

SWIER ACREAGE

**24.71 Acre Acreage with an Attractive
1 1/2 Story Country Home with Outbuildings
Situated in a Private Setting with an Excellent
Location Near Crooks, SD & Only a Few
Minutes Drive from Sioux Falls, SD**

WEDNESDAY OCTOBER 4, 2017

**SALE TIME: PERSONAL PROPERTY – 4:00 PM & ACREAGE AUCTION
6:00 or Shortly Thereafter**

OPEN HOUSE DATES: Thurs. Sept. 21st from 5:00 to 7:00 PM

Sun. Sept. 24th from 1:00 to 3:00 PM

Thurs. Sept. 28th from 5:00 to 7:00 PM

Sun. Oct. 1st from 1:00 to 3:00 PM

or Shown by Appointment Arranged with Either the Owners or the Auctioneers



ACREAGE & PERSONAL PROPERTY AUCTION

**24.71 Acre Acreage with an Attractive 1 1/2 Story Country Home with Outbuildings
Situated in a Private Setting with an Excellent Location Near Crooks, SD and
Only a Few Minutes' Drive from Sioux Falls, SD.**

Don & Glenna Swier have made the difficult decision to leave their acreage and will offer their acreage at public auction at the property located at 46775 256th St., Crooks, SD; from Crooks, SD – 1 mile north on 470th Ave. and 2 ¼ miles west on 256th St.; or from Sioux Falls, SD (I-29 Exit #83 - Flying J Truckstop & Hwy. #38) - 3 miles north on I-29 to the Renner-Crooks Exit #86, then 4 miles west on 258th St., 2 miles north on 468th Ave. and ¼ mile west on 256th St

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This property consists of an attractive +/-24.71 acre improved acreage that shows a high degree of pride of ownership. This property features an attractive set of improvements, a spectacular private country setting enhanced by a dense mature grove located north of the farmstead, additionally this acreage is complemented by the inclusion of +/-2 acres of cropland and a +/- 14 acres of pasture, making this an especially desirable acreage for individuals desiring to have room for a few head of horses, cattle or other livestock.

The improvements on this property include an attractive 1½ story home comprised of an enclosed south side entry w/ with a built-in china cabinet, closet and mutual access to the house and garage, remodeled kitchen w/oak cabinets & island with ceramic tile countertops, Frigidaire smooth top range, built-in Whirlpool oven & microwave; a main floor laundry with washer & dryer; sliding vinyl clad patio door to concrete patio, formal dining room, a full bath w/whirlpool tub/shower and linen closet, living room with picture window and a bedroom w/2 closets; the second story has 2 bedrooms, a workspace between the 2 bedrooms and a walk-in closet. This home has an attached double garage w/2 overhead doors and electric openers. The home has a cement block & stone basement with a Heil Energy Efficient f/A Furnace with C/A, a 150 amp breaker electrical service and an AO Smith LP gas hot water heater. The home has vinyl clad tilt back windows and the exterior of the home has vinyl siding and was re-shingled with new laminate shingles in Sept. 2017. The home is complemented by a nice yard with established fruit and other trees, other attractive landscaping and a dense grove on the west and north of the acreage site. This property is serviced by a well with a pressure system which services the house and outside areas for livestock, garden and other uses. The LP Tank on the property is leased. Other improvements on the property include an attractive multi-functional shop/machine shed pole type bldg. (approx. 30'x50") w/gray colored exterior, concrete floor throughout 2- 14'overhead doors, a walk door and a covered patio area, a livestock barn w/galv. steel exterior (approx. 30'x50'). Additionally, this acreage includes livestock yards with some attractive white 3 rail wooden fencing, +/-14 acres of pasture and approx. 2 acres of cropland. The farmstead is nestled in a very pleasant and private country setting as it is set back approximately ¼ mile off of the highway and is sheltered on the north and west of the farmstead by a dense mature grove of trees.

