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ACREAGE, LAND & PERSONAL PROPERTY AUCTION

ATTENTION - Acreage Buyers, Horse Lovers, Pastureland Buyers & Others in the Market for a Well Located Improved Acreage with a 4+ Bedroom Home & Several Outbuildings & Livestock Yards – This Property Comes with a 2nd Rural Housing Eligibility – To be Offered as Tr. #1 – The +/- 7.95 Acre Improved Acreage, Tr. #2 - +/- 12.22 Acres of Pastureland or Tracts #1 & #2 Combined – The +/- 20.17 Acre Improved Unit This is a Well Located Property Near Dell Rapids, SD & the Dell Rapids Exit on I-29

Due to declining health the Gannon's have decided to offer this real property at public auction with the acreage 47166 245th Street, Dell Rapids SD; from the Dell Rapids Exit #98 on I-29 – ½ mile east, 1 mile north on 472nd St. and 3/10ths mile west on 245th St. or from the NW Corner of Dell Rapids, SD (Shopko Corner - Jct. Hwy #115/474th Ave. & W. 15th St./245th St.) – approx. 2½ miles west on 245th St.

SATURDAY SEPT. 22, 2018

Sale Times: Real Estate—9:30 AM

w/Personal Property to Follow at Approx. 10:30 AM

OPEN HOUSE DATES: Sun. Sept. 9th from 2:00-4:00 PM;

Wed. Sept. 12th from 5:00–7:00 PM & Sun. Sept. 16th from 2:00-4:00 PM

AUCTIONEERS NOTE: Due to declining health the Gannon's have made the difficult decision to sell their property which has been in the Gannon Family since 1914. Acreages of this caliber and with this kind of location are difficult to find in any marketplace and especially in the Dell Rapids area. This property features a home that is in need of some cosmetic updating and repair, but is a home with a great deal of potential and is situated on a pleasant location surrounded by mature trees and other landscaping. This property also has several outbuildings suitable for maintaining a few head of livestock, as well as storage and shop use. This property will be offered as 2 Individual Tracts and as a Combined Single Unit. Mark Your Calendars and Plan to Attend this Acreage & Large Personal Property Auction. WATCH FOR UPCOMING ADS INCLUSIVE OF THE PERSONAL PROPERTY. To View Photos or Additional info. see www.suttonauction.com

This property will be Offered as Tr. #1 – The +/- 7.95 Acre Improved Acreage, Tr. #2 - +/-12.22 Acres of Pastureland or Tracts #1 & #2 Combined – The +/- 20.17 Acre Improved Unit

This property offers a great deal of potential to suit the needs of a variety of buyers - including those looking for a well located acreage with a spacious home, ancillary farm outbuildings, livestock yards and pasture. This is a Scenic Property which Must be Seen to be Appreciated!

The improvements on this property include a spacious Multi-Level 4+ bedroom home with an enclosed covered porch and east entry to the livingroom, a family room w/vaulted ceiling (approx. 18'x19') & woodburning fireplace, dining area, kitchen w/oak cabinets, snack bar, Bosch B/I dishwasher, side by side refrig. & stove w/microwave above, a laundry area full bath w/tub-shower unit and side entry to an attached 3 stall semi-finished garage (approx. 30'x40') with ample built-in storage including a 30+ door wall cabinet, radiant LP gas heat, a built-in window AC unit & 3 overhead doors w/elec. openers; a mid-level with a master bedroom w/Mr. & Mrs. Closets & full master bath and a 2nd bedroom w/closet; an upper level w/2 bedrooms w/closets; lower level inclusive of a family room w/woodburning fireplace, a ¾ bath and a closet and a office/non-legal bedroom w/2 windows and a basement level which houses 2 furnaces w/AC units that each service sectors of the home, a 200 amp breaker electrical service and a Marathon elec. HW heater. The exterior of the home has cedar/wdn, siding & asphalt shingles that were new in 2016. The home is serviced by a septic system and the property is serviced by M'haha. Community Rural Water and Sioux Valley Energy rural electric. Other improvements on the property include a barn/machine stg. bldg. w/sliding door and 2nd story mezzanine stg. area w/staircase and a lean-to garage/stg. add'n. and a colored steel exterior; a shop bldg.. (approx. 28'x32') which is insulated and has 2 overhead doors, a walk door and has 2 adjacent attached truck box type storage containers; a small older hog house/garden shed w/wdn. floor & colored steel exterior; livestock yards and one auto. Ritchie livestock waterer. The farmstead is situated in a parklike setting with many established trees and other landscaping. The farmstead area (Tr. #1) has a total of approx. 7.95 acres and includes 1 additional rural housing eligibility. The remainder of the property consists of approx. 12 acres, which currently is utilized as pasture inclusive of some trees which provide summer shade for livestock; although portions may potentially have the possibility to be converted to a mixture of cropland and/or hayland-pasture. The RE taxes payable in 2018 on this property in its entirety are \$3,102.01. This is a very scenic property with a modern home, existing livestock/shop/stg. bldgs. and more, that truly must be seen to be fully appreciated!

