

ESTATE ACREAGE

NOTICE

ESTATE ACREAGE/RURAL HOME CONSTRUCTION SITE AUCTION

**Extremely Well Located 7.32 Acre Rural Acreage –
This Acreage Includes 1 ½ Story Fixer Upper 3 Bedroom
Home or This Could be an Extremely Desirable Rural
Housing Construction Site -**

**This Property Features a Great Location Lying Adj. to a
County Oil Highway, as well as a Dense Mature Tree
Grove, Rural Water & Electricity In Place On the Prop-
erty – Located Near Crooks, SD, The West Nidaros
Church & Only a Few Minutes Drive from Sioux Falls, SD**



**TUESDAY
June 18, 2019
7:00 pm**

In order to settle the G. Dale "Hoot" Gibson Estate, we will offer the following real property at public auction, at the property located at 47140 254th St., Baltic, SD; or from Crooks, SD – 3 miles north on Co. Hwy. (470th Ave.) and 1 ¼ miles east on Co. Hwy. (254th St.); from Sioux Falls, SD (Jct. I-29 & Russell St.) – 5 miles north on I-29 to the Renner-Crooks Exit #86, then 1 block east, then 4 miles north on 472nd Ave. (Co. Hwy. #133) and approx. 6/10ths mile west on 254th St.; or from the Baltic Exit #94 on I-29 – ½ mile east, 4 miles south on 472nd Ave. and 6/10 mile west on 254th St.; or just ¼ mile east of the West Nidaros Church.



TUESDAY JUNE 18, 2019 SALE TIME: 7:00 PM

**House to be Shown by Appointment by the Office
of Chuck Sutton Auctioneer & Land Broker LLC – ph. 605-336-6315**

**Auctioneer's Note: WANT TO FILL YOUR ACREAGE WISH LIST??
If so, this acreage has the amenities that acreage buyers are looking for –
Location Near Sioux Falls, SD and Lying Adjacent to a Hardsurfaced Highway
with Established Trees, Enough Acres for a Few Head of Livestock, Rural
Water, Electrical, Existing Driveway & Other Site Improvements –
This Acreage has them ALL!**

Properties such as this are extremely difficult to find, as this property has a combination of amenities which are virtually impossible to find within one parcel of land, as this property has a combination of existing mature trees, rural water & electrical in place on site, other developed site improvements and has a few acres of adjacent land for livestock or other conforming use and last but not least – a superb location in relationship to the communities of Crooks & Sioux Falls, SD and adjacent to a hardsurfaced county road. This property has some existing structures including a home that has not been lived in for over 6 years and several other outbuildings. The existing home to some individuals – may or maynot be a “tear down” structure – The existing residence consists of a 1 ½ story home comprised of an east entry, living room, bath, kitchen, bedroom and a north entry; the 2nd story- east bedroom w/2 closets & hallway that have hardwood floors and west bedroom w/2 closets; the home has a basement which has had standing water, thus the condition of the furnace and water heater are unknown, also there is a fused electrical service; the exterior of the home has gray textured metal siding. The home presently is uninhabitable and would require a substantial amount of renovation and repair! Other improvements include a double garage, barn and several other old outbuildings, some of the outbuildings & a tree/debris pile may need to be demolished & cleaned up by a future owner. The existing structures may have little contributory value, thus this could be an excellent rural acreage construction site for a new home. According to a recorded survey of the property this acreage site consists of a total of +/-7.32 acres. According to Minnehaha Co. Planning & Zoning this parcel has 1 rural housing eligibility, although the existing residence would need to be removed, otherwise if a buyer should desire to renovate the existing home, that structure would consume the eligibility. This property could be a terrific potential site for construction of a new home, along with a few acres with space for additional buildings, a few head of livestock, garden and/or other utilizations. This property has a mature tree grove on the north and west of the farmstead and other trees. This property has a rural water service in place on the property with service provided by Minnehaha Comm. Rural Water (currently not in use w/estate maintaining the monthly \$30.00 minimum up to date of sale, so service remains available to a new buyer – future monthly fees to be assumed by the buyer to maintain service and avoid penalties or additional membership fees). Electrical to the property is provided by Sioux Valley Electric. With the superb location and other excellent amenities of this acreage, this makes this property a rare find in Minnehaha County, SD and is a property that truly must be seen to be fully appreciated!

LEGAL DESC.: Becker’s Addt’n in the SE ¼ SW ¼ of Sec. 24. T. 103N., R. 50W., (Lyons Twp.) Minnehaha Co., SD.

TERMS: Cash - A 10% nonrefundable earnest money payment sale day with balance on or before Aug. 2, 2019. A Personal Representative’s Deed will be conveyed and an owner’s title insurance policy will be provided with the cost of owner’s policy & closing agent’s fee to be divided 50/50 between the buyer and seller. The 2018 Real Estate taxes payable in 2019 in the amount of \$1,481.32 will be paid by the estate and based on that amount the 2019 RE taxes will be prorated to the date of closing. This property is sold exempt from a Property Condition Disclosure Statement pursuant to SDCL 43-34-43. This property is in need of a substantial amount of renovation, remodeling, repair and clean-up and is sold in “AS IS Condition” with no contingencies whatsoever, and subject to any existing easements, restrictions or reservations or highways of record, if any. The RE Licensees/Auctioneers are acting solely as agents for the sellers. Sold Subject to Confirmation of the Personal Representative. **The property may be inspected at your leisure. For inspection of the home, contact the office of Chuck Sutton Auctioneer & Land Broker, LLC – ph. 605-336-6315. To view photos and addt’l information see www.suttonauction.com.**

