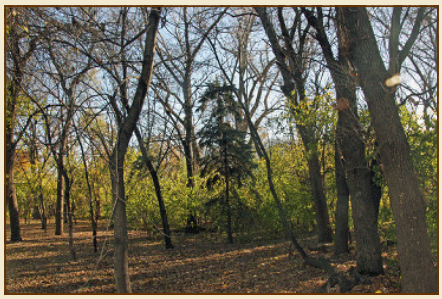
LAND AUCTION

AUCTION

HILDRING



+/-302.57 Acres of
Split Rock Twp.,
Minnehaha Co., SD Land
Situated near Rowena, SD
within 5 Miles
of Sioux Falls & Brandon, SD

THURSDAY DECEMBER 8, 2016

Sale Time: 10:00 am

HILDRING PROPERTIES, LLP

LAND AUCTION - Location, Location, Location!!

+/-302.57 Acres of Split Rock Twp., Minnehaha County, SD Land Situated Near Rowena, SD and Within 5 Miles of Both Sioux Falls, SD and Brandon, SD

ATTENTION – Acreage Prospects, Developers, Investors, Contractors, Farm Operators, Entrepreneurs & Others In the Market for an Extremely Well Located Minnehaha County Acreage & Productive Cropland With Futuristic Acreage and/or Housing Development Potential – This auction includes An Existing Improved Acreage Site and Parcels of Farmland with Varying Percentages Tillable – This Offering of Minnehaha County, SD Land Has Parcels That Could Provide Excellent Locations and Sites for Establishment of New Rural Homes and/or Rural Hobby Farms; This Offering Has 1 Existing Improved Acreage with a Very Livable Home, Serviceable Outbuildings & Mature Trees - That Could Potentially be a Superb Executive Home Site with Removal of the Existing Home, Plus a Total of 7 Additional Rural Housing Eligibilities.

We will offer the following real property at auction "On Site" at the Farm – The Existing Acreage at 48334 266th St., Brandon, SD; Located from Sioux Falls, SD (Dawley Farm Village Shopping Complex) at the Jct. of East 10th St./ Hwy. #42 & Veterans Parkway/Hwy. #11 – 3½ miles east on Hwy. #42 to Hwy. #11 (the Brandon Corner at Iverson Crossing), then approx. ¼ mile north to 266th St. and approx. 2¼ miles east on 266th St. to the South Side of the Land; from the Brandon-Corson Exit #406 on I-90 – approx. 5 miles south on Hwy. #11 to 266th St., then approx. 2¼ miles east on 266th St.; or from the East side of Rowena, SD – approx. ¼ mile east on Hwy. #42, approx. 3/4ths mile north on 483rd Ave, and ¼ mile east on 266th St.; from the Grand Falls Casino West of Larchwood, IA – approx. 2 1/2 miles northwest, approx. 3/4ths mile north on 483rd Ave, and ¼ mile east on 266th St.

THURSDAY DECEMBER 8, 2016 Sale Time: 10:00 AM

Open House Dates: Saturday Nov. 19th & Sunday Nov. 20th from 2:00 to 4:00 PM
or Shown By Appointment Arranged with the Auctioneers

AUCTIONEERS NOTE: This Auction Presents a "Very Rare" and "Once in a Lifetime Opportunity" to Purchase Parcels of Land That Have a Combination of Unique & Desirable Amenities Complemented more so by its Superb Location Near Sioux Falls & Brandon, SD and other area communities and points of interest. If you are in the market for Minnehaha County, SD Land with Productive Cropland, Land that Could Provide Acreage/Hobby Farm Type Possibilities, Land with Long-Term Futuristic Development Potential & More, then Make Plans to Inspect this Extraordinary Offering of Some Extremely Well Located Minnehaha County Land!! This auction presents the opportunity to purchase property that has been owned by the Hildring Family for many decades, with the ownership dating back to the 1940's, according to the family. The property features an existing improved acreage with a traditional two story farm house, outbuildings adaptable for use with horses or other livestock, equipment, grain storage & mature trees which lies adjacent to a County Oil Highway, Productive Cropland with High Percentages Tillable and a Rolling Topography that Provides Excellent Crop Drainage & Numerous Aesthetic Sites with View that could be conducive for utilization of the Rural Housing Eligibilities That Could Potentially be Developed on this Land!! This is a Terrific Offering of Minnehaha County Land that Must be Seen to Be Fully Appreciated!!

