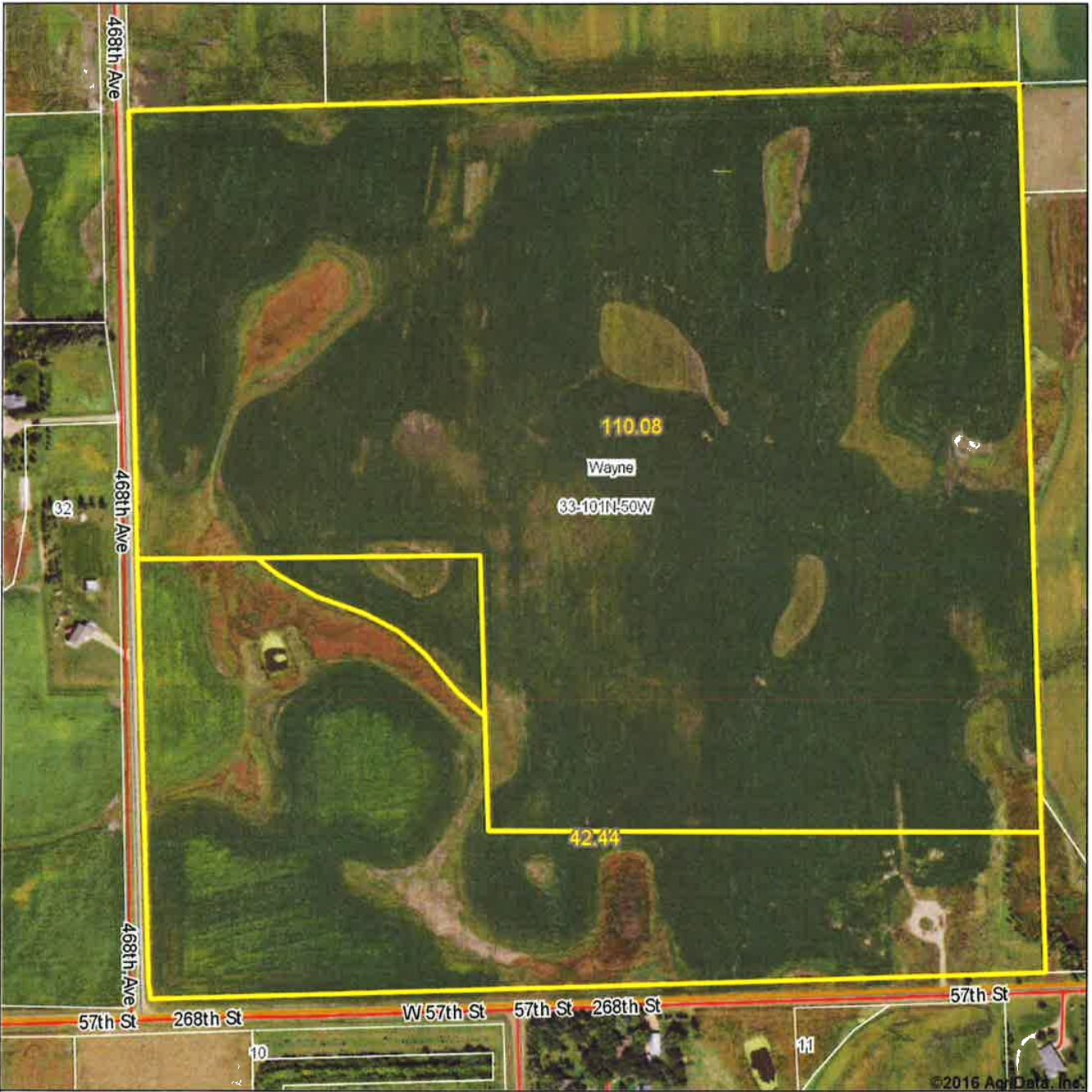
2017 Program Year
 Map Created November 07, 2016

Farm 2370

33-101-50

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).