G. DALE “HOOT” GIBSON ESTATE

Melvina Newman - Personal Representative

Howard Paulson – Christopherson, Anderson, Paulson & Fideler– Attorney for the Estate – SFalls, SD-

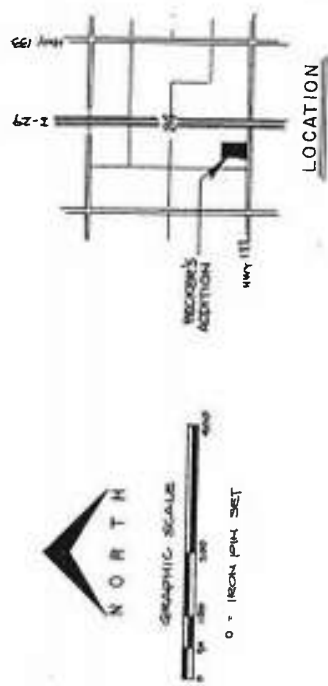
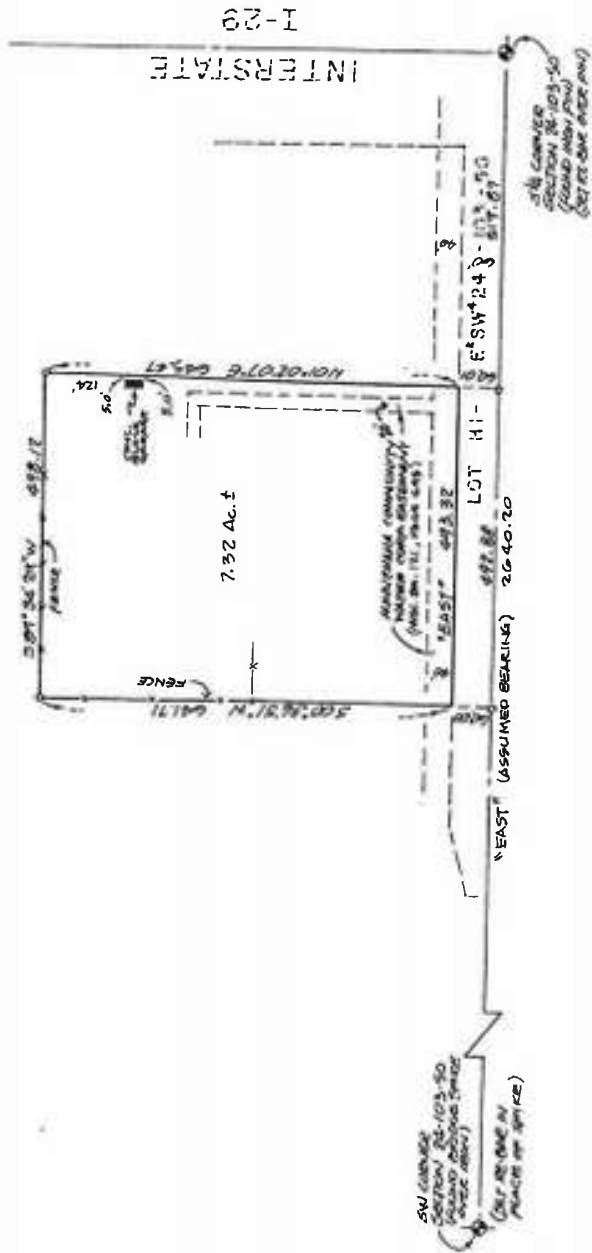
CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315

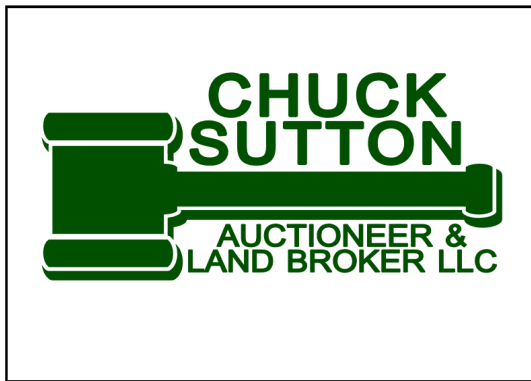
JARED SUTTON – Auctioneer & RE Broker Assoc. – Flandreau, SD – ph. 605-864-8527

DEAN STOLTENBERG – Auctioneer & RE Broker Associate – Jasper, MN – ph. 507-348-7352

BECKER'S ADDITION

IN THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 24, T103N, R50W,
MINNEHAHA COUNTY, SOUTH DAKOTA





www.suttonauction.com

The Sale of your property may be a once in a lifetime event...

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 5 years our firm has sold over 60,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

"Successful Auctions Don't Just Happen They're Planned" - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace" - by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton and his staff at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let him and his professional associates put their years of experience to work for You!!

"Remember, Successful Auctions Don't Just Happen, They're Planned!!"
www.suttonauction.com

<p>Chuck Sutton Auctioneer & Land Broker, LLC 1116 N. West Ave Sioux Falls, SD ph. 605-336-6315</p>	<p>Kuhle-Sutton Agency, LLC 127 2nd Ave. W Flandreau, SD ph. 605-997-3777 www.kuhlesutton.com</p>	<p>Pipestone Realty, LLC 120 N. Hiawatha Ave. Pipestone, MN ph. 507-825-3389 www.pipestonerealty.com</p>
---	---	--