

LAND AUCTION

10 Acres of extremely well located prime agricultural, business, commercial, industrial, investment, single or multi-family residential development land

We will offer the following real property at auction "On Site" at the land located at the Jct. of 5th St. & SD Hwy. 11 – With High Visibility as the West side of this land lies adjacent to SD State Highway #11 (across from John Deere Schuneman Equipment Co.) and the south side of the property lies adjacent to 5th Street at Garretson, South Dakota – directly north of the Garretson Industrial Park.

Tuesday May 9th, 2017

Sale Time: 7:00 PM

Auction to be held on site.

This auction presents a terrific opportunity to purchase a prime parcel land that has a superb location, futuristic development potential, excellent eye appeal, high caliber cropland and more! This property consists of approximately 10 acres and is a parcel of land with unbridled development potential, that currently in the City of Garretson jurisdiction and is under ag zoning status, however buyers will have the opportunity to rezone to their liking, subject to City zoning approval. City utilities are available nearby. This property is a part of what for many years has been the well-known Garretson Test Plot, and is flat and fertile. Access to the property is via an established driveway on 5th Street. Buyers are encouraged to do their due diligence and come prepared to buy and "Grow Garretson!"

Legal Description: Lot 1 of Pierret's Add'n to the City of Garretson, Minnehaha Co., SD. Parcel ID# 89984

Terms: A 10% non-refundable earnest money down payment on the day of the sale along with a signed purchase agreement. The balance will be due on or before June 30, 2017 with immediate possession for the 2017 crop year. A warranty deed will be conveyed and an owner's title insurance policy and closing services to be provided by First Dakota Title in Sioux Falls, with the costs divided 50/50 between the buyer and seller. All of the 2016 Real estate taxes payable in 2017 will be paid by the seller, with the buyer to be responsible for all of the 2017 Real Estate taxes payable in 2018, which are yet to be determined due to a recent re-plat of the land. For an estimate on what the Real Estate taxes may be, please contact the Minnehaha County Equalization office. This property is sold in "AS IS" condition and the information contained herein is deemed to be correct, but is not guaranteed. The seller is offering a 1% buyer's agent RE Commission fee with pre-registration and compliance of the criteria for Broker's Participation. The Real Estate licensees in this transaction are acting as agents for the seller. This property is sold subject to existing easements, restrictions, reservations or highways of record, if any. Sold subject to confirmation of the owner. For further details, please visit our websites at www.LandMarkRealtyAndAuction.com or www.suttonauction.com