LEGAL DESC: The SW¼, Exc. Lots H-1 & H-2 & Exc. Tr. 1 of Hildring Add'n; and the NW¼, all in Sec. 24, T. 101N., R., 48W., (Split Rock Twp.), Minnehaha County, SD.

This Property will be Offered as Three Individual Tracts and as Combinations of Tracts that could fit the needs of a variety of buyers. This Land is Located in a Sector of Minnehaha County which has a great deal of present agricultural and acreage development potential and this land may have some long-term future development potential in tempo with the easterly growth of Sioux Falls, SD. Make Plans to Inspect This Property & Plan to Be In Attendance at this Momentous Auction! THIS PROPERTY WILL BE OFFERED AS TRACT #1 - +/- 8.52 Acre Improved Acreage Site in the SE¼ SW¼; TRACT #2 - +/- 136.35 Acres Unimproved in the SW ¼; TRACT #3 - +/- 157.70 Acres Unimproved in the NW ¼; TRACTS #1 & #2 Combined - +/- 144.87 Acres Improved in the SW ¼; TRACTS #2 & #3 - +/- 294.05 Acres Unimproved in the SW ¼ & NW ¼ or TRACTS #1, #2 & #3 Combined the +/- 302.57 Acre Unit.

Currently this farm is owned and operated as a single 302.57 acre farm. The Acreage Site (Tract #1) has been surveyed and consists of a total of approx. 8.52 acres – The improvements on the acreage include a two story home which consists of a main level comprised of a southeast entry to a porch/office area, a kitchen w/dining area, built-in cabinets and Frigidaire refrig. & elec. stove, living room-dining room with archway between, a ½ bath and a northeast entryway with main floor laundry area; 2nd story with a hallway w/linen closet, 3 bedrooms w/varnished wood floors and a full bath; the home has a basement with a poured concrete foundation and houses a Tempstar LP gas forced air furnace, electric HW heater and an updated 200 AMP breaker electrical service; the home has numerous updated double hung windows and the exterior of the home has white vinyl siding and asphalt shingles; Other improvements on the acreage include a dbl. garage w/vinyl siding, overhead door & elec. opener, a concrete floor and walk door; a metal machine shed w/steel frame construction (approx. 50'x126') inclusive of a small interior concrete pad work area, although the majority of the floor has gravel and crushed rock throughout and the bldg. has an overhead door, dbl. sliding door and a walk door; the property has an attractive hip-roofed barn with a red and white colored steel exterior and is adaptable for horses or other livestock; other improvements include 4 steel grain bins of various sizes and in varying states of condition (3 have been leased in recent years for grain stg.) as well as some other incidental improvements. The farmstead is currently serviced by Excel Energy electric and water is provided by a well with a pressure system and there is one working hydrant utilized for livestock and outside water. The acreage has a mature grove on the north and west sides of the farmstead, an established lawn, trees, other landscaping and gravel driveway. There is a large area between the barn and the north grove that could be a spectacular location as a site for construction of a new home in the future, although the existing home would need to be removed, as the acreage will only have one (1) housing eligibility which is being consumed by the existing residence. According to M'haha. County Planning & Zoning in addition to the housing eligibility consumed by the existing acreage, this property has a total of 7 additional rural housing eligibilities – Three (3) Housing Eligibilities in Tract #2 – the bareland on the SW¼; and Four (4) in TRACT #3 – The NW¼ - These Eligibilities are by a Combination of Permitted & Conditional Use. This is a very desirable area for establishment of rural housing sites, as is evidenced by the developed upscale rural housing developments and acreages located within a close proximity to this land throughout the surrounding nearby countryside. This property has some areas which could provide some terrific sites upon which to build a new home or homes, as there are a couple of vantage points on this land that provides some aesthetic views of the Sioux Falls Skyline and the surrounding rural countryside. This property is situated in the Brandon Valley School District.