LEGAL DESC.: Gannon's Tracts 1 & 3 in the SE ¼ of Sec. 1, T. 104N., R. 50W., (Burk Twp.), M'haha. Co., SD.

TERMS: Cash - A 10% nonrefundable downpayment on the day of the sale and the balance on or before November 9, 2018 in full with possession. A Warranty Deed(s) will be conveyed and owner's title ins. will be provided with the cost of the owner's policy and closing agent's fees divided 50-50 between the buyer & seller. All of the 2017 RE taxes payable in 2018, as well as all of the 2018 RE taxes payable in 2019 will be paid by the sellers. 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 County Zoning Ordinances. Information contained herein is deemed to be correct but is not guaranteed. If divided into multiple parcels the Survey Costs, if necessary, will be paid by the seller. Any or all new fencing will be the sole responsibility of the buyers in accordance w/SD Law. The RE licensees in this transaction are acting as agents for the seller. Sold subject to confirmation of the owners.

Broker Participation Welcome! A 1% Commission will be paid to a RE Broker who is properly licensed the appropriately pre-registers and represents the successful purchaser of the property and meets all other terms and requirements for Broker Participation. For information and pre-registration criteria, contact Chuck Sutton Auctioneer & Land Broker, LLC. To inspect the acreage plan to attend the Open Houses or contact the Owners or the Auctioneers for an appointment. Watch for upcoming ads inclusive of the personal property or see www.suttonauction.com

VIRGIL & CAROL GANNON, Owners

Cell Ph. 605-351-6240 or ph. 605-428-5612

CHUCK SUTTON - Auctioneer & Land Broker

- Sioux Falls, SD - Ph. 605-336-6315 & Flandreau, SD – Ph. 605-997-3777;

DEAN GULBRANSON – Auctioneer & RE Broker Assoc. – Brookings, SD – ph. 605-695-0133

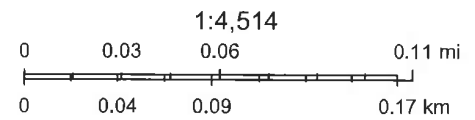
JARED SUTTON - Auctioneer - Flandreau, SD - Ph. 605-864-8527