Aerial Map

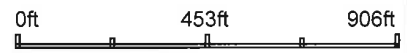


CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

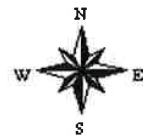
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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map center: 43° 30' 14.09, -96° 50' 45.57



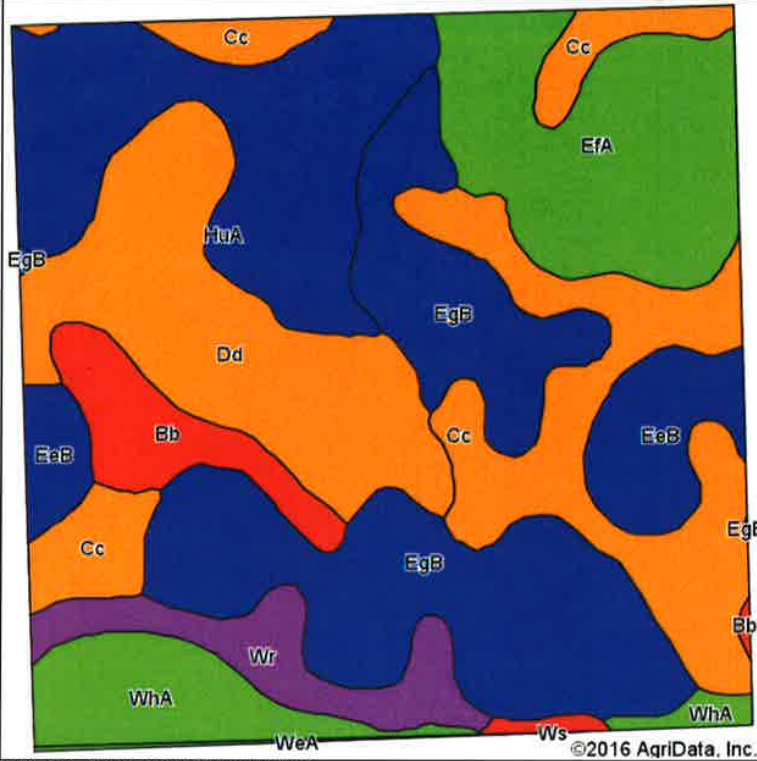
33-101N-50W
Minnehaha County
South Dakota



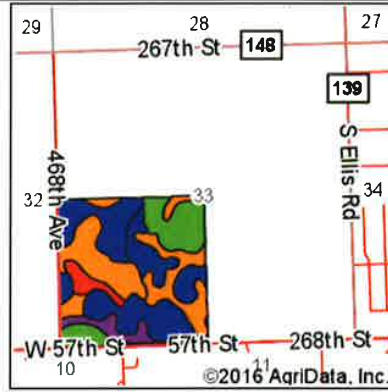
12/28/2016

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

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Minnehaha**
 Location: **33-101N-50W**
 Township: **Wayne**
 Acres: **159.99**
 Date: **12/28/2016**












CHUCK
 AUCTIONEER — LAND BROKER
SUTTON, LLC

Maps Provided By:

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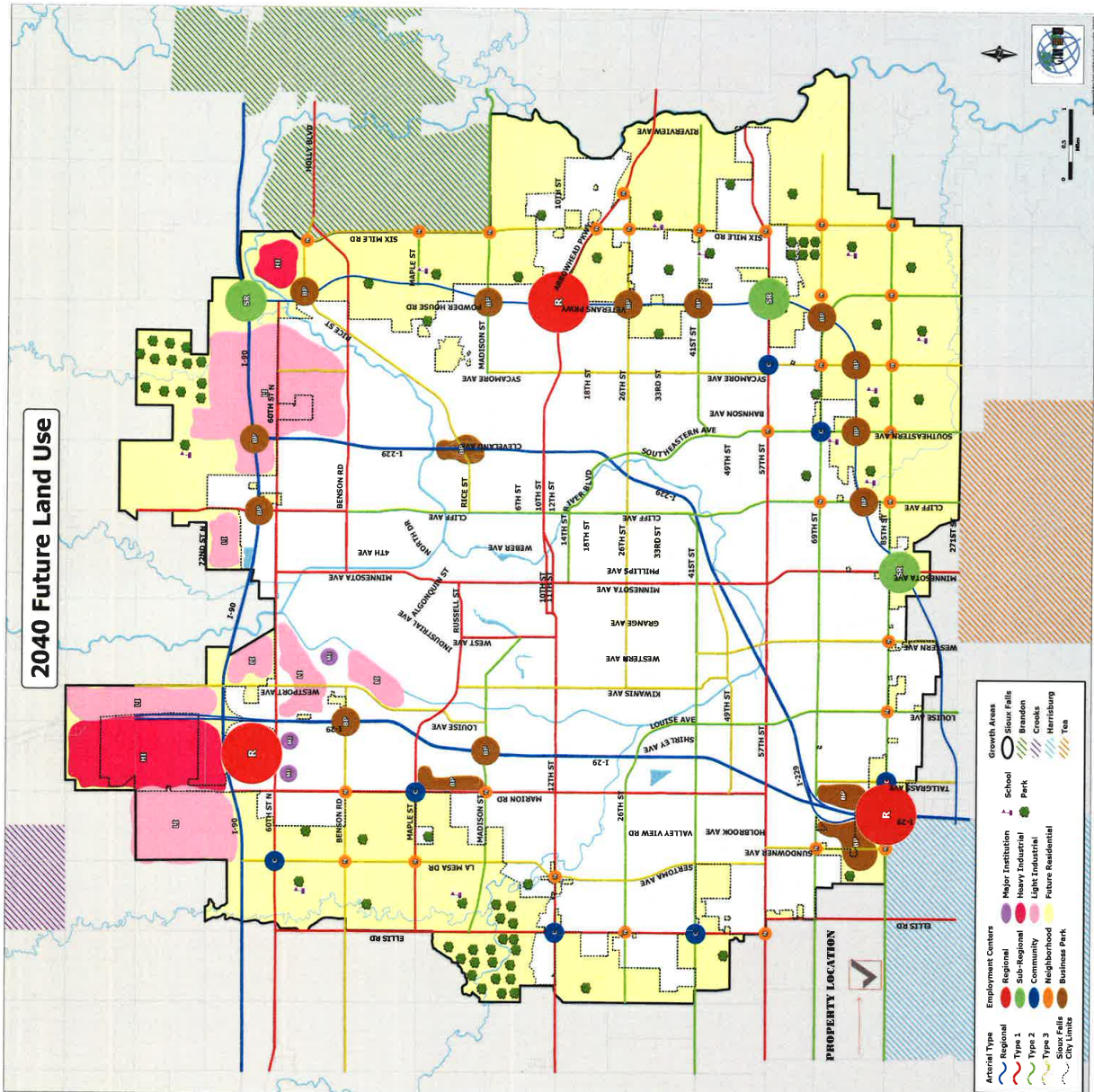


Area Symbol: SD083, Soil Area Version: 18
 Area Symbol: SD099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
EgB	Egan-Wentworth-Trent complex, 2 to 6 percent slopes	35.54	22.2%		Ile	84					
Cc	Chancellor-Tetonka complex, 0 to 2 percent slopes	27.13	17.0%		IIw	75					
Dd	Davison-Crossplain clay loams, 0 to 2 percent slopes	22.49	14.1%		IIw	76	2.7	82	50	28	28
HuA	Huntimer silty clay loam, 0 to 2 percent slopes	22.40	14.0%		Is	89	4	92	66	34	38
Efa	Egan-Trent silty clay loams, 0 to 2 percent slopes	19.62	12.3%		Ie	92	4.5	99	70	37	40
WhA	Wentworth-Trent complex, 0 to 2 percent slopes	9.05	5.7%		I	95					
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	8.86	5.5%		Ile	81	4.1	87	63	31	36
Wr	Worthing-Davison complex, 0 to 2 percent slopes	7.34	4.6%		Vw	57	1.4	53	25	18	15
Bb	Baltic silty clay loam, ponded	6.60	4.1%		VIIIw	9		5	1	2	1
Wo	Worthing silty clay loam, 0 to 1 percent slopes	0.55	0.3%		Vw	30					
WeA	Wentworth silty clay loam, 0 to 2 percent slopes	0.41	0.3%		I	93					
Weighted Average						79	1.8	44	29.5	15.9	16.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

2040 Future Land Use



- Aerial Type**
 - Regional
 - Type 1
 - Type 2
 - Type 3
 - Stony Falls
 - City Limits
- Employment Centers**
 - Regional
 - Sub-Regional
 - Community
 - Neighborhood
 - Business Park
- Growth Areas**
 - St. Louis Falls
 - Brandon
 - Crooks
 - Harrisburg
 - Toh
- Other**
 - School
 - Park



PROPERTY LOCATION

2040 Future Land Use