Donald W. Pierret, Owner

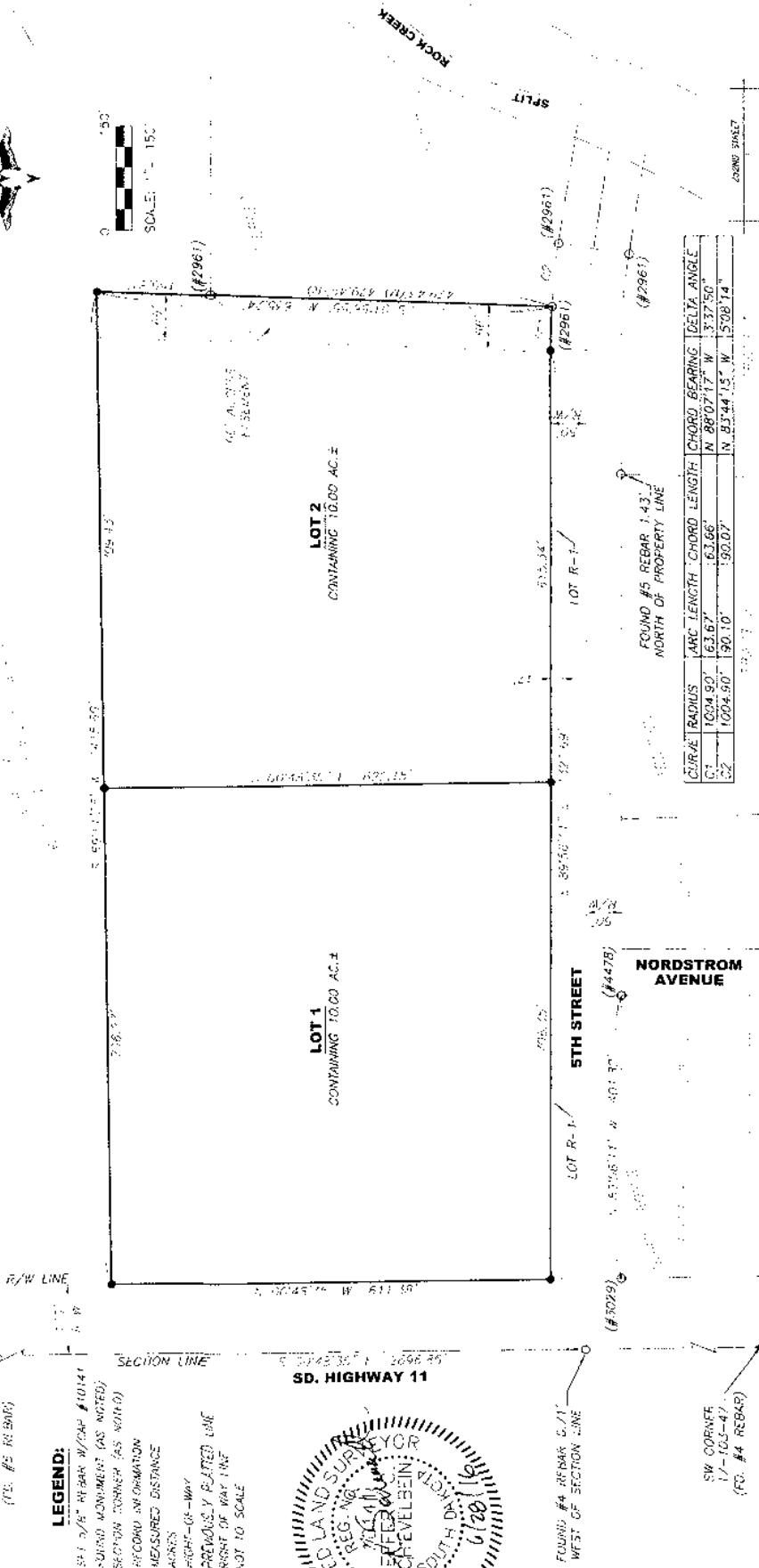
Auction Arranged & Conducted by:

Bob Julson – Auctioneer & Realtor – LandMark Realty & Auction, Inc. – Garretson, SD – 605/351-2654

Lee Burggraff – Real Estate Broker & Auctioneer – LandMark Realty & Auction, Inc. – Dell Rapids, SD – 605/366-1673 and **Chuck Sutton** – Auctioneer & Land Broker – Sioux Falls, SD – 605/336-6315

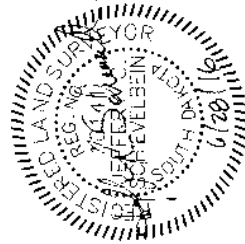
PLAT OF LOT 1 AND LOT 2 OF PIERRET'S ADDITION

TO THE CITY OF GARRETSON, MINNEHAHA COUNTY, SOUTH DAKOTA



PREPARED BY:
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

- LEGEND:**
- SPT. 5/8" REBAR W/ CAP #10141
 - SOUND MONUMENT (AS NOTED)
 - △ SECTION CORNER (AS NOTED)
 - ▽ RECORD INFORMATION
 - (M) MEASURED DISTANCE
 - AC. ACRES
 - R/W RIGHT-OF-WAY
 - PROMINELY PLATED LINE RIGHT OF WAY LINE
 - M.T.S. NOT TO SCALE



NOTES:
 BASIS OF BEARINGS IS JTM-ZONE 14
 THIS PLAT WAS PREPARED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT.
 ENCUMBRANCES OF RECORD, WHETHER NOT
 RECORDED AND ARE NOT SHOWN
 ON THE PLAT.