GANNON



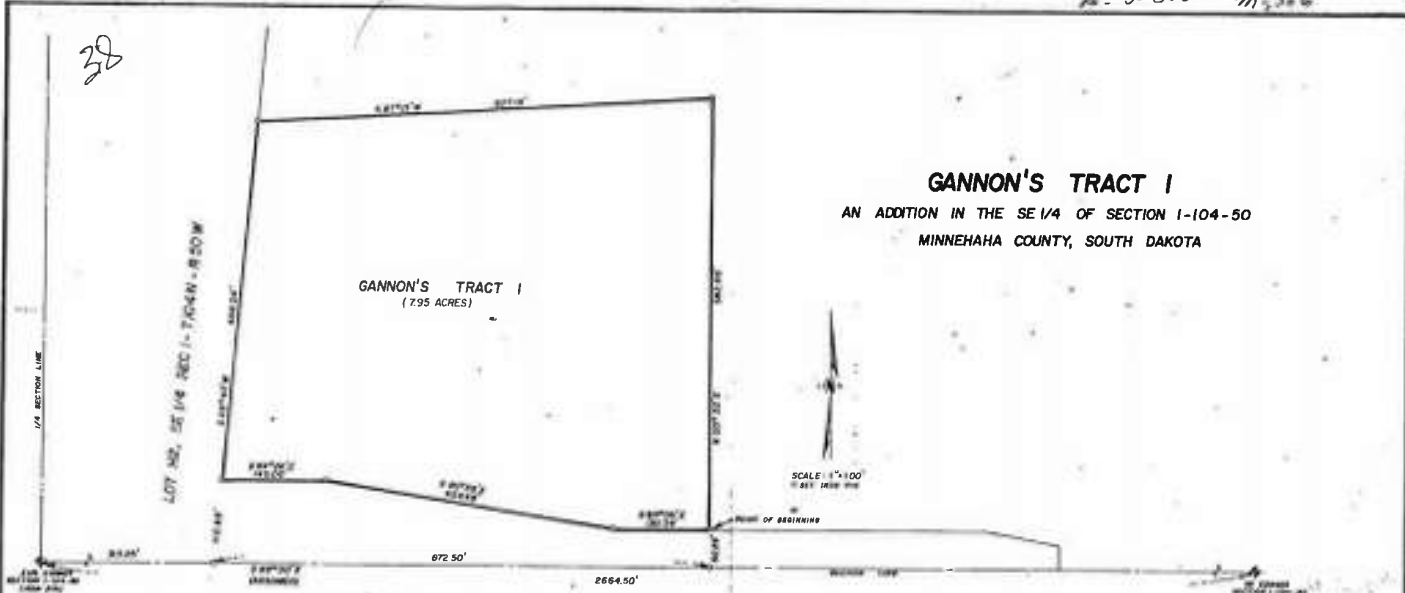
July 30, 2018

- | | | |
|------------------|---------------------------|----------------|
| County Tract | TAXLOT | Joint Planning |
| County Lot | County Parcels | Joint Platting |
| County Block | Parcels | Section |
| County Additions | Municipalities | Townships |
| County Tax Lines | Joint Jurisdiction | |
| PLAT | Joint Planning & Platting | |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, City of Sioux Falls, Minnehaha

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GANNON'S TRACT I
 AN ADDITION IN THE SE 1/4 OF SECTION 1-104-50
 MINNEHAHA COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT ON JUNE 23, 1981, I SURVEYED AND PLATTED A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 104 NORTH, RANGE 50 WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS:

COMMENCED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1-104-50, THENCE SOUTH BY BEARING 30 DEGREES EAST (LANDWARD BEARING) OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER 75.75 FEET; THENCE SOUTH BY BEARING 20 DEGREES EAST 30.00 FEET TO THE POINT OF BEGINNING ON THE WESTERLY LINE OF LOT 40, S.E.A. SEC. 1-104-50; THENCE SOUTHWEST BY BEARING 20 DEGREES EAST 30.00 FEET; THENCE SOUTH BY BEARING 15 DEGREES WEST 30.00 FEET TO THE EASTERN LINE OF LOT 40, S.E.A. SEC. 1-104-50; THENCE SOUTH BY BEARING 15 DEGREES WEST 30.00 FEET TO THE EASTERN LINE OF SAID SOUTHWEST QUARTER 130.00 FEET; THENCE SOUTH BY BEARING 15 DEGREES WEST 30.00 FEET TO THE EASTERN LINE OF SAID SOUTHWEST QUARTER 130.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.95 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THIS PLAT WAS MADE AT THE OWNERS' REQUEST FOR THE PURPOSE OF TRANSFER, AND THAT I AM A LAND SURVEYOR DULY REGISTERED UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

DATED THIS 23RD DAY OF JUNE, 1981.