This property is situated in the Tri-Valley School District and is serviced by Xcel Energy. This property has been surveyed and will be platted at the expense of the sellers and is being sold based on the surveyed acres. **Note – There is an additional +/- 10.47 acres located between the highway and the north edge of the acreage, that may be available for purchase along with the acreage at an additional cost of \$8,500.00 per acre - this parcel will not have any housing eligibility and is available for purchase only in conjunction with the acreage being sold.** This is truly the type of an acreage that will suit the needs of a wide variety of buyers that truly must be seen to be fully appreciated!!

LEGAL DESC: Identified on the Auction Sale Drawing as prepared by Midwest Land Surveying, Inc., as Parcel 1 in the W ½ NE ¼ of Sec. 5, T. 102N., R. 50W., (Benton Twp.), Minnehaha County, SD, containing +/-24.71 Acres – The optional parcel available for purchase is identified on the drawing as Parcel II and contains +/- 10.47 additional acres. Together Parcel #1 & 2 Combined would consist of 35.18 acres.

TERMS: Cash - A 10% non-refundable earnest money deposit on the day of the sale and the balance at closing on or before Nov. 17, 2017 w/full possession. A Warranty Deed will be conveyed and owner's title insurance provided w/the cost of the owner's policy divided 50-50 between the buyer & seller. A title company closing fee, if any, will be divided 50-50 between the buyer and seller. Due to the fact that this acreage is a break off of a larger parcel owned by the sellers, the RE taxes on the portion being sold is unknown, thus the sellers will pay all of the 2016 RE Taxes payable in 2017, as well as 100% of the 2017 RE taxes payable in 2018. The acres in this property are based on the acres as stated on a recent survey of the property, with the acres understood to be "more or less". All survey costs and related platting 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 pursuant to SD Law. This property is sold in "AS IS" condition with no contingencies whatsoever, and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable Minnehaha Co. Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to confirmation of the owners.