According to FSA information this farm as a Unit has a total of approx. 275.63 acres of cropland – (Estimated by FSA to be approx. 137.49 acres of cropland on Tracts #1 & #2 – the SW ¼ and 138.14 acres of cropland on Tract #3 – the NW ¼; with a 146.23 acre corn base with a 164 bu. PLC yield and a 129.37 acre soybean base with a 46 bu. PLC yield and is enrolled under the County ARC Election of the USDA Farm Program. According to the M'haha. County Assessor this property is in three assessment cards – The SW ¼ (+/-149.11 taxable acres) which has a soil rating of .804 upon which the 2015 RE taxes payable in 2016 were $6,988.52; the S½ NW¼ (+/-80 taxable acres) which has a soil rating of .762 upon which the 2015 RE taxes payable in 2016 were $2,607.42; and the N½ NW¼ (+/-80 taxable acres) which has a soil rating of .671 upon which the 2015 RE taxes payable in 2016 were $2,031.88. According info. obtained from Surety Agri-Data, Inc., this Farm as a 302.57 acre unit has an overall weighted productivity index of 76.8. The general topography of this land is gently rolling to rather undulating. This property has a great location bordered on the south by Co. Hwy. #146 (266th St.) and on the east by 483rd Ave. and on the north by 265th St., with this land being very conveniently located to Sioux Falls, SD, Brandon, SD, Hwy. #42, as well as other area communities & points of interest.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance is due and payable in full on or before January 27, 2017 w/full possession at closing for the 2017 crop year. Marketable Title will be conveyed and an Owner's Title Ins. Policies will be provided with the cost divided 50-50 between the buyer and seller. A title company closing fee @ Getty Midwest Title, if any, will be divided 50-50 between the buyer and seller. All of the 2016 RE taxes payable in 2017 will be paid by the sellers. This property will be sold based on the acres as determined by a survey of the property as prepared by Midwest Land Surveying, Inc., with a Certificate of Survey Provided, with any survey costs and/or necessary platting to be paid by the sellers; with the surveyed acres and acres sold to be understood to be "more or less." The sellers do not guarantee that the existing fences lie on the true and correct boundaries and any new fencing will be the responsibility of the purchaser pursuant to SD Law. FSA cropland, yields & bases presently are calculated on the property in its entirety, thus this farm may be subject to an FSA reconstitution subsequent to the sale of this property, thus the FSA information is estimated and is not guaranteed and is subject to County Committee Approval. This property is sold in "As Is Condition" and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. 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 seller. Sold subject to confirmation of the Owners.

For additional information contact the auctioneers and brokers or see www.suttonauction.com. Broker Cooperation Welcome - Cooperating Brokers must pre-register buyers prior to the day of the auction and meet 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 - 1116 N. West Ave., Sioux Falls, SD - ph. 605-336-6315.