STATE OF SOUTH DAKOTA) ss
 COUNTY OF MINNEHAHA)
 ON THIS 23RD DAY OF JUNE, 1981, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED CHARLES M. HANSON, WHO CLAIMS BY ME TO BE THE PERSON LEGALLY IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

Charles M. Hanson
 CHARLES M. HANSON, Notary Public
 BY COMMISSION EXPIRES: MARCH 7, 1982



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED CHARLES M. HANSON, CHARLES M. HANSON AND WIFE (SPOUSE OF HANSON), AND WILLIAM F. GANNON, DO HEREBY CERTIFY THAT WE ARE THE REAL AND LEGAL OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ACKNOWLEDGE THE TRUE PLAT, AND FURTHER CERTIFY THAT THIS DEED WAS MADE AT THE REQUEST AND IN ACCORDANCE WITH THE INSTRUCTIONS FOR THE PURPOSE OF TRANSFER. SAID LAND AS SO DESCRIBED BEING IDENTIFIED AS BEING AND DESCRIBED AS ABOVE'S TRACT IN SECTION 1, TOWNSHIP 104 NORTH, RANGE 50 WEST, MINNEHAHA COUNTY, SOUTH DAKOTA.

Charles M. Hanson
William F. Gannon
 WITNESSES
Thurston D. Hanson
 THURSTON D. HANSON

STATE OF SOUTH DAKOTA) ss
 COUNTY OF MINNEHAHA)
 ON THIS 23rd DAY OF June, 1981, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED CHARLES M. HANSON AND WILLIAM F. GANNON, AND THEY BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

Charles M. Hanson
 CHARLES M. HANSON, Notary Public, State of South Dakota
 BY COMMISSION EXPIRES: 7-31-82



STATE OF SOUTH DAKOTA) ss
 COUNTY OF MINNEHAHA)
 ON THIS 23rd DAY OF June, 1981, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THURSTON D. HANSON, AND HE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

Thurston D. Hanson
 THURSTON D. HANSON, Notary Public, State of South Dakota
 BY COMMISSION EXPIRES: 7-31-82

TRANSFEROR'S CERTIFICATE

I, *Charles M. Hanson*, TRANSFEROR FOR MINNEHAHA COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TRACT HEREIN DESCRIBED IS THE ALLEGEDLY PLAT AS SHOWN IN THE REPRODUCED COPY OF THE ORIGINAL PLAT HERETO ATTACHED.
 DATED THIS 6 DAY OF June, 1981.

DIRECTOR OF REGISTRATION

I, *Wade Kendall*, COUNTY DIRECTOR OF REGISTRATION FOR MINNEHAHA COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

CERTIFICATE OF COUNTY PLANNING COMMISSION

HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MINNEHAHA COUNTY PLANNING COMMISSION ON THE 27 DAY OF August, 1981.

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MINNEHAHA COUNTY, SOUTH DAKOTA, THAT THE ACCOMPANYING PLAT WAS PREPARED BY CHARLES M. HANSON, REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA BE AND THE SAME IS HEREBY APPROVED.

I, *James E. Hanson*, COUNTY ATTORNEY FOR MINNEHAHA COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED IN THE BOARD OF COUNTY COMMISSIONERS, MINNEHAHA COUNTY, SOUTH DAKOTA, AT THEIR REGULAR MEETING ON THE 11 DAY OF August, 1981.

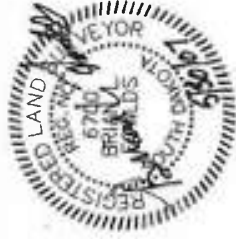
FILED FOR RECORD THIS AUG 31 1981, AT 3:30 P.M. AND RECORDED IN BOOK 43 OF STATE OF SOUTH DAKOTA.