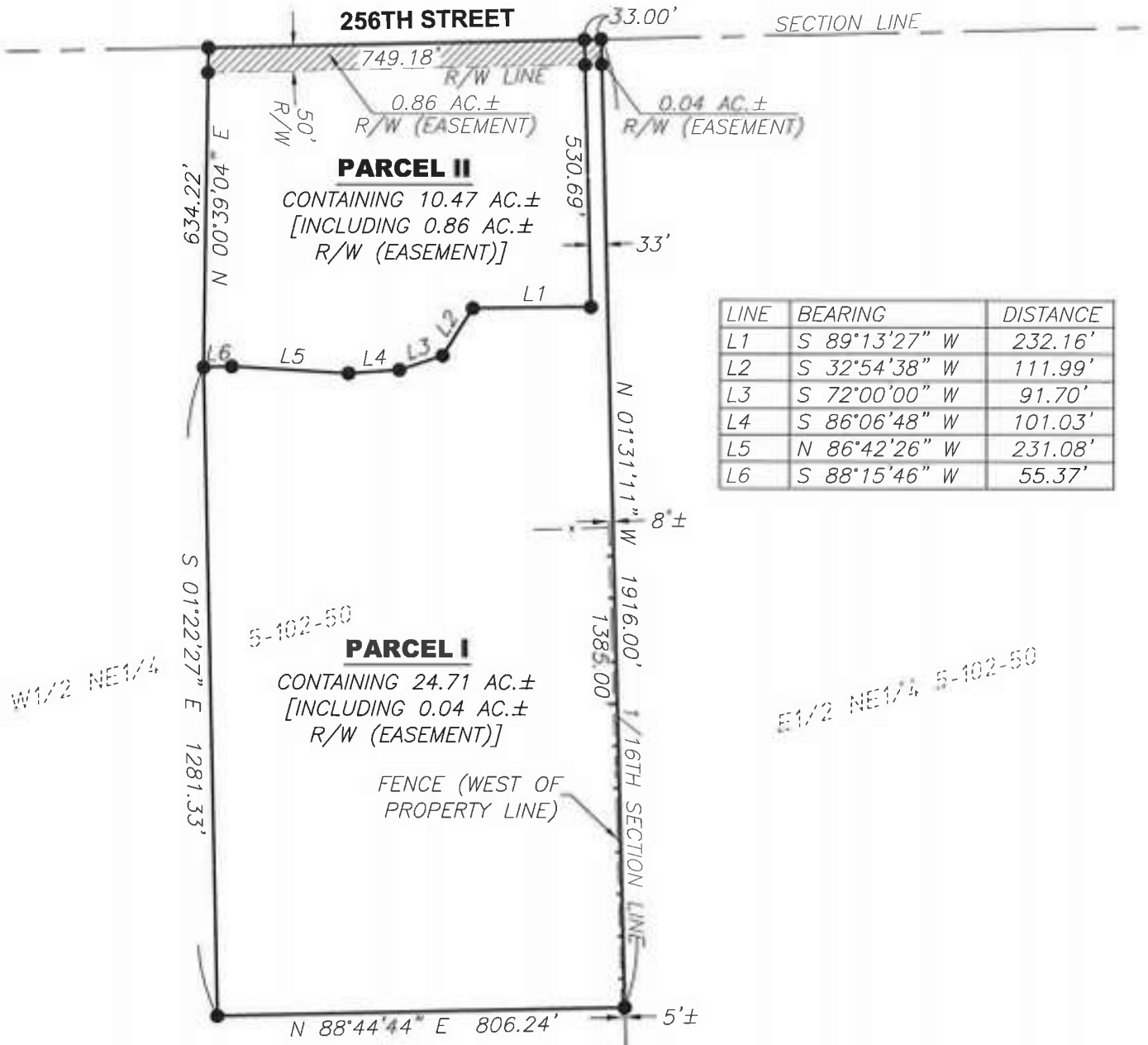
For an appointment to inspect the property contact either the owners or the auctioneers. WATCH FOR UPCOMING ADS INCLUSIVE OF THE PERSONAL PROPERTY. For additional information see www.suttonauction.com.

DON & GLENNA SWIER, Owners
605-543-5266

CHUCK SUTTON - Auctioneer & Land Broker
Sioux Falls, SD - ph. 605-336-6315 & Flandreau, SD – ph. 605-997-3777
WAYNE BESSMAN - RE & Pers. Property Auctioneer –
Madison, SD – ph. 605-256-4980
& JARED SUTTON – Auctioneer & RE Broker Associate –
Flandreau, SD – ph. 605-864-8527

SALE DRAWING - PARCEL I AND PARCEL II

IN THE W1/2 NE1/4 OF SECTION 5, T102N, R50W, MINNEHAHA COUNTY, SOUTH DAKOTA.



OWNERS: DONALD AND GLENNA SWIER
CLIENT: SUTTON AUCTION SERVICE

LEGEND:

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

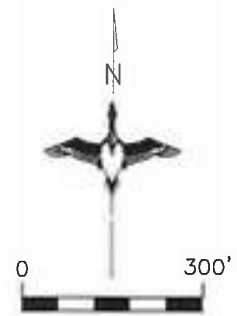
TOTAL ACRES FOR PARCEL I AND PARCEL II

35.18 ACRES±
[INCLUDING 0.90 AC.± OF R/W (EASEMENT)]

PREPARED BY:



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



SCALE: 1" = 300'

NOTES:
BASIS OF BEARINGS IS
UTM-ZONE 14.
PROJECT #17-594
DRAWN BY: AJR

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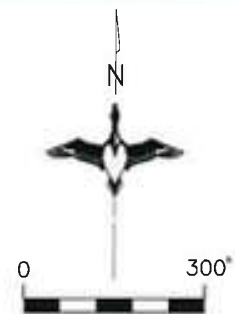
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SOLD! It's a SUTTON Thing!