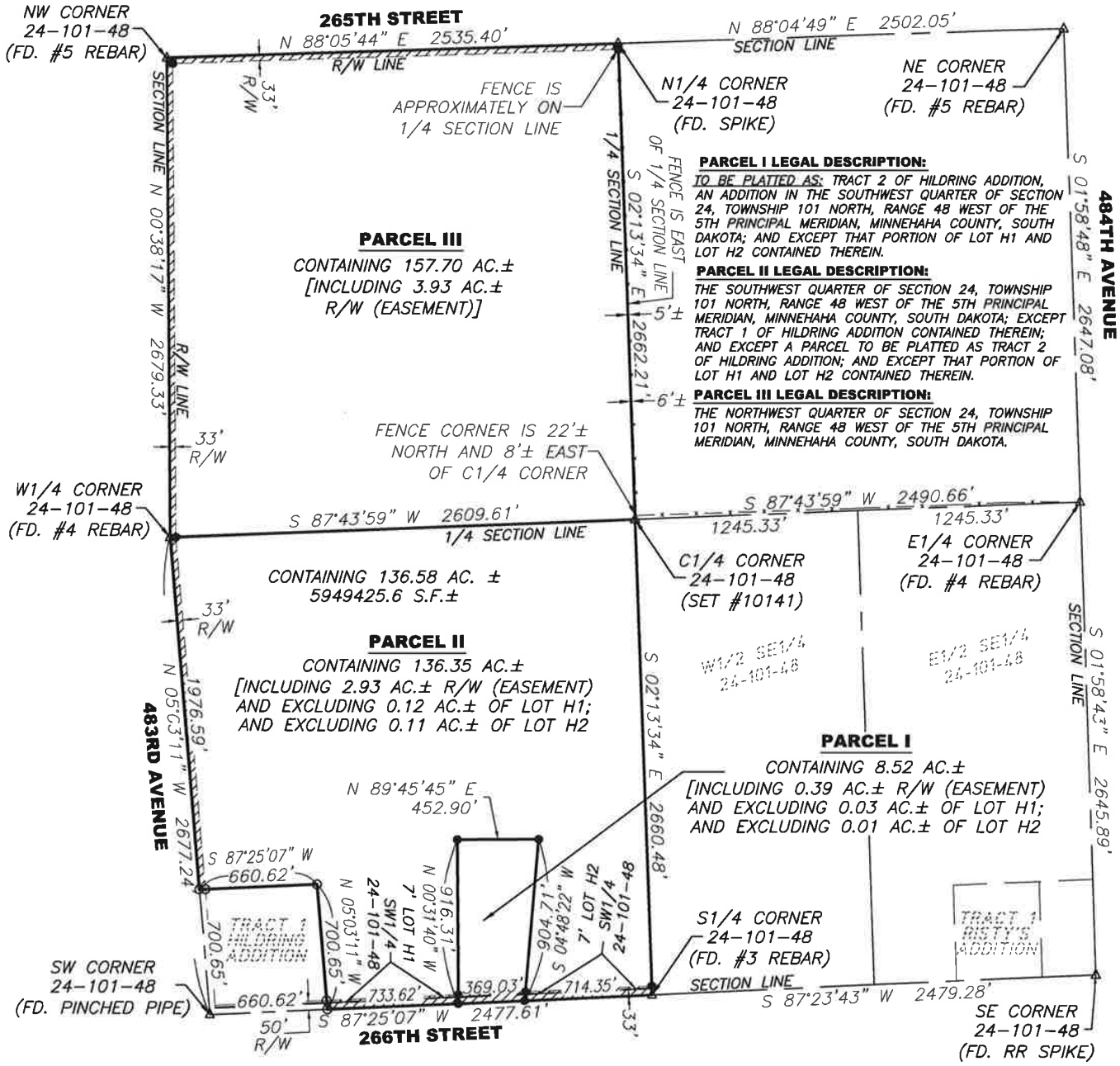
HILDRING PROPERTIES, LLP - Owners

Tina Van Camp, Tricia Paulsen, Tara Stombaugh & Thomas Hildring

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

SALE DRAWING

IN THE WEST HALF OF SECTION 24, T101N, R48W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: HILDRING PROPERTIES, LLP
CLIENT: SUTTON AUCTION SERVICE

PARCEL I LEGAL DESCRIPTION:
TO BE PLATTED AS: TRACT 2 OF HILDRING ADDITION, AN ADDITION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 101 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; AND EXCEPT THAT PORTION OF LOT H1 AND LOT H2 CONTAINED THEREIN.

PARCEL II LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 101 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA; EXCEPT TRACT 1 OF HILDRING ADDITION CONTAINED THEREIN; AND EXCEPT A PARCEL TO BE PLATTED AS TRACT 2 OF HILDRING ADDITION; AND EXCEPT THAT PORTION OF LOT H1 AND LOT H2 CONTAINED THEREIN.

PARCEL III LEGAL DESCRIPTION:
THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 101 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA.

LEGEND:

- ● SET PROPERTY CORNER
- ○ FOUND PROPERTY CORNER
- △ SECTION CORNER
- AC. ACRES
- R/W RIGHT-OF-WAY
- ——— PREVIOUSLY PLATTED LINE
- — — RIGHT OF WAY LINE

TOTAL ACRES FOR PARCEL I, PARCEL II AND PARCEL III
302.57 ACRES±
[INCLUDING 7.25 AC.± OF R/W (EASEMENT)]
EXCEPTING 0.15 AC.± OF LOT H1
AND EXCEPTING 0.12 AC.± OF LOT H2]

N

0 800'

SCALE: 1"= 800'

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14.
PROJECT #16-587
DRAWN BY: AJR

PREPARED BY:

Midwest Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX:(605) 274-8951

SALE DRAWING

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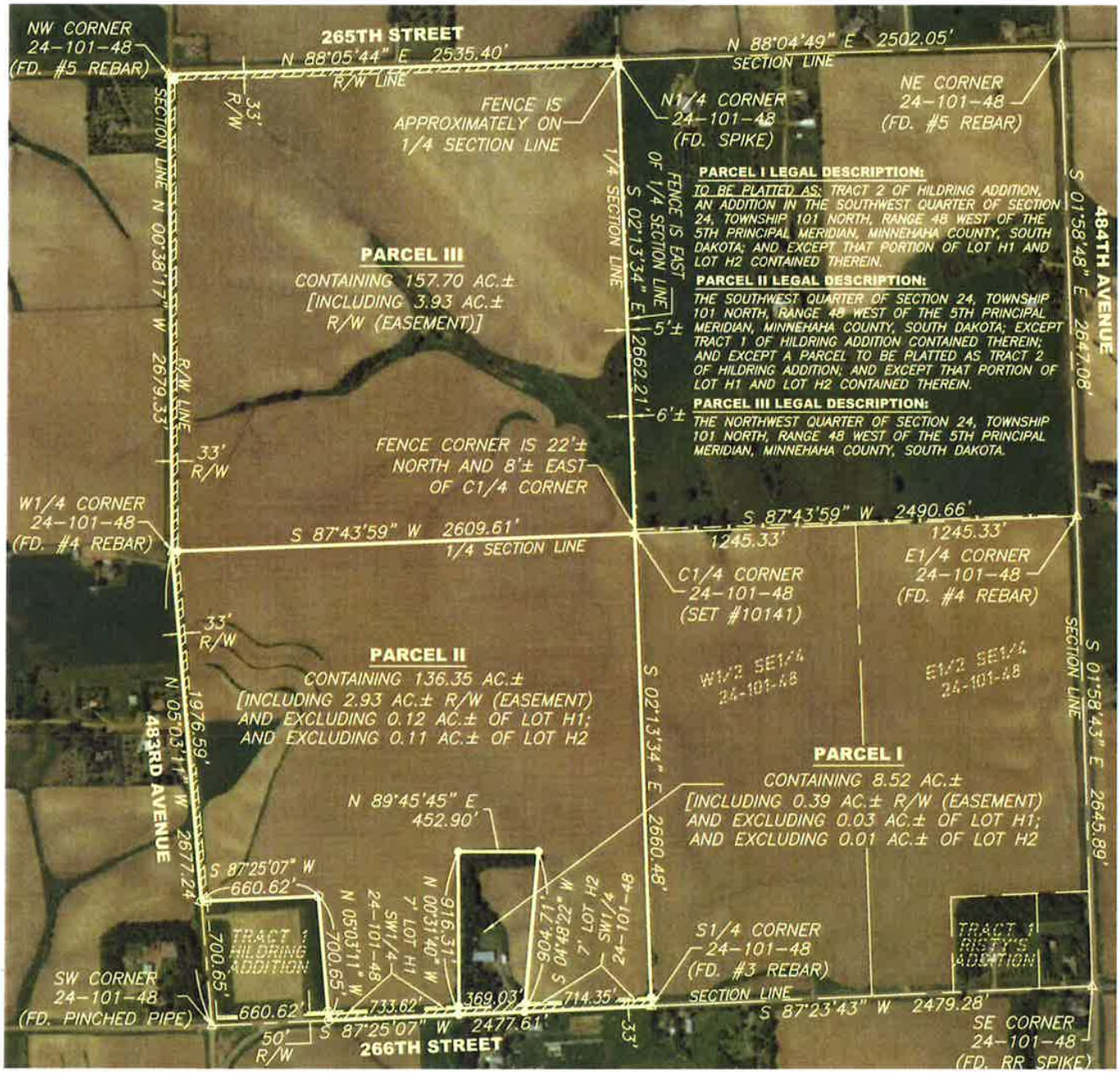

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CLIENT: SUTTON AUCTION SERVICE

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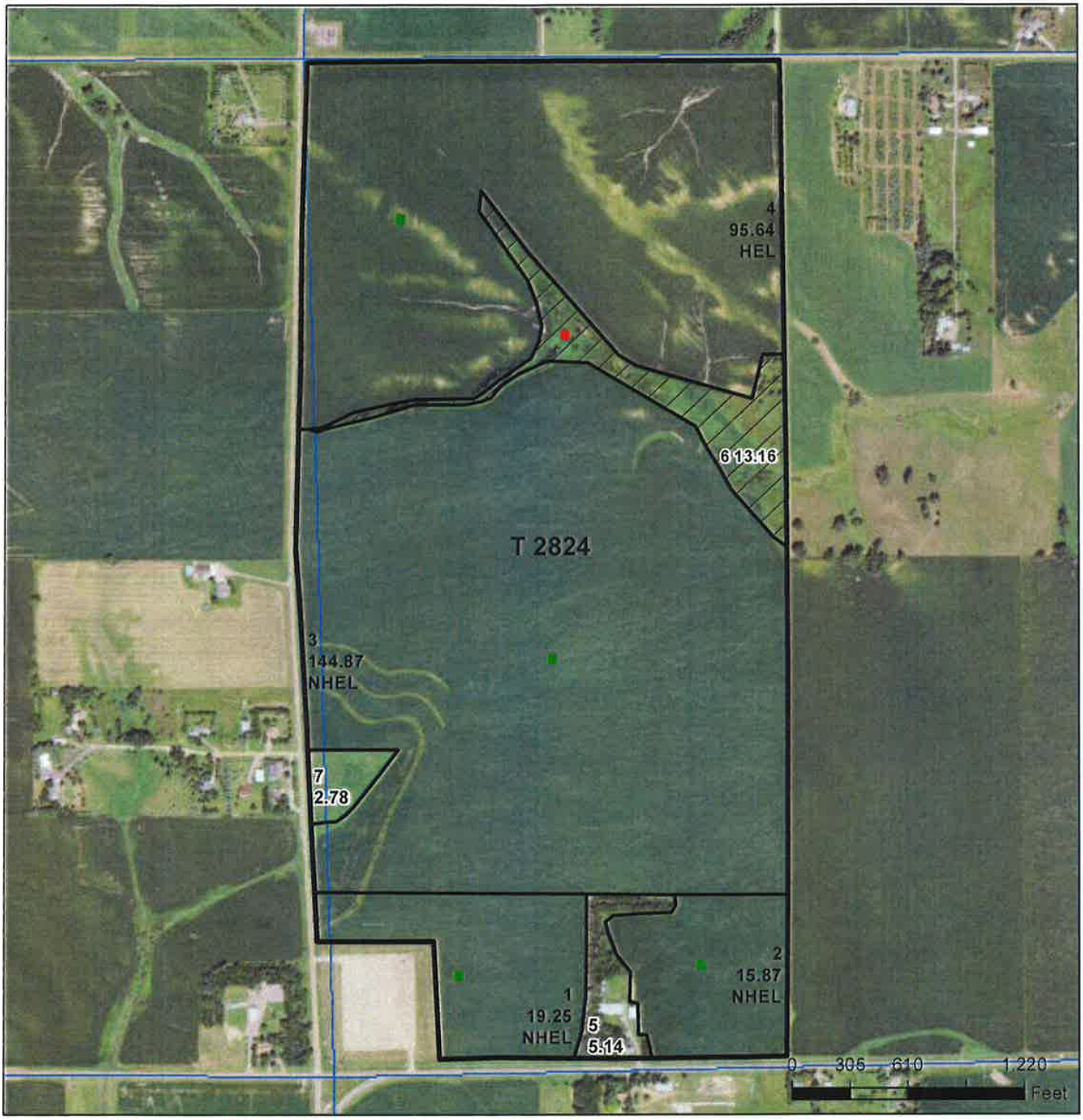
USDA United States Department of Agriculture

Minnehaha County, South Dakota



Common Land Unit
Other Ag

Common Land Unit
Cropland
Rangeland

Tract Boundary

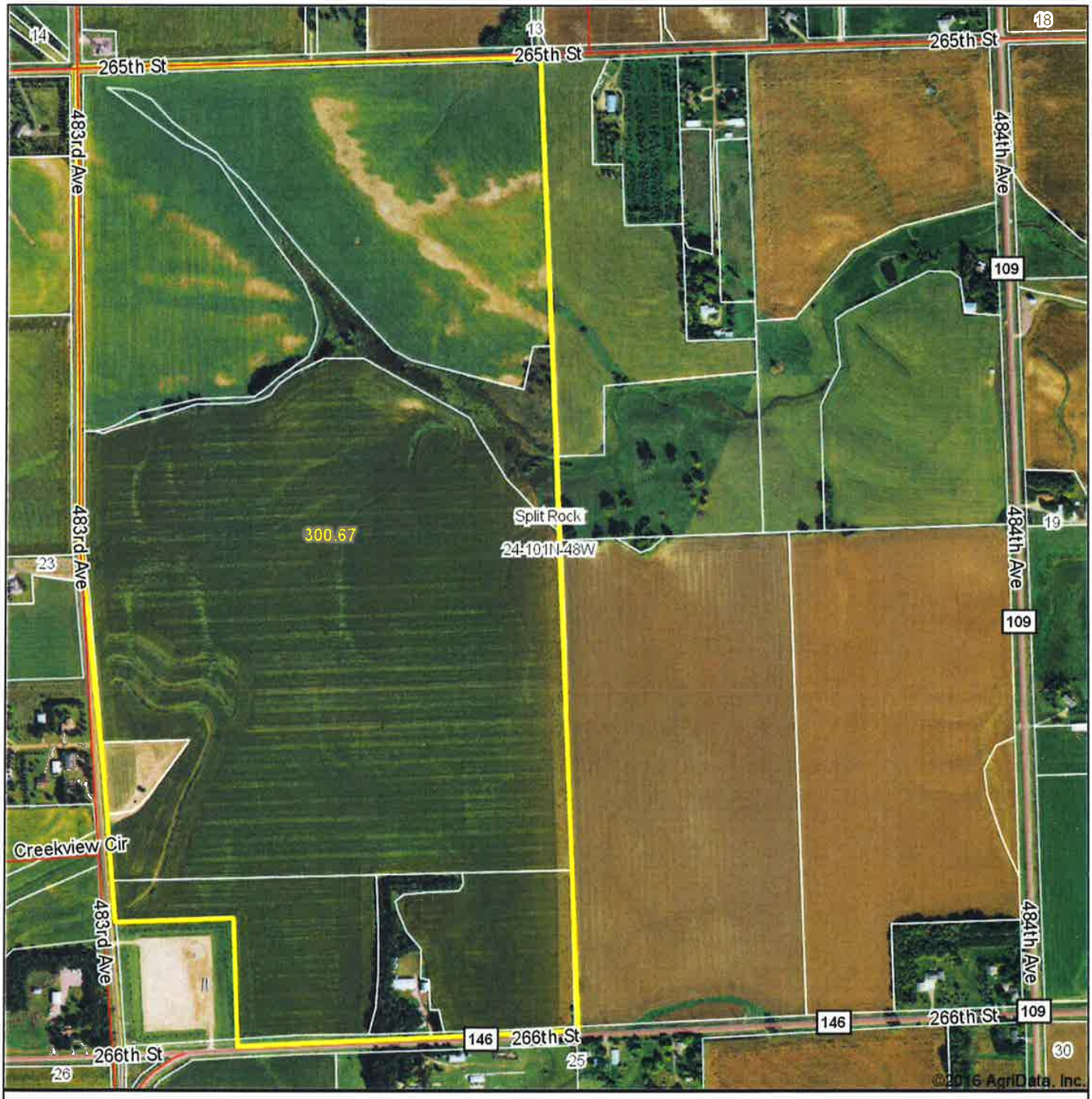
Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2016 Program Year
Map Created August 18, 2016

Farm **8450**

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

© AgriData, Inc. 2016 www.AgriDataInc.com

map center: 43° 32' 11.48, -96° 32' 29.88

0ft 840ft 1680ft

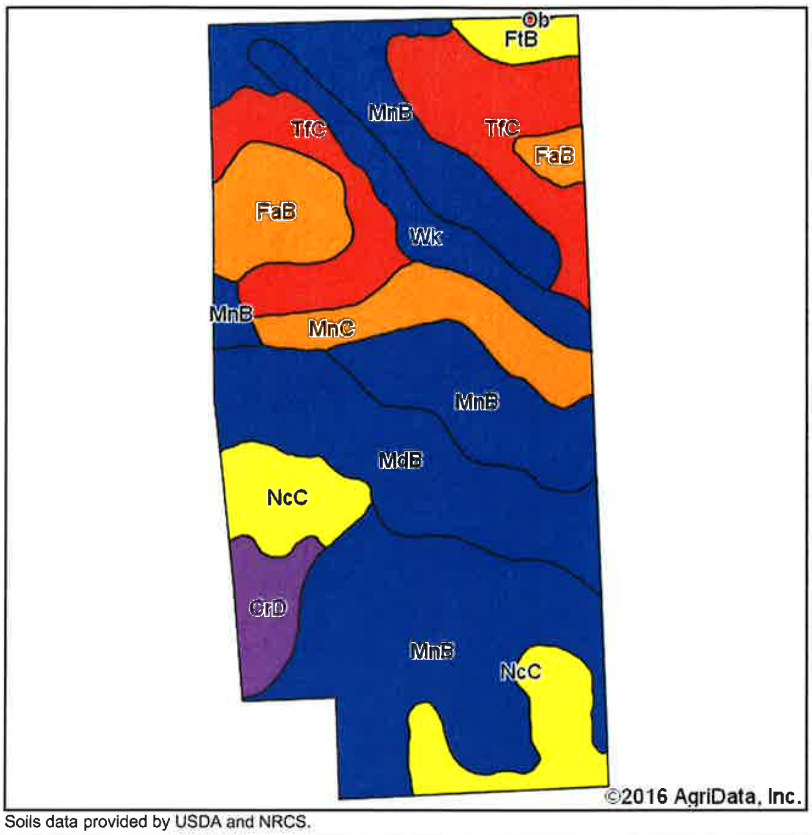
24-101N-48W
Minnehaha County
South Dakota

N
W E
S

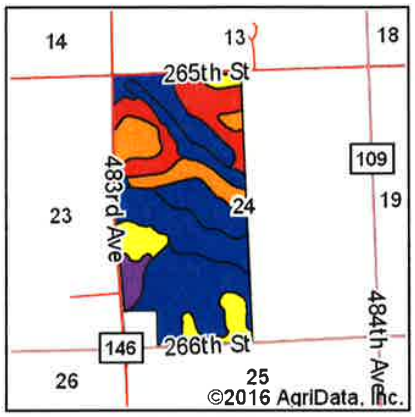
9/14/2016

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: **24-101N-48W**
Township: **Split Rock**
Acres: **300.67**
Date: **9/14/2016**

CHUCK SUTTON, LLC
AUCTIONEER — LAND BROKER

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

Area Symbol: SD099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Alfalfa hay	Corn	Oats	Soybeans	Spring wheat
MnB	Moody-Nora complex, 2 to 6 percent slopes	115.40	38.4%		IIe	IIIe	88					
TfC	Thurman-Flandreau complex, 6 to 9 percent slopes	44.58	14.8%		IIIe		50	3.1	51	41	19	23
MdB	Moody silty clay loam, cool, 2 to 6 percent slopes	41.46	13.8%		IIe		87					
NcC	Nora-Crofton complex, 6 to 9 percent slopes	28.92	9.6%		IIIe	IVe	68					
FaB	Flandreau loam, 2 to 6 percent slopes	19.24	6.4%		IIe		72	3.8	81	58	30	33
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	18.76	6.2%		IIIe	IVe	79	4.1	90	63	32	36
Wk	Whitewood silty clay loam, 0 to 2 percent slopes	17.16	5.7%		IIw		84	2.5	96	55	34	31
CrD	Crofton-Nora complex, 9 to 15 percent slopes	9.88	3.3%		VIe		52	3	51	39	18	22
FtB	Flandreau-Thurman complex, 2 to 6 percent slopes	5.09	1.7%		IIe		63	3.6	73	53	27	30
Ob	Obert silty clay loam, 0 to 1 percent slopes	0.18	0.1%		Vw		29		29	5	9	3
						Weighted Average	**76.8**	**1.3**	**26.8**	**19**	**9.7**	**10.8**

Area Symbol: SD099, Soil Area Version: 18

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

NOTES