MINNEHAHA COUNTY REGISTER OF DEEDS
CLARY NOTEBOOK
 MINNEHAHA COUNTY REGISTER OF DEEDS
Wade Kendall



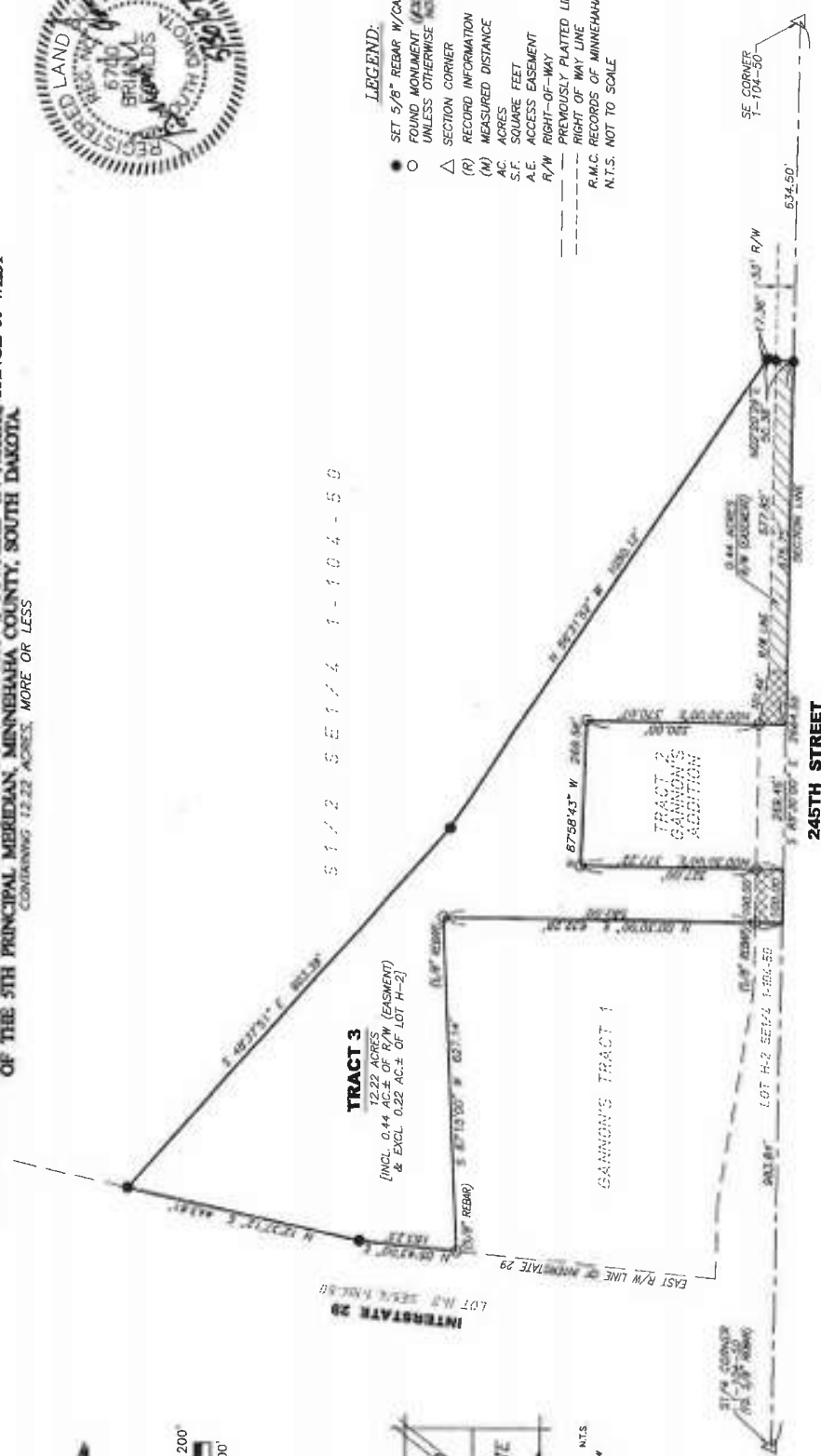
PLAT OF GANNON'S ADDITION

IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 104 NORTH, RANGE 50 WEST
OF THE 5TH PRINCIPAL MERIDIAN, MINNEHAHA COUNTY, SOUTH DAKOTA
CONTAINING 12.22 ACRES, MORE OR LESS



- LEGEND:**
- SET 5/8" REBAR W/CAP #6700
 - FOUND MONUMENT UNLESS OTHERWISE NOTED
 - △ SECTION CORNER
 - (R) RECORD INFORMATION
 - (M) MEASURED DISTANCE
 - AC ACRES
 - S.F. SQUARE FEET
 - A.E. ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE
 - - - R.M.C. RECORDS OF MINNEHAHA COUNTY
 - N.T.S. NOT TO SCALE

S 17.2 SE 17.4 1-104-50



AREA MAP
N.T.S.
SECTION 1, TOWNSHIP 104N
RANGE 50W, 5TH P.M.

Prepared By: **MIDWEST LAND SURVEYING, INC.**
Land Surveying and GPS Consulting
308 W. 48th Street Suite 101 Sioux Falls, South Dakota 57105
Phone: (605) 839-8901 FAX: (605) 274-8851

NOTES:
BASIS OF BEARINGS ARE ASSUMED

#D7-268

Aerial Map



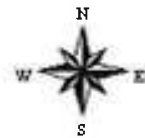
CHUCK
AUCTIONEER — LAND BROKER
SUTTON, LLC

Map Provided By
surety
© AgData, Inc. 2018 www.AgDataInc.com

map center: 43° 50' 6.82, -96° 46' 34.75

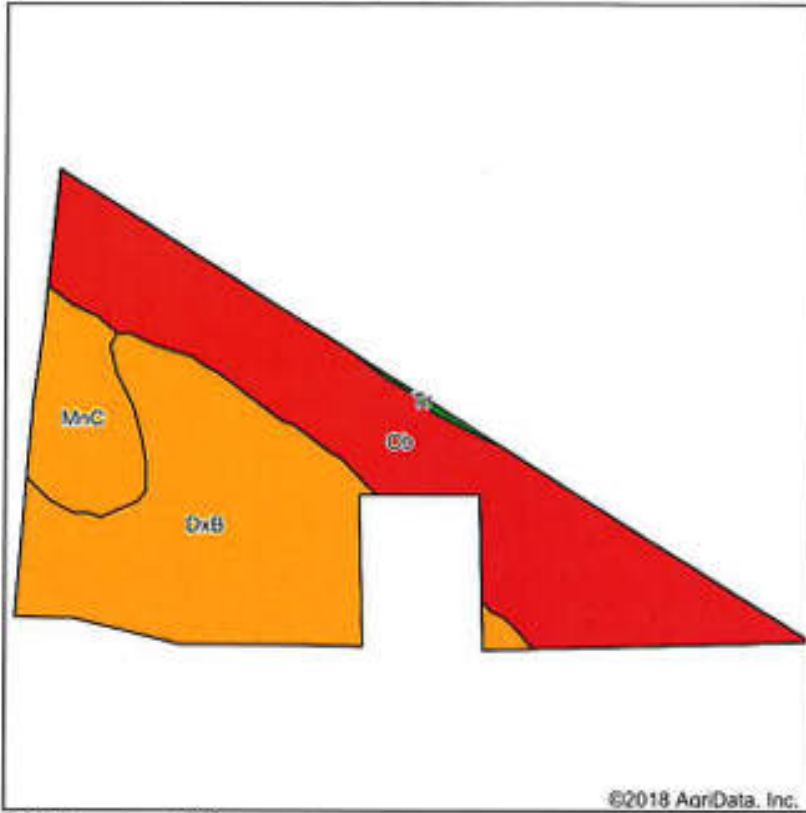
0ft 312ft 623ft

1-104N-50W
Minnehaha County
South Dakota

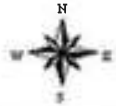


8/30/2018

Soils Map



State: **South Dakota**
 County: **Minnehaha**
 Location: **1-104N-50W**
 Township: **Burk**
 Acres: **20.19**
 Date: **8/30/2018**



Soils data provided by USDA and NRCS

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Area Symbol: SD099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	State Productivity Index	NCCPI Soybeans
Ob	Obert silty clay loam, 0 to 1 percent slopes	9.54	47.3%			Vw	29	28	21
DxB	Dobalt loam, 2 to 6 percent slopes	8.35	41.4%			Ile	80	76	71
MnC	Moody-Nora silty clay loams, 6 to 9 percent slopes	2.22	11.0%			IIIe IVe	79	75	63
Tr	Trent silty clay loam, 0 to 3 percent slopes	0.08	0.4%			I	98	93	75
Weighted Average							55.9	53.3	46.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

NOTES

SOLD! It's a SUTTON Thing!